

DRAWING NUMBER  
UNIT 1

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CHATEAU CHAPARRAL

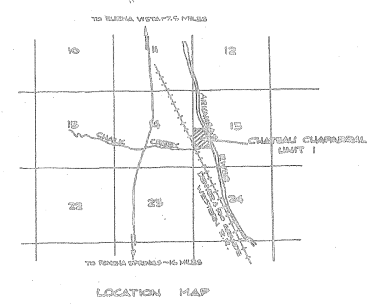
DRAWING NUMBER  
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# CHATEAU CHAPARRAL UNIT 1

## FOR RECREATIONAL VEHICLE USE

NW 1/4, SW 1/4, SEC. 13, and PART OF NE 1/4, SE 1/4, SEC. 14,  
T.15 S., R.70 W., CHAFFEE COUNTY,  
COLORADO.



**SURVEYOR'S CERTIFICATE**  
I, John E. Dylstra, a Registered Land Surveyor, Licensed to Practice in the State of Colorado, do hereby certify that the accuracy of the foregoing survey and subdivision was preserved under my supervision and that this plat is true and accurate to the best of my knowledge and belief.

**CERTIFICATE OF TITLE INSURANCE COMPANY**  
I, James E. Hunt, a Licensed Title Insurance Agent, do hereby certify that the title insurance policy described herein is a valid and enforceable title insurance policy in the State of Colorado, covering all the property included in this plat on August 6, 1978, and shall remain in full force and effect until the expiration of the term of the policy, and I am not aware of any recorded instruments, liens, easements, contracts and assignments, except as noted.

**PLAT INSPECTOR'S APPROVAL**  
PLAT APPROVED AS COMPLYING WITH CHAFFEE COUNTY SUBDIVISION REGULATIONS.

**NOTES**

- ALL STREETS AND PROMISES TO BE MAINTAINED BY THE OWNERS' ASSOCIATION.
- SEWERAGE DRAINAGE MAY BE CONSTRUCTED WITHIN THESE LOT LINE EASEMENTS.
- EASEMENTS BASED ON ROBERT F. HARRISON & ASSOCIATES, INC. DRAWING DATED 10/1/66 AND WERE DETERMINED BY SOLAR OBSERVATION.

**CENTERSLINE CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT
1. 92°21'30"	54.00'	86.28'	95.00'
2. 30°57'06"	36.12'	15.51'	14.00'
3. 48°32'40"	244.97'	79.30'	40.00'
4. 21°58'57"	249.85'	38.85'	30.00'
5. 27°11'01"	128.45'	182.10'	70.00'
6. 07°16'23"	316.46'	38.95'	30.01'
7. 25°32'33"	359.55'	190.20'	60.60'
8. 27°52'58"	40.88'	73.01'	15.00'
9. 28°52'30"	46.46'	110.24'	60.00'
10. 57°20'10"	101.23'	101.23'	38.01'
11. 68°59'05"	92.22'	66.53'	37.63'
12. 58°52'30"	96.46'	90.55'	34.00'
13. 48°32'40"	56.00'	28.74'	15.00'
14. 38°16'34"	100.95'	67.83'	35.00'
15. 07°57'43"	281.10'	79.50'	40.00'
16. 07°58'09"	156.85'	110.24'	60.00'
17. 09°50'40"	590.85'	59.75'	60.00'
18. 46°25'43"	348.35'	66.51'	60.00'
19. 08°47'25"	106.12'	74.58'	34.00'
20. 12°23'43"	35.64'	76.25'	65.00'
21. 03°52'34"	311.85'	15.95'	10.00'
22. 23°52'30"	339.55'	94.87'	60.00'
23. 09°11'57"	100.00'	300.00'	60.00'
24. 18°02'00"	65.00'	100.71'	60.00'
25. 05°30'23"	27.12'	40.44'	22.00'
26. 17°21'07"	300.85'	75.64'	40.00'
27. 28°52'17"	222.63'	75.75'	30.00'
28. 07°17'31"	171.64'	38.85'	30.00'
29. 07°58'53"	317.55'	43.51'	21.69'
30. 16°12'38"	221.14'	60.54'	38.00'
31. 16°54'72"	264.15'	65.66'	38.00'
32. 18°52'17"	180.80'	70.00'	30.00'
33. 18°52'17"	180.80'	70.00'	23.64'
34. 32°53'39"	64.48'	26.68'	26.68'
35. 07°17'31"	106.12'	74.58'	34.00'
36. 07°58'53"	317.55'	43.51'	15.00'
37. 32°53'39"	106.12'	74.58'	60.00'
38. 17°02'57"	314.75'	70.75'	15.00'
39. 48°32'40"	76.01'	87.90'	30.00'
40. 45°25'46"	15.44'	66.51'	46.75'
41. 03°42'47"	388.01'	15.95'	15.00'
42. 07°58'53"	122.13'	29.65'	30.00'
43. 53°16'45"	101.03'	95.65'	60.00'
44. 24°53'03"	104.10'	79.73'	60.00'
45. 28°52'17"	178.50'	75.75'	30.00'
46. 07°58'53"	317.55'	68.73'	35.00'
47. 37°20'05"	117.65'	77.12'	40.00'
48. 34°53'39"	140.25'	65.59'	40.00'
49. 07°17'31"	106.12'	74.58'	40.00'
50. 18°02'00"	65.00'	100.48'	40.00'
51. 18°52'17"	65.95'	13.40'	30.00'
52. 48°32'40"	78.95'	50.03'	26.10'

**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE CHAFFEE COUNTY PLANNING COMMISSION, THIS 20TH DAY OF AUGUST, A.D., 1978.

*Shirley P. Ogilvie*  
CHAIRMAN

**APPROVED BY COUNTY ENGINEER'S OFFICE**  
APPROVED BY THE CHAFFEE COUNTY ENGINEER'S OFFICE THIS 21ST DAY OF AUGUST, A.D., 1978.

*George Dominick*  
ENGINEER

**CLERK AND RECORDER'S CERTIFICATE**  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CHAFFEE COUNTY COLORADO AT 9:58 P.M. ON THE 23rd DAY OF AUGUST, A.D., 1978.

JASPER J. BORTESE  
CHAFFEE COUNTY CLERK AND RECORDER

**CERTIFICATE OF DEDICATION AND CHANGING**  
KNOW ALL MEN BY THESE PRESENTS THAT ALLIANCE CORPORATION, A COLORADO CORPORATION, BEING THE OWNERS OF THE PROPERTY DESCRIBED BELOW IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CHAFFEE, STATE OF COLORADO, HAS PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 13, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°40'00" EAST A DISTANCE OF 1322.31 FEET TO THE INTERSECTION CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE SOUTH 00°33'52" WEST A DISTANCE OF 1320.95 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 08°55'46" WEST A DISTANCE OF 1327.10 FEET TO THE SOUTHWEST CORNER OF THE INTERSECTION CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 00°10'10" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13 A DISTANCE OF 1319.20 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 40.140 ACRES, SUBJECT TO A 200.00 FOOT RIGHT-OF-WAY FOR THE DENVER AND RIO GRAND WESTERN RAILROAD.

THAT SAID OWNERS HAVE BY THESE PRESENTS LAID, PLATED AND SUBDIVIDED THE SAME INTO THREE HUNDRED AND SEVEN (307) LOTS NUMBERED 1 THROUGH 307 INCLUSIVE, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF: CHATEAU CHAPARRAL UNIT 1 IN THE RECORDS OF CHAFFEE COUNTY, STATE OF COLORADO. THERE IS HEREBY RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF EACH PUBLIC UTILITIES, UTILITY EASEMENTS BEING TEN (10) FEET WIDE ON ALL LOT LINES. ALL TRACTS, STREETS AND OPEN SPACES ARE HEREBY DEDICATED TO THE CHATEAU CHAPARRAL OWNERS' ASSOCIATION, INCORPORATED UNDER THE LAWS OF THE STATE OF COLORADO, IN WITNESS WHEREOF, LEON DU CHAHEIS, VICE PRESIDENT AND S. J. JOSEPH, SECRETARY OF ALLIANCE CORPORATION, A COLORADO CORPORATION, HAVE CAUSED THESE PRESENTS TO BE HEREUNDER SUBSCRIBED THIS 6TH DAY OF AUGUST, A.D., 1978.

**OWNERS:**  
ALLIANCE CORPORATION  
*Leon Du Chaheis*, Vice President  
*S. J. Joseph*, Secretary  
HOLDERS OF A FIRST DEED OF TRUST: *Ted Jackson*  
TED JACKSON

**NOTARIAL (STATE OF COLORADO) S.S.**  
COUNTY OF CHAFFEE)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF AUGUST, A.D. 1978, BY LEON DU CHAHEIS, VICE PRESIDENT AND S. J. JOSEPH, SECRETARY OF ALLIANCE CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. MY COMMISSION EXPIRES FEBRUARY 10, A.D. 1979.

**NOTARIAL (STATE OF COLORADO) S.S.**  
COUNTY OF CHAFFEE)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF AUGUST, A.D. 1978, BY TED JACKSON AS HOLDER OF A FIRST DEED OF TRUST ON THE ABOVE DESCRIBED LANDS, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. MY COMMISSION EXPIRES FEBRUARY 10, A.D. 1979.

