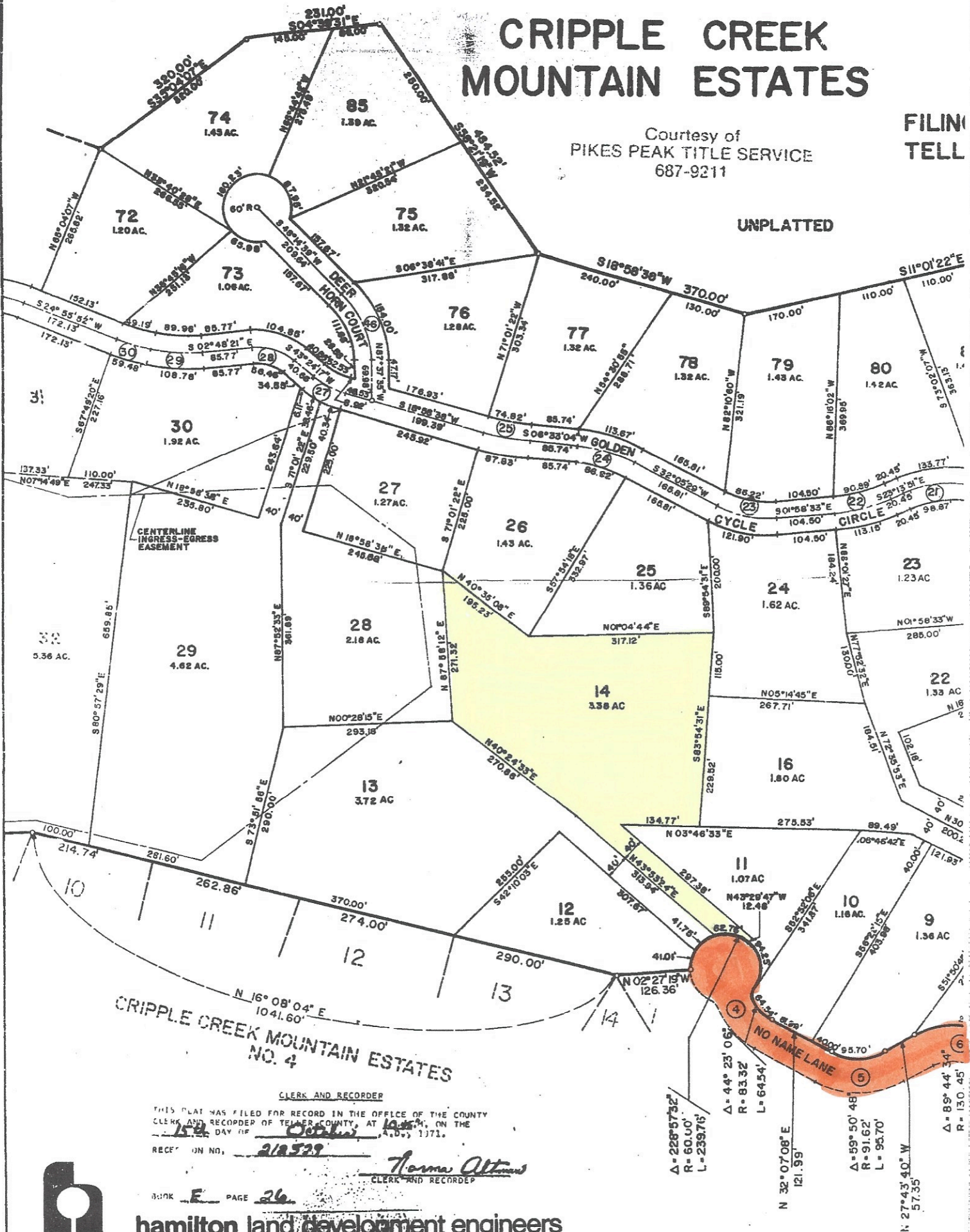


CRIPPLE CREEK MOUNTAIN ESTATES

Courtesy of
PIKES PEAK TITLE SERVICE
687-9211

FILED
TELL

UNPLATTED



CRIPPLE CREEK MOUNTAIN ESTATES
NO. 4

CLERK AND RECORDER
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY
CLERK AND RECORDER OF TELLER COUNTY, AT 10:45 AM, ON THE
15th DAY OF October, 1971.
REC'D ON NO. 218529

Norma Altman
CLERK AND RECORDER



BOOK E PAGE 26
hamilton land development engineers

CRIPPLE CREEK MC
NO. 4

Courtesy of
PIKES PEAK TITLE SERVICE
887-9211

COUNTY COMMISSIONERS

SHEET 1 OF 4

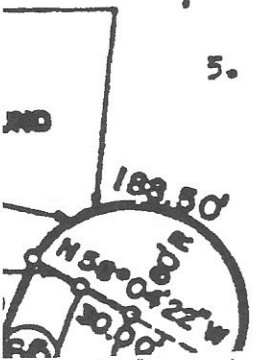
THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO, THIS 15th DAY OF October A.D. 1971. THE ROADS, STREETS, ALLEYS AND OTHER MEANS OF PUBLIC VAY ARE HEREBY ACCEPTED FOR PUBLIC USE. THE BOARD OF COUNTY COMMISSIONERS WILL NOT ACCEPT FOR MAINTENANCE THE ROADS AND OTHER PUBLIC VAYS IN THIS SUBDIVISION UNTIL SUCH TIME AS A RESOLUTION TO THAT EFFECT HAS BEEN ADOPTED BY THE SAID BOARD AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY, COLORADO.

Ralph E. Hines

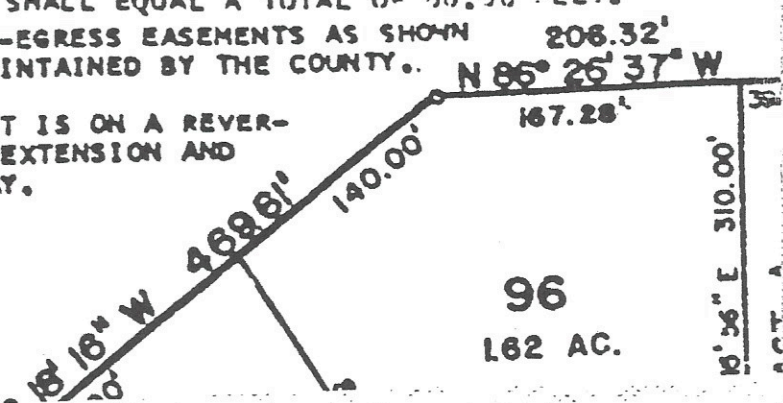
Ray P. ...
CHAIRMAN

NOTES:

1. ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT LYING 10' ON EITHER SIDE OF SAID LOT LINES, EXCEPT THAT TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHEN A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.
2. GOLDEN CYCLE LAND CORP., A COLORADO CORPORATION, HAS OBLIGATED ITSELF TO SUPPLY WATER TO EACH LOT IN THE SAID CRIPPLE CREEK MOUNTAIN ESTATES, FILING NO. 6, PENDING THE SUPPLYING OF WATER TO SAID LOTS BY A DULY ORGANIZED DISTRICT.
3. ALL ROAD RIGHT-OF-WAY WIDTHS SHALL EQUAL A TOTAL OF 60.00 FEET.
4. THE CENTERLINE OF THE INGRESS-EGRESS EASEMENTS AS SHOWN ON THIS PLAT ARE NOT TO BE MAINTAINED BY THE COUNTY.
5. TEMPORARY TURN AROUND EASEMENT IS ON A REVERSIONARY BASIS SUBJECT TO THE EXTENSION AND DEDICATION OF THE RIGHT-OF-WAY.



UNPLATTED



96
162 AC.

16' 56\"/>

ACT A