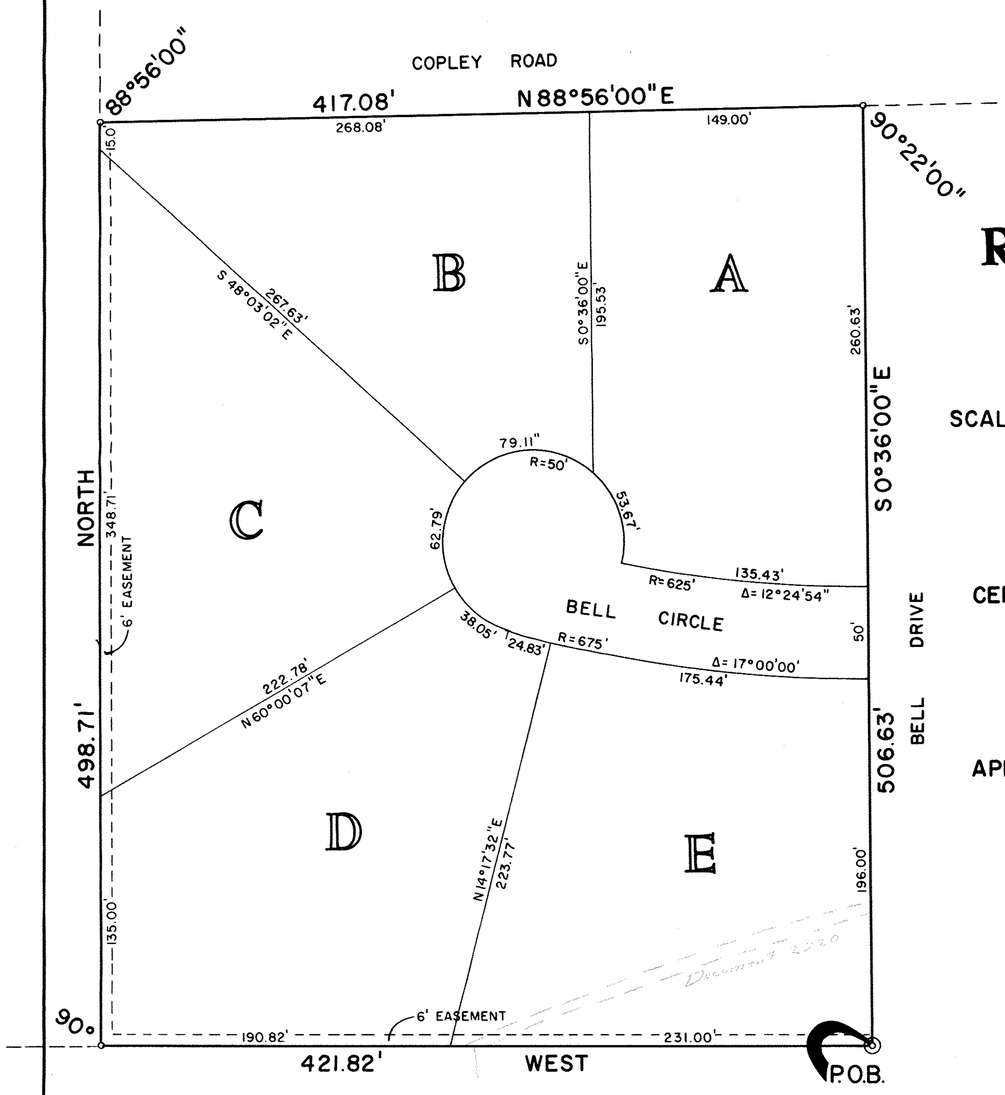
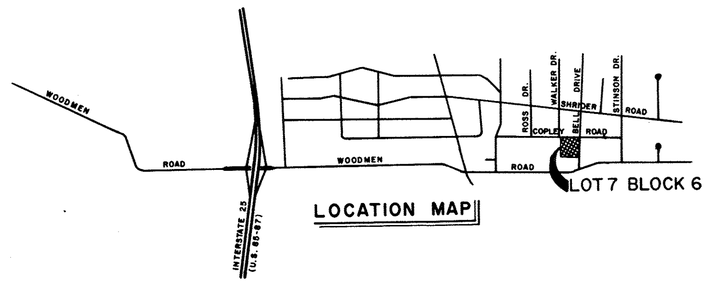
A SUBDIVISION OF LOT 7 IN BLOCK 6 OF REFILING OF FALCON ESTATES NO. 3



SCALE 1"=50'



LOCATION MAP

CERTIFICATION:

The undersigned Registered Land Surveyor in the state of Colorado, hereby certifies that the accompanying plat was surveyed and platted under his supervision and is true and correct to the best of his knowledge and belief.

Allan D. Miller
Allan D. Miller
State of Colorado 5076

ALLAN D. MILLER * REGISTERED * 5076 * LAND SURVEYOR * STATE OF COLORADO

APPROVALS:

I Thomas J. Russell, County Engineer of El Paso County Colorado do hereby approve the attached plat as to the drainage of streets as shown hereon.

Thomas J. Russell
County Engineer

Approved by the El Paso County Planning Department this 18th day of June 1967 A.D.

Arnold B. Craig
County Planning Engineer

Approved by the El Paso County Planning Commission this 14th day of June 1967 A.D.

George W. Williams
Vice-Chairman

KNOW ALL MEN BY THESE PRESENTS:

H.E. Grant,
being the party in interest to the following described tract of land.

TO WIT:

That portion of section 9 in Township 13 South, Range 66 West of the 6th P.M. described as follows:

Lot 7 in block 6 of the Refiling of Falcon Estates No 3, which is recorded in Plat Book C 2 at Page 64 of the records of El Paso County, Colorado, which Lot is more particularly described as follows: beginning at the southeast corner of said lot 7, thence West along the southerly boundary there of 421.82 feet, thence angle right 90°00'00" north along the westerly boundary thereof 498.71 feet; thence angle right 88° 56'00" east along the northerly boundary thereof 417.08 feet; thence angle right 90°22'00" south along the easterly boundary thereof, 506.63 feet to the point of beginning, containing 4.84 acres more or less.

Ha caused said tract of land to be platted into lots, streets and utility and drainage easements as shown on the attached plat, which plat sets forth the boundary and dimensions thereof. Said lots so platted shall be known as "A SUBDIVISION OF LOT 7 IN BLOCK 6 OF REFILING OF FALCON ESTATES NO. 3" 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 provide proper drainage for same, all to the satisfaction of the Board of County Commissioners of El Paso County Colorado.

IN WITNESS WHEREOF:

The undersigned has executed these presents this ____ day of ____ 1967 A.D.

H.E. Grant
H.E. Grant

**STATE OF COLORADO } SS
COUNTY OF EL PASO }**

The above and foregoing instrument was acknowledged before me by H.E. Grant this 25th day of April 1967 A.D

Witness my Hand and Seal

Jadene Binns
Notary Public

My Commission Expires: May 23, 1970

JADENE BINNS * NOTARY PUBLIC * STATE OF COLORADO

NOTES:

Water and Sanitation to be provided by the Woodmen Water and Sanitation District.

All Bearings are Relative to the South line of said Lot 7 in Block 6 which was assumed WEST

**STATE OF COLORADO } SS
COUNTY OF EL PASO }**

I hereby certify that this instrument was filed for Record in my office at 3:00 o'clock P.M. this 19th day of June 1967 A.D. and is duly Recorded in PLAT BOOK J 2 at PAGE 22 of the Records of El Paso County Colorado.

Fee: $10.00
Reception Number 544941

Harriet Beals, Recorder

by Jene Bailey
Deputy

12

571

UNITED WESTERN ENGINEERS
COLORADO SPRINGS —— COLORADO