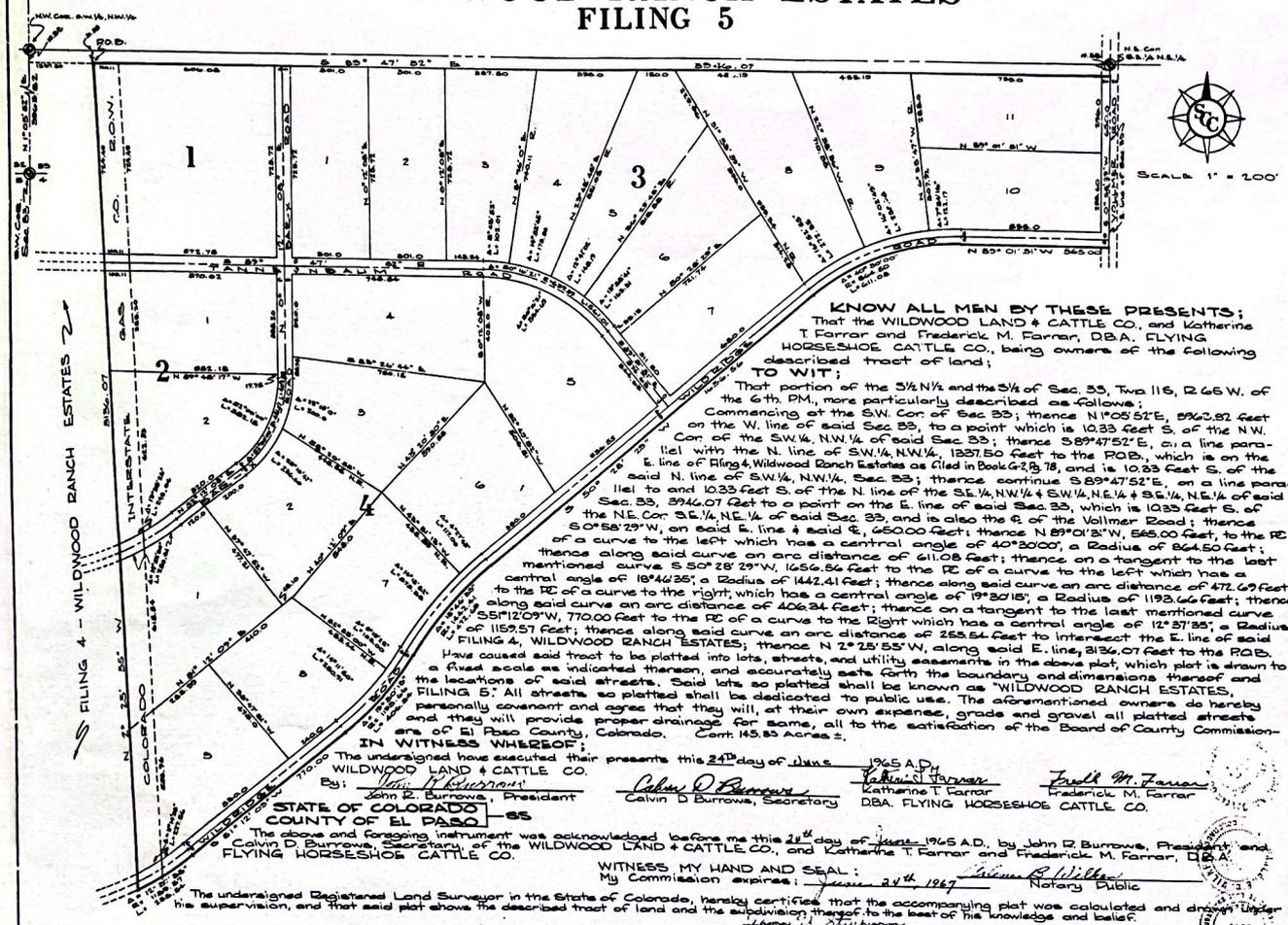


WILDWOOD RANCH ESTATES FILING 5



KNOW ALL MEN BY THESE PRESENTS;
That the WILDWOOD LAND & CATTLE CO., and Katherine T Farrar and Frederick M. Farrar, DBA, FLYING HORSESHOE CATTLE CO., being owners of the following described tract of land;

TO WIT:
That portion of the 3/4 NW 1/4 and the 3/4 SW 1/4 of Sec 33, Twp 116, R 266 W. of the 6th PM., more particularly described as follows:
Commencing at the SW. Cor of Sec 33; thence N 1°03'52"E, 2963.82 feet on the W. line of said Sec 33, to a point which is 1033 feet S. of the NW. Cor of the SW 1/4, NW 1/4 of said Sec 33; thence S 89°47'52"E, a line parallel with the N. line of SW 1/4, NW 1/4, 1257.50 feet to the ROB, which is on the E. line of Filing 4, Wildwood Ranch Estates as filed in Book 4-2, P. 18, and is 10.33 feet S. of the said N. line of SW 1/4, NW 1/4, Sec 33; thence continue S 89°47'52"E, on a line parallel to and 1033 feet S. of the N. line of the SE 1/4, NW 1/4 + SW 1/4, NE 1/4 + SE 1/4, NE 1/4 of said Sec 33, 3946.07 feet to a point on the E. line of said Sec 33, which is 1033 feet S. of the NE. Cor 3/4, NE 1/4 of said Sec 33, and is also the E. of the Vollmer Road; thence S 0°58'29"W, on said E. line & said E., 250.00 feet; thence N 89°01'21"W, 565.00 feet, to the PE of a curve to the left which has a central angle of 40°30'00", a Radius of 804.50 feet; thence along said curve an arc distance of 611.08 feet; thence on a tangent to the last mentioned curve S 50°28'29"W, 1656.56 feet to the PE of a curve to the left which has a central angle of 18°46'25", a Radius of 1442.41 feet; thence along said curve an arc distance of 472.67 feet; to the PE of a curve to the right, which has a central angle of 19°30'18", a Radius of 1193.66 feet; thence along said curve an arc distance of 406.34 feet; thence on a tangent to the last mentioned curve S 55°12'09"W, 770.00 feet to the PE of a curve to the right which has a central angle of 12°37'35", a Radius of 1153.57 feet; thence along said curve an arc distance of 255.64 feet to intersect the E. line of said FILING 4, WILDWOOD RANCH ESTATES; thence N 2°25'53"W, along said E. line, 2136.07 feet to the ROB.
Have caused said tract to be platted into lots, streets, and utility easements in the above plat, which plat is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundary and dimensions thereof and the locations of said streets. Said lots so platted shall be known as "WILDWOOD RANCH ESTATES, FILING 5". All streets so platted shall be dedicated to public use. The aforementioned owners do hereby personally covenant and agree that they will, at their own expense, grade and gravel all platted streets and they will provide proper drainage for same, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.
Cont. 145.83 Acres ±.

IN WITNESS WHEREOF;
The undersigned have executed their presents this 24th day of July 1965 A.D.
WILDWOOD LAND & CATTLE CO.
By: John D. Burrows, President
STATE OF COLORADO
COUNTY OF EL PASO

Calvin D. Burrows, Secretary
Katherine T. Farrar
Frederick M. Farrar
DBA, FLYING HORSESHOE CATTLE CO.

The above and foregoing instrument was acknowledged before me this 24th day of July 1965 A.D., by John D. Burrows, President and Calvin D. Burrows, Secretary of the WILDWOOD LAND & CATTLE CO., and Katherine T. Farrar and Frederick M. Farrar, DBA, FLYING HORSESHOE CATTLE CO.

WITNESS MY HAND AND SEAL:
My Commission expires: January 24, 1967
Thomas F. Stephenson, R.L.S. #2053 - State of Colorado

The undersigned Registered Land Surveyor in the State of Colorado, hereby certifies that the accompanying plat was calculated and drawn under his supervision, and that said plat shows the described tract of land and the subdivision thereof to the best of his knowledge and belief.

APPROVALS:
I, Thomas J. Russell, County Engineer of El Paso County, Colorado, do hereby approve the above plat as to drainage of streets.
Approved by the El Paso County Planning Department this 18th day of July 1965 A.D.
Approved by the El Paso County Planning Commission this 15th day of July 1965 A.D.

NOTES:
• Water and sanitation to be responsibility of individual property owners.
• All lots are minimum of five (5) Acres except when adjacent to existing county roads.
• A utility easement 20 feet in width is hereby platted, being 10 feet on either side of each side lot line, and 10 feet on either side of each back lot line. Except on outside boundaries, where it will be 20 feet in width.

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed for record in my office at 2:15 o'clock P.M., this 19th day of July 1965 A.D., and is duly recorded in PLAT BOOK 7-2 at PAGE 27.

RECEPTION NO. 422837
By: HARRIET BEALS, Recorder
Deputy

