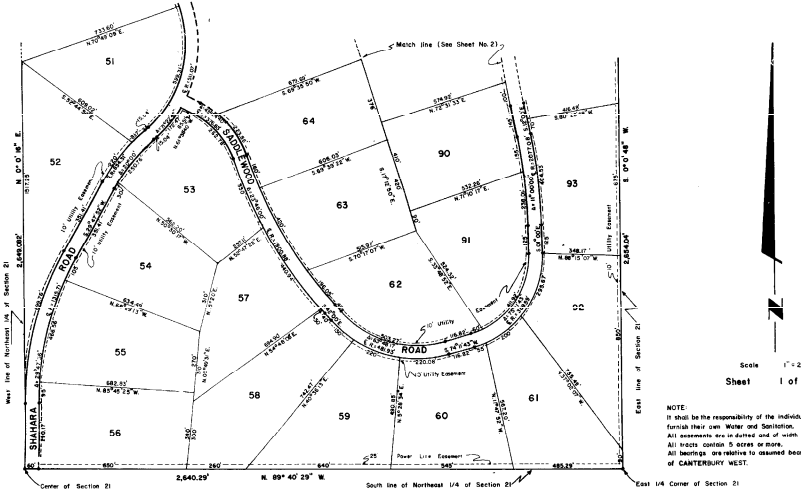


CANTERBURY EAST

EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS: That Canterbury Corporation, being a Colorado Corporation and the owner, by John B. Wright, Jr. its President, attested by Henry C. English its Secretary, under its Corporate Seal, and by Myrtle Linton, Treasurer, of First Class, duly and lawfully authorized and empowered as shown on this map, the true and correct plat of the northern part of Section 21, eastern part of Section 16, and the southern part of Section 15, all in Township 35 South, Range 10 West of the 6th P.M. were partitioned as follows: Beginning at the Northeast corner of said Section 16; thence Southerly along the East line of said Section 16, a distance of 5,828.19 feet to the Southeast corner of said Section 16; thence Southerly along the C-75 line of said Section 21 a distance of 2,654.04 feet to the East 1/4 corner of said Section 21; thence Westerly of 1/4 the South line of said Northeast 1/4 of Section 21, a distance of 2,640.29 feet to the center of said Section 21; thence Northerly along the west line of said Northeast 1/4 of Section 21, a distance of 2,640.29 feet to the North 1/4 corner of said Section 21; thence Westerly along the South line of said Section 16, a distance of 266.07 feet, more or less, to the Southeast corner of Lot 43, CANTERBURY WEST; thence Southerly along the East line of said Section 16, a distance of 1,400.00 feet, thence deflexing 21 degrees, 36 minutes, 30 seconds to the Right along the Easterly line of Lot 40, CANTERBURY WEST, a distance of 256.05 feet to the Northeast corner of said Lot 40; thence deflexing 7 degrees, 15 minutes, 32 seconds to the Left, a distance of 80 feet to the Southeast corner of Lot 38, CANTERBURY WEST; thence deflexing 8 degrees, 34 minutes, 27 seconds to the Right along the Easterly line of said Lot 38, a distance of 216.76 feet to the Southeast corner of said Lot 36; thence deflexing 10 degrees, 23 minutes, 33 seconds to the Right along the Easterly line of Lot 36, CANTERBURY WEST, a distance of 360 feet to the Northeast corner of said Lot 34; thence deflexing 7 degrees, 00 minutes, 00 seconds to the Left along the Easterly line of Lot 34 and 37, CANTERBURY WEST, a distance of 460 feet to the Northeast corner of said Lot 34; thence deflexing 7 degrees, 00 minutes, 00 seconds to the Left, a distance of 80 feet to a point on the Northern line of Sandhurst Road; thence deflexing 90 degrees, 00 minutes, 00 seconds to the Right along the Easterly prolongation of said Sandhurst Road, a distance of 90 feet; thence continuing Easterly along a curve to the Right, being tangent to the last described course having a radius of 1,300.00 feet, a distance of 211.07 feet; thence Northerly in a straight line being parallel to the last described curve, a distance of 977.8 feet, thence deflexing 16 degrees, 50 minutes, 36 seconds to the Left, a distance of 228.00 feet; thence deflexing 16 degrees, 37 minutes, 00 seconds to the Left, a distance of 30 feet to a point on the North line of said Section 16; thence Easterly along the North line of said Section 16, a distance of 1,982.25 feet to the point of beginning, El Paso County, Colorado; which map is drawn to a fixed scale on above and accurately sets forth the boundary and dimensions hereon and shall be known under the name and style of CANTERBURY EAST and by these presents do read and dedicate to El Paso County and the public the proposed use of all streets and roads as shown hereon, not previously dedicated, which streets and roads the undersigned owners hereby consent and agree that they will, at their own expense, grade, gravel and provide proper drainage up to the satisfaction of the Board of County Commissioners and do grant easements for drainage, utility installation and maintenance as shown on this plat. The above plat containing 501.656 Acres more or less.

Witness my hand and seal this 25th day of August, 1964 A.D.

CANTERBURY CORPORATION

John B. Wright, Jr.
John B. Wright, Jr. President

Henry C. English
Henry C. English Secretary

Myrtle Linton
Myrtle Linton Treasurer

STATE OF COLORADO) S.S.
COUNTY OF EL PASO) S.S.

The foregoing instrument was acknowledged before me this 25th day of August, 1964 A.D. by John B. Wright, Jr. as President and Henry C. English as Secretary of Canterbury Corporation, and by Myrtle Linton. Witness my hand and seal. My commission expires 25 January 1965.

COUNTY PLANNING ENGINEER APPROVAL:
I, *Harold B. Craig*, County Planning Engineer of El Paso County, Colorado, do hereby approve the above plat.

COUNTY ENGINEER APPROVAL:
I, *Thomas J. Egan*, County Engineer of El Paso County, Colorado, do hereby approve the above plat as to drainage of all streets and roads.

PLANNING COMMISSION APPROVAL:
Approved by the El Paso County Planning Commission on this 17th day of October, 1964 A.D.

STATE OF COLORADO) S.S.
COUNTY OF EL PASO) S.S.

I hereby certify that this instrument was filed for record in my office on the 25th day of August, 1964 A.D. at 11:02 o'clock A.M. and recorded in Plat Book 62 of Page 29.

Fee \$18.00
Rec. No. 376214

SURVEYORS CERTIFICATE

I, Richard L. Powers, a Registered Land Surveyor in the State of Colorado, do hereby certify the survey and above plat of CANTERBURY EAST was made by me and under my supervision and the accompanying plat accurately shows said subdivision to the best of my knowledge and belief.

Scale 1" = 200'
Sheet 1 of 3

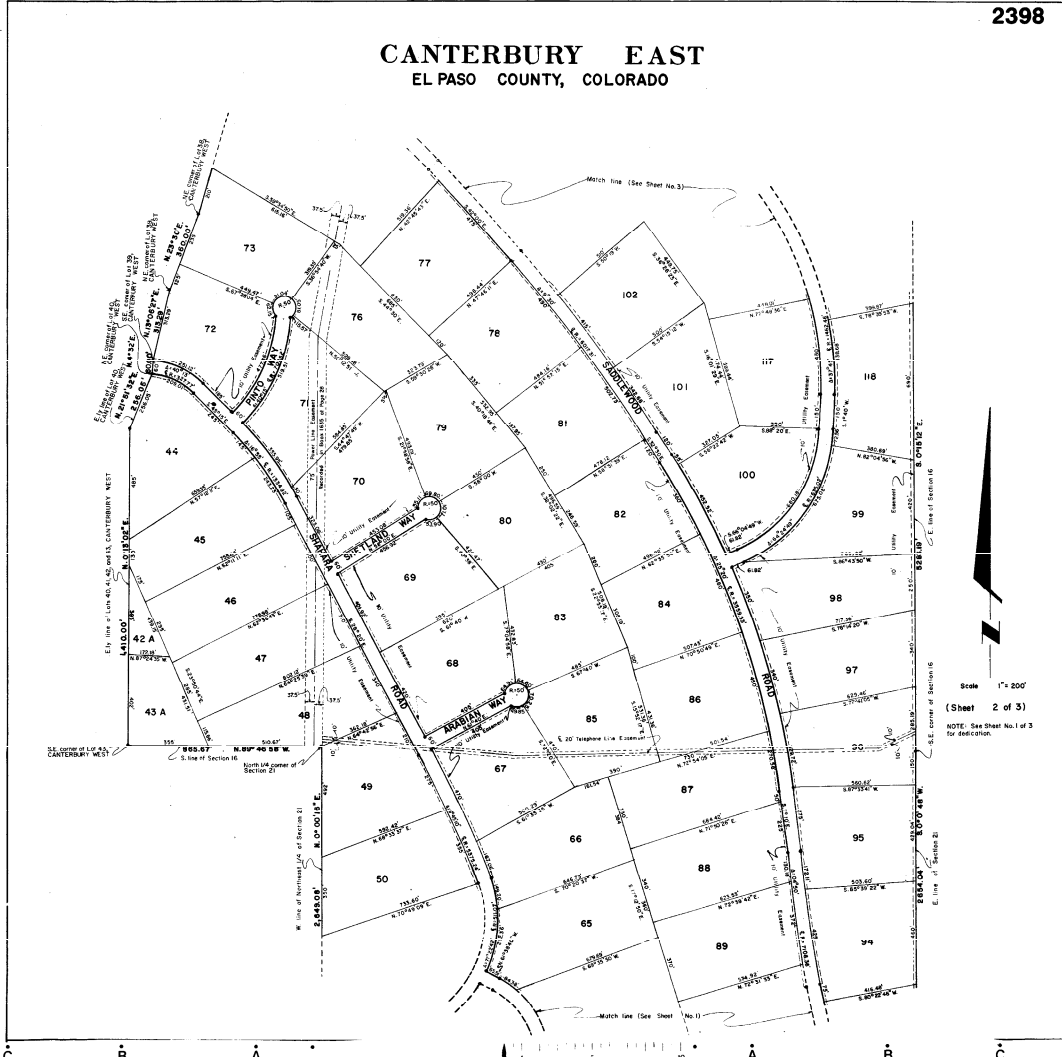
NOTE:
It shall be the responsibility of the individual property owners to furnish their own Water and Sewer.
All easements are in effect and of such as shown.
All bearings contain 5' more or less.
All bearings are relative to assumed bearing as shown on plat of CANTERBURY WEST.

1398

2398

CANTERBURY EAST

EL PASO COUNTY, COLORADO



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CANTERBURY EAST

EL PASO COUNTY, COLORADO

