

272-198

Nov 23, 1977 9:30 AM 1

Recorder No. 2425-3

DECLARATION OF COVENANTS, RESTRICTIONS

EASEMENTS, CHARGES AND LIENS

FOR

THE WESTERN UNION RANCH, INC.

Declaration made as of this 18th day of
November, 1977 by THE WESTERN UNION
RANCH, INC., a Colorado corporation, hereinafter
referred to as "Developer".

Developer is the owner of the real property
described in Exhibit "A" of this Declaration, which
the Developer intends to develop under the name and
style of "The Western Union Ranch".

Developer desires to protect and enhance the
value, desirability, and attractiveness of the said
property and to disturb the natural environment as
little as possible.

1. BUILDING TYPE AND USE: All tracts in the
development, except for recreational vehicle campsites,
common areas, and the commercial area are zoned R-1
by the applicable Park County regulation. Property
owners shall consult said zoning regulation for specific
zoning use and restrictions prior to any construction on
or use of a tract. Camping will be allowed in designated
area determined by the developer as allowed under the

R-1 zoning provisions (III:7:b:15 - Camping) of the
Park County Zoning Ordinance, as amended.

2. DWELLING: The ground floor area of the main structure of any dwelling constructed on a tract, exclusive of open porches, garages, and basements, shall be not less than 600 square feet and shall not be more than two-stories above ground and shall be placed on, or constructed on, a fully enclosed block or concrete foundation walls; open, exposed crawl spaces being prohibited. No building shall be more than two-stories in height above ground.

3. BUILDING LOCATION: No building shall be erected nearer than twenty-five (25) feet to any boundary, along a road, or so that any part of said building is closer than twenty-five (25) feet to any of the other boundary lines of the tract. In case of single ownership of more than one tract, this restriction shall apply to the parcel as a whole, for purposes of this covenant, eaves, steps, and open porches shall be considered as a part of the building.

4. BUILDING APPEARANCE: In order not to impair the appearance of the development, the exterior of each dwelling or other structure located on any tract shall be maintained in acceptable repair and condition, as the Board of Directors may, from time to time, determine. Structural color schemes shall be compatible with the natural environment. Natural or earth colors are encouraged.

~~5. EASEMENTS: Easements for the installation~~
and maintenance of utilities, roadways, and such other purposes incident to development of the property

are granted as shown on the recorded plats recorded in Park County, Colorado, and rights-of-way shall be kept open and readily accessible for use, service and maintenance.

6. NUISANCES: Nothing shall be done or permitted on any tract which may be or become a nuisance. No noxious or offensive activities shall be carried on upon any tract. No unlicensed road vehicle shall remain on a tract for more than ninety (90) days.

7. WATER: Water shall be supplied by each owner drilling an individual well. The owner's water supply is subject to the terms and conditions of the Decree in Case No. W-S109-75 in the District Court for Water Division No. 1, Greeley, Colorado, and of record in the office of the Clerk and Recorder, Park County, Colorado. This Decree provides in part that no curtailment of diversions through facilities required to serve the 2400 single-family residential equivalent units shall be made unless there is insufficient water available for replacement of the consumptive use depletions of the development pursuant to the plan for augmentation contained within said Decree. However, if there is ~~insufficient water~~ available to satisfy the requirements of the plan for augmentation, individual wells are subject to curtailment. Before an owner can construct a well, a well permit must be obtained from the Colorado State

Engineer's Office in Denver, Colorado. No well permit may be obtained until the Buffalo Creek Reservoir or the Spring Creek Reservoir has been constructed and sufficient water either has been stored or is available for storage therein to meet the requirements of the plan for augmentation as described in the Decree described above. The foregoing Decree provides for 230 domestic well permits and 2170 household-use-only well permits. These will be the only types of permits granted for construction of wells on the property. Those property owners obtaining domestic well permits will be limited to not more than 1000 square feet of lawn and/or garden area to be irrigated from such well, along with normal household use. Those lot owners obtaining household-use-only well permits are not allowed any external use of water, such as irrigation of lawns or gardens, nor are they allowed outside hydrants for watering of domestic animals.

8. SEWAGE: Due to the climatic condition of Park County, and the requirements of the water augmentation plan, evapotranspiration sewage effluent disposal systems will not be allowed in this development. Only disposal systems which preclude evaporation at the surface shall be permitted in the development. Each.

lot owner must obtain State and, if applicable, County Health Department approval for the installation and use of an on-site sewage disposal system.

9. HUNTING: No hunting shall be allowed within the development.

10. GARBAGE AND REFUSE DISPOSAL: No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from public roads.

11. SIGNS: No sign of any kind shall be displayed to the public view on any tract except one sign of not more than six (6) square feet advertising the property for sale or rent, except as required in number 14.

12. CULVERTS: Buyers shall furnish where necessary, at their own expense, one county approved culvert of a minimum size of fifteen (15) inches, required for private access road to their property.

13. CLEARING OF TREES: There shall be no removal of living trees from any tract except that which must be removed in connection with construction

on the property, landscaping, or that which is consistent with generally recognized conservation practices.

14. FIRE PROTECTION: The Developer will provide one fire truck prior to the construction of any building on any tract in the development. The Developer will also construct a building to house the fire truck and a cistern under the building to provide surplus water for firefighting purposes. The ownership of the truck and the real property will be transferred to the Ranch of the Rockies Association and the Association will maintain the truck, equipment and real property to provide fire protection for the development. Each tract owner shall dispose of all tract clearing debris by chipping or removal in accordance with the directions and regulations of the Association; shall install a spark arrestor on all chimneys; and shall provide a visible and legible house number plainly seen from the road.

15. OVERNIGHT CAMPING: Mobile homes and campers will be allowed overnight camping in the campsite area designated in Filing No. 1, for those persons who are owners of a tract and are present to inspect their property or by those persons desiring to inspect the development for the purposes of purchasing a tract or campsite.

16. DAMS AND RESERVOIRS: Owners of tracts along flood plain easements may not construct ponds and dams or in any way obstruct the natural flow of water into common area ponds. All dams and reservoirs shall be under the control and direction of the Ranch of the Rockies Association.

17. TITLE TO COMMON AREAS: Title to all park sites, pasture lands, fire stations and other common areas will be conveyed to the Ranch of the Rockies Association.

18. COMMON AREAS: The common areas are for the enjoyment of all property owners. Individual users shall cooperate to police trash and maintain the common areas in a clean, neat, and natural condition. There shall be no overnight camping in any common area.

19. RANCH OF THE ROCKIES ASSOCIATION: The purchaser of a tract in the development, upon taking title, automatically becomes a member of the Ranch of the Rockies Association, (hereinafter referred to as the "Association"). Purchasers understand and agree, by taking title, that membership in and full support of the Association is an absolute requisite for every owner. The purposes of the Association are to assume ownership and control of, and responsibility for the common areas within the development, to provide surveillance over the property, to include, maintenance of signs and enforcement of

protective covenants, and to attend to such other matters as may be determined necessary by the Association's Board of Directors. Purchasers understand and agree that payment of dues or assessments to the Association and full cooperation with Association decisions and policies are requirements concomitant with purchase and ownership, that periodic assessments, dues and/or fees will be required which must be promptly paid, and that nonpayment of such assessments, dues and/or fees will cause a recorded lien for the arrearages of such dues and fees to be placed against the defaulting member's tract or tracts.

The Association will operate as a non-profit organization, its books may be examined at any reasonable time by property owners, and copies of rules and by-laws separate from those protective covenants will be provided to each purchaser upon request. The Association will not create an unreasonable burden, requirement or cost for property owners in the development. Examples of Association responsibilities for purposes of illustration, but not in limitation of Association rights and duties, include the following: the regulation and enforcement of the terms and conditions of the water augmentation plan and court decree concerning the water rights obtained by the Developer to provide well permits for the development; payment of taxes on community areas; maintenance of community areas and community area equipment such as

picnic tables; maintenance of lakes and dams; stocking of lakes with fish; establishment and enforcement of fishing rules and regulations; maintenance of common drinking water sources; enforcement of protective covenants; surveillance over property to prevent theft or vandalism; repainting or replacing of signs; surveillance over adjacent development and new county or state laws in order to maintain property owners' rights and uphold values.

Developer may retain control of and responsibility for all or some of the above functions until seventy-five percent (75%) of all tracts are sold, at which time, full responsibility must be vested in the Association, excepting that Developer also may progressively relinquish control to the Association as indicated by circumstances and in the sole discretion of the Developer.

20. ARCHITECTURAL CONTROL: Each person wishing to erect a structure on his property shall submit his plans and specifications to the Board of Directors of the Ranch of the Rockies Association for approval before commencing construction. The Board shall approve or disapprove the plans and specifications within thirty (30) days of receipt of those plans and specifications by the Board. If the Board does not act within thirty (30) days, the plans and specifications shall be deemed to have been approved by the Board.

~~21. BUILDING PERMITS - Each property owner shall obtain a building permit before a property owner can construct~~

on his property. Building permits may be obtained from the Park County Building Inspector in Fairplay, Colorado.

22. ANIMALS, PET CONTROL: Domestic animals may be kept, but should not be left unattended. Pets shall not be permitted to run at large within the development or on adjacent lands and shall be required to be within the "positive control" of the owner thereof at all times. Positive control shall mean that the pet, when on the property or the owner thereof, is within the sight and earshot of an adult person on the property who is capable of summoning and controlling the pet, and, when off the property (within the development or on adjacent lands) is tethered with a leash no longer than ten (10) feet in length one end of which shall be held by a person capable of controlling the pet. No tethered pet shall be left unattended off the property of the above.

23. TERMS OF COVENANTS: Each of the covenants, restrictions, and reservations set forth herein shall run with the land and shall be binding for a period of ten (10) years from the date of the recording hereof in the Office of the Clerk and Recorder of Park County, Colorado, and shall automatically be continued thereafter for a successive period of ten (10) years, provided, however, that the owners of sixty-five percent (65%) of the tracts which are subject to these covenants may change or modify any one or more of said restrictions,

except those which deal with the use of water or sewage treatment systems, which are controlled by court decree, by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and recording the same in the office of the County Clerk and Recorder of Park County, Colorado.

24. ENFORCEMENT: Enforcement shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

25. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

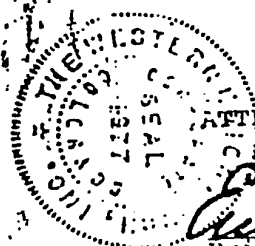
26. DEVELOPER MAY ASSIGN: The Western Union Ranch, Inc. may assign any and all of its rights, powers, obligations and privileges under this instrument to any other corporation, association or person.

IN WITNESS WHEREOF, the said Developer has hereunto set its hand and seal on this 18th day of November, 1977.

THE WESTERN UNION RANCH, INC.

BY:

D. Henry Northington, Presid



ATTEST:

Eric W. Soennichsen
Eric W. Soennichsen
Secretary

2-N. J. ACKNOWLEDGEMENT, CORP.
(Proof by Subscribing Witness)

272 209
ALL-STATE LEGAL SUPPLY CO
269 SHEFFIELD STREET, MOUNTAIN SIDE N.J. 07092

State of New Jersey,

County of BERGEN

ss.:

We It Remembered, that on this 18th day of November 19 77, before me,
the subscriber, RUTH M. CRANE, a Notary Public

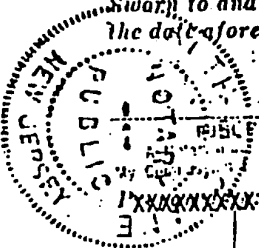
personally appeared ERIC W. SOENNICHSEN

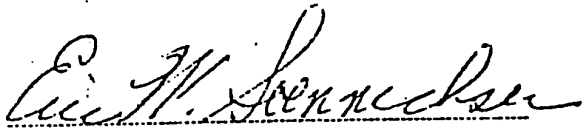
who, being by me duly sworn on his oath, deposes and makes proof to my satisfaction, that
he is the Secretary of The Western Union Ranch, Inc.

the Corporation named in the within Instrument;
is the

that D. Henry Northington
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Sworn to and subscribed before me,
the date aforesaid.




Eric W. Soennichsen
Secretary

A TRACT OF LAND LOCATED IN SECTIONS 4, 8, 9 AND 17, T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 17, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE N89°56'09"W ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 2567.78' TO THE SOUTH 1/4 CORNER OF SAID SECTION 17, THENCE N00°22'30"W ALONG THE N/S CENTER SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 5303.38' TO THE SOUTH 1/4 CORNER OF SAID SECTION 8, THENCE S89°27'43"W ALONG THE SOUTH LINE OF SAID SECTION 8 FOR A DISTANCE OF 1324.10' TO THE SW CORNER E1/2 SW1/4 OF SAID SECTION 8, THENCE N00°02'38"E ALONG THE WEST LINE OF SAID E1/2 SW1/4 FOR A DISTANCE OF 2352.64' TO THE SOUTH EASTERLY R.O.W. OF U.S. HIGHWAY NO. 24, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 5 COURSES; N46°48'57"E FOR A DISTANCE OF 1485.79', THENCE S43°11'03"E FOR A DISTANCE OF 20.00', THENCE N46°48'57"E FOR A DISTANCE OF 1293.38', THENCE N43°11'03"W FOR A DISTANCE OF 20.00', THENCE N46°48'57"E FOR A DISTANCE OF 1514.54' TO A POINT ON THE NORTH LINE OF SAID SECTION 8, THENCE N89°56'50"E ALONG SAID NORTH LINE FOR A DISTANCE OF 846.66' TO THE NE CORNER OF SAID SECTION 8, THENCE N89°53'27"E ALONG THE SOUTH LINE OF SAID SECTION 4 FOR A DISTANCE OF 1321.51' TO THE SW CORNER SE1/4 SW1/4 OF SAID SECTION 4, THENCE N00°53'29"W ALONG THE WEST LINE OF SAID SE1/4 SW1/4 FOR A DISTANCE OF 1335.75' TO THE NW CORNER OF SAID SE1/4 SW1/4, THENCE S89°58'23"E ALONG THE NORTH LINE OF SAID SE1/4 SW1/4 FOR A DISTANCE OF 1321.78' TO THE NE CORNER OF SAID SE1/4 SW1/4, THENCE S00°52'54"E ALONG THE N/S CENTER SECTION LINE OF SAID SECTION 4 FOR A DISTANCE OF 1332.60' TO THE NORTH 1/4 CORNER OF SAID SECTION 9, THENCE S01°16'41"W ALONG THE N/S CENTER SECTION LINE OF SAID SECTION 9 FOR A DISTANCE OF 5269.68' TO THE SOUTH 1/4 CORNER OF SAID SECTION 9, THENCE N89°48'00"W ALONG THE SOUTH LINE OF SAID SECTION 9 FOR A DISTANCE OF 2532.62' TO THE NE CORNER OF SAID SECTION 17, THENCE S01°37'01"W ALONG THE EAST LINE OF SAID SECTION 17 FOR A DISTANCE OF 2529.38' TO THE EAST 1/4 CORNER OF SAID SECTION 17, THENCE S00°31'38"E CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 2802.75' TO THE TRUE POINT OF BEGINNING. CONTAINING 1043.19 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

NOTE: LEGAL DESCRIPTION FOR PROPOSED FILING NO. 1 WESTERN UNION RANCH.

AND
ROAD DEDICATION

A ROAD 60' IN WIDTH KNOWN AS RANCH ROAD BEING LOCATED IN PARTS OF SECTIONS 17 AND 20 T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE N1/4 CORNER OF SAID SECTION 17, THENCE S00°22'30"E ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 129.85' TO A POINT ON THE CENTER LINE OF SAID RANCH ROAD SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE SOUTHERLY ALONG SAID CENTER LINE FOR THE FOLLOWING 24 COURSES; TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 05°57'11" AND WHOSE RADIUS IS 665.92' FOR A DISTANCE OF 69.19', THENCE S25°33'44"W FOR A DISTANCE OF 238.60'; THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°50'54" AND WHOSE RADIUS IS 190.61' FOR A DISTANCE OF 116.26', THENCE S00°33'28"W FOR A DISTANCE OF 230.95', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°15'22" AND WHOSE RADIUS IS 194.69' FOR A DISTANCE OF 116.40', THENCE S26°15'05"W FOR A DISTANCE OF 695.20', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°37'10" AND WHOSE RADIUS IS 410.80' FOR A DISTANCE OF 119.16', THENCE S09°37'55"W FOR A DISTANCE OF 488.08', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 20°02'58" AND WHOSE RADIUS IS 452.56' FOR A DISTANCE OF 158.36', THENCE S29°40'53"W FOR A DISTANCE OF 218.02', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°48'38" AND WHOSE RADIUS IS 338.38' FOR A DISTANCE OF 99.28', THENCE S12°52'15"W FOR A DISTANCE OF 226.90', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°20'20" AND WHOSE RADIUS IS 557.27' FOR A DISTANCE OF 158.91', THENCE S03°28'05"E FOR A DISTANCE OF 514.21', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 03°15'59" AND WHOSE RADIUS IS 1753.63' FOR A DISTANCE OF 99.97', THENCE S06°44'04"E FOR

A DISTANCE OF 900.23', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $04^{\circ}53'23''$ AND WHOSE RADIUS IS 1171.05' FOR A DISTANCE OF 99.94', THENCE $S01^{\circ}50'41''E$ FOR A DISTANCE OF 617.70', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $04^{\circ}54'06''$ AND WHOSE RADIUS IS 1168.19' FOR A DISTANCE OF 99.94', THENCE $S03^{\circ}03'25''W$ FOR A DISTANCE OF 257.92', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $26^{\circ}57'58''$ AND WHOSE RADIUS IS 291.95' FOR A DISTANCE OF 137.41', THENCE $S30^{\circ}01'23''W$ FOR A DISTANCE OF 1825.41', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS $27^{\circ}50'01''$ AND WHOSE RADIUS IS 322.86' FOR A DISTANCE OF 156.84', THENCE $S02^{\circ}11'22''W$ FOR A DISTANCE OF 789.42' TO A POINT ON THE NORTHERLY R.O.W. OF LARIAT LOOP, A ROAD IN THE WESTERN UNION RANCH, FILING NO. 2, SAID POINT BEING THE END OF THIS ROAD CENTER LINE AND DEDICATION. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

AND

ROAD DEDICATION

A ROAD 60' IN WIDTH KNOWN AS BRIDLE PATH BEING LOCATED IN PART OF SECTION 17, T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE N1/4 CORNER OF SAID SECTION 17, THENCE $S00^{\circ}22'30''E$ ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 505.63' TO A POINT ON THE CENTERLINE OF SAID ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE $N83^{\circ}21'14''W$ FOR A DISTANCE OF 196.03' TO A POINT ON THE CENTERLINE OF RANCH ROAD AS PREVIOUSLY DESCRIBED. SAID POINT BEING THE END OF THIS ROAD CENTERLINE AND DEDICATION. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

AND

ROAD DEDICATION

A TRACT OF LAND BEING A ROAD RIGHT OF WAY OF BRIDLE PATH LYING IN PART OF SECTION 20 T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE N1/4 CORNER OF SAID SECTION 20, THENCE $S89^{\circ}56'09''E$ ALONG THE SAID NORTH LINE OF SAID SECTION 20 FOR A DISTANCE OF 572.85' TO A POINT ON THE EASTERLY RIGHT OF WAY OF BRIDLE PATH, THENCE WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 7 COURSES, $S57^{\circ}13'23''W$ FOR A DISTANCE OF 45.15', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $32^{\circ}35'54''$ AND WHOSE RADIUS IS 235.20' FOR A DISTANCE OF 133.81', THENCE $S89^{\circ}49'17''W$ FOR A DISTANCE OF 219.41', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS $02^{\circ}17'48''$ AND WHOSE RADIUS IS 2464.40' FOR A DISTANCE OF 98.78', THENCE $S87^{\circ}31'29''W$ FOR A DISTANCE OF 524.37', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $02^{\circ}04'31''$ AND WHOSE RADIUS IS 2790.57' FOR A DISTANCE OF 101.08', THENCE $S89^{\circ}36'00''W$ FOR A DISTANCE OF 505.50' TO A POINT ON THE EASTERLY RIGHT OF WAY OF RANCH ROAD, THENCE NORTHERLY ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS $15^{\circ}21'42''$ AND WHOSE RADIUS IS 321.95' FOR A DISTANCE OF 86.32' TO A POINT ON THE NORTH LINE OF SAID SECTION 20, THENCE $N89^{\circ}24'45''E$ ALONG SAID NORTH LINE FOR A DISTANCE OF 1020.49' TO THE N1/4 CORNER OF SAID SECTION 20, TO THE POINT OF BEGINNING CONTAINING 2.67 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 20, T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 20, THENCE N59°01'20"W FOR A DISTANCE OF 1750.55', TO A POINT ON THE SOUTHERLY R.O.W. OF A ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE SOUTHERLY AND WESTERLY R.O.W. OF SAID ROAD FOR THE FOLLOWING 33 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 51°18'03" AND WHOSE RADIUS IS 194.71' FOR A DISTANCE OF 85.01', THENCE S29°15'12"W FOR A DISTANCE OF 103.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°35'58" AND WHOSE RADIUS IS 284.95' FOR A DISTANCE OF 177.05', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°20'40" AND WHOSE RADIUS IS 464.35' FOR A DISTANCE OF 172.98', THENCE S86°11'50"W FOR A DISTANCE OF 126.60', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°52'26", AND WHOSE RADIUS IS 161.03' FOR A DISTANCE OF 98.01', THENCE S51°19'24"W FOR A DISTANCE OF 196.38', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°18'28" AND WHOSE RADIUS IS 586.48' FOR A DISTANCE OF 125.98', THENCE S63°37'52"W FOR A DISTANCE OF 107.08', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°03'53", AND WHOSE RADIUS IS 840.00' FOR A DISTANCE OF 103.57', THENCE S70°41'45"W FOR A DISTANCE OF 210.56', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 42°36'30" AND WHOSE RADIUS IS 312.07' FOR A DISTANCE OF 232.08', THENCE N66°41'45"W FOR A DISTANCE OF 82.73', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°24'30", AND WHOSE RADIUS IS 489.95', FOR A DISTANCE OF 106.11', THENCE N54°17'14"W FOR A DISTANCE OF 65.37', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°46'21" AND WHOSE RADIUS IS 706.02' FOR A DISTANCE OF 95.78', THENCE N62°03'35"W FOR A DISTANCE OF 162.16', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°17'31" AND WHOSE RADIUS IS 939.71' FOR A DISTANCE OF 103.19', THENCE N55°46'05"W FOR A DISTANCE OF 300.92', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°14'27" AND WHOSE RADIUS IS 403.72' FOR A DISTANCE OF 107.39', THENCE N40°31'38"W FOR A DISTANCE OF 367.57', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 19°07'32" AND WHOSE RADIUS IS 326.79' FOR A DISTANCE OF 109.08', THENCE N21°24'06"W FOR A DISTANCE OF 78.15', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 08°25'47" AND WHOSE RADIUS IS 708.45' FOR A DISTANCE OF 104.23', THENCE N12°58'19"W FOR A DISTANCE OF 196.91', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°24'18" AND WHOSE RADIUS IS 470.71' FOR A DISTANCE OF 93.70', THENCE N24°22'37"W FOR A DISTANCE OF 92.98', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°09'02" AND WHOSE RADIUS IS 1349.83' FOR A DISTANCE OF 97.78', THENCE N28°31'39"W FOR A DISTANCE OF 251.16', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°06'40" AND WHOSE RADIUS IS 1363.08' FOR A DISTANCE OF 97.81', THENCE N32°38'19"W FOR A DISTANCE OF 228.32', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°49'40" AND WHOSE RADIUS IS 221.30' FOR A DISTANCE OF 134.52', THENCE N02°11'22"E FOR A DISTANCE OF 262.29' TO A POINT ON THE NORTHERLY R.O.W. OF ANOTHER ROAD, THENCE EASTERLY AND SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 25 COURSES, N86°21'29"E FOR A DISTANCE OF 176.58', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°14'51" AND WHOSE RADIUS IS 158.87' FOR A DISTANCE OF 97.74', THENCE N51°06'39"E FOR A DISTANCE OF 451.54' THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°47'16" AND WHOSE RADIUS IS 462.74' FOR A DISTANCE OF 127.51', THENCE N66°53'55"E FOR A DISTANCE OF 179.11', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°16'32" AND WHOSE RADIUS IS 942.07' FOR A DISTANCE OF 103.19', THENCE N73°10'27"E FOR A DISTANCE OF 142.19', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°26'03" AND WHOSE RADIUS IS 577.59' FOR A DISTANCE OF 105.19', THENCE N83°36'31"E FOR A DISTANCE OF 403.10', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°37'28" AND WHOSE RADIUS IS 467.32' FOR A DISTANCE OF 127.44', THENCE S80°46'01"E FOR A DISTANCE OF 892.90', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°37'28" AND WHOSE RADIUS IS 241.86' FOR A DISTANCE OF 133.50', THENCE S49°08'33"E

BOOK 272 PAGE 213

FOR A DISTANCE OF 893.15', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $05^{\circ}57'23''$ AND WHOSE RADIUS IS 1567.71' FOR A DISTANCE OF 162.98', THENCE $S43^{\circ}11'10''E$ FOR A DISTANCE OF 1015.38', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $35^{\circ}21'59''$ AND WHOSE RADIUS IS 218.20' FOR A DISTANCE OF 134.68', THENCE $S07^{\circ}49'11''E$ FOR A DISTANCE OF 176.57', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $73^{\circ}46'45''$ AND WHOSE RADIUS IS 109.94' FOR A DISTANCE OF 141.57', THENCE $S65^{\circ}57'34''W$ FOR A DISTANCE OF 69.18', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $23^{\circ}40'48''$ AND WHOSE RADIUS IS 268.50' FOR A DISTANCE OF 110.97', THENCE $S89^{\circ}38'22''W$ FOR A DISTANCE OF 104.92', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS $42^{\circ}35'00''$ AND WHOSE RADIUS IS 149.62' FOR A DISTANCE OF 111.20', THENCE $S47^{\circ}03'22''W$ FOR A DISTANCE OF 121.14', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS $33^{\circ}34'56''$, AND WHOSE RADIUS IS 173.51', FOR A DISTANCE OF 101.70', THENCE $S80^{\circ}38'18''W$ FOR A DISTANCE OF 517.83' TO THE TRUE POINT OF BEGINNING. CONTAINING 19852 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

NOTE: LEGAL DESCRIPTION FOR PROPOSED FILING NO. 2 WESTERN UNION RANCH.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTIONS 19 AND 20, T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 19, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE N78°10'26"W FOR A DISTANCE OF 1286.34', THENCE N47°05'57"W FOR A DISTANCE OF 1371.64', THENCE N40°03'31"W FOR A DISTANCE OF 1380.60', THENCE N45°58'04"W FOR A DISTANCE OF 1277.59', THENCE N52°24'02"W FOR A DISTANCE OF 1305.33' TO THE NW CORNER S1/2 N1/2 OF SAID SECTION 19, THENCE S89°52'02"E ALONG THE NORTH LINE OF SAID S1/2 N1/2 FOR A DISTANCE OF 5153.96' TO THE NE CORNER OF SAID S1/2 N1/2, THENCE S89°52'02"E FOR A DISTANCE OF 844.28' TO A POINT ON THE WESTERLY R.O.W. OF A ROAD KNOWN AS RANCH ROAD, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 19 COURSES; S30°01'23"W FOR A DISTANCE OF 406.99', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 27°50'01" AND WHOSE RADIUS IS 352.86' FOR A DISTANCE OF 171.41', THENCE S02°11'22"W FOR A DISTANCE OF 1054.78', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°49'40" AND WHOSE RADIUS IS 221.30' FOR A DISTANCE OF 134.52', THENCE S32°38'19"E FOR A DISTANCE OF 228.32', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°06'40" AND WHOSE RADIUS IS 1363.08' FOR A DISTANCE OF 97.81', THENCE S28°31'39"E FOR A DISTANCE OF 251.16', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°09'02" AND WHOSE RADIUS IS 1349.83' FOR A DISTANCE OF 97.78', THENCE S24°22'37"E FOR A DISTANCE OF 92.98', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°24'18" AND WHOSE RADIUS IS 470.71' FOR A DISTANCE OF 93.70', THENCE S12°58'19"E FOR A DISTANCE OF 196.91', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 08°25'47" AND WHOSE RADIUS IS 708.46' FOR A DISTANCE OF 104.23', THENCE S21°24'06"E FOR A DISTANCE OF 78.15', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 19°07'32" AND WHOSE RADIUS IS 326.79' FOR A DISTANCE OF 109.08', THENCE S40°31'38"E FOR A DISTANCE OF 367.57', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°14'27" AND WHOSE RADIUS IS 403.72' FOR A DISTANCE OF 107.39', THENCE S55°46'05"E FOR A DISTANCE OF 300.02', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°17'31" AND WHOSE RADIUS IS 939.71' FOR A DISTANCE OF 103.19', THENCE S62°03'35"E FOR A DISTANCE OF 162.16', THENCE S39°57'27"W LEAVING SAID R.O.W. FOR A DISTANCE OF 485.92' TO A POINT ON THE SOUTH LINE OF SAID SECTION 20, THENCE N89°41'18"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 1687.21' TO THE TRUE POINT OF BEGINNING. CONTAINING 347.70' ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

AND

ROAD DEDICATION

A ROAD 60' IN WIDTH KNOWN AS WAGON WHEEL ROAD BEING LOCATED IN THE N1/2 N1/2 OF SECTION 19 T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 19, THENCE S35°39'41"E FOR A DISTANCE OF 1630.01' TO A POINT ON THE CENTER LINE OF SAID WAGON WHEEL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE SAID N1/2 N1/2 SECTION 19, THENCE

NORTHERLY ALONG SAID CENTERLINE FOR THE FOLLOWING 5 COURSES, N24°36'39"W FOR A DISTANCE OF 718.17', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°42'47" AND WHOSE RADIUS IS 1215.00' FOR A DISTANCE OF 99.94', THENCE N29°19'26"W FOR A DISTANCE OF 217.48', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 28°14'43" AND WHOSE RADIUS IS 516.69' FOR A DISTANCE OF 254.71', THENCE N01°04'42"W FOR A DISTANCE OF 146.28' TO A POINT ON THE NORTH LINE OF SAID SECTION 19, SAID POINT BEING THE END OF THIS ROAD CENTERLINE AND DEDICATION. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION.

NOTE: LEGAL DESCRIPTION FOR PROPOSED FILING NO. 3 WESTERN UNION DANCH

BOX 272 215

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 18, T.13 S., R.76 W., OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 18, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE $N00^{\circ}05'49''W$ ALONG THE WEST LINE OF SAID SECTION 18 FOR A DISTANCE OF 2649.78' TO THE WEST 1/4 CORNER OF SAID SECTION 18, THENCE $N00^{\circ}07'25''E$ CONTINUING ALONG SAID WEST LINE FOR A DISTANCE OF 541.25', THENCE $N89^{\circ}51'25''E$ FOR A DISTANCE OF 148.12' TO THE SW CORNER OF A MINERAL SURVEY NO. 13728, THENCE $N89^{\circ}51'25''E$ ALONG THE SOUTH LINE OF SAID MINERAL SURVEY AND THE SOUTH LINE OF MINERAL SURVEY NO'S. 13078 AND 18635 FOR A DISTANCE OF 1501.07' TO THE SE CORNER OF SAID MINERAL SURVEY NO. 18635, THENCE $S15^{\circ}36'22''E$ FOR A DISTANCE OF 3336.96' TO THE SOUTH 1/4 CORNER OF SAID SECTION 18, THENCE $N89^{\circ}34'36''W$ ALONG THE SOUTH LINE OF SAID SECTION 18 FOR A DISTANCE OF 2543.67' TO THE TRUE POINT OF BEGINNING. CONTAINING 154.11 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A POLARIS OBSERVATION. E

NOTE: LEGAL DESCRIPTION FOR PROPOSED FILING NO. 4 WESTERN UNION RANCH