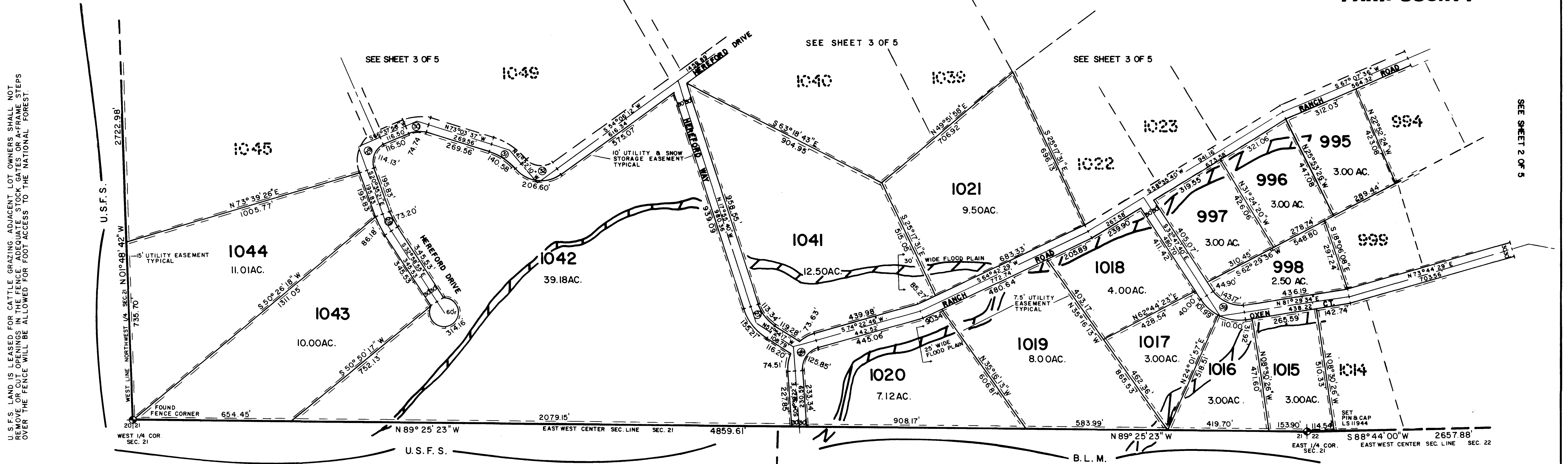


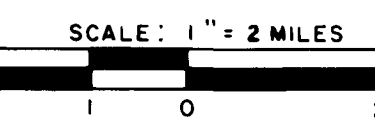
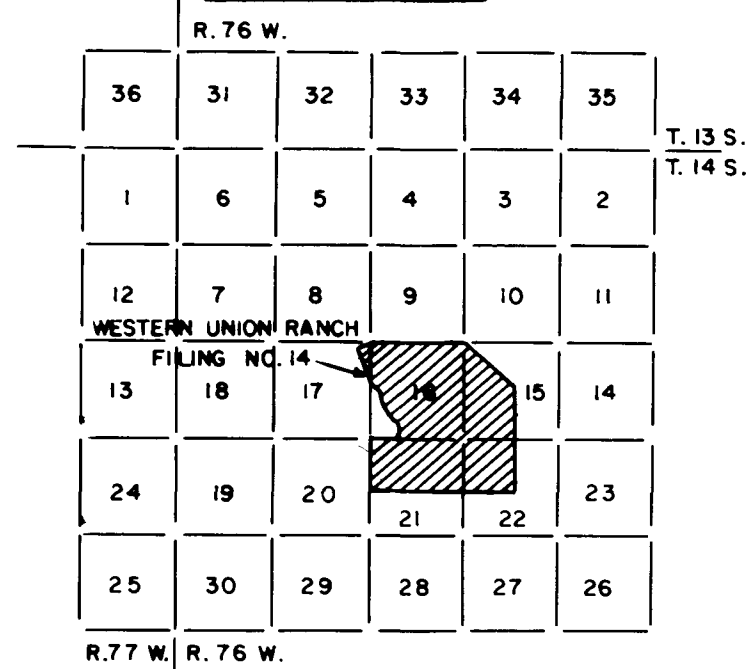
THE WESTERN UNION RANCH FILING NO. 14

PARK COUNTY



U.S.F.S. LAND IS LEASED FOR CATTLE GRAZING ADJACENT LOT OWNERS SHALL NOT REMOVE OR CUT OPENINGS IN THE FENCE, ADEQUATE STOCK GATES OR A-FRAME STEPS OVER THE FENCE WILL BE ALLOWED FOR FOOT ACCESS TO THE NATIONAL FOREST.

KEY MAP



SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, 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.

DATE June 29, 1982 Thomas L. Burnett
THOMAS L. BURNETT L.S. NO. 11944

TITLE CERTIFICATE

ATTORNEY'S TITLE GUARANTY TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE DEDICATORS.

DATE June 28th 1982 Jerry R. Dunn Member No. 586

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS DAY OF June, A.D. 1982, 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 COMMISSIONER'S MEETING AFTER COMPLETION AND INSPECTION.

BY: Joy C. Carpenter
CLERK

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS DAY OF June, A.D. 1982.

BY: Wayne L. Hargrave
V. Chen

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 2:45 P.M. ON THE 30th DAY OF June, A.D. 1982, AND DULY FILED AT RECEPTION.

NO. 311898
Jerry R. Dunn
COUNTY CLERK AND RECORDER

KNOW ALL MEN BY THESE PRESENTS THAT THE WESTERN UNION RANCH, INCORPORATED, BEING THE OWNERS OF A TRACT OF LAND LOCATED IN PARTS OF SECTIONS 15, 16, 17, 21 AND 22, T.14 S., R.76 W., OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 16, THENCE N88°04'36"E ALONG THE NORTH LINE OF SAID SECTION 16 FOR A DISTANCE OF 5330.64' TO THE NE CORNER OF SAID SECTION 16, THENCE S69°20'00"E FOR A DISTANCE OF 2640.00', THENCE S09°52'02"E FOR A DISTANCE OF 2377.41', FOR A DISTANCE OF 2640.00', THENCE S10°47'09"E FOR A DISTANCE OF 515.04', THENCE S72°40'00"E FOR A DISTANCE OF 1615.00', THENCE SOUTH FOR A DISTANCE OF 871.59' TO A POINT ON THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 22, THENCE S88°44'00"W ALONG THE SAID EAST-WEST CENTER OF SECTION LINE SECTION 22 FOR A DISTANCE OF 2657.88' TO THE EAST 1/4 CORNER OF SAID SECTION 21, THENCE N89°25'23"W ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 21 FOR A DISTANCE OF 4859.61' TO THE WEST 1/4 CORNER OF SAID SECTION 21, THENCE N01°48'42"W ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 21 FOR A DISTANCE OF 2722.98' TO THE SW CORNER OF SAID SECTION 16, THENCE S89°06'17"E ALONG THE SOUTH LINE OF SAID SECTION 16 FOR A DISTANCE OF 1723.06', THENCE N32°02'53"W FOR A DISTANCE OF 454.30', THENCE N55°41'42"W FOR A DISTANCE OF 321.23', THENCE N55°01'54"W FOR A DISTANCE OF 585.65', THENCE N16°10'57"W FOR A DISTANCE OF 264.51', THENCE N12°59'09"E FOR A DISTANCE OF 783.77', THENCE N38°08'47"E FOR A DISTANCE OF 798.70', THENCE N74°08'04"W FOR A DISTANCE OF 1124.92', THENCE N16°30'16"W FOR A DISTANCE OF 250.34', THENCE N39°17'02"W FOR A DISTANCE OF 743.48', THENCE N09°19'46"W FOR A DISTANCE OF 173.54' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RANCH ROAD, SAID POINT BEING ON THE EASTERLY BOUNDARY OF WESTERN UNION RANCH, FILING NO. 13, THENCE NORTHEASTERLY ALONG SAID BOUNDARY FOR THE FOLLOWING 4 COURSES, N09°37'48"W CROSSING SAID RANCH ROAD FOR A DISTANCE OF 63.36' TO A POINT ON THE EASTERLY RIGHT OF WAY OF STACKER DRIVE, THENCE NORTHERLY ALONG SAID EASTERLY R.O.W. OF STACKER DRIVE FOR THE FOLLOWING 2 COURSES, N10°12'57"W FOR A DISTANCE OF 730.74', THENCE N15°13'19"W FOR A DISTANCE OF 342.52', THENCE N64°41'58"E LEAVING SAID R.O.W. FOR A DISTANCE OF 465.45' TO THE NW CORNER OF SAID SECTION 16, THE POINT OF BEGINNING. CONTAINING 1296.06 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERRED TO A POLARIS OBSERVATION. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF THE WESTERN UNION RANCH, FILING NO. 14, 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 HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.

EXECUTED THIS 29th DAY OF June, A.D. 1982.

THE WESTERN UNION RANCH, INCORPORATED
BY: D. H. Northington
D. H. NORTHINGTON, PRESIDENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, A.D. 1982.

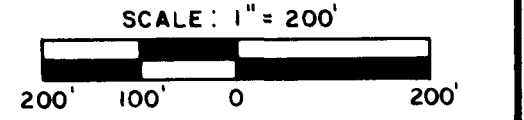
MY COMMISSION EXPIRES 4-1-84
WITNESS MY HAND AND SEAL

Judith Burnett
NOTARY PUBLIC

OWNERS CERTIFICATE

I, D. Henry Northington OWNER OF THE ABOVE PLATTED LAND, DO HEREBY STATE THAT TITLE TO SAID LAND IS HELD IN THE NAME OF The Western Union Ranch, Inc. THE COMMITMENT TO INSURE SAID LAND, AND THAT THE LIENS AND ENCUMBRANCES SHOWN ON THE COMMITMENT TO INSURE FROM Attorney's Title Guaranty Title Insurance Co. ARE THE ONLY LIENS AFFECTING SAID PROPERTY AT THE TIME OF THE FILING OF SAID PLAT.

DATE June 29, 1982 OWNER D. H. Northington



Mountain Planning & Dev.
Surveying, Planning & Geology
P. O. Box 126 Fairplay, Colo. 80440
Phone 836-2480

Western Union
Ranch
Filing 14
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THE WESTERN UNION RANCH

FILING NO. 14

PARK COUNTY

NOTES

1. 5/8" REBAR WITH SURVEY CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE. A 15' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG ALL PLAT EXTERIOR BOUNDARY LINES.
3. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FROM THE COUNTY.
4. ALL PROPERTY LINES INTERSECTION AT STREET CORNER SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO THE POINT OF INTERSECTION.
5. ALL UTILITIES (ELEC., WATER, SEWER, GAS AND TELEPHONE) SHALL BE PROVIDED AT THE INDIVIDUAL LOT OWNERS EXPENSE.
6. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A DRIVEWAY PERMIT FROM THE COUNTY.
7. ALL MINERAL RIGHTS OWNED BY THE DEDICATOR WILL BE CONVEYED TO THE INDIVIDUAL PROPERTY OWNER.
8. DEED RECORDED AT BOOK 294 PAGE 619, AND 620
9. THIS PROPERTY HAS R-1 COUNTY ZONING, EXCEPT WHERE OTHERWISE NOTED.
10. THIS SUBDIVISION CONTAINS 266 LOTS.
11. THIS PLAT CONTAINS 53,134.23 FEET OF DEDICATED ROAD.
12. COVENANTS RECORDED AT BOOK 272 PAGE 198, AND BOOK 294 PAGE 724.
13. A 10' EASEMENT FOR SNOW STORAGE SHALL BE GRANTED ALONG ALL FRONT LOT LINES.
14. A 10' EASEMENT FOR R.E.A. ELECTRICITY SHALL BE GRANTED ALONG ALL FRONT LOT LINES.
15. THE WESTERN UNION RANCH IS NOT IN A FIRE DISTRICT. FIRE PROTECTION IS PROVIDED BY THE WESTERN UNION RANCH AND THE OWNERS ASSOCIATION.
16. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT. SUFFICIENT SOIL DEPTH TO PROVIDE 4" THICK ABSORPTION BEDS MAY NOT EXIST ON ALL LOTS. IN SUCH CASES THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER.
- 17.
18. A SERIES OF DROUGHT YEARS MAY RESULT IN LIMITED GROUNDWATER RECHARGE. WELLS SHOULD BE INITIALLY DRILLED TO DEPTHS THAT ENCOUNTER AN ADEQUATE GROUNDWATER SUPPLY.

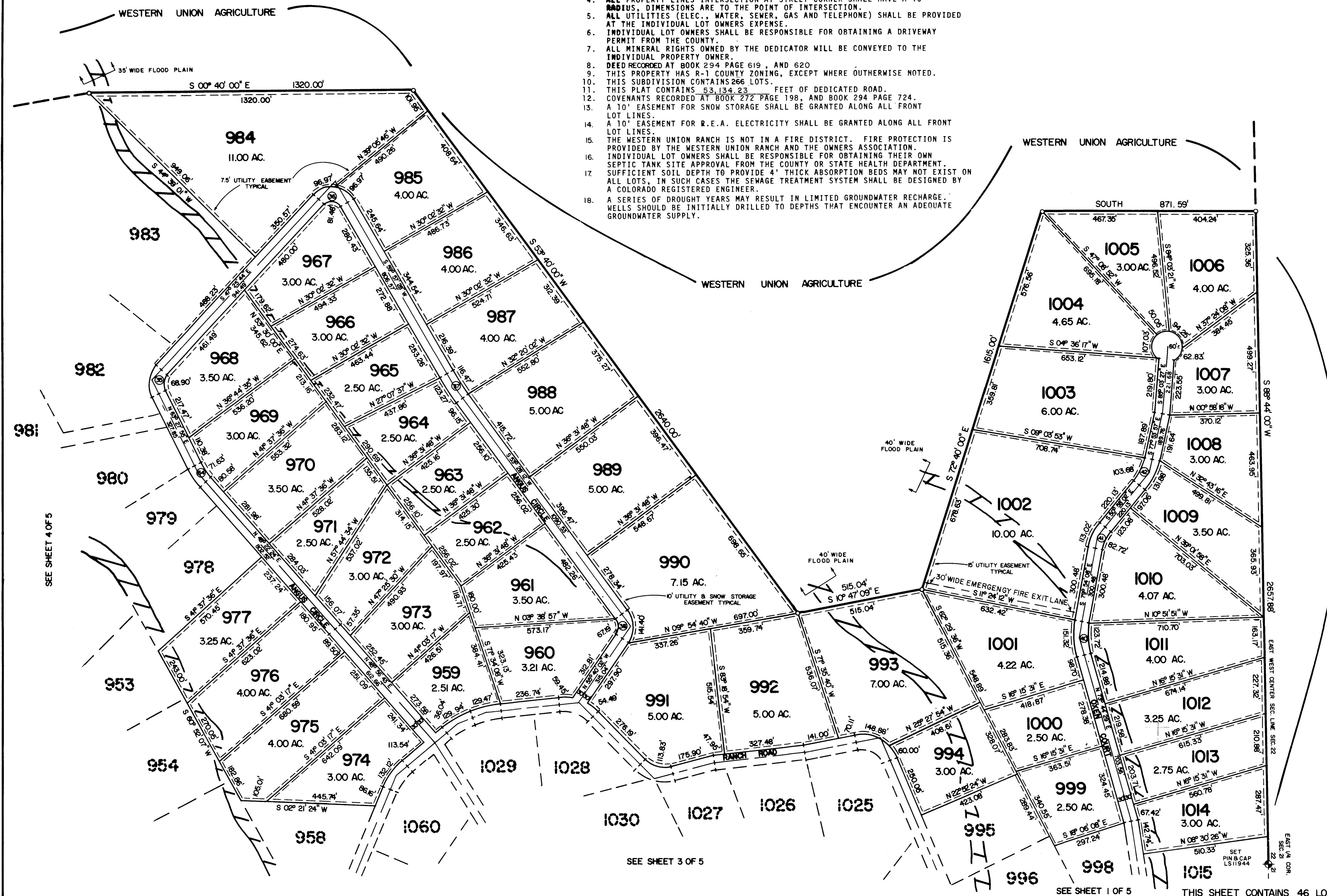
CENTERLINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	19°57'48"	100.00'	568.19'	197.97'
2.	23°07'17"	100.00'	488.86'	197.28'
3.	32°06'35"	100.02'	347.54'	194.77'
4.	19°02'28"	100.00'	596.26'	198.16'
5.	26°15'07"	71.33'	305.88'	104.15'
6.	59°21'38"	71.33'	125.15'	129.66'
7.				
8.				
9.	92°45'31"	130.00'	123.89'	200.57'
10.	24°30'49"	170.00'	782.52'	334.80'
11.	38°54'22"	100.00'	283.13'	192.26'
12.	34°17'17"	100.00'	324.17'	194.00'
13.	24°36'40"	100.00'	458.43'	196.92'
14.	39°56'46"	100.00'	275.15'	191.83'
15.	22°50'05"	100.00'	495.17'	197.35'
16.	19°35'41"	100.00'	579.10'	198.05'
17.	11°56'29"	100.00'	956.14'	199.28'
18.	54°15'17"	38.28'	74.71'	70.74'
19.	24°58'44"	60.00'	270.89'	118.09'
20.	27°35'04"	60.00'	244.42'	117.67'
21.	17°33'38"	60.85'	393.97'	120.75'
22.	16°26'42"	60.85'	421.10'	120.86'
23.	51°12'50"	80.00'	166.92'	149.20'
24.	59°51'46"	80.00'	138.95'	145.17'
25.	78°14'58"	100.00'	122.96'	167.91'
26.	79°02'08"	100.00'	121.23'	167.23'
27.	39°58'37"	70.00'	192.44'	134.27'
28.	12°23'34"	40.00'	368.42'	79.69'
29.	87°13'19"	100.00'	104.97'	159.80'
30.	40°18'25"	50.00'	136.24'	95.84'
31.	31°41'27"	80.65'	284.16'	157.17'
32.	84°10'38"	100.00'	110.04'	162.34'
33.	37°25'54"	40.00'	615.91'	79.89'
34.	15°05'31"	40.00'	301.96'	79.54'
35.	69°06'21"	60.00'	87.13'	105.09'
36.	107°23'12"	100.00'	73.48'	137.71'
37.	06°29'16"	60.00'	1058.63'	119.87'
38.	70°51'46"	60.00'	84.33'	104.30'
39.	65°42'46"	100.00'	154.83'	177.58'
40.	26°21'23"	70.00'	298.96'	137.52'
41.	28°56'06"	50.00'	193.79'	97.87'
42.	26°55'55"	60.00'	250.57'	117.78'
43.	14°48'24"	60.00'	461.76'	119.33'
44.	16°17'48"	70.00'	488.89'	139.05'
45.	15°32'19"	80.00'	586.35'	159.02'
46.	25°10'29"	60.00'	268.70'	118.06'
47.	55°39'15"	45.76'	86.69'	84.21'
48.	42°55'27"	45.76'	116.39'	87.20'
49.	17°57'17"	96.33'	609.77'	191.08'
50.	40°01'02"	96.33'	264.54'	184.76'
51.	22°02'21"	70.00'	359.46'	138.27'
52.	14°14'25"	50.00'	400.28'	99.48'
53.	47°37'38"	70.00'	158.61'	131.84'
54.	13°55'15"	60.00'	491.47'	119.41'
55.	17°53'02"	89.79'	570.68'	178.13'
56.	25°22'48"	89.79'	398.77'	176.64'
57.	37°14'46"	50.00'	148.37'	96.45'
58.	24°38'17"	50.00'	228.96'	98.45'
59.	116°39'29"	97.26'	60.00'	122.16'
60.	49°47'35"	27.95'	60.22'	52.33'
61.	24°31'51"	57.33'	263.72'	112.91'
62.	49°26'33"	80.00'	173.76'	149.95'
63.	77°31'03"	70.00'	87.19'	117.96'
64.	105°15'10"	120.00'	91.66'	168.38'
65.	08°52'42"	60.00'	772.86'	119.76'
66.	22°52'05"	60.00'	296.66'	118.40'
67.	27°51'04"	65.53'	264.29'	128.47'
68.	67°17'32"	54.11'	131.31'	95.49'
69.	47°12'52"	50.00'	114.41'	94.28'
70.	13°17'49"	61.00'	523.35'	121.46'
71.	79°49'06"	50.31'	60.16'	83.80'
72.	54°43'55"	31.06'	60.00'	57.32'
73.	33°01'56"	60.00'	202.35'	116.66'
74.	20°16'51"	79.63'	137.14'	144.29'
75.	20°51'25"	79.63'	432.65'	157.49'
76.	54°53'37"	50.00'	96.27'	92.23'
77.	12°24'34"	60.00'	551.88'	119.53'



SCALE: 1" = 200'

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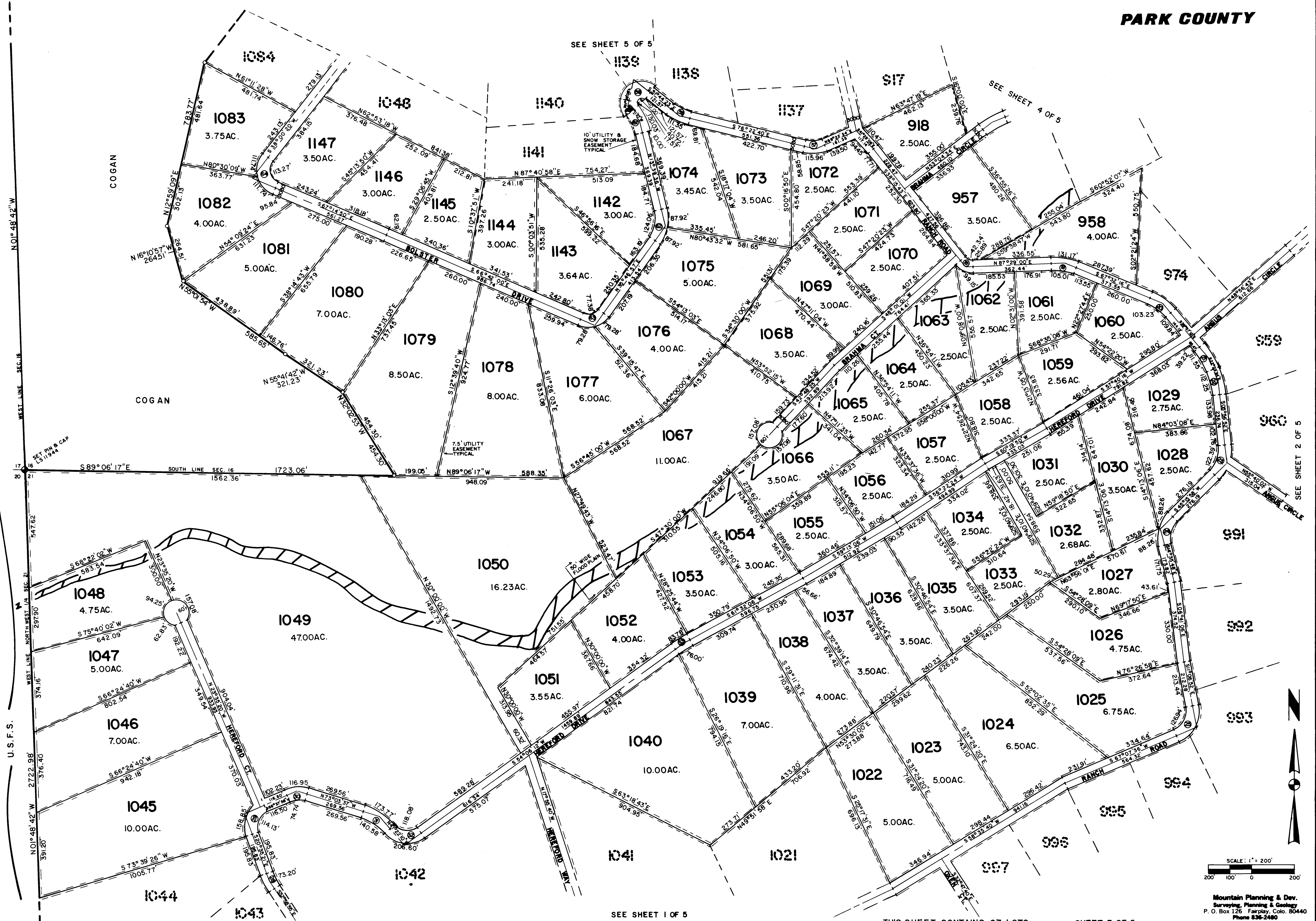
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THE WESTERN UNION RANCH

FILING NO. 14

PARK COUNTY

U.S.F.S. LAND IS LEASED FOR CATTLE GRAZING ADJACENT LOT OWNERS SHALL NOT REMOVE OR CUT OPENINGS IN THE FENCE STOCK GATES OR A-FRAME STEPS OVER THE FENCE WILL BE ALLOWED FOR FOOT ACCESS TO THE NATIONAL FOREST.

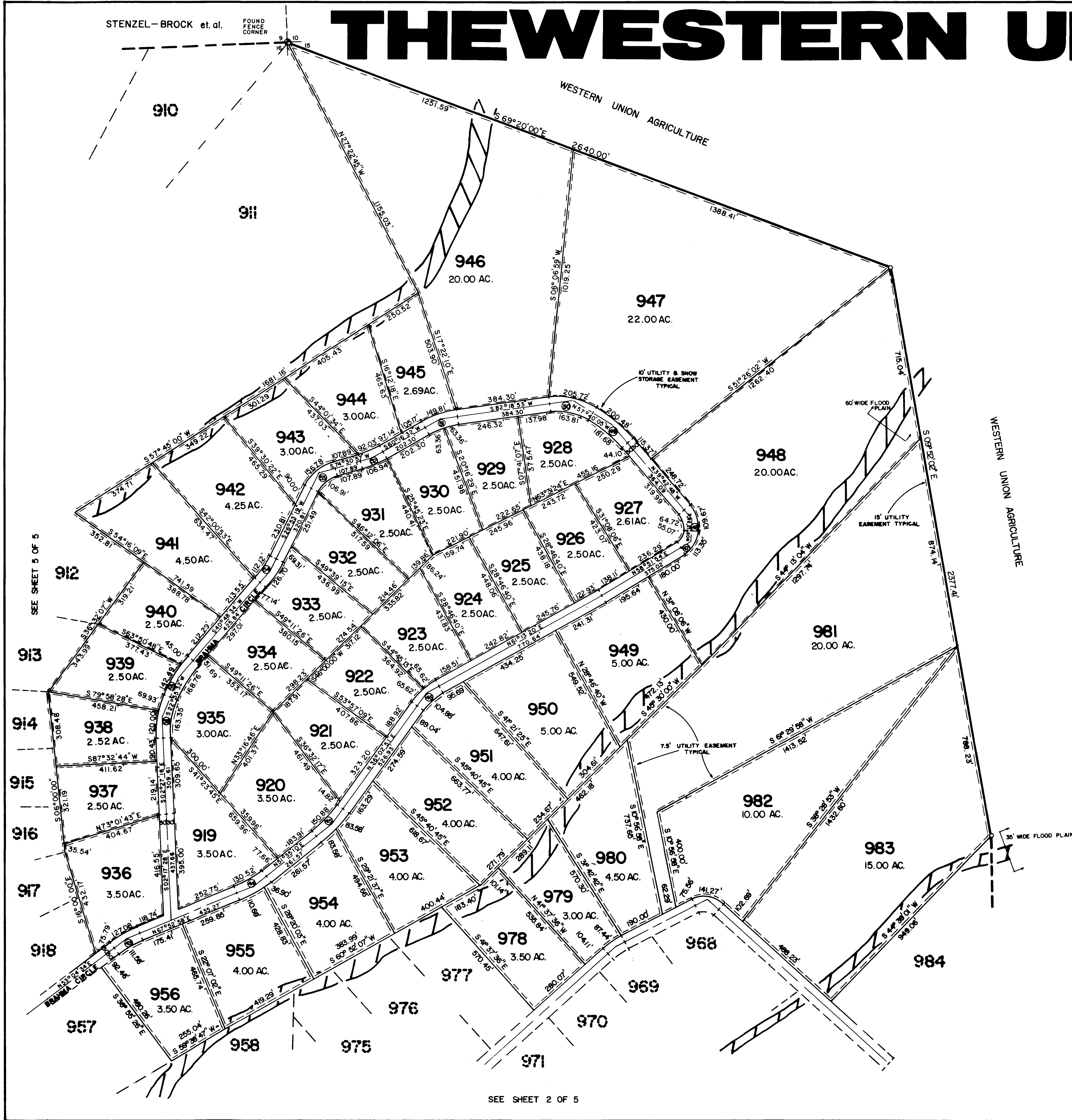


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Ranch
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STENZEL-BROCK et. al.
FOUND
FENCE
CORNER

THE WESTERN UNION RANCH

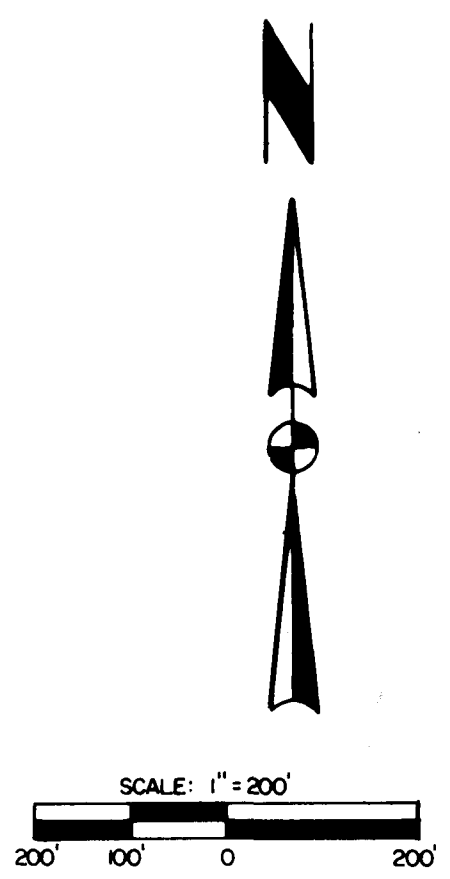
FILING NO. 14 PARK COUNTY



SEE SHEET 2 OF 5

THIS SHEET CONTAINS 44 LOTS

SHEET 4 OF 5



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Res 99-36 # 507246 Lots 1141, 1142

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