

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

Rejection State Book 223 page 510

NOTES

1. 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.

2. TYPICAL EASEMENT ALL SIDE AND REAR LOT LINES

3. EASEMENTS BASED ON PREVIOUS PLATS OF RECORD

4. 3/4" INDICATES STEEL PIN SET

5. 3/4" REBAR 1/2" DIA. OR 1/2" DIA. HAVE BEEN SET AT ALL CORNERS

6. PERMIT MUST BE OBTAINED FROM THE PARK COUNTY HEALTH DEPT. BEFORE INSTALLING ANY SEWAGE DISPOSAL SYSTEM

7. 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

CENTERLINE	CURVE	DATA
CURVE	A	RADIUS TANGENT LENGTH
1A	44°40'20"	121.24' 50.00' 94.80'
2A	13°12'30"	402.30' 50.00' 99.20'
3	27°35'11"	203.67' 50.00' 98.06'
4	30°28'20"	86.33' 50.00' 96.79'
5	32°17'59"	170.80' 50.00' 97.28'
6B	24°45'25"	227.82' 50.00' 98.44'
7B	42°09'10"	128.62' 50.00' 95.38'
8B	64°47'22"	79.83' 50.00' 83.34'
9B	34°55'55"	163.04' 50.00' 97.03'
10B	18°30'25"	305.89' 50.00' 99.13'
11B	38°12'35"	89.89' 50.00' 91.25'
12B	24°45'25"	227.82' 50.00' 98.44'
13B	42°09'10"	128.62' 50.00' 95.38'
14B	64°47'22"	79.83' 50.00' 83.34'
15B	34°55'55"	163.04' 50.00' 97.03'
16B	18°30'25"	305.89' 50.00' 99.13'
17B	38°12'35"	89.89' 50.00' 91.25'
18B	24°45'25"	227.82' 50.00' 98.44'
19B	42°09'10"	128.62' 50.00' 95.38'
20B	64°47'22"	79.83' 50.00' 83.34'
21B	34°55'55"	163.04' 50.00' 97.03'
22B	18°30'25"	305.89' 50.00' 99.13'
23B	38°12'35"	89.89' 50.00' 91.25'
24B	24°45'25"	227.82' 50.00' 98.44'
25B	42°09'10"	128.62' 50.00' 95.38'
26B	64°47'22"	79.83' 50.00' 83.34'
27B	34°55'55"	163.04' 50.00' 97.03'
28B	18°30'25"	305.89' 50.00' 99.13'
29B	38°12'35"	89.89' 50.00' 91.25'
30B	24°45'25"	227.82' 50.00' 98.44'
31B	42°09'10"	128.62' 50.00' 95.38'
32B	64°47'22"	79.83' 50.00' 83.34'
33B	34°55'55"	163.04' 50.00' 97.03'
34B	18°30'25"	305.89' 50.00' 99.13'
35B	38°12'35"	89.89' 50.00' 91.25'
36B	24°45'25"	227.82' 50.00' 98.44'
37B	42°09'10"	128.62' 50.00' 95.38'
38B	64°47'22"	79.83' 50.00' 83.34'
39B	34°55'55"	163.04' 50.00' 97.03'
40B	18°30'25"	305.89' 50.00' 99.13'
41B	38°12'35"	89.89' 50.00' 91.25'
42B	24°45'25"	227.82' 50.00' 98.44'
43B	42°09'10"	128.62' 50.00' 95.38'
44B	64°47'22"	79.83' 50.00' 83.34'
45B	34°55'55"	163.04' 50.00' 97.03'
46B	18°30'25"	305.89' 50.00' 99.13'
47B	38°12'35"	89.89' 50.00' 91.25'
48B	24°45'25"	227.82' 50.00' 98.44'
49B	42°09'10"	128.62' 50.00' 95.38'
50B	64°47'22"	79.83' 50.00' 83.34'
51B	34°55'55"	163.04' 50.00' 97.03'
52B	18°30'25"	305.89' 50.00' 99.13'
53B	38°12'35"	89.89' 50.00' 91.25'
54B	24°45'25"	227.82' 50.00' 98.44'
55B	42°09'10"	128.62' 50.00' 95.38'
56B	64°47'22"	79.83' 50.00' 83.34'
57B	34°55'55"	163.04' 50.00' 97.03'
58B	18°30'25"	305.89' 50.00' 99.13'
59B	38°12'35"	89.89' 50.00' 91.25'
60B	24°45'25"	227.82' 50.00' 98.44'
61B	42°09'10"	128.62' 50.00' 95.38'
62B	64°47'22"	79.83' 50.00' 83.34'
63B	34°55'55"	163.04' 50.00' 97.03'
64B	18°30'25"	305.89' 50.00' 99.13'
65B	38°12'35"	89.89' 50.00' 91.25'
66B	24°45'25"	227.82' 50.00' 98.44'
67B	42°09'10"	128.62' 50.00' 95.38'
68B	64°47'22"	79.83' 50.00' 83.34'
69B	34°55'55"	163.04' 50.00' 97.03'
70B	18°30'25"	305.89' 50.00' 99.13'
71B	38°12'35"	89.89' 50.00' 91.25'
72B	24°45'25"	227.82' 50.00' 98.44'
73B	42°09'10"	128.62' 50.00' 95.38'
74B	64°47'22"	79.83' 50.00' 83.34'
75B	34°55'55"	163.04' 50.00' 97.03'
76B	18°30'25"	305.89' 50.00' 99.13'
77B	38°12'35"	89.89' 50.00' 91.25'
78B	24°45'25"	227.82' 50.00' 98.44'
79B	42°09'10"	128.62' 50.00' 95.38'
80B	64°47'22"	79.83' 50.00' 83.34'
81B	34°55'55"	163.04' 50.00' 97.03'
82B	18°30'25"	305.89' 50.00' 99.13'
83B	38°12'35"	89.89' 50.00' 91.25'
84B	24°45'25"	227.82' 50.00' 98.44'
85B	42°09'10"	128.62' 50.00' 95.38'
86B	64°47'22"	79.83' 50.00' 83.34'
87B	34°55'55"	163.04' 50.00' 97.03'
88B	18°30'25"	305.89' 50.00' 99.13'
89B	38°12'35"	89.89' 50.00' 91.25'
90B	24°45'25"	227.82' 50.00' 98.44'
91B	42°09'10"	128.62' 50.00' 95.38'
92B	64°47'22"	79.83' 50.00' 83.34'
93B	34°55'55"	163.04' 50.00' 97.03'
94B	18°30'25"	305.89' 50.00' 99.13'
95B	38°12'35"	89.89' 50.00' 91.25'
96B	24°45'25"	227.82' 50.00' 98.44'
97B	42°09'10"	128.62' 50.00' 95.38'
98B	64°47'22"	79.83' 50.00' 83.34'
99B	34°55'55"	163.04' 50.00' 97.03'
100B	18°30'25"	305.89' 50.00' 99.13'

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE Park County Board of Commissioners, this 1st day of May, A.D. 1972, subject to the provision that the County will not undertake the maintenance of said roads until satisfactory construction thereof by the subdivider.

By John P. Harris Chairman
Attest John P. Harris Clerk

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE Park County Planning Commission, this 1st day of May, A.D. 1972.

By Robert G. Ogden Chairman

SURVEYOR'S CERTIFICATE

I, Ronald P. Harris, 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 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. 4-600
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 at 2:21 P.M. on the 2 day of May, A.D. 1972, and duly filed at Reception No. 1-17-1972

By John P. Harris
County Clerk and Recorder

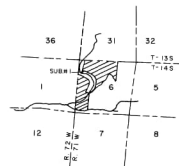
By John P. Harris Deputy

TITLE INSURANCE CERTIFICATE

Colorado Title and Guarantee Co. hereby certifies that title commitment No. 576218 is in effect in the name of the declarator 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 John P. Harris
John P. Harris, Vice President
Title Insurance Company

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 S.W. CORNER OF LOT 41, SADDLE MOUNTAIN RANCH, SUBDIVISION NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, RECEPTION NO. 185895, 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, 1282.68' TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 6, THENCE S 04°50'27" W ALONG THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 6, THENCE S 04°50'27" W ALONG THE EAST LINE OF SAID ROAD BY THE FOLLOWING COURSES: S 80°48'49" E 39.70', ALONG THE ARC OF A 100.35' RADIUS CURVE TO THE RIGHT A DISTANCE OF 124.01' (A 70°47'46"); S 03°02'05" E 450.67', ALONG THE ARC OF A 904.3' RADIUS CURVE TO THE RIGHT A DISTANCE OF 118.93' (A 107°32'20"); N 77°29'58" W 41.00', ALONG THE ARC OF A 50.74' RADIUS CURVE TO THE LEFT A DISTANCE OF 90.48' (A 102°09'55"); S 87°02'27" 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 71.17', THENCE N 43°21'55" 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°58'33" W 436.13', THENCE N 15°32'19" W 55.15', THENCE N 45°50'00" W 463.39', THENCE N 89°50'22" W 175.24', THENCE S 21°31'02" W 269.64', THENCE S 08°09'44" E 344.00', THENCE S 38°44'26" W 886.0', THENCE S 74°01'44" 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 60.02' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD, THENCE ALONG SAID ROAD BY THE FOLLOWING COURSES: S 48°33' W 8.67', ALONG THE ARC OF A 140.80' RADIUS CURVE TO THE LEFT A DISTANCE OF 80.20' (A 32°37'59"); S 18°04'03" W 280.9', 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 03°03'37" W ALONG THE EAST LINE OF SAID SW 1/4 OF THE SW 1/4 OF SAID SECTION 6, THENCE S 03°03'37" W ALONG THE EAST LINE OF AN EXISTING COUNTY ROAD 100'-P, THENCE ALONG SAID ROAD BY THE FOLLOWING COURSES: S 72°50'24" W 18.23', ALONG THE ARC OF A 186.90' RADIUS CURVE TO THE LEFT A DISTANCE OF 85.40' (A 24°50'53"); S 47°08'58" W 172.83', ALONG THE ARC OF A 119.41' RADIUS CURVE TO THE RIGHT A DISTANCE OF 121.73' (A 58°12'53"); 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 18°30'25"); S 08°14' W 87.12', ALONG THE ARC OF A 183.04' RADIUS CURVE TO THE RIGHT A DISTANCE OF 144.88' (A 34°05'55"); 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 73°47'54" W 134.0', ALONG THE ARC OF A 158.62' RADIUS CURVE TO THE RIGHT A DISTANCE OF 117.62' (A 42°29'10"); 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 05°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 57.65', THENCE N 05°09'18" E ALONG SAID WEST LINE 327.68' TO THE NW CORNER OF SAID SW 1/4 OF THE SW 1/4, THENCE N 05°09'18" E ALONG SAID WEST LINE 1242.44' TO THE NW CORNER OF 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 ON 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. Folman
DAVID J. FOLMAN, GEN. 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. FOLMAN, General Partner, Saddle Mountain Ltd.

My commission expires 3-9-76

James L. 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.

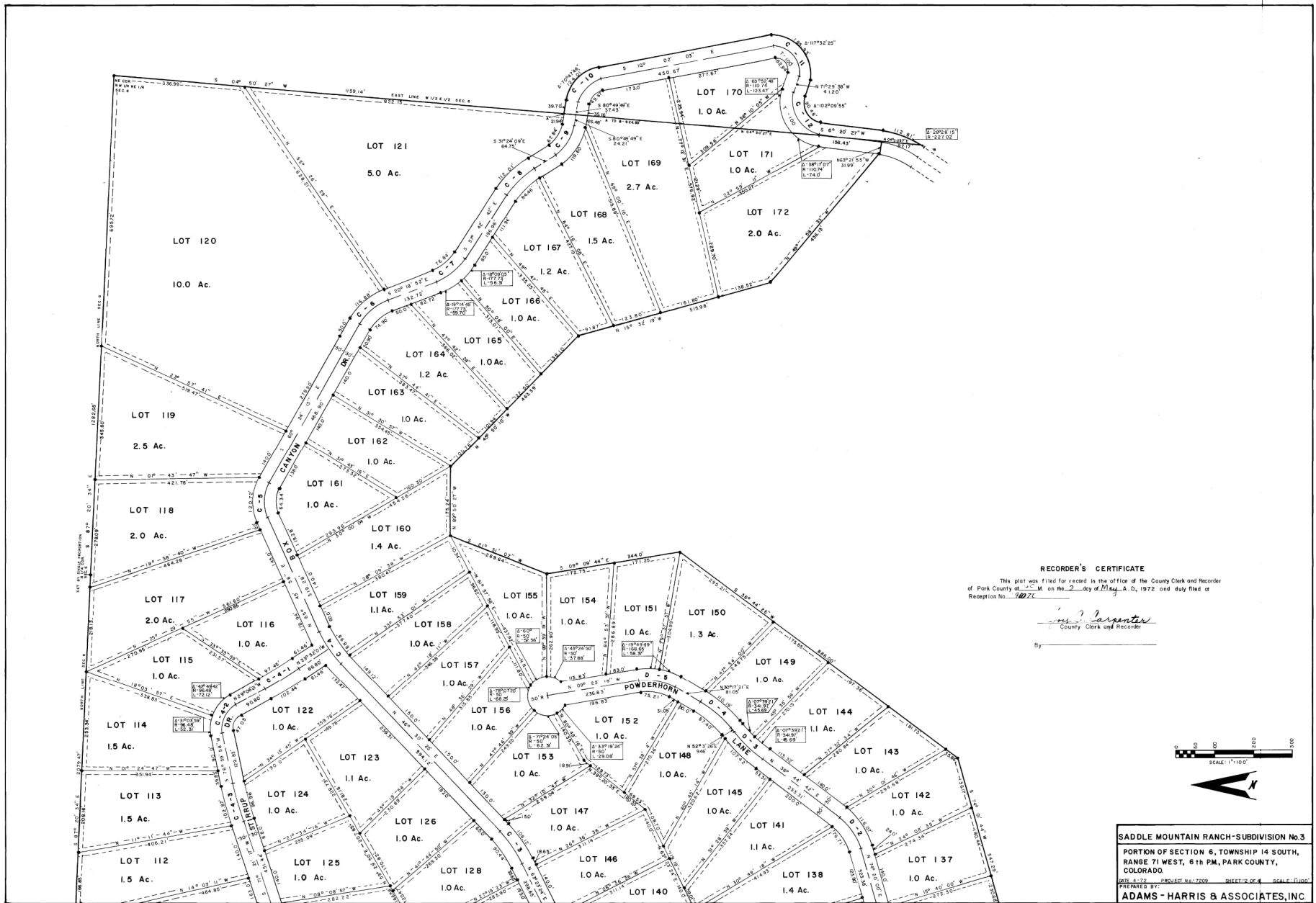
STATE OF COLORADO SS
COUNTY OF EL PASO

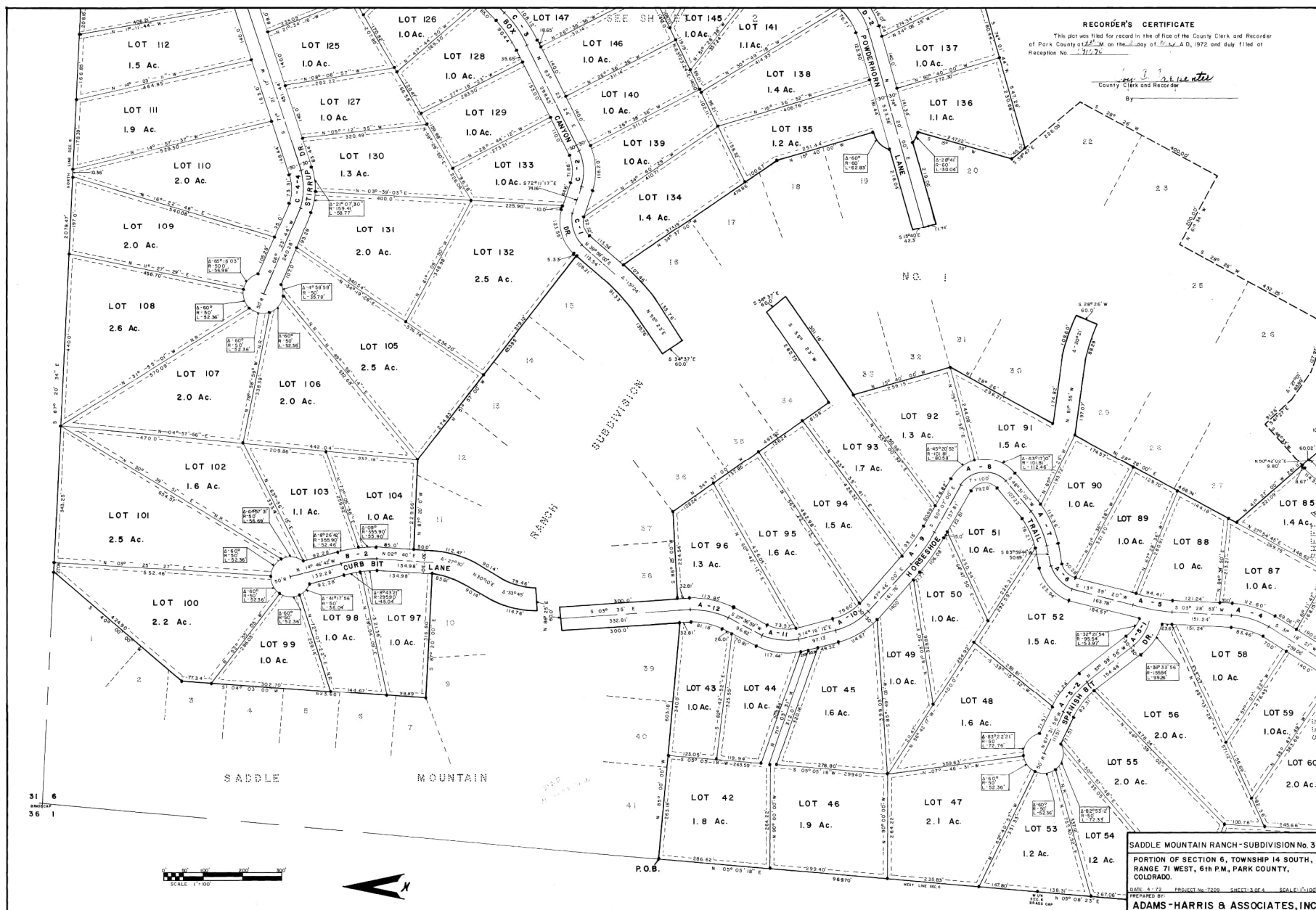
The foregoing statement was acknowledged before me this 20 day of April, A.D. 1972, by Colorado Title and Guarantee Co., Attorney in fact for Ernest F. Orcutt, Grace Orcutt and Dale F. Orcutt.

My commission expires October 19, 1972

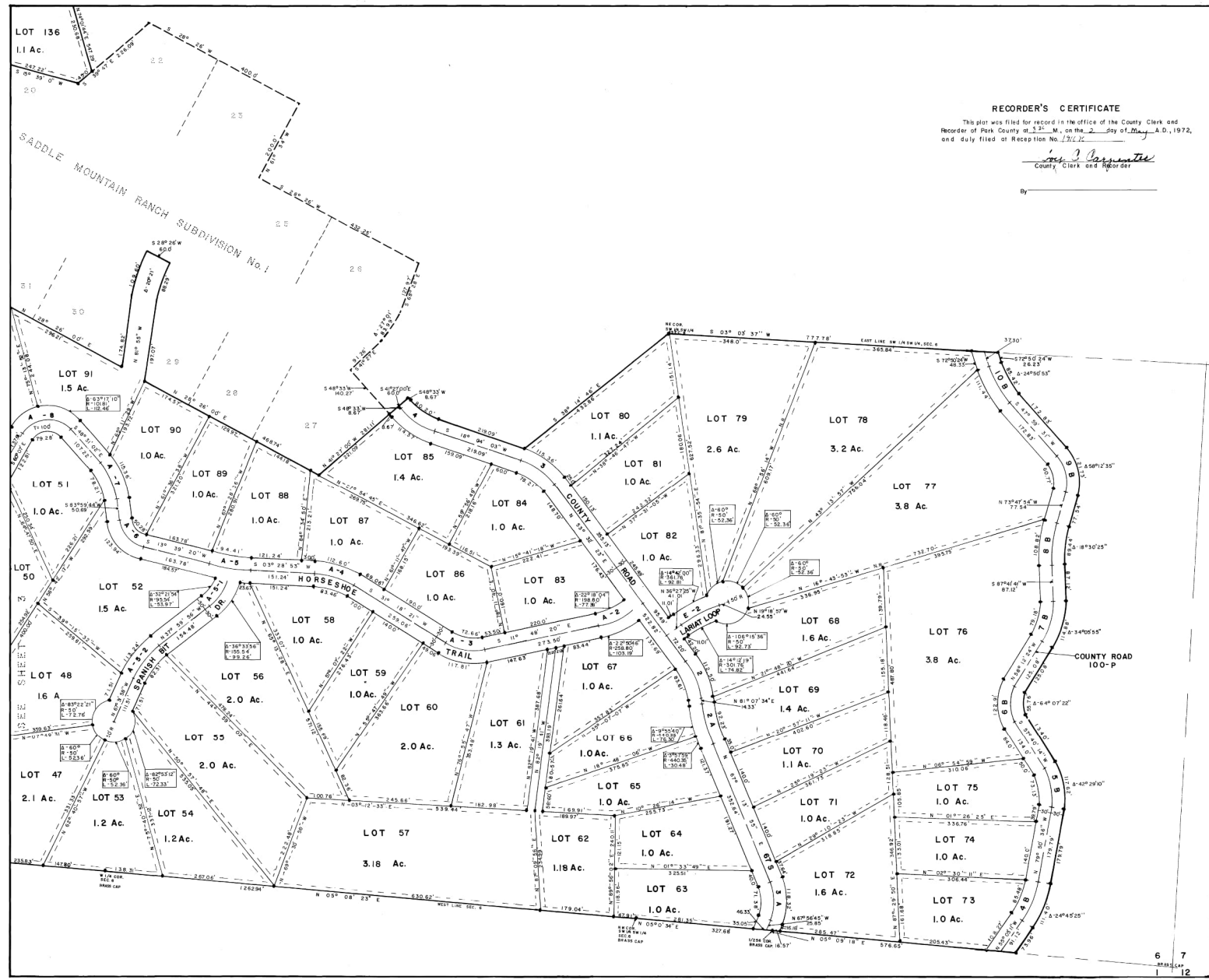
John P. Harris
NOTARY PUBLIC

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.

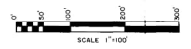




Saddle Mountain Ranch
Subdivision 3
Sheet 4 of 4



RECORDER'S CERTIFICATE
This plat was filed for record in the office of the County Clerk and
Recorder of Park County at 1:31 P.M. on the 2 day of May, A.D. 1972,
and duly filed at Reception No. 13112.
John J. Carpenter
County Clerk and Recorder
By _____



SADDLE MOUNTAIN RANCH-SUBDIVISION No. 3
PORTION OF SECTION 6, TOWNSHIP 14 SOUTH,
RANGE 71 WEST, 6th P.M., PARK COUNTY,
COLORADO.
DATE: 4-72 PROJECT No. 7209 SHEET 4 OF 4 SCALE: 1"=100'
PREPARED BY
ADAMS-HARRIS & ASSOCIATES, INC.