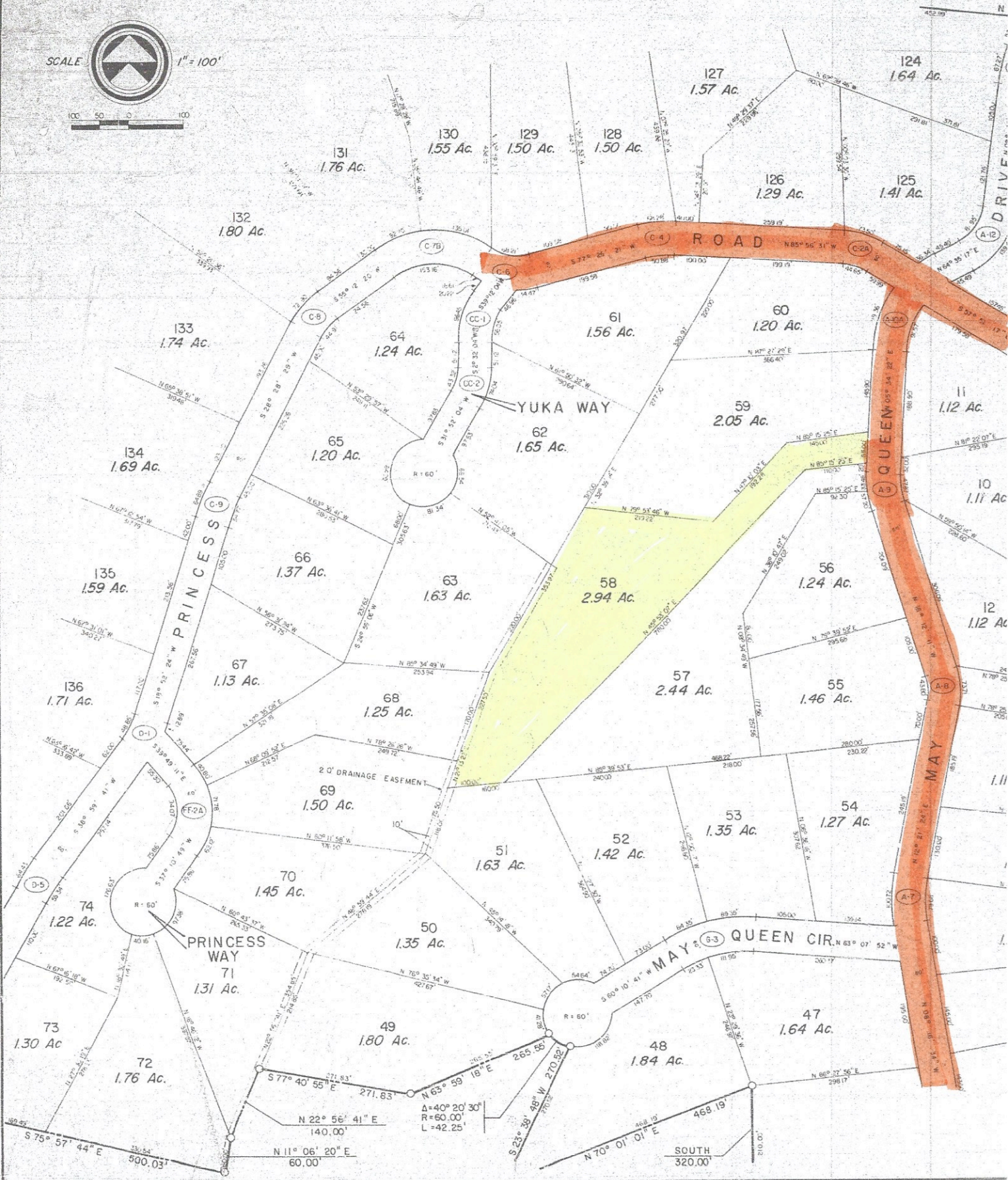
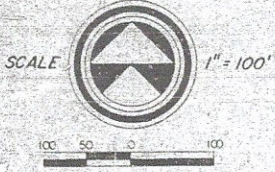
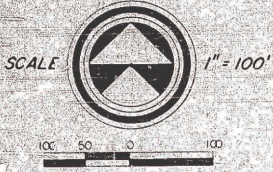


CRIPPLE CREEK MOUNTAIN ESTATES TELLER COUNTY, COLORADO



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CRIPPLE CREEK MOUNTAIN TELLER COUNTY,

KNOW ALL MEN BY THESE PRESENTS:

THAT GOLDEN CYCLE LAND CORPORATION, A COLORADO CORPORATION, NELSON KAMUE, PRESIDENT, AND J. R. PETER, ASSISTANT SECRETARY, BEING THE PARTY IN INTEREST TO THAT PORTION OF SECTIONS 23 AND 26 IN TOWNSHIP 14 SOUTH, RANGE 70 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO WIT:

THAT PORTION OF SECTIONS 23 AND 26 IN TOWNSHIP 14 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TELLER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHEASTERLY CORNER OF CRIPPLE CREEK MOUNTAIN ESTATES, FILING NO. 4 AS RECORDED IN PLAT BOOK E AT PAGES 1 AND 2 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE SOUTHERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES, FILING NO. 4 FOR THE FOLLOWING NINE (9) COURSES: 1. THENCE S 74°09'25" W, 144.14 FEET; 2. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°51'10", A RADIUS OF 375.03 FEET, AND AN ARC LENGTH OF 110.31 FEET; 3. THENCE S 57°18'15" W ALONG THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 352.85 FEET; 4. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°10'20", A RADIUS OF 301.15 FEET, AND AN ARC LENGTH OF 90.26 FEET; 5. THENCE S 40°07'55" W ALONG THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 161.46 FEET; 6. THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°48'50", A RADIUS OF 2549.63 FEET, AND AN ARC LENGTH OF 303.21 FEET; 7. THENCE S 46°56'45" W ALONG THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 299.41 FEET; 8. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°31'00", A RADIUS OF 61.65 FEET, AND AN ARC LENGTH OF 32.83 FEET; 9. THENCE S 16°25'45" W ALONG THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 35.04 FEET TO THE POINT OF BEGINNING; (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO SAID PLATS.) THENCE CONTINUE SOUTHERLY ALONG THE SAID SOUTHEASTERLY BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 4 FOR THE FOLLOWING TWO (2) COURSES: 1. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°49'50", A RADIUS OF 512.44 FEET, AND AN ARC LENGTH OF 168.42 FEET; 2. THENCE S 35°15'35" W, 76.41 FEET TO THE MOST NORTHERLY CORNER OF CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 11 AS RECORDED IN PLAT BOOK E AT PAGES 71, 72 AND 73 UNDER RECEPTION NO. 214267 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 11 FOR THE FOLLOWING TWENTY FOUR (24) COURSES: 1. THENCE S 54°44'25" E, 130.80 FEET; 2. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 99°36'16", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 226.00 FEET; 3. THENCE S 44°51'51" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 185.74 FEET; 4. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°56'45", A RADIUS OF 101.06 FEET AND AN ARC LENGTH OF 59.87 FEET; 5. THENCE S 10°55'06" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 227.53 FEET; 6. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°45'41", A RADIUS OF 500.85 FEET AND AN ARC LENGTH OF 94.07 FEET; 7. THENCE S 00°09'25" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 77.27 FEET; 8. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 97°18'42", A RADIUS OF 130.00 FEET AND AN ARC LENGTH OF 220.79 FEET; 9. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 78°44'32", A RADIUS OF 73.10 FEET AND AN ARC LENGTH OF 100.46 FEET; 10. THENCE S 18°43'35" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 221.43 FEET; 11. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°10'05", A RADIUS OF 1145.62 FEET AND AN ARC LENGTH OF 123.11 FEET; 12. THENCE S 24°53'40" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 869.61 FEET; 13. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°21'08", A RADIUS OF 200.86 FEET AND AN ARC LENGTH OF 92.38 FEET; 14. THENCE S 51°14'48" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 322.97 FEET; 15. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°12'30", A RADIUS OF 156.52 FEET, AND AN ARC LENGTH OF 66.15 FEET; 16. THENCE S 27°02'18" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 162.05 FEET; 17. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°26'01", A RADIUS OF 163.18 FEET AND AN ARC LENGTH OF 95.22 FEET; 18. THENCE S 60°28'19" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 96.70 FEET; 19. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°32'13", A RADIUS OF 1020.65 FEET AND AN ARC LENGTH OF 116.45 FEET; 20. THENCE S 53°56'06" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 612.98 FEET; 21. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°29'21" A RADIUS OF 240.80 FEET AND AN ARC LENGTH OF 90.31 FEET; 22. THENCE S 75°25'27" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 272.03 FEET; 23. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°42'59", A RADIUS OF 512.32 FEET AND AN ARC LENGTH OF 105.79 FEET; 24. THENCE S 87°08'26" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 158.02 FEET TO INTERSECT THE NORTHEASTERLY BOUNDARY OF CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 10 AS RECORDED IN PLAT BOOK E AT PAGES 85, 86, 87 AND 88 UNDER RECEPTION NO. 214221 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 10 FOR THE FOLLOWING FOURTEEN (14) COURSES: 1. THENCE ANGLE LEFT ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S 09°21'47" W HAVING A CENTRAL ANGLE OF 02°32'07" A RADIUS OF 1721.16 FEET AND AN ARC LENGTH OF 76.16 FEET; 2. THENCE S 11°07'51" W ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE, 649.14 FEET; 3. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 54°00'35", A RADIUS OF 70.00 FEET, AND AN ARC LENGTH OF 65.98 FEET; 4. THENCE S 42°52'44" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 100.00 FEET; 5. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41°24'38", A RADIUS OF 75.83 FEET, AND AN ARC LENGTH OF 54.80 FEET; 6. THENCE S 84°17'22" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 105.75 FEET; 7. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 57°50'17", A RADIUS OF 130.00 FEET, AND AN ARC LENGTH OF 131.23 FEET; 8. THENCE S 26°27'05" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 78.86 FEET; 9. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 94°13'23", A RADIUS OF 76.00 FEET, AND AN ARC LENGTH OF 115.12 FEET; 10. THENCE N 59°19'32" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 170.94 FEET; 11. THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°49'10", A RADIUS OF 430.00 FEET, AND AN ARC LENGTH OF 88.70 FEET; 12. THENCE N 71°08'42" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 189.65 FEET; 13. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°33'47", A RADIUS OF 370.00 FEET, AND AN ARC LENGTH OF 81.13 FEET; 14. THENCE N 58°34'55" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 216.42 FEET; THENCE DEPARTING FROM THE BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 10 AND RUN ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°47'44", A RADIUS OF 368.69 FEET, AND AN ARC LENGTH OF 108.08 FEET; THENCE N 75°22'33" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 80.00 FEET; THENCE W 22°18'07" W, 227.60 FEET; THENCE N 20°52'13" E, 207.70 FEET; THENCE N 53°50'14" E, 218.14 FEET; THENCE N 89°31'45" E, 130.00 FEET; THENCE N 37°35'54" E, 168.46 FEET; THENCE N 67°32'57" W, 230.59 FEET; THENCE ANGLE RIGHT ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S 30°42'14" E, HAVING A CENTRAL ANGLE OF 52°54'20", A RADIUS OF 134.01 FEET, AND AN ARC LENGTH OF 122.96 FEET; THENCE N 04°25'04" E, ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 38.00 FEET; THENCE S 75°57'44" E, 500.03 FEET; THENCE N 11°06'20" E, 60.00 FEET; THENCE N 22°56'41" E, 140.00 FEET; THENCE S 77°40'55" E, 271.83 FEET; THENCE N 63°59'18" E, 265.55 FEET; THENCE ANGLE RIGHT ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S 46°10'57" E, HAVING A CENTRAL ANGLE OF 40°20'30", A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 42.25 FEET; THENCE S 23°38'48" W, 270.52 FEET; THENCE N 70°01'01" E, 468.19 FEET; THENCE SOUTH, 320.00 FEET; THENCE S 30°41'53" E, 195.00 FEET; THENCE S 55°38'25" W, 234.44 FEET; THENCE S 39°19'48" W, 516.02 FEET; THENCE S 06°42'09" W, 572.40 FEET, TO INTERSECT THE NORTHERLY BOUNDARY OF CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 10 AS RECORDED IN PLAT BOOK E AT PAGES 80 AND 41 UNDER RECEPTION NO. 216038 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 10 FOR THE FOLLOWING THREE (3) COURSES: 1. THENCE S 72°13'08" E, 298.26 FEET; 2. THENCE N 81°03'58" E, 60.00 FEET; 3. THENCE S 76°10'48" E, 291.98 FEET TO THE MOST NORTHEAST CORNER THEREOF; THENCE DEPARTING FROM THE BOUNDARY OF SAID CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 10, N 56°18'36" E, 288.44 FEET; THENCE S 52°07'30" E, 228.94 FEET; THENCE N 41°38'01" E, 481.66 FEET; THENCE N 12°20'21" W, 655.13 FEET; THENCE N 03°00'46" E, 380.53 FEET; THENCE N 05°51'22" W, 784.09 FEET; THENCE EAST, 180.00 FEET; THENCE N 10°50'41" E, 471.27 FEET; THENCE ON A CURVE TO THE LEFT WHOSE CHORD BEARS N 24°39'39" E, HAVING A CENTRAL ANGLE OF 152°06'00", A RADIUS OF 60.00 FEET, AND AN ARC LENGTH OF 159.17 FEET; THENCE N 08°58'15" W, NON-RADIAL TO THE LAST MENTIONED CURVE, 497.58 FEET; THENCE N 8°15'14" E, 263.06 FEET; THENCE N 04°05'08" E, 280.71 FEET; THENCE N 83°11'27" W, 1549.52 FEET; THENCE N 03°48'51" E, 601.33 FEET; THENCE N 39°10'25" W, 696.56 FEET; THENCE N 60°38'09" W, 290.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 215.340 ACRES MORE OR LESS, HAVING CAUSED SAID TRACT OF LAND TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT OF LAND AND THE SUBDIVISION THEREOF AND DO HEREBY RATIFY AND CONFIRM THIS PLAT IN EACH AND EVERY RESPECT. SAID SUBDIVISION SHALL BE KNOWN AS "CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 17", TELLER COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC USE. ALL STREETS SHALL BE OPEN TO THE PUBLIC AND SHALL BE SUBJECT TO THE JURISDICTION OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO. THIS SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY DOES NOT INSURE

IN WITNESS WHEREOF

THE UNDERSIGNED HAVE CAUSED THIS MAP/PLAT TO BE DRAWN AND ACCURATELY SET FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT OF LAND AND THE SUBDIVISION THEREOF AND DO HEREBY RATIFY AND CONFIRM THIS MAP/PLAT IN EACH AND EVERY RESPECT. SAID SUBDIVISION SHALL BE KNOWN AS "CRIPPLE CREEK MOUNTAIN ESTATES FILING NO. 17", TELLER COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC USE. ALL STREETS SHALL BE OPEN TO THE PUBLIC AND SHALL BE SUBJECT TO THE JURISDICTION OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO. THIS SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY DOES NOT INSURE

BY: NELSON KAMUE, PRESIDENT ATTEST: J. R. PETER, ASSISTANT SECRETARY

Δ = 24° 12' 30"
R = 156.52'
L = 66.13'

S 27° 02' 18" W
S 51° 14' 48" W
N 30° 28' 26" E