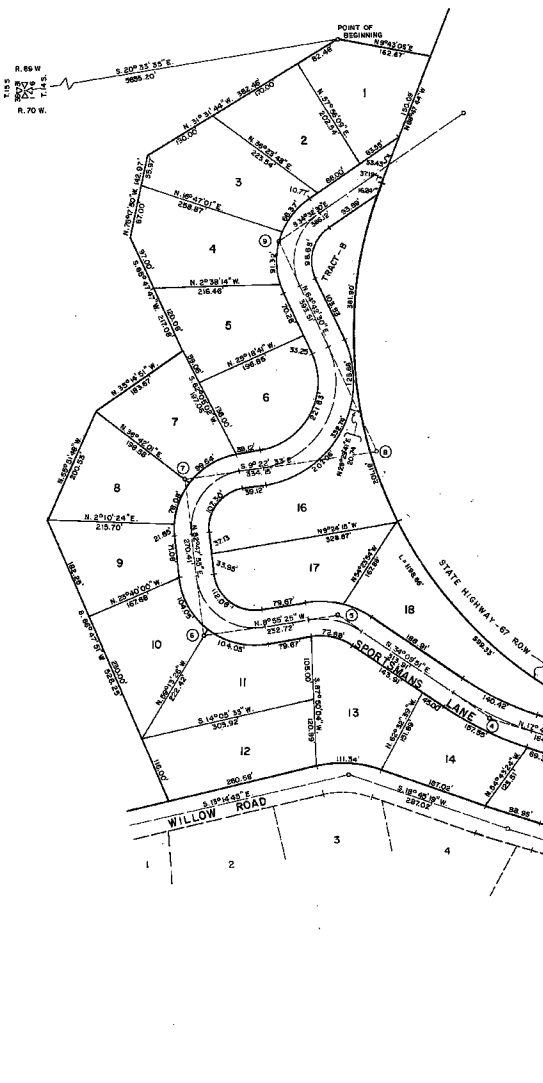
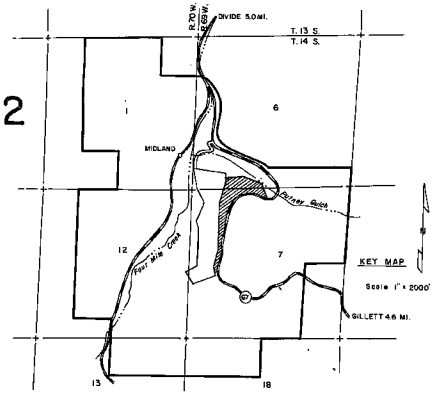
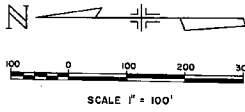


# RAINBOW VALLEY UNIT 2 TELLER COUNTY, COLORADO.



### PROTECTIVE COVENANTS

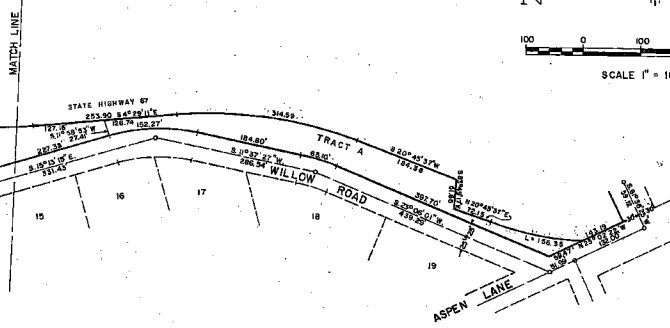
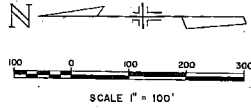
1. PROTECTIVE COVENANTS AS FILED IN TELLER COUNTY RECORDS.
2. AN EASEMENT OF 10 FEET SHALL BE RESERVED ALONG ALL REAR AND SIDE SITE LINES FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES, EXCEPT THAT TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.
3. NO BUILDING OR OBSTRUCTION TO BE PLACED CLOSER THAN 20 FEET EITHER SIDE OF ALL EXISTING NATURAL DRAINAGE CHANNELS.
4. AN ADEQUATE CULVERT (AT LEAST 12 INCHES IN DIAMETER) SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE BY THE PROPERTY OWNER.

CURVE TABLE				
No.	Δ	T	L	R
1	23°29'16"	50.00	98.59	240.51
2	13°57'46"	40.00	79.60	326.65
3	19°58'54"	40.00	79.19	227.06
4	16°21'35"	75.00	148.98	521.77
5	43°05'15"	50.00	95.24	126.65
6	91°43'20"	103.00	160.06	100.00
7	87°49'32"	96.28	153.28	100.00
8	105°54'57"	198.75	277.29	150.00
9	80°45'00"	91.23	140.93	100.00

RAINBOW VALLEY DEVELOPMENT		
REVISIONS	FILING PLAT	SIGNATURES
		DWN:
		CKD:
		APP:
		SCALE: 100'/1"
		SHEET 1 OF 2
JOB	CONTINENTAL ENGINEERS INC. 9625 W. COLFAX AVE., DENVER, COLO.	DWG.

# RAINBOW VALLEY UNIT 2

## TELLER COUNTY, COLORADO.



KNOW ALL MEN BY THESE PRESENTS: THAT THE RAINBOW DEVELOPMENT CORPORATION, AND RAINBOW VALLEY CORPORATION BEING THE OWNERS OF THE PROPERTY HEREIN DESCRIBED, CONSISTING OF THOSE PORTIONS OF SECTIONS 8 AND 12, TOWNSHIP 14 SOUTH, RANGE 69 WEST OF THE 6TH R.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF BEGINNING WHICH LIES 5656.20 FEET, S20°33'35"E FROM THE TOWNSHIP CORNER COMMON TO SECTIONS 36, 31, 8 AND 1, T13 S AND T14 S AND R69 W AND R70 W OF THE 6TH P.M., THENCE N 31°31'44" W A DISTANCE OF 382.46 FEET, THENCE N 78°17'50" W A DISTANCE OF 182.97 FEET, THENCE S 65°47'47" W A DISTANCE OF 217.08 FEET, THENCE N 33°14'31" W A DISTANCE OF 183.87 FEET, THENCE N 65°51'48" W A DISTANCE OF 200.53 FEET, THENCE S 68°47'51" W A DISTANCE OF 358.25 FEET TO A POINT ON THE EAST BOUNDARY OF RAINBOW VALLEY UNIT NO. 1, THENCE S 13°14'45" E A DISTANCE OF 240.58 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 32°00'04" AND A RADIUS OF 199.58 FEET A DISTANCE OF 111.34 FEET, THENCE S 18°45'19" W A DISTANCE OF 187.02 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 2°22'51" AND A RADIUS OF 2381.48 FEET, A DISTANCE OF 98.95 FEET, THENCE S 16°22'28" W A DISTANCE OF 169.84 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 7°19'45" AND A RADIUS OF 415.36 FEET, A DISTANCE OF 53.13 FEET, THENCE S 23°42'13" W A DISTANCE OF 62.80 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 4°11'44" AND A RADIUS OF 302.80 FEET, A DISTANCE OF 22.16 FEET, THENCE S 19°30'29" W A DISTANCE OF 210.05 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 6°43'34" AND A RADIUS OF 401.49 FEET, A DISTANCE OF 47.02 FEET, THENCE S 12°47'54" W A DISTANCE OF 73.69 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 2°10'10" AND A RADIUS 225.00 FEET, A DISTANCE OF 83.13 FEET, THENCE S 8°22'16" E A DISTANCE OF 152.97 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 27°44'45" AND A RADIUS OF 348.92 FEET, A DISTANCE OF 168.97 FEET, THENCE S 10°22'29" W A DISTANCE OF 92.43 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 17°53'35" AND A RADIUS OF 225.00 FEET, A DISTANCE OF 68.31 FEET, THENCE S 1°58'50" W A DISTANCE OF 149.44 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 17°12'05" AND A RADIUS OF 188.88 FEET, A DISTANCE OF 57.01 FEET, THENCE S 15°15'15" E A DISTANCE OF 227.33 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 26°50'43" AND A RADIUS OF 325.00 FEET, A DISTANCE OF 152.27 FEET, THENCE S 11°37'27" W A DISTANCE OF 184.80 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 1°26'33" AND A RADIUS OF 325.00 FEET, A DISTANCE OF 85.10 FEET, THENCE S 23°06'01" W A DISTANCE OF 337.70 FEET, THENCE S20°02'22" E A DISTANCE OF 58.47 FEET, TO THE WEST RIGHT OF WAY OF STATE HIGHWAY 87, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 17°35'28" AND A RADIUS OF 509.29 FEET, A DISTANCE OF 188.93 FEET, THENCE N 50°45'37" E A DISTANCE OF 72.15 FEET, THENCE S 83°49'17" E A DISTANCE OF 51.66 FEET, THENCE N 80°45'37" E A DISTANCE OF 184.38 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 25°14'48" AND A RADIUS OF 714.00 FEET, A DISTANCE OF 314.59 FEET, THENCE N 4°29'11" W A DISTANCE OF 253.90 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 30°03'58" AND A RADIUS OF 704.88 FEET, A DISTANCE OF 369.77 FEET, THENCE N 25°34'25" E A DISTANCE OF 138.92 FEET, THENCE ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 10°34'28" AND A RADIUS OF 1860.00 FEET, A DISTANCE OF 343.24 FEET, THENCE

N14°59'59" E A DISTANCE OF 437.19 FEET, THENCE N 75°05'01" W A DISTANCE OF 50.00 FEET, THENCE ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 96°12'17" AND A RADIUS OF 713.93 FEET, A DISTANCE OF 1198.86 FEET, THENCE S 68°47'44" E A DISTANCE OF 240.71 FEET, THENCE N 7°43'06" E A DISTANCE OF 182.87 FEET, TO THE POINT OF BEGINNING; CONTAINING 21.8 ACRES, HAVE CAUSED THE SAME TO BE LAID OUT, SUBDIVIDED AND PLATTED INTO TRACTS AND ROADS AS HEREON SHOWN UNDER THE NAME AND STYLE

"RAINBOW VALLEY UNIT 2" AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC TRACTS A AND B AND THE RIGHT OF THOROUGHFARE AND TO PUBLIC UTILITY AND WATER SANITATION DISTRICT THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES, TO PROVIDE SUBJECT UTILITY AND WATER AND SANITARY SEWAGE SERVICE WITHIN THIS SUBDIVISION AND PROPERTY CONTIGUOUS THERETO, OVER AND ACROSS THESE STREETS, AVENUES AND OTHER PUBLIC PLACES HEREON SHOWN ALSO EASEMENTS FOR UTILITIES AND DRAINAGE PURPOSES AS PROVIDED BY THE COVENANTS.

WITNESS OUR HANDS AND SEALS THIS 28th DAY OF MAY 1967 RAINBOW DEVELOPMENT CORPORATION

ATTEST: *Margorie A. Beresford* MARGORIE A. BERESFORD, SECT. *James F. Beresford* JAMES F. BERESFORD, PRESIDENT

THE FOREGOING WAS SUBSCRIBED TO BEFORE ME THIS 28th DAY OF MAY 1967 *Frances C. Livingston* FRANCES C. LIVINGSTON, NOTARY PUBLIC MY COMMISSION EXPIRES April 3, 1971

RAINBOW VALLEY CORPORATION, BEING CO-OWNER AND HOLDER OF A DEED OF TRUST CONCURS WITH THE FOREGOING. *Thomas W. Blake* THOMAS W. BLAKE, PRESIDENT

ATTEST: *Reggie J. Dickson* REGGIE J. DICKSON, SECT. STATE OF *Colorado* COUNTY OF *Teller* SS THIS 28th DAY OF *May* 1967, BY THE PRESIDENT AND SECRETARY OF THE RAINBOW VALLEY CORPORATION WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES *April 1969* *James F. Beresford* JAMES F. BERESFORD, PRESIDENT

NOTE: BEARINGS AS INDICATED ARE BASED ON TRUE NORTH AS DETERMINED FROM U.S. GEOLOGICAL SURVEY TRIANGULATION STATIONS.

I, JOSEPH C. KNITTEL, REGISTERED PROFESSIONAL ENGINEER NO. 6485 IN THE STATE OF COLORADO, CERTIFY THAT THE TRACT SHOWN BY THE ADJACENT PLAT WAS SURVEYED AND PLATTED UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Joseph C. Knittel* JOSEPH C. KNITTEL, RE 6485

THE FOREGOING ENGINEER'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF *May* 1967.

MY COMMISSION EXPIRES *April 3, 1971*

Reception No. 194924

*Frances C. Livingston* FRANCES C. LIVINGSTON, NOTARY PUBLIC

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER THIS 18th DAY OF *May* 1967, AT 10:28 A.M. IN FILE BOOK B ON PAGES 22 & 28.

*Reggie J. Dickson* REGGIE J. DICKSON, CLERK AND RECORDER

THE ADJOINING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF TELLER COUNTY, COLORADO, THIS 18th DAY OF *MAY*, 1967 THE ROADS, STREETS, ALLEYS AND OTHER PUBLIC WAY ARE HEREBY ACCEPTED FOR PUBLIC USE. THE BOARD OF COUNTY COMMISSIONERS WILL NOT ACCEPT FOR MAINTENANCE THE ROADS AND OTHER PUBLIC WAYS 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. *Joe B. Stevens* JOE B. STEVENS

RAINBOW VALLEY DEVELOPMENT		
REVISIONS	FILING PLAT	SIGNATURES
		DWG.
		CHK.
		APP.
		SCALE: 100'/1"
		SHEET 2 OF 2
JOB	CONTINENTAL ENGINEERS INC. 9625 W. COLFAX AVE., DENVER, COLO.	DWG.

MY COMMISSION EXPIRES *April 1969* *James F. Beresford* JAMES F. BERESFORD, PRESIDENT

APP.