

# RANCH RESORTS OF COLORADO

## SUBDIVISION NO. 2 TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT RANCHES OF AMERICA, A LIMITED PARTNERSHIP, BEING THE OWNER OF THAT PORTION OF SECTIONS 8, 17, 18, 19, AND 20 IN TOWNSHIP 14 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TELLER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17, RUN THENCE N 87°56'56" E ALONG THE NORTHERLY LINE OF SAID SECTION 17, 1,425.63 FEET TO THE SOUTHWESTERLY CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N 14°46'07" E ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 1,262.19 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE N 89°08'23" E ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 710.00 FEET; THENCE S 17°20'39" E, 362.59 FEET; THENCE ANGLE LEFT 90°00'00" TO THE TANGENT OF A CURVE TO THE RIGHT AND ALONG SAID CURVE, WHICH HAS A CENTRAL ANGLE OF 183°04'01", A RADIUS OF 60.00 FEET, AND AN ARC LENGTH OF 191.71 FEET; THENCE S 15°43'22" W, 141.22 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 12°48'52", A RADIUS OF 320.00 FEET, AND AN ARC LENGTH OF 71.57 FEET; THENCE S 2°54'30" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 299.56 FEET; THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 16°41'23", A RADIUS OF 130.00 FEET, AND AN ARC LENGTH OF 37.87 FEET; THENCE S 19°35'57" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 334.03 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 12°00'00", A RADIUS OF 479.87 FEET, AND AN ARC LENGTH OF 143.12 FEET; THENCE S 7°31'08" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 272.25 FEET; THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 23°06'37", A RADIUS OF 330.00 FEET, AND AN ARC LENGTH OF 133.11 FEET; THENCE S 30°37'47" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 247.85 FEET; THENCE ANGLE LEFT 80°24'23" TO THE TANGENT OF A CURVE TO THE RIGHT AND ALONG SAID CURVE, WHICH HAS A CENTRAL ANGLE OF 20°06'43", A RADIUS OF 180.00 FEET, AND AN ARC LENGTH OF 63.18 FEET; THENCE S 29°39'53" E ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 168.91 FEET; THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 69°33'23", A RADIUS OF 130.00 FEET, AND AN ARC LENGTH OF 157.82 FEET; THENCE S 39°53'30" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 90.56 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 11°11'30", A RADIUS OF 320.00 FEET, AND AN ARC LENGTH OF 62.51 FEET; THENCE S 28°42'00" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 434.47 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 5°00'55", A RADIUS OF 1,115.70 FEET, AND AN ARC LENGTH OF 47.31 FEET; THENCE S 23°14'05" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 395.24 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 8°25'20", A RADIUS OF 649.07 FEET, AND AN ARC LENGTH OF 95.41 FEET; THENCE S 15°15'45" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 253.46 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 13°25'08", A RADIUS OF 607.54 FEET, AND AN ARC LENGTH OF 142.29 FEET; THENCE S 1°50'37" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 453.11 FEET; THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 25°48'59", A RADIUS OF 195.00 FEET AND AN ARC LENGTH OF 87.86 FEET; THENCE ANGLE LEFT 60°00'00" FROM THE FORWARD TANGENT OF THE LAST MENTIONED CURVE TO THE TANGENT OF A CURVE TO THE RIGHT AND ALONG SAID CURVE WHICH HAS A CENTRAL ANGLE OF 300°00'00", A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 314.16 FEET; THENCE N 86°09'22" W, 243.74 FEET; THENCE S 24°25'18" W, 411.61 FEET; THENCE S 28°03'03" W, 320.12 FEET; THENCE S 35°59'47" W, 393.65 FEET; THENCE S 38°44'52" E, 230.02 FEET; THENCE S 27°03'45" E, 365.44 FEET; THENCE S 5°42'38" W, 402.00 FEET; THENCE S 29°33'13" W, 907.54 FEET; THENCE S 19°42'02" W, 451.99 FEET; THENCE S 88°10'02" W, 368.04 FEET; THENCE N 46°09'26" W, 363.47 FEET; THENCE NORTH 465.00 FEET; THENCE N 17°35'03" W, 1,357.36 FEET; THENCE S 41°31'24" W, 198.20 FEET; THENCE ON A CURVE TO THE RIGHT WHICH CURVE HAS A CENTRAL ANGLE OF 2°12'52", A RADIUS OF 1,064.82 FEET AND AN ARC LENGTH OF 41.16 FEET; THENCE S 43°44'16" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 259.89 FEET; THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 2°34'14", A RADIUS OF 921.42 FEET AND AN ARC LENGTH OF 41.34 FEET; THENCE S 46°18'30" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 192.74 FEET TO INTERSECT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TELLER COUNTY HIGHWAY NO. 1 (ALSO REFERRED TO AS STATE HIGHWAY NO. 143 OR THE FLORISSANT-CRIPPLE CREEK HIGHWAY); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TELLER COUNTY HIGHWAY NO. 1 FOR THE FOLLOWING THREE (3) COURSES:

1. THENCE N 26°37'28" W, 30.73 FEET;
2. THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 10°11'13", A RADIUS OF 3,040.00 FEET, AND AN ARC LENGTH OF 540.50 FEET;
3. THENCE N 36°48'41" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 757.54 FEET TO INTERSECT THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 188 AT PAGE 409 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE N 1°13'07" E ALONG SAID EASTERLY LINE 613.31 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT FOR THE FOLLOWING TWO (2) COURSES:

1. THENCE S 11°23'09" W, 634.26 FEET;
2. THENCE S 18°36'59" E, 90.47 FEET TO INTERSECT THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID TELLER COUNTY HIGHWAY NO. 1 (ALSO REFERRED TO AS STATE HIGHWAY NO. 143 OR THE FLORISSANT-CRIPPLE CREEK HIGHWAY); THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TELLER COUNTY HIGHWAY NO. 1 FOR THE FOLLOWING FIVE (5) COURSES:

1. THENCE N 36°48'41" W, 591.40 FEET;
2. THENCE ON A CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 6°11'09", A RADIUS OF 3,960.00 FEET AND AN ARC LENGTH OF 430.98 FEET;
3. THENCE N 30°34'32" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 325.31 FEET;
4. THENCE ON A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 16°20'05", A RADIUS OF 2,040.00 FEET AND AN ARC LENGTH OF 581.59 FEET;
5. THENCE N 46°54'37" W ON THE FORWARD TANGENT TO THE LAST MENTIONED CURVE, 373.02 FEET TO INTERSECT THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE N 86°56'46" E ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18, 1,733.46 FEET TO THE NORTHEASTERLY CORNER THEREOF, WHICH CORNER IS ALSO THE NORTHWESTERLY CORNER OF TRACT 38 AS SHOWN BY THE DEPENDENT RE-SURVEY PLAT APPROVED AND FILED IN THE SURVEYOR GENERAL'S OFFICE IN DENVER, COLORADO, JANUARY 4, 1917 AND FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF TELLER COUNTY, COLORADO, JANUARY 3, 1935, BEING FILE NUMBER 128565; THENCE N 85°10'18" E ALONG THE NORTHERLY LINE OF SAID TRACT 38, 1,457.91 FEET TO THE NORTHEASTERLY CORNER THEREOF, WHICH CORNER IS ALSO A POINT ON THE WESTERLY LINE OF SAID SECTION 17; THENCE N 5°41'46" E ALONG THE WESTERLY LINE OF SAID SECTION 17, 1,477.47 FEET TO THE POINT OF BEGINNING, CONTAINING 396.724 ACRES.

HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH IS DRAWN TO FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT OF LAND AND THE SUBDIVISION THEREOF. SAID SUBDIVISION SHALL BE KNOWN AS "RANCH RESORTS OF COLORADO, SUBDIVISION NO. 2" TELLER COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE PUBLIC USE AND ALL STREETS SHALL BE GRADED AND PROVIDED WITH PROPER DRAINAGE TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:  
THE UNDERSIGNED HAVE CAUSED THEIR PRESENTS TO BE EXECUTED THIS 3<sup>d</sup> DAY OF August, 1970 A.D.

RANCHES OF AMERICA, A LIMITED PARTNERSHIP

By: R. Burns Moore  
R. BURNS MOORE, GENERAL PARTNER

STATE OF COLORADO  
COUNTY OF EL PASO:

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME BY R. BURNS MOORE, A GENERAL PARTNER OF RANCHES OF AMERICA, A LIMITED PARTNERSHIP THIS 3<sup>d</sup> DAY OF August, 1970 A.D.

MY COMMISSION EXPIRES: 04/17/72

WITNESS MY HAND AND OFFICIAL SEAL: M. Sandra Brown  
NOTARY PUBLIC

RATIFICATION:

THE ATTACHED PLAT OF "RANCH RESORTS OF COLORADO, SUBDIVISION NO. 2" IS HEREBY RATIFIED AND CONFIRMED THIS 3<sup>d</sup> DAY OF August, 1970 A.D. BY J. C. BELTZ AND BERTHA E. BELTZ AS HOLDERS OF A DEED OF TRUST.

J. C. Beltz  
J. C. BELTZ

Bertha E. Beltz  
BERTHA E. BELTZ

STATE OF COLORADO  
COUNTY OF EL PASO: SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>d</sup> DAY OF August, 1970 BY J. C. BELTZ AND BERTHA E. BELTZ AS HOLDERS OF A DEED OF TRUST.

MY COMMISSION EXPIRES: 12/31/72

WITNESS MY HAND AND OFFICIAL SEAL: M. Sandra Brown  
NOTARY PUBLIC

I, ALLAN D. MILLER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE TRACT SHOWN ON THE ACCOMPANYING PLAT WAS SURVEYED UNDER MY SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Allan D. Miller  
REGISTERED LAND SURVEYOR NO. 5078

THE ADJOINING PLAT HAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO THIS 2<sup>d</sup> DAY OF Oct, 1970 A.D.

Ralph E. Hines  
CHAIRMAN

THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO 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 SAID BOARD AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TELLER COUNTY, COLORADO.

STATE OF COLORADO  
COUNTY OF TELLER: SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. THIS 2<sup>d</sup> DAY OF October, 1970 A.D. AND IS DULY RECORDED IN PLAT BOOK D AT PAGES 31, 37, 38 UNDER RECEPTION NO. 207269

FEE: 10.00

Norma Altman  
COUNTY CLERK AND RECORDER



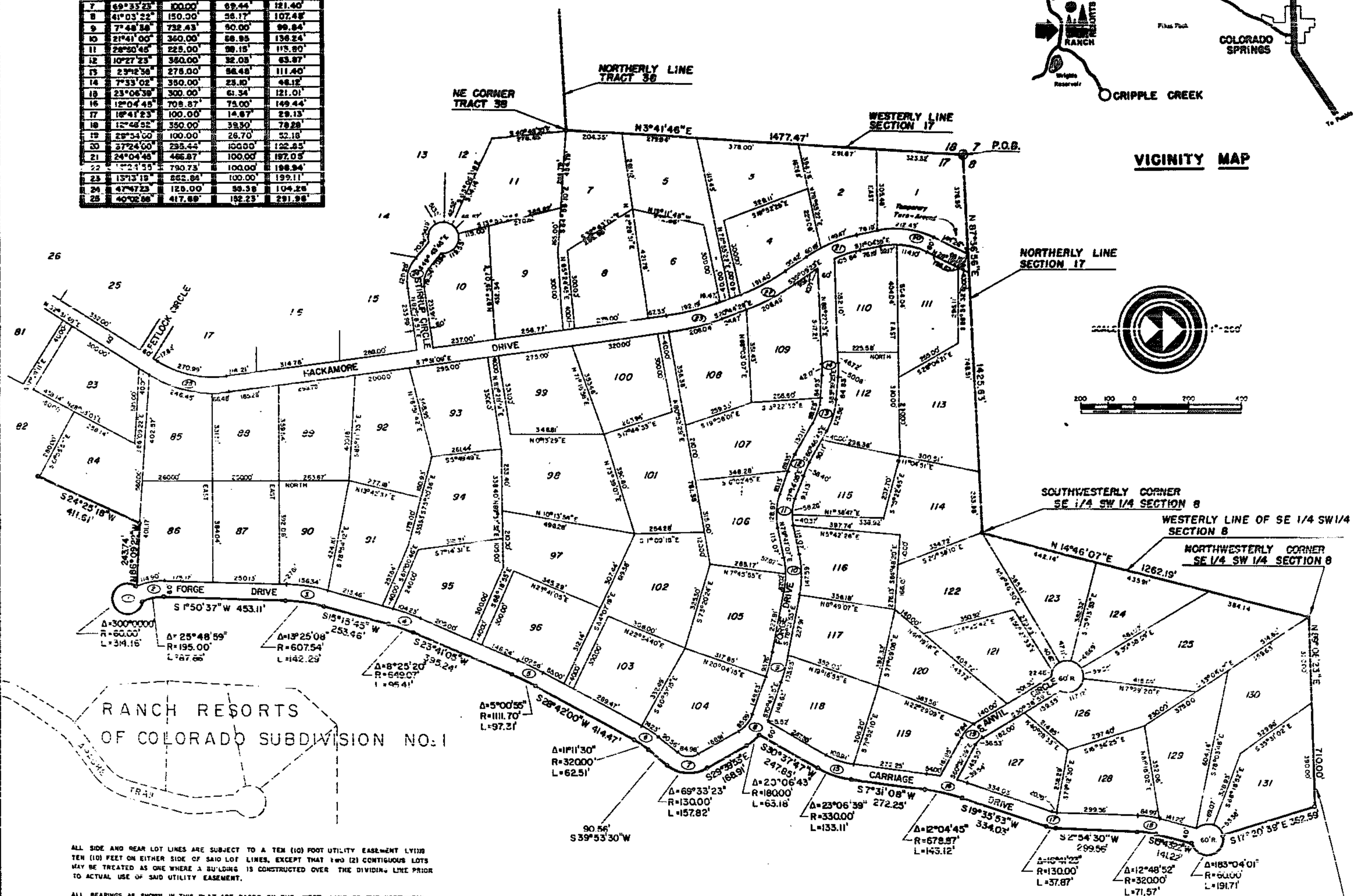
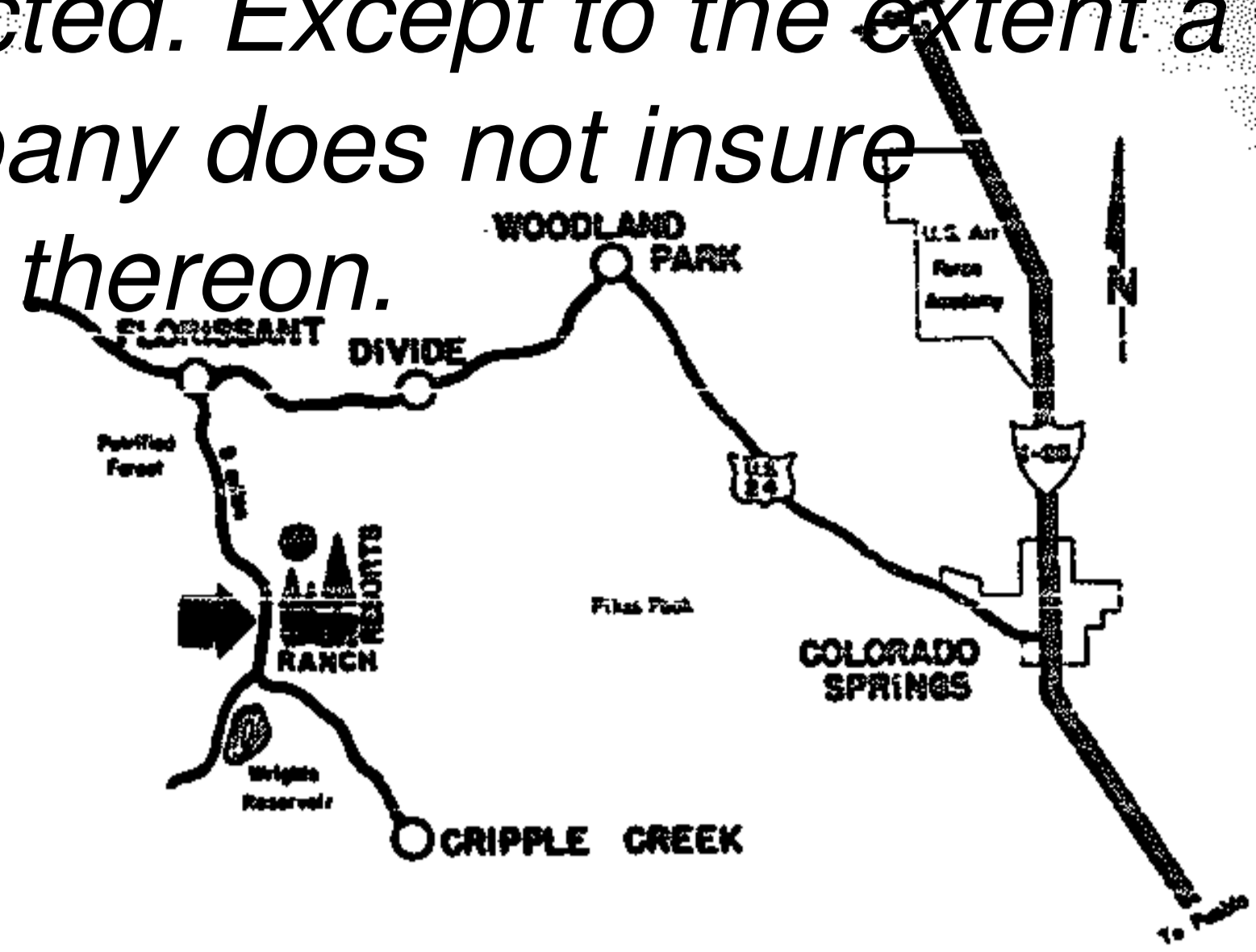
This map/plat is being furnished as an aid in locating the herein described land and in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company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

# RANCH RESORTS OF COLORADO

## SUBDIVISION NO. 2

TELLER COUNTY, COLORADO

LINE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
1	S00°00'00"W	50.00	51.57	51.57
2	S2°48'59"W	228.00	101.38	101.38
3	S2°23'08"W	637.54	75.00	149.31
4	S7°26'20"W	678.07	80.00	98.82
5	S9°00'35"W	1141.70	80.00	99.24
6	N1°11'30"E	350.00	84.28	68.37
7	S9°33'23"W	100.00	89.44	121.40
8	N41°03'22"E	150.30	58.17	107.48
9	S7°48'38"W	732.43	90.00	99.84
10	S21°41'00"W	350.00	68.95	138.24
11	S28°30'45"W	225.00	98.15	115.80
12	S10°27'23"W	360.00	82.08	63.87
13	S23°12'38"W	275.00	68.48	111.40
14	S7°33'02"W	350.00	29.80	48.12
15	S23°06'39"W	300.00	61.34	121.01
16	S12°04'45"W	708.87	75.00	149.44
17	S18°41'23"W	100.00	14.87	29.13
18	S12°48'52"W	350.00	39.30	79.28
19	S28°34'00"W	100.00	28.70	52.18
20	S7°24'00"W	293.44	100.00	122.85
21	S24°04'48"W	468.87	100.00	197.05
22	S12°11'35"W	790.73	100.00	198.94
23	S13°13'18"W	862.84	100.00	199.11
24	S47°17'23"W	128.00	89.38	104.28
25	S40°02'36"W	417.88	182.23	291.98



ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT LYING TEN (10) FEET ON EITHER SIDE OF SAID LOT LINES, EXCEPT THAT TWO (2) CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE OF SAID UTILITY EASEMENT.

ALL BEARINGS AS SHOWN IN THIS PLAT ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, T14S, R70W OF THE 6TH P.M. WHICH WAS ASSUMED N03°41'47"E.

STATE OF COLORADO : ss  
 COUNTY OF TELLER : ss  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. THIS 28th DAY OF Oct, 1970 A.D. AND IS CORRECTLY RECORDED IN PLAT BOOK 0 AT PAGE 34-87 UNDER RECEPTION NO. 207289  
 Fee: 10.00  
 Norman Peterson  
 COUNTY CLERK AND RECORDER



UNITED WESTERN ENGINEERS  
 COLORADO SPRINGS, COLORADO  
 10-1084

# RANCH RESORTS OF COLORADO

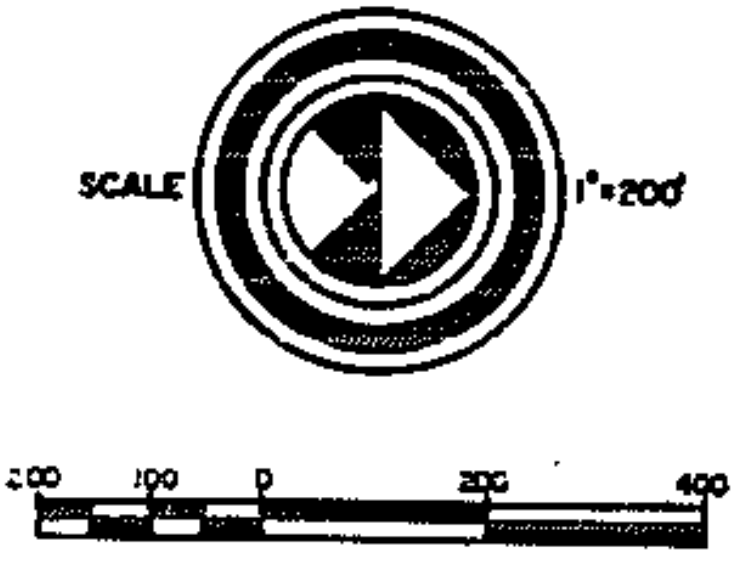
## SUBDIVISION NO. 2

### TELLER COUNTY, COLORADO

CURVE TABLE				
DATA BASED ON S. INFORMATION				
NO.	ANGLE	CHORD	ARC LENGTH	AREA
24	47°47'23"	25.00	33.38	104.28
25	40°02'58"	41.28	152.23	291.98
26	39°18'00"	20.00	30.42	52.72
27	3°28'00"	808.49	42.23	8143
28	6°17'13"	183.00	90.64	163.66
29	26°48'00"	48.78	100.00	196.34
30	8°28'00"	334.05	30.00	58.94
31	0°35'38"	483.12	50.00	98.60
32	48°03'23"	200.00	88.34	168.04
33	7°51'22"	508.72	35.00	68.89
34	15°46'52"	360.77	50.00	98.57
35	9°18'00"	64.74	50.00	99.78
36	14°52'00"	383.24	50.00	98.44
37	47°38'35"	100.00	44.15	83.15
38	7°01'00"	100.00	71.33	123.92
39	2°12'52"	1034.82	20.00	40.00
40	0°22'15"	881.2	20.00	38.89
41	3°09'38"	1109.52	30.00	59.54
42	10°06'31"	565.33	50.00	98.74
43	2°28'33"	332.15	75.00	147.53
44	10°14'45"	223.09	20.00	38.89
45	24°18'07"	100.00	21.55	42.44
46	0°00'00"	100.00	100.00	157.14
47	6°31'37"	834.18	50.00	99.58
48	7°50'45"	100.00	83.68	139.34

ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TEN FOOT UTILITY EASEMENT LYING TEN FEET ON EITHER SIDE OF SAID LOT LINES, 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.

ALL BEARINGS AS SHOWN IN THIS PLAN ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, T 14 S, R 70 W, OF THE 6TH RM WHICH WAS ASSUMED N 34° 47' E.



STATE OF COLORADO  
COUNTY OF TELLER:SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. THIS 10th DAY OF October, 1970 A.D. AND IS FULLY RECORDED IN PLAT BOOK D AT PAGE 84 UNDER RECEIPTION NO. 207263  
FEE: 16.00  
*Norma Altman*  
COUNTY CLERK AND RECORDER

