

This map/plat/ILR is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.

Saddle Mountain Ranch
Subdivision 3
Sheet 1 of 4

SADDLE MOUNTAIN RANCH SUBDIVISION No. 3

BEING A PORTION OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 71 WEST OF THE 6TH P.M.
PARK COUNTY, COLORADO

Platification State and Book 223 page 510

NOTES

- A 30' RADIUS HEREBY RESERVED AT EACH CORNER OF EACH ROAD INTERSECTION. DISTANCES SHOWN AT THESE INTERSECTIONS ARE TO THE INTERSECTION OF LOT LINES EXTENDED.
- TYPICAL EASEMENT ALL SIDE AND REAR LOT LINES
- MEASUREMENTS BASED ON PREVIOUS PLATS OF RECORD
- INDICATES STEEL PIN SET
- 3/4" REBAR W/ SURV. CAP HAVE BEEN SET AT ALL CORNERS
- PERMIT MUST BE OBTAINED FROM THE PARK COUNTY HEALTH DEPT BEFORE INSTALLING ANY SEWAGE DISPOSAL SYSTEMS
- SUFFICIENT SOIL DEPTH TO PROVIDE 4" THICK SOIL ABSORPTION BED MAY NOT EXIST ON ALL LOTS. IN SUCH CASES THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE Park County Board of Commissioners, this 16th day of May, A.D. 1972, subject to the provision that the County shall not undertake the maintenance of said roads until satisfactory construction thereof by the subdivider.

By *J.P. Frohman* Chairman
W.C. Guenther Clerk

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE Park County Planning Commission, this 16th day of May, A.D. 1972.

By *Robert G. O'Farrell* Chairman

SURVEYOR'S CERTIFICATE

I, Ronald P. Harris, hereby certify that the survey and plat of the real property shown and described hereon were made by me or under my direct supervision, supervision, and checking, in strict compliance with Colorado statutes and that both survey and plat are true, accurate, and complete.

Ronald P. Harris
 Ronald P. Harris, Registered Land Surveyor
 Colorado License No. 45000
 Date: April 21, 1972

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Park County on the 22nd day of May, A.D. 1972, and duly filed at Reception No. 1-17172

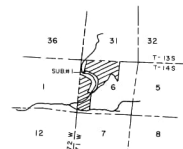
By *W.C. Guenther*
 County Clerk and Recorder

TITLE INSURANCE CERTIFICATE

Colorado Title and Guarantee Co. hereby certifies that its title commitment No. 576218 is in effect in the name of the decedent and subject to the terms, conditions, stipulations, and exceptions as set forth in said commitment, dated July 7, 1971, at 11:21 A.M.

By *W.C. Guenther*
 Title Insurance Agent

VICINITY MAP



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SADDLE MOUNTAIN LTD., A LIMITED PARTNERSHIP BEING THE OWNER OF CERTAIN LANDS IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 71 WEST OF THE 6TH P.M., PARK COUNTY, COLORADO DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 41, SADDLE MOUNTAIN RANCH, SUBDIVISION No. 1, ACCORDING TO THE RECORDED PLAT THEREOF, RECEPTION No. 185886, AND SURVEYORS CERTIFICATE AT RECEPTION No. 100834 PARK COUNTY, COLORADO, WHICH IS ALSO A POINT ON THE WEST LINE OF SAID SECTION 6, THENCE EASTLY AND SOUTHERLY ALONG THE SOUTH AND WEST LINE OF SAID SADDLE MOUNTAIN RANCH SUBDIVISION No. 1, TO THE SE CORNER OF LOT 27, SAID SADDLE MOUNTAIN RANCH SUBDIVISION No. 1, THENCE NORTHERLY, EASTERLY, AND WESTERLY ALONG THE EAST LINE OF SAID SADDLE MOUNTAIN RANCH SUBDIVISION No. 1, TO THE NE CORNER OF LOT 1, SAID SADDLE MOUNTAIN RANCH SUBDIVISION No. 1, WHICH IS ALSO A POINT ON THE NORTH LINE OF SAID SECTION 6, THENCE S 87°20'34" E ALONG SAID NORTH LINE 2079.47' TO THE N/4 CORNER OF SAID SECTION 6, THENCE S 87°20'34" E ALONG SAID NORTH LINE, 1262.68' TO THE NE CORNER OF THE NW/4 OF THE NE/4 OF SAID SECTION 6, THENCE S 04°50'27" W ALONG THE EAST LINE OF THE 1/2 OF THE E/2, 1034.14' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A ROAD, THENCE ALONG SAID ROAD BY THE FOLLOWING COURSES: S 80°48'49" E 39.70', ALONG THE ARC OF A 100.36' RADIUS CURVE TO THE RIGHT A DISTANCE OF 124.01' (A 70°47'46"); S 10°20'05" E 450.67', ALONG THE ARC OF A 906.3' RADIUS CURVE TO THE RIGHT A DISTANCE OF 185.95' (A 107°32'20"); N 77°29'06" W 41.80', ALONG THE ARC OF A 50.74' RADIUS CURVE TO THE LEFT A DISTANCE OF 90.48' (A 102°09'55"); S 67°02'07" W 156.45', ALONG THE ARC OF A 227.02' RADIUS CURVE TO THE RIGHT A DISTANCE OF 112.81' (A 28°28'10"); N 04°50'27" E 971.77', THENCE N 43°27'55" W 31.99' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD, THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD AND RUNNING N 49°53'33" W 436.13', THENCE N 15°32'19" W 555.19', THENCE N 45°50'00" W 463.39', THENCE N 89°50'27" W 175.24', THENCE S 21°31'02" W 269.64', THENCE S 09°09'44" E 344.0', THENCE S 36°44'26" W 886.0', THENCE S 74°07'44" W 547.29' TO A POINT ON THE EASTERLY LINE OF SAID SADDLE MOUNTAIN RANCH SUBDIVISION No. 1, THENCE SOUTHERLY AND WESTERLY ALONG SAID LINE TO THE SE CORNER OF SAID LOT 27, SADDLE MOUNTAIN RANCH, SUBDIVISION No. 1, WHICH IS ALSO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD, 67'-5", THENCE S 41°27'00" E ACROSS SAID ROAD 50.02' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD, THENCE ALONG SAID ROAD BY THE FOLLOWING COURSES: S 48°33'3" W 8.67', ALONG THE ARC OF A 140.80' RADIUS CURVE TO THE LEFT A DISTANCE OF 80.02' (A 32°37'59"); S 16°04'03" W 210.09', THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD AND RUNNING S 38°14'46" E 432.86' TO THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 6, THENCE S 05°03'37" W ALONG THE EAST LINE OF SAID SW 1/4 OF THE SW 1/4 777.78' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD 100'-0" THENCE ALONG SAID ROAD BY THE FOLLOWING COURSES: S 72°50'24" W 242.23', ALONG THE ARC OF A 198.96' RADIUS CURVE TO THE LEFT A DISTANCE OF 85.40' (A 24°30'53"); S 47°58'31" W 172.83', ALONG THE ARC OF A 119.41' RADIUS CURVE TO THE RIGHT A DISTANCE OF 121.73' (A 56°12'35"); N 73°47'54" W 77.54', ALONG THE ARC OF A 276.89' RADIUS CURVE TO THE LEFT A DISTANCE OF 89.44' (A 10°30'25"); S 88°14'4" W 871.2', ALONG THE ARC OF A 493.04' RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.88' (A 34°05'05"); N 89°12'24" W 123.08', ALONG THE ARC OF A 49.85' RADIUS CURVE TO THE LEFT A DISTANCE OF 55.78' (A 64°07'52"); S 76°04" W 134.0', ALONG THE ARC OF A 158.62' RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.62' (A 42°29'07"); N 79°50'38" W 179.79', ALONG THE ARC OF A 257.82' RADIUS CURVE TO THE RIGHT A DISTANCE OF 111.40' (A 24°45'25"); N 85°05'01" W 73.96' TO A POINT ON THE WEST LINE OF SAID SECTION 6, THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD AND RUNNING N 05°09'18" E ALONG SAID WEST LINE 576.65', THENCE N 05°09'24" E ALONG SAID WEST LINE 327.68' TO THE NW CORNER OF SAID SW 1/4 OF THE SW 1/4, THENCE N 05°09'25" E ALONG SAID WEST LINE 1262.68' TO THE NW CORNER SAID SECTION 6, THENCE N 05°09'18" E ALONG SAID WEST LINE 368.70' TO THE TRUE POINT OF BEGINNING, CONTAINING 216.54 ACRES, THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN IN THIS PLAT UNDER THE NAME AND STYLE OF SADDLE MOUNTAIN RANCH SUBDIVISION No. 3 AND DO HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE ROADS HEREON SHOWN, ALSO THE EASEMENTS AS SHOWN AND NOTED HEREON ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN.

Executed this 21 day of April, A.D. 1972.

OWNER:

SADDLE MOUNTAIN LTD.

David J. Frohman
 DAVID J. FROHMAN, GENERAL PARTNER

STATE OF COLORADO SS
 COUNTY OF EL PASO

The foregoing statement was acknowledged before me this 21 day of April, A.D. 1972, by DAVID J. FROHMAN, General Partner, Saddle Mountain Ltd.

My commission expires 3-9-76

Jane Litchfield
 NOTARY PUBLIC

Colorado Title and Guarantee Co., Attorney in fact for Ernest F. Orcutt, Grace Orcutt and Dale F. Orcutt, does hereby confirm and ratify the plot of Saddle Mountain Ranch Subdivision No. 3.

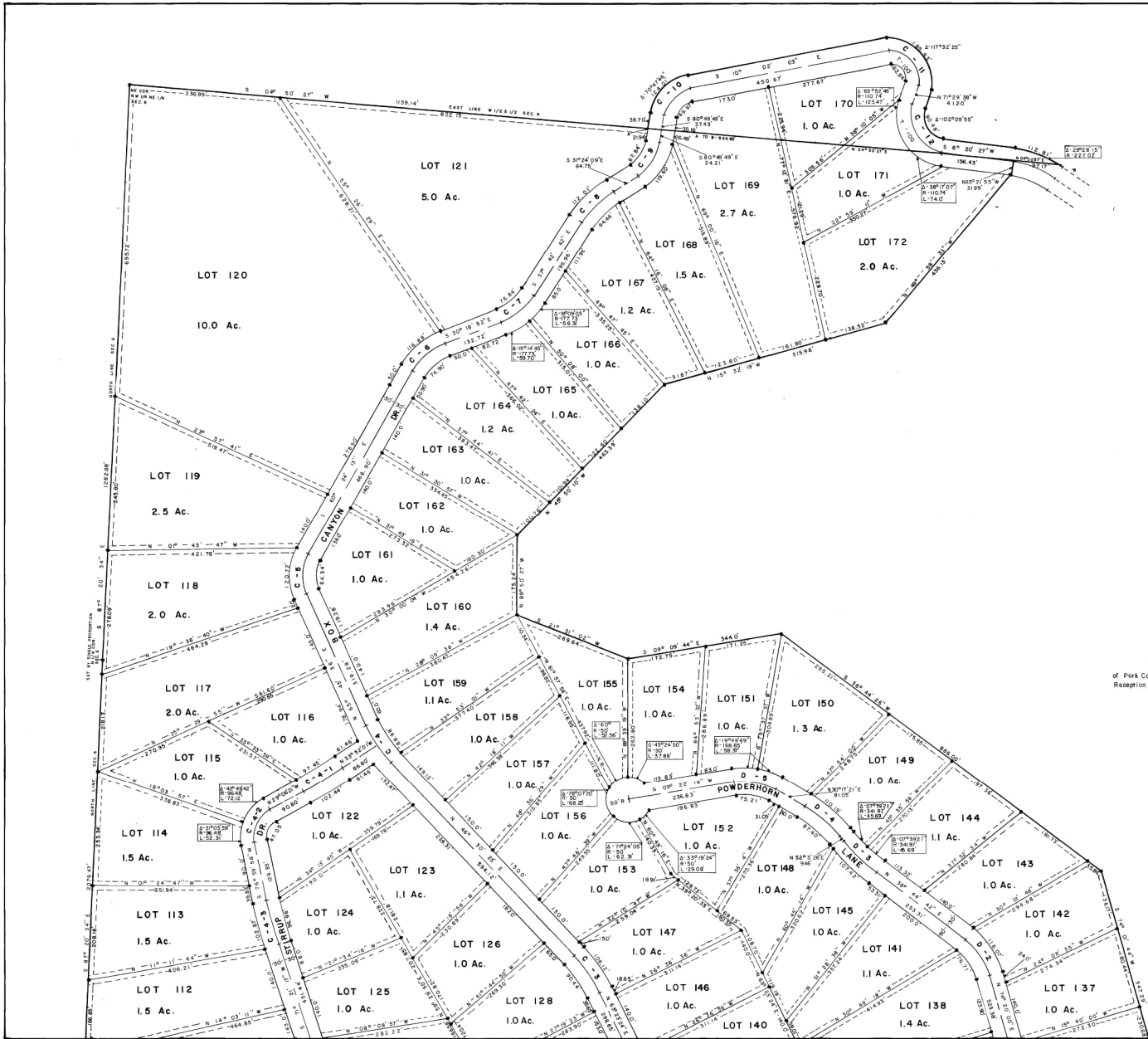
STATE OF COLORADO SS
 COUNTY OF EL PASO

The foregoing statement was acknowledged before me this 20 day of April, A.D. 1972, by Colorado Title and Guarantee Co., Attorney in fact for Ernest F. Orcutt, Grace Orcutt and Dale F. Orcutt.

My commission expires October 19, 1972

William H. Hagan
 NOTARY PUBLIC

SADDLE MOUNTAIN RANCH SUBDIVISION No. 3
 PORTIONS OF SECTION 6, TOWNSHIP 14 SOUTH,
 RANGE 71 WEST OF THE 6TH P.M., PARK COUNTY,
 COLORADO.
 DATE 4-22 PROJECT No. 7209 SHEET 1 OF 4 SCALE 1"=100'
 PREPARED BY
 ADAMS-HARRIS & ASSOCIATES, INC.



RECORDER'S CERTIFICATE

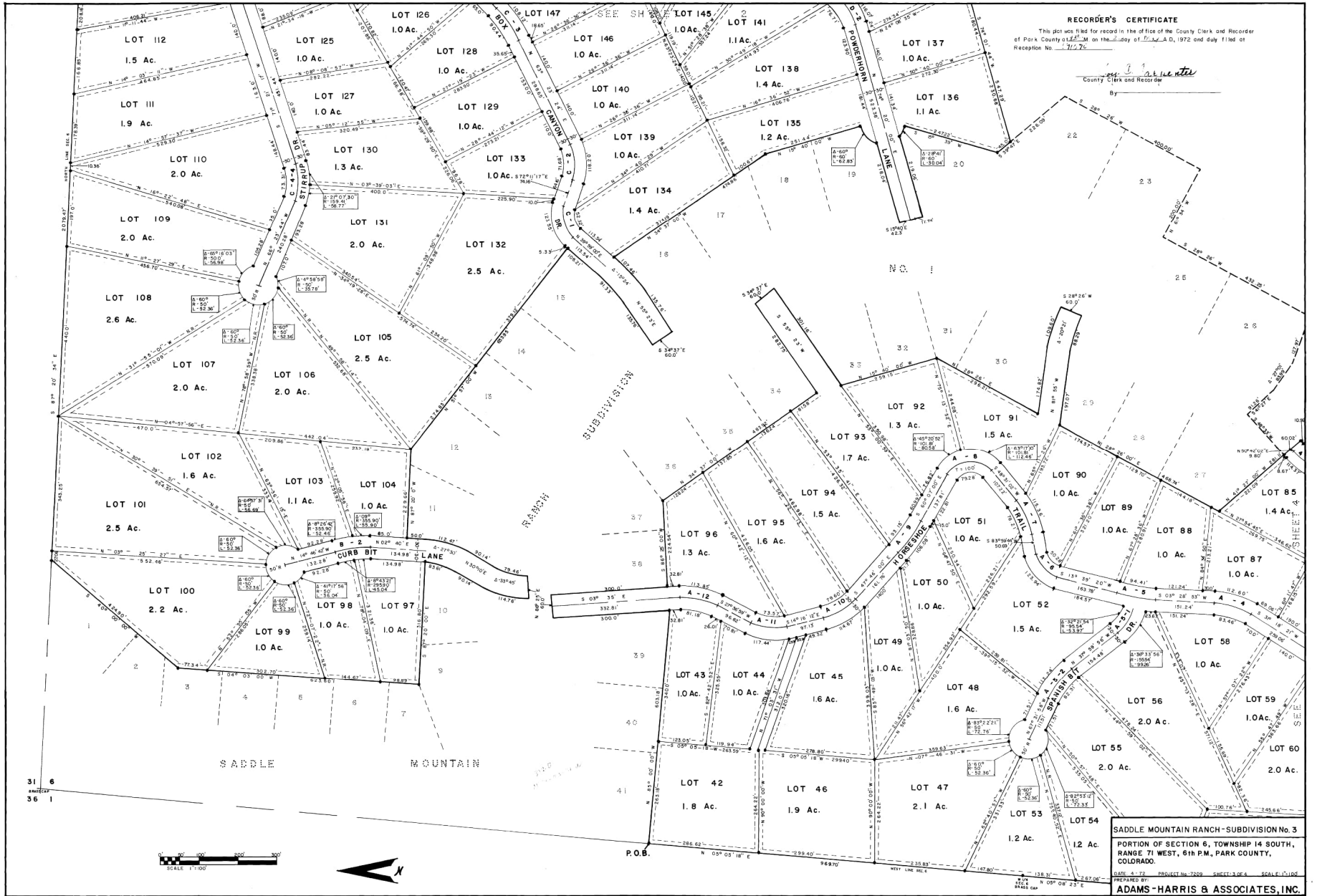
This plat was filed for record in the office of the County Clerk and Recorder of Park County at _____ M on the _____ day of _____ A. D. 1972 and duly filed at Reception No. _____

[Signature]
 County Clerk and Recorder

By _____



SADDLE MOUNTAIN RANCH-SUBDIVISION No. 3
 PORTION OF SECTION 6, TOWNSHIP 14 SOUTH,
 RANGE 71 WEST, 6th PM, PARK COUNTY,
 COLORADO
 PREPARED BY:
 ADAMS - HARRIS & ASSOCIATES, INC.



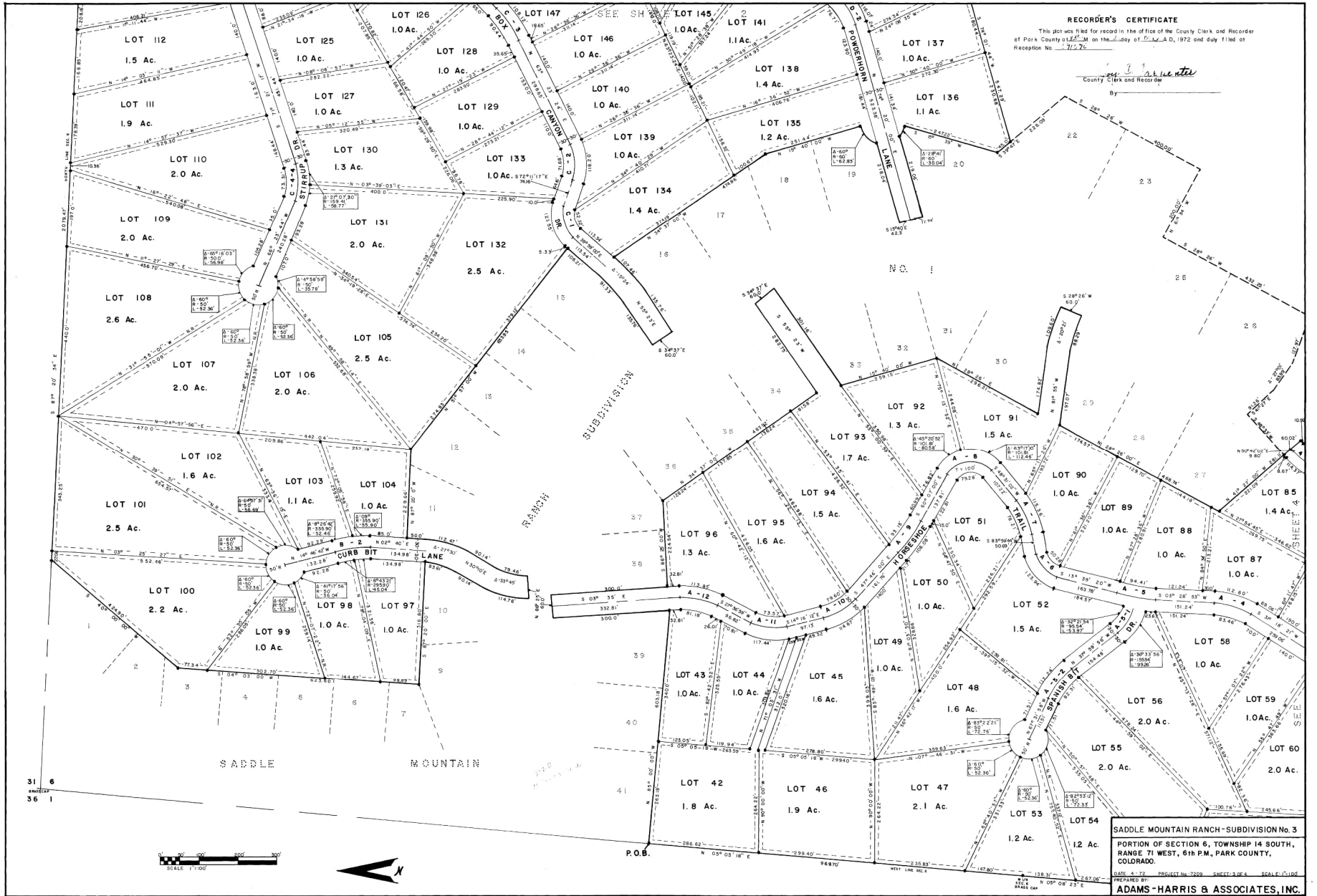
REGARDER'S CERTIFICATE
This plat was filed for record in the office of the County Clerk and Recorder of Park County on the 22nd day of July, A.D. 1972 and duly filed at Reception No. 712.72.

By: John J. Adams
County Clerk and Recorder

SADDLE MOUNTAIN RANCH - SUBDIVISION No. 3
PORTION OF SECTION 6, TOWNSHIP 14 SOUTH,
RANGE 71 WEST, 6TH P.M., PARK COUNTY,
COLORADO.
DATE: 4-7-73 PROJECT No. 7209 SHEET 3 OF 4 SCALE: 1"=100'
PREPARED BY:
ADAMS-HARRIS & ASSOCIATES, INC.

Saddle Mountain Ranch
Subdivision 3
Sheet 3 of 4

Amended PES 95-73
#1519481 LOTS 139 N, 140



REGARDER'S CERTIFICATE
This plat was filed for record in the office of the County Clerk and Recorder of Park County on the 23rd day of July, A.D. 1972 and duly filed at Reception No. 712.72.

By: John J. Adams
County Clerk and Recorder

SADDLE MOUNTAIN RANCH - SUBDIVISION No. 3
PORTION OF SECTION 6, TOWNSHIP 14 SOUTH,
RANGE 71 WEST, 6TH P.M., PARK COUNTY,
COLORADO.
DATE: 4-73 PROJECT No. 7209 SHEET 3 OF 4 SCALE: 1"=100'
PREPARED BY:
ADAMS-HARRIS & ASSOCIATES, INC.