

SADDLE MOUNTAIN HEIGHTS FILING No. 3
BEING A PORTION OF SECTION II, TOWNSHIP 14 SOUTH, RANGE 72 WEST of the 6th P.M., PARK COUNTY, COLORADO

CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE SLATER CREEK RANCH COMPANY IS THE OWNER OF CERTAIN LANDS IN SECTION II, TOWNSHIP 14 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION II, WHICH IS ALSO A POINT ON THE SOUTHERLY LINE OF SADDLE MOUNTAIN HEIGHTS FILING No. 2, ACCORDING TO THE RECORDED PLAT THEREOF, PARK COUNTY, COLORADO, RECEPTION COURSES AND DISTANCES: N. 37°36'15"E. 559.10', THENCE N. 62°21'05" W. 952.9', THENCE N. 01°59'33"E. 543.66', THENCE N. 61°05'58"E. 798.15', THENCE S. 45°18'07"E. 675.35', THENCE S. 50°49'19"E. 600.0', THENCE S. 89°34'35"E. 911.31', THENCE N. 63°29'27"E. 616.98', THENCE N. 20°15'03"E. 169.02', THENCE S. 71°37'22"E. 343.35' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A ROAD, THENCE N. 23°29'08"E. ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD 4.86', THENCE S. 61°10'51"E. ACROSS SAID ROAD 60.26' TO A POINT ON THE EASTERLY RIGHT OF SAID ROAD AND RUNNING THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD AND RUNNING S. 23°29'08" W. 250.00', THENCE S. 77°37'50"E. 407.16', THENCE N. 38°45'11"E. 410.80' TO A POINT ON THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION II, THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID SADDLE MOUNTAIN HEIGHTS FILING No. 2 AND RUNNING S. 04°26'45"E. ALONG SAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 12.22.54' TO THE SE CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION II, THENCE N. 89°41'24" W. ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 OF SECTION II, 1544.24' TO THE SW CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION II, THENCE N. 89°47'12" W. ALONG THE SOUTH LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION II, 2708.91' TO THE TRUE POINT OF BEGINNING; CONTAINING 93.73 ACRES; THAT SAID OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SADDLE MOUNTAIN HEIGHTS FILING No. 3 AND DOES HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, COURTS AND PLACES HEREON SHOWN. ALSO THE EASEMENTS AS SHOWN AND NOTED HEREON ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN.

Executed this 10th day of September A.D. 1973.

OWNER:
SLATER CREEK RANCH COMPANY

STATE OF COLORADO ss
COUNTY OF EL PASO

The foregoing statement and dedication was acknowledged before me this 10th day of September A.D. 1973 by DAVID I. FOLKMAN General Partner, Slater Creek Ranch Company.
My Commission Expires: 11-4-74

Johnnie M. Binkley
Notary Public

SADDLE MOUNTAIN RANCH COMPANY, a General Partnership, R. BURNS MOORE as General Partner, does hereby confirm and ratify the plat of SADDLE MOUNTAIN HEIGHTS FILING No. 3.

R. Burns Moore
R. BURNS MOORE

STATE OF COLORADO ss
COUNTY OF EL PASO

The foregoing statement was acknowledged before me this 10th day of September A.D. 1973, by R. BURNS MOORE, as General Partner, SADDLE MOUNTAIN RANCH COMPANY.
My Commission Expires: 11-4-74

Johnnie M. Binkley
Notary Public

Colorado Title Guaranty Co., Attorney in fact for ERNEST F. ORCUTT, GRACE ORCUTT and DALE F. ORCUTT, does hereby confirm and ratify the plat of SADDLE MOUNTAIN HEIGHTS FILING No. 3.

By *M. R. Stephens, Vice Pres.*
Colorado Title Guaranty Co.

STATE OF COLORADO ss
COUNTY OF EL PASO

The foregoing statement was acknowledged before me this 10th day of September A.D. 1973, by Colorado Guaranty Title Co., Attorney in fact for ERNEST F. ORCUTT, GRACE ORCUTT and DALE F. ORCUTT.

My Commission Expires: 11-4-74

Johnnie M. Binkley
Notary Public

APPROVAL OF PLANNING COMMISSION

APPROVED by the Park County Planning Commission this 30th day of October A.D. 1973

By *John V. Davis*
Chairman

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

APPROVED by the Park County Board of Commissioners, this 6 day of November A.D. 1973, subject to the provision that the County shall not undertake the maintenance of said roads until satisfactory construction thereof by the subdivider. Said roads will be accepted by resolution at a regular County Commissioners Meeting after completion and inspection.

ATTEST: *Jack J. Carpenter*
Clerk

By *Paul Davidson*
Chairman

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Park County, at 2:30 PM, on the 2 day of November, A.D. 1973, and duly filed at Reception No. _____

Jack J. Carpenter
County Clerk and Recorder

SURVEYOR'S CERTIFICATE

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

Ronald P. Harris
Registered Land Surveyor for:
R. P. Harris & Associates, Inc.

4500
Colorado License No.
10/8/73
Date

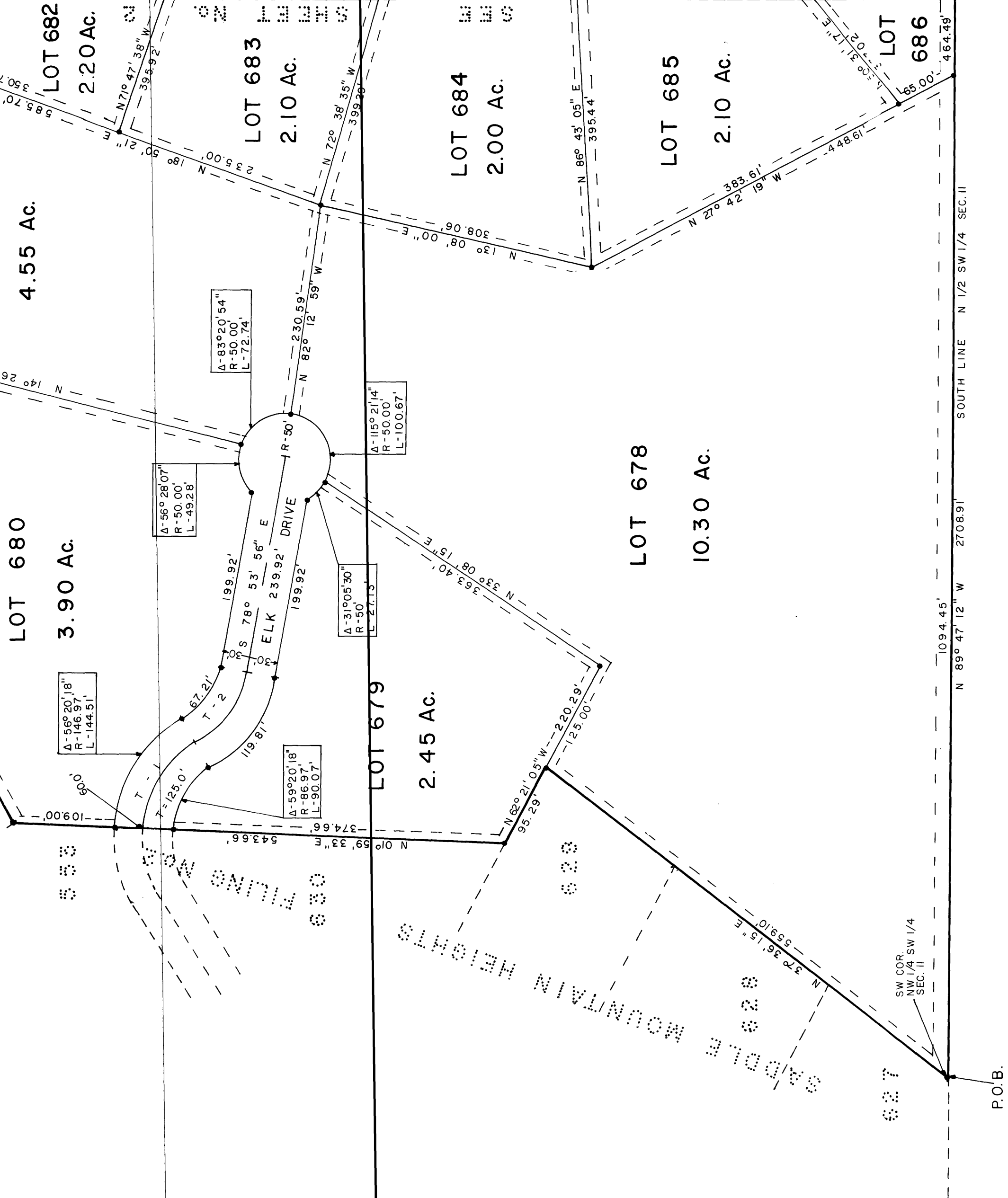
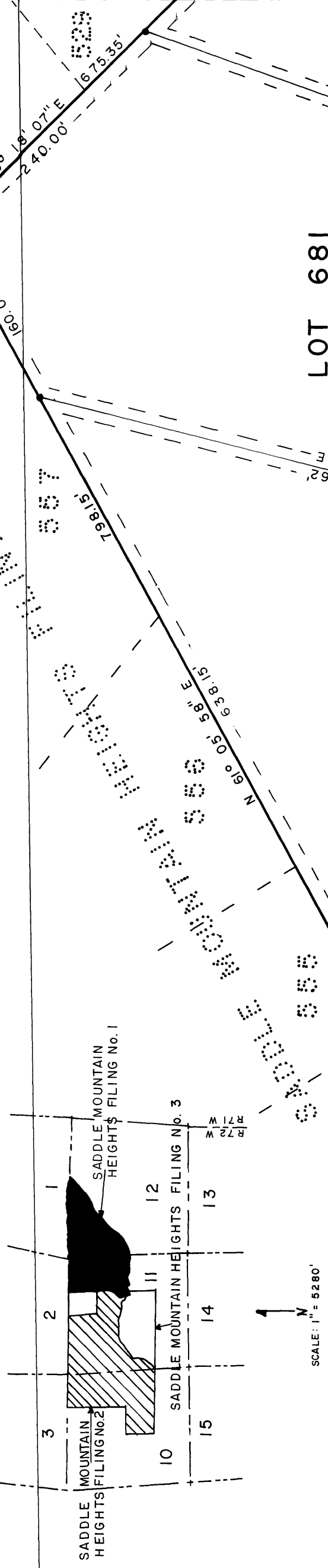
CURVE	Δ	RADIUS	TANGENT	DATA
T-1	93°48'07"	116.97'	125.00'	191.50'
T-2	50°13'47"	106.67'	50.00'	93.51'
U-1	35°25'01"	156.59'	50.00'	96.80'
U-2	03°49'21"	1498.35'	50.00'	99.96'
U-3	88°50'45"	107.53'	100.00'	161.11'
U-6	32°12'27"	173.19'	50.00'	97.35'
U-7	09°32'47"	598.79'	50.00'	99.77'
U-8	55°21'50"	114.37'	60.00'	110.51'
U-9	72°18'50"	109.48'	80.00'	138.17'
U-10	14°48'02"	384.96'	50.00'	99.44'
U-10-A	28°31'02"	118.05'	30.00'	58.76'
U-5-1	26°34'57"	211.66'	50.00'	98.20'
U-4-1	36°12'45"	152.92'	50.00'	96.65'
U-4-2	28°58'15"	193.54'	50.00'	97.86'
U-4-3	58°37'10"	124.69'	70.00'	127.57'

TITLE INSURANCE CERTIFICATE

Colorado Title Guaranty Co. hereby certifies that Title Commitment No. 592333, dated 9-11-73, is in effect in the name of the dedicator and subject to the terms, conditions, stipulations and exceptions as set forth in said Commitment and is subject to a Deed of Trust recorded in Book 208 at page 417 and a Deed of Trust recorded in Book 218 at Page 999 of the Park County Records.

By *M. R. Stephens, Vice Pres.*
Colorado Title Guaranty Co.

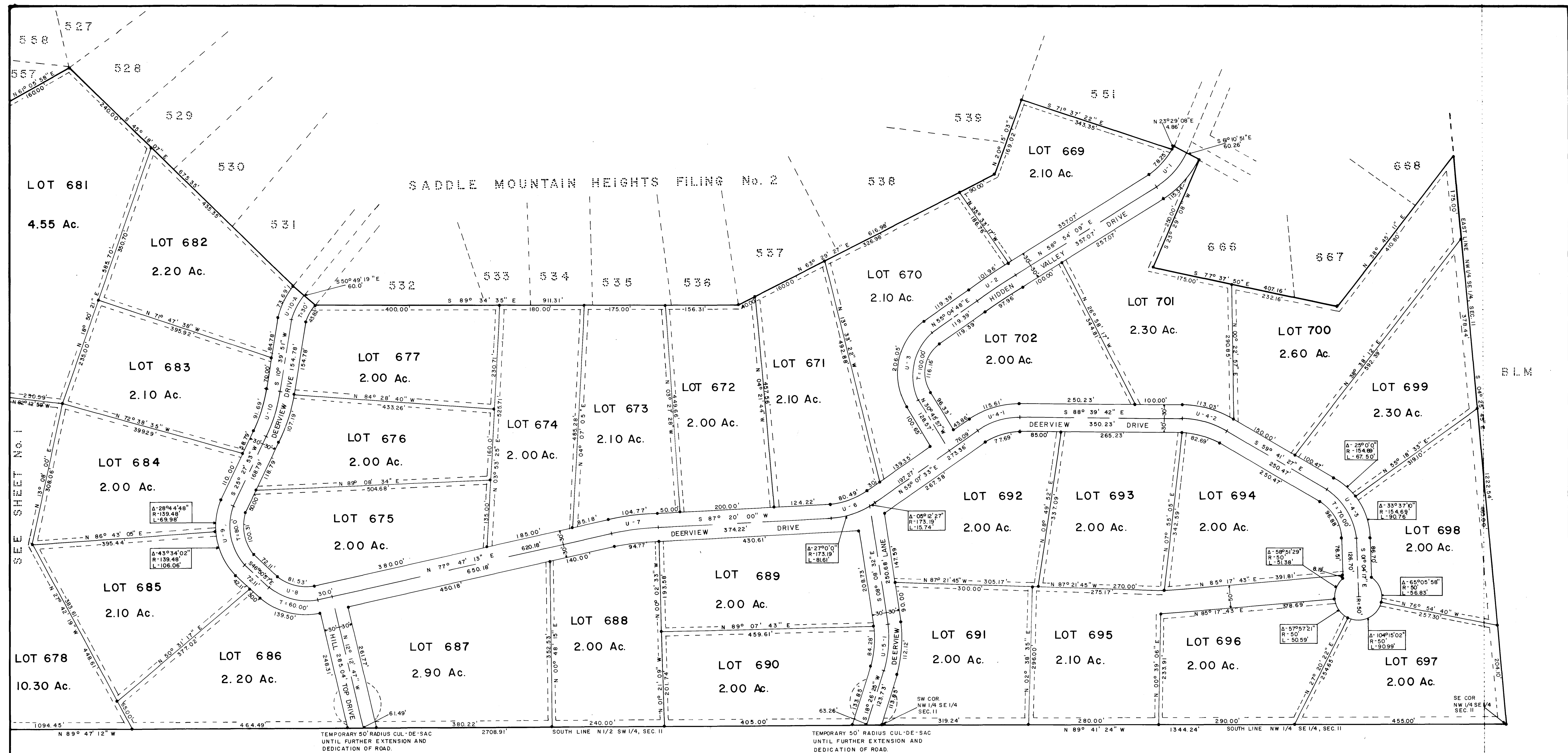
VICINITY MAP



NOTES

- Bearings based on SADDLE MOUNTAIN HEIGHTS FILING No. 2.
- 3/8" rebar with survey cap will be set at all corners.
- Typical easement: -----
- A 7 1/2' easement is dedicated to Park County for installation and maintenance of utilities and drainage along all side and rear lot lines. A 15' easement is on all exterior lot lines.
- A permit must be obtained from the Park County Health Dept. before installing any sewage disposal system.
- 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.
- Water and sewer not provided by Developer.
- A 30' radius is hereby reserved at each corner of each road intersection. Distances shown at these intersections are to the intersection of lot lines extended.
- Protective Covenants to be filed as separate instrument, recorded in Book _____, Reception No. _____, Park County, Colorado.
- A permit must be obtained from Park County pursuant to subdivision regulation, article II, section 6, before any driveway is constructed.

SADDLE MOUNTAIN HEIGHTS FILING No. 3
PORTIONS OF SECTION II, TOWNSHIP 14 SOUTH,
RANGE 72 WEST OF THE 6th P.M., PARK COUNTY,
COLORADO.
DATE: 9/73
PREPARED BY:
SHEET: 1 OF 2
SCALE: 1" = 100'
R. P. HARRIS & ASSOCIATES, INC.



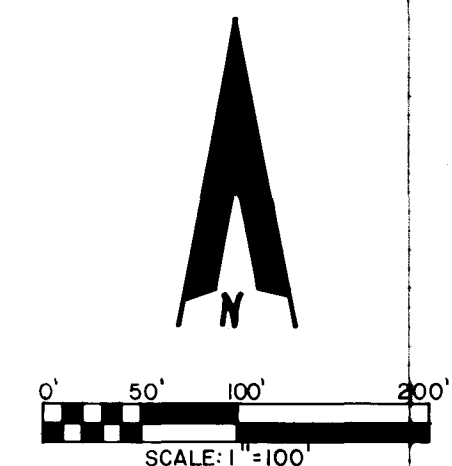
SLATER CREEK RANCH Co.

PRELIMINARY DEERVIEW FILING No. 1

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Park County, at 8:10 AM on the 6 day of November A.D., 1977, and duly filed at Reception No. 201804

Jerry C. Carpenter
County Clerk and Recorder



SADDLE MOUNTAIN HEIGHTS	FILING No. 3
PORTIONS OF SECTION II, TOWNSHIP 14 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO.	
DATE: 9/73	SHEET: 2 OF 2
PREPARED BY:	SCALE: 1"=100'
R. P. HARRIS & ASSOCIATES, INC.	

Saddle Mountain Heights
Filing 2
Sheet 1 of 4

SADDLE MOUNTAIN HEIGHTS FILING No. 2

BEING PORTIONS OF SECTIONS 10 & 11, TOWNSHIP 14 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

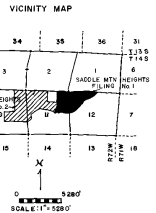
CERTIFICATE OF DEDICATION & OWNERSHIP

APPROVAL OF PLANNING COMMISSION
APPROVED by the Park County Planning Commission this 12th day of August, A.D. 1972
Robert P. Harris
Chairman

APPROVAL BY BOARD OF COUNTY COMMISSIONERS
APPROVED by the Park County Board of Commissioners, this 12th day of August, A.D. 1972
subject to the provision that the County shall not undertake the maintenance of said roads until satisfactory construction thereof by the subdividers. Said roads will be accepted by resolution at a regular County Commissioners Meeting after completion and inspection.

ATTEST: *James H. Hester*
Clerk

RECORDER'S CERTIFICATE
This plat was filed for record in the office of the County Clerk and Recorder of Park County, Colorado on the 12th day of August, A.D. 1972, and duly filed as Reception No. 1235
James H. Hester
County Clerk and Recorder



TITLE INSURANCE CERTIFICATE
Colorado Title Guaranty Company hereby certifies that Title Commitment No. 584374, dated 12-15-72, is in effect in the name of the decedent and subject to the terms, conditions, stipulations and exceptions as set forth in said Commitment, and is subject to a Deed of Trust recorded in Book 208 at page 417 and a Deed of Trust recorded in Book 218 at page 999 of the Park County Records.
Robert P. Harris
V.P.

SURVEYOR'S CERTIFICATE
I hereby certify that the survey and plat of the real property shown and described herein were made by me or under my direct responsibility, supervision and backing, in strict compliance with Colorado statutes, and that both survey and plat are true, accurate and complete.
Robert P. Harris
Registered Land Surveyor for R.P. Harris & Associates, Inc.
4800
Colorado License No. Dec 15, 1972
Date

KNOW ALL MEN BY THESE PRESENTS THAT THE SLATER CREEK RANCH COMPANY IS THE OWNER OF CERTAIN LANDS IN SECTIONS 10 AND 11, TOWNSHIP 14 NORTH, RANGE 72 WEST OF THE 6TH P.M., PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SAID SECTION 10, WHICH IS ALSO THE TRUE POINT OF BEGINNING, THENCE N 89°30'00" W ALONG THE NORTH LINE OF SAID SECTION 10, 146.84' TO THE N CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 10, THENCE S 08°25'30" E ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10, 370.55' TO THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 10, THENCE N 89°32'00" W ALONG THE E-W E. OF SAID SECTION 10, 108.00' TO THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 10, THENCE S 04°04'40" E ALONG THE N-E E. OF SAID SECTION 10, 198.87' TO THE SW CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 10; THENCE S 89°28'27" E ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 10, 228.44' TO THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 10, THENCE N 04°10'40" E ALONG THE SE 1/4 OF SAID SECTION 10, 100.00' TO THE S CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 10, WHICH IS ALSO A POINT ON THE SOUTHERLY LINE OF SADDLE MOUNT HEIGHTS FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, RESERVATION NO. PARK COUNTY, COLORADO; THENCE NORTHWEST, WESTERLY, AND EASTERLY ALONG SAID SADDLE MOUNT HEIGHTS FILING NO. 1, THE FOLLOWING COURSES AND DISTANCES: N 04°05'44" W, 168.85' TO A POINT ON A SOUTH EASTERLY FRONT OF WAY LINE OF A ROAD; THENCE S 57°04'04" W ALONG SAID ROAD 310' TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 03°37'05" AND A RADIUS OF 1888.00', THENCE ALONG SAID CURVE 101.78'; THENCE S 34°30'04" W ALONG THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 10°12'05" AND A RADIUS OF 430.90', THENCE ALONG SAID CURVE 105.90'; THENCE S 30°14'37" W, 208.87' TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 08°04'10" AND A RADIUS OF 101.17'; THENCE ALONG SAID CURVE 183.30'; THENCE N 89°30'00" W, 112.40'; THENCE N 23°28'08" E, 388.39' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 42°09'00" AND A RADIUS OF 593.70', THENCE ALONG SAID CURVE 173.57'; THENCE N 10°40'42" W, 247.89' TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 03°00'00" AND A RADIUS OF 276.76'; THENCE ALONG SAID CURVE 102.00'; THENCE N 04°10'40" E ALONG THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 07°46'30" AND A RADIUS OF 102.54'; THENCE ALONG SAID CURVE 173.46' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 04°05'04" AND A RADIUS OF 122.84'; THENCE ALONG SAID CURVE 92.35'; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ROAD AND RUNNING N 53°30'14" W, 130' TO THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 11, THENCE LEAVING THE WESTERLY LINE OF SAID SADDLE MOUNT HEIGHTS FILING NO. 1, AND RUNNING N 89°28'27" E ALONG THE NORTHERLY LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 11, 158.00' TO THE NW CORNER OF SAID SECTION 11, THENCE N 89°28'27" E ALONG THE NORTH LINE OF SAID SECTION 11, 128.90' TO THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 11, THENCE N 89°28'27" E ALONG SAID NORTH LINE OF SECTION 11, 137.00' TO THE TRUE POINT OF BEGINNING, CONTAINING 384.33 ACRES. THAT SAID OWNER HAS BY THESE PRESENTS LAID OUT AND SHOWN THE SAME AS LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SADDLE MOUNTAIN HEIGHTS, FILING NO. 2 AND DOES HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVEWAYS, RIGHTS AND PLACES HEREIN SHOWN, ALSO THE EASEMENTS AS SHOWN AND NOTED HEREON ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN.

Executed this 12th day of August, A.D. 1972
OWNER:
SLATER CREEK RANCH COMPANY
STATE OF COLORADO
COUNTY OF EL PASO
The foregoing instrument was acknowledged before me this 12th day of August, A.D. 1972 by RUFORD B. BIGGS, General Partner, Slater Creek Ranch Company.
My Commission Expires October 1, 1974
Shirley A. Brown
NOTARY PUBLIC

- NOTES
1. Bearings based on SADDLE MOUNTAIN HEIGHTS FILING No. 1
 2. * indicates steel pin set
 3. 3/8" iron with survey cap will be set at all corners.
 4. 1 1/2" diameter is dedicated to Park County for installation and maintenance of utilities and drainage along all side and rear lot lines. A 15' easement is on all exterior lot lines.
 5. A permit must be obtained from the Park County Health Dept. before installing any sewage disposal system.
 6. Sufficient wet depth to provide 4 inch soil absorption bed may not exist on all lots, in such cases the sewage treatment system shall be designed by a Colorado Registered Engineer.
 7. Water and sewer not provided by Developer.
 8. A 30' radius is hereby reserved at each corner of each road intersection. Distances shown at these intersections are to the intersection of lot lines extended.
 9. For Centerline Curve Data see Sheet No. 6.
 10. Outlots 5, 6, 7 & 8 are reserved for the Saddle Mountain Property Owners Association.

SADDLE MOUNTAIN RANCH COMPANY, a General Partnership, R. BURNS MOORE as General Partner, does hereby confirm and affirm the plat of SADDLE MOUNTAIN HEIGHTS FILING No. 2.
R. Burns Moore
R. Burns Moore

STATE OF COLORADO
COUNTY OF EL PASO
The foregoing instrument was acknowledged before me this 12th day of August, A.D. 1972, by R. BURNS MOORE, as General Partner, SADDLE MOUNTAIN RANCH COMPANY.
My Commission Expires June 1, 1974
Shirley A. Brown
Notary Public

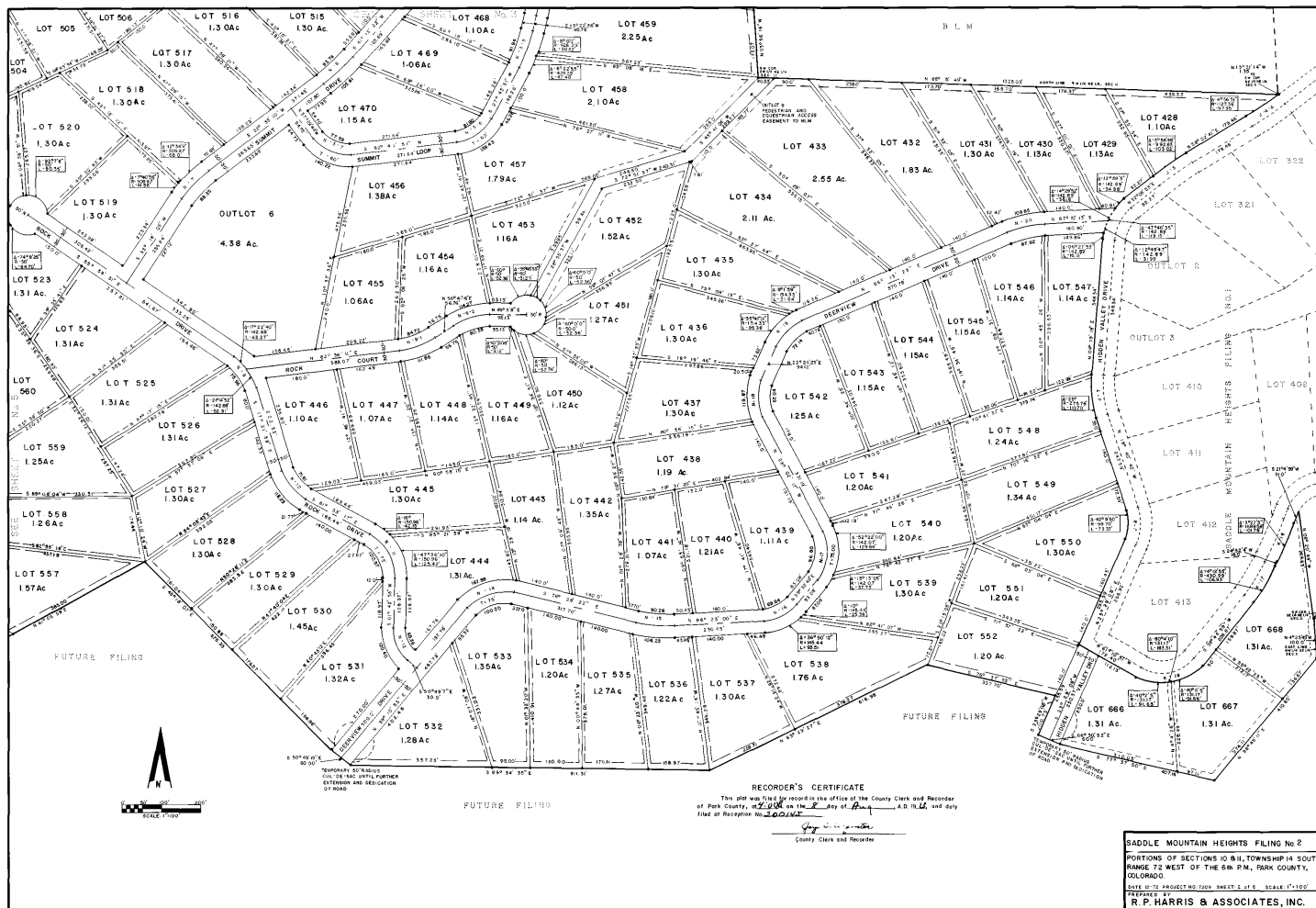
Colorado Title Guaranty Co., Attorney in fact for ERNEST F. BROUGHT, GRACE BROUGHT and DALE F. BROUGHT, does hereby confirm and ratify the plat of SADDLE MOUNTAIN HEIGHTS FILING No. 2.
Ernest F. Brought
By Ernest F. Brought
Ernest F. Brought

STATE OF COLORADO
COUNTY OF EL PASO
The foregoing instrument was acknowledged before me this 12th day of August, A.D. 1972, by Colorado Title Guaranty Co., Attorney in fact for ERNEST F. BROUGHT, GRACE BROUGHT and DALE F. BROUGHT.
My Commission Expires July 1, 1974
James H. Hester
Notary Public

SADDLE MOUNTAIN HEIGHTS FILING No. 2
PORTIONS OF SECTIONS 10 & 11, TOWNSHIP 14 SOUTH, RANGE 72 WEST, 6th P.M., PARK COUNTY, COLORADO.
PREPARED BY TISH LEECH, V.L.S., 1001 S. COLORADO
R. P. HARRIS & ASSOCIATES, INC.

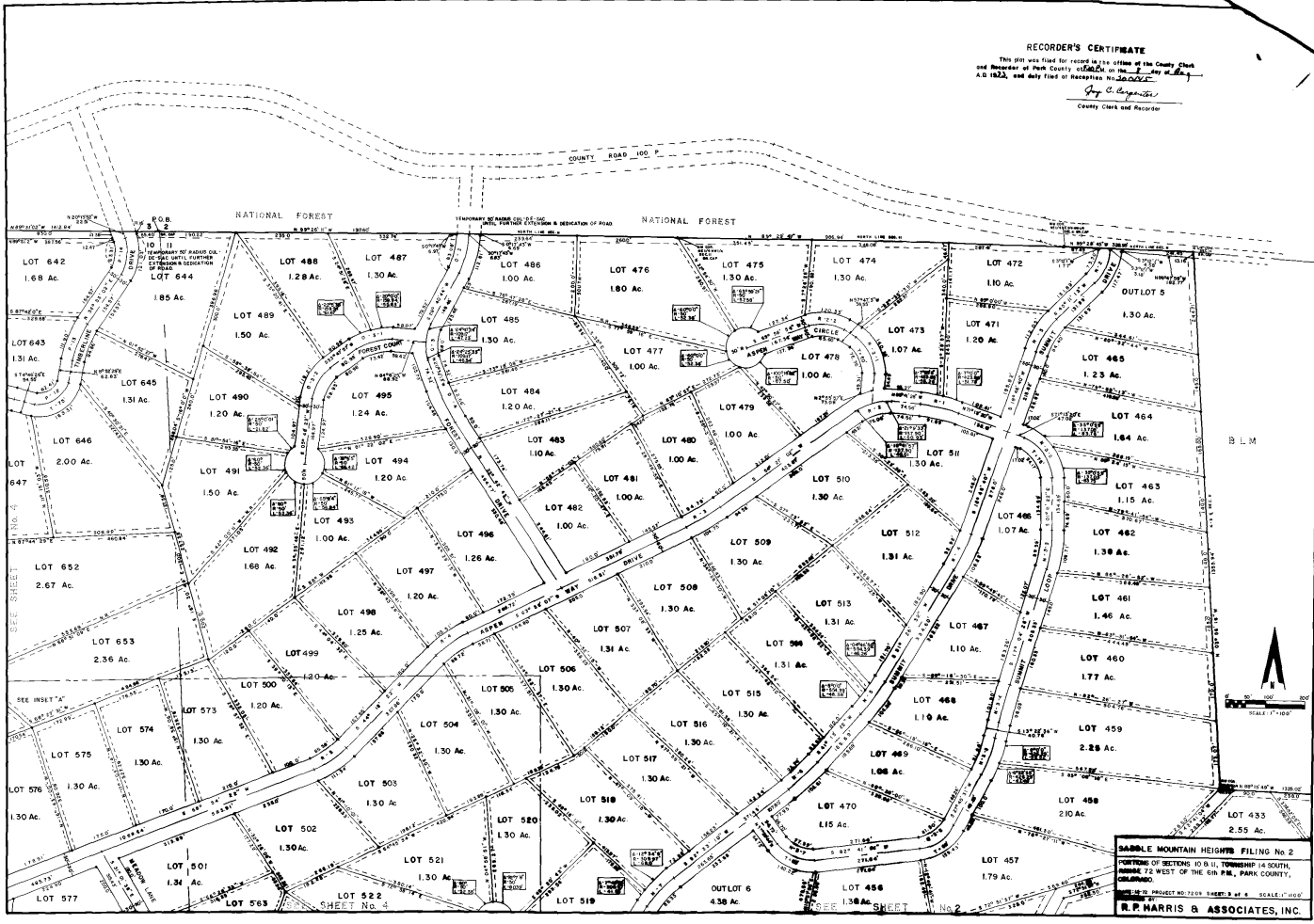
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does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

Saddle Mountain Heights
Filing 2
Sheet 2 of 6



Saddle Mountain Heights
Filing 2
Sheet 5 of 6

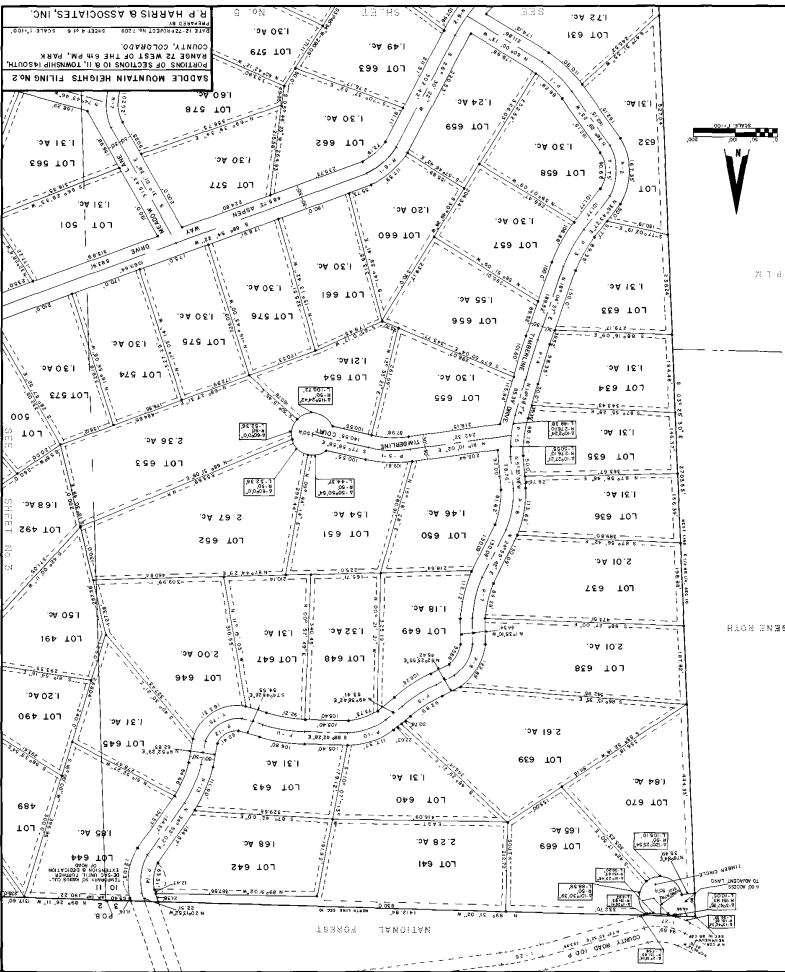
RECORDER'S CERTIFICATE
This plat was filed for record in the office of the County Clerk
and Recorder of Park County, Colorado, on the 2nd day of May,
A.D. 1923, and duly filed of Record, No. 24000.
J. C. Carpenter
County Clerk and Recorder

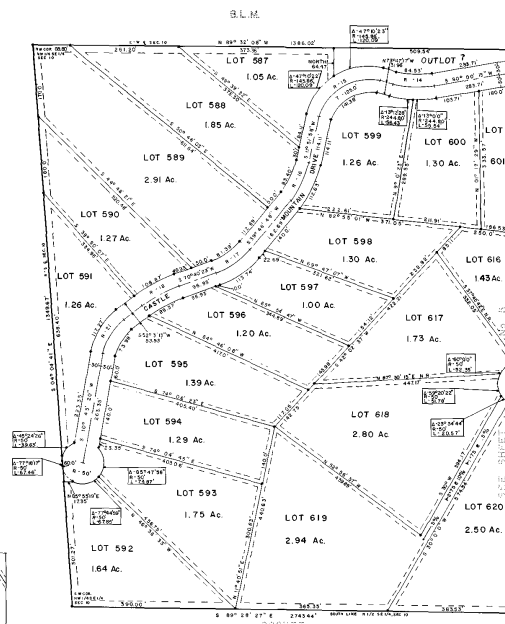
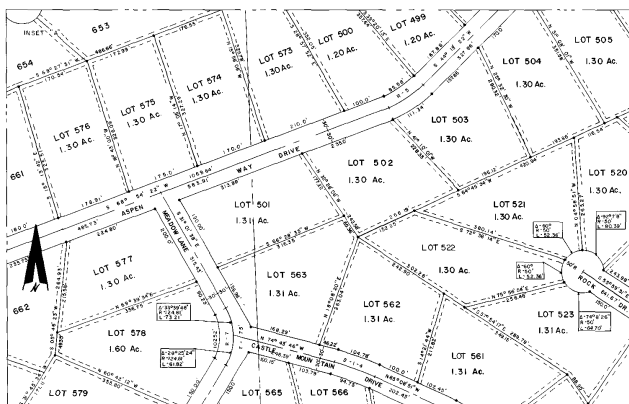


SADDLE MOUNTAIN HEIGHTS FILING No. 2
PORTIONS OF SECTIONS 10 & 11, TOWNSHIP 14 SOUTH,
RANGE 72 WEST OF THE 6TH P.M., PARK COUNTY,
COLORADO.
SCALE: 1"=400'
R. P. HARRIS & ASSOCIATES, INC.

Saddle Mountain Heights
Filing 2
Sheet 4 of 6

RECORDERS CERTIFICATE
This plan was filed for record in the office of the County Clerk and Recorder of Park County, Montana, on the 11th day of May, 1999, at 10:00 AM, and is subject to the provisions of the Montana Recording Act.





This plan was filed for record in the office of the County Clerk and Recorder of Park County at 2:30 P.M. on the 8 day of Aug A.D. 1973 and duly filed a Reception No. 20045.

County Clerk and Recorder

SADDLE MOUNTAIN HEIGHTS FILING No. 2
PORTIONS OF SECTIONS 10 & 11, TOWNSHIP 14 SOUTH,
RANGE 72 WEST OF THE 6th P.M., PARK COUNTY,
COLORADO.
DATE: 12-72 PROJECT NO. 7209 SHEET 6 of 6 SCALE: 1"=400'
PREPARED BY:
R. P. HARRIS & ASSOCIATES, INC.