

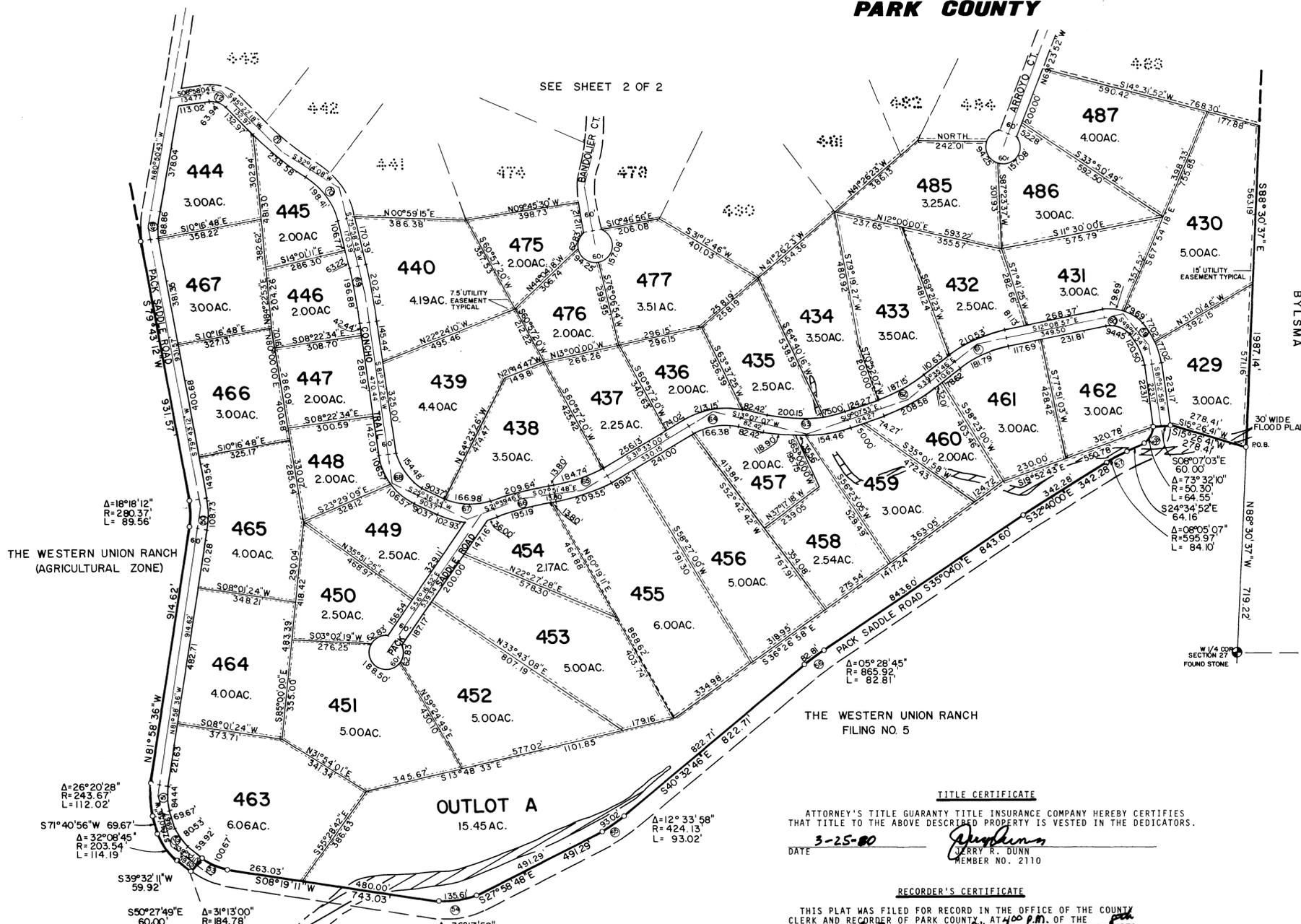
THE WESTERN UNION RANCH

FILING NO. 6

PARK COUNTY

Western Union Ranch
Filing 4
Page 1 of 2

This map/plan/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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE WESTERN UNION RANCH, INCORPORATED, BEING THE OWNERS OF THAT PORTION OF SECTIONS 27, 28, 33 AND 34, T.13 S., R.76 W. OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO TO WIT:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 27, THENCE N88°30'37"W ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 28 FOR A DISTANCE OF 719.22' TO THE TRUE POINT OF BEGINNING, THENCE S15°26'41"W LEAVING SAID EAST-WEST CENTER OF SECTION LINE FOR A DISTANCE OF 278.41' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PACK SADDLE ROAD, THENCE S08°07'03"E CROSSING SAID R.O.W. FOR A DISTANCE OF 60.00' TO A POINT ON THE SOUTHERLY R.O.W. THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 12 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 73°32'10" AND WHOSE RADIUS IS 50.30' FOR A DISTANCE OF 64.55', THENCE S24°34'52"E FOR A DISTANCE OF 64.16', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 08°05'07" AND WHOSE RADIUS IS 595.97' FOR A DISTANCE OF 84.10', THENCE S32°40'00"E FOR A DISTANCE OF 342.28', THENCE S35°04'01"E FOR A DISTANCE OF 843.60', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 05°28'45" AND WHOSE RADIUS IS 865.92' FOR A DISTANCE OF 82.81', THENCE S40°32'46"E FOR A DISTANCE OF 822.71', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°33'58" AND WHOSE RADIUS IS 424.13' FOR A DISTANCE OF 93.02', THENCE S27°58'48"E FOR A DISTANCE OF 491.29', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 36°17'59" AND WHOSE RADIUS IS 214.04' FOR A DISTANCE OF 135.61', THENCE S08°19'11"W FOR A DISTANCE OF 743.03', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°13'00" AND WHOSE RADIUS IS 184.78' FOR A DISTANCE OF 100.67', THENCE S50°27'49"E CROSSING SAID PACK SADDLE ROAD R.O.W. FOR A DISTANCE OF 60.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID PACK SADDLE ROAD, THENCE WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 7 COURSES, S39°32'11"W FOR A DISTANCE OF 59.92', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 32°08'45" AND WHOSE RADIUS IS 203.54' FOR A DISTANCE OF 114.19', THENCE S71°40'56"W FOR A DISTANCE OF 69.67', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 26°20'28" AND WHOSE RADIUS IS 243.67' FOR A DISTANCE OF 112.02', THENCE N61°58'36"W FOR A DISTANCE OF 914.62', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°18'12" AND WHOSE RADIUS IS 280.37' FOR A DISTANCE OF 89.56', THENCE S79°43'12"W FOR A DISTANCE OF 931.57', THENCE S79°39'39"W LEAVING SAID R.O.W. FOR A DISTANCE OF 2343.77', TO A POINT ON THE EASTERLY RIGHT OF WAY OF FORGE ROAD, THENCE N41°55'26"E ALONG SAID R.O.W. FOR A DISTANCE OF 616.31', TO A POINT ON THE EASTERLY RIGHT OF WAY OF SOMBRERO ROAD, THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 9 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 53°28'57" AND WHOSE RADIUS IS 228.47' FOR A DISTANCE OF 213.27', THENCE N11°33'30"W FOR A DISTANCE OF 28.28', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 27°53'12" AND WHOSE RADIUS IS 271.66' FOR A DISTANCE OF 132.22', THENCE N39°26'42"W FOR A DISTANCE OF 633.38', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°43'39" AND WHOSE RADIUS IS 328.66' FOR A DISTANCE OF 73.01', THENCE N26°43'03"W FOR A DISTANCE OF 133.70', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°42'47" AND WHOSE RADIUS IS 303.89' FOR A DISTANCE OF 131.07', THENCE N51°25'51"W FOR A DISTANCE OF 274.10', THENCE N53°19'39"W FOR A DISTANCE OF 780.33' TO A POINT ON THE EASTERLY RIGHT OF WAY OF HACIENDA ROAD, THENCE N10°43'51"E ALONG SAID R.O.W. FOR A DISTANCE OF 420.18', THENCE N79°16'09"W CROSSING SAID R.O.W. FOR A DISTANCE OF 60.00', THENCE NORTHEASTERLY ALONG SAID HACIENDA ROAD RIGHT OF WAY FOR THE FOLLOWING 6 COURSES, N24°59'19"E FOR A DISTANCE OF 777.41', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 08°00'28" AND WHOSE RADIUS IS 1101.50' FOR A DISTANCE OF 153.95', THENCE N30°44'15"E FOR A DISTANCE OF 597.90', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°10'50" AND WHOSE RADIUS IS 632.97', FOR A DISTANCE OF 156.66', THENCE N44°55'05"E FOR A DISTANCE OF 88.04', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 38°25'26" AND WHOSE RADIUS IS 245.23' FOR A DISTANCE OF 164.45', THENCE N62°46'33"E LEAVING SAID R.O.W. FOR A DISTANCE OF 1148.52' TO A POINT ON THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 28, THENCE S00°04'30"W ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE FOR A DISTANCE OF 453.34' TO THE CENTER OF SAID SECTION 28, THENCE S88°30'37"E ALONG THE EAST-WEST CENTER OF SECTION LINE FOR A DISTANCE OF 1987.14', TO THE TRUE POINT OF BEGINNING, CONTAINING 395.31 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED 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. 6 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 4th DAY OF MARCH A.D., 1980.

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

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March A.D. 1980.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 6-6-81

Emmie L. Gray
NOTARY PUBLIC

TITLE CERTIFICATE

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

DATE 3-25-80

James R. Dunn
MEMBER NO. 2110

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY AT 4:00 P.M. OF THE DAY OF April A.D. 1980, AND DULY FILED AT RECEPTION

NO. 22828

Custance Saul
COUNTY CLERK AND RECORDER

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 25th DAY OF MARCH A.D., 1980

BY John C. Bell
CHAIRMAN

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 8th DAY OF April A.D. 1980, 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.

Custance Saul BY Tom W. Davo
CLERK CHAIRMAN

OWNERS CERTIFICATE

I, D.H. NORTHINGTON PRES. 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. AS SHOWN ON THE COMMITMENT TO INSURE SAID LAND, AND THAT THE LIENS AND ENCUMBRANCES SHOWN ON THE COMMITMENT TO INSURE FROM ATTORNEY'S TITLE GUARANTY CO. ARE THE ONLY LIENS AFFECTING SAID PROPERTY AT THE TIME OF THE FILING OF SAID PLAT.

DATE MARCH 25, 1980

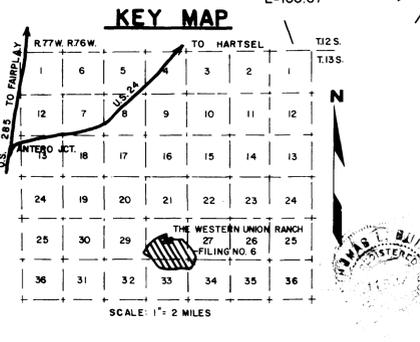
D.H. Northington
OWNER

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 March 25, 1980

Thomas L. Burnett
THOMAS L. BURNETT, L.S. NO. 11944



Western Union Ranch
Filing 4
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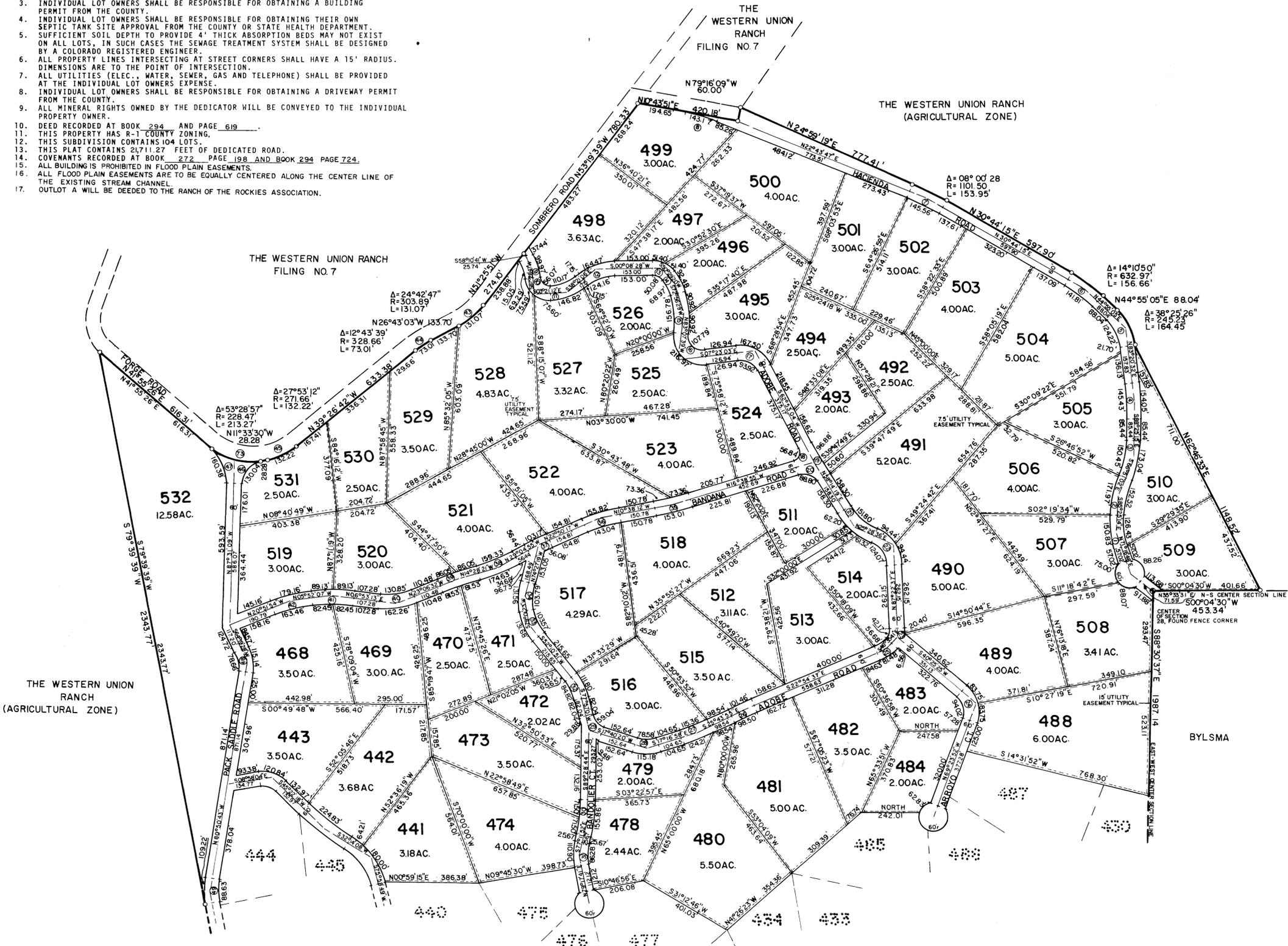
THE WESTERN UNION RANCH

FILING NO. 6

PARK COUNTY

NOTES:

- 5/8" REBAR WITH SURVEY CAP HAVE BEEN SET AT ALL CORNERS.
- 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.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FROM THE COUNTY.
- 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.
- ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO THE POINT OF INTERSECTION.
- ALL UTILITIES (ELEC., WATER, SEWER, GAS AND TELEPHONE) SHALL BE PROVIDED AT THE INDIVIDUAL LOT OWNERS EXPENSE.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A DRIVEWAY PERMIT FROM THE COUNTY.
- ALL MINERAL RIGHTS OWNED BY THE DEDICATOR WILL BE CONVEYED TO THE INDIVIDUAL PROPERTY OWNER.
- DEED RECORDED AT BOOK 294 AND PAGE 619.
- THIS PROPERTY HAS R-1 COUNTY ZONING.
- THIS SUBDIVISION CONTAINS 104 LOTS.
- THIS PLAT CONTAINS 2,711.27 FEET OF DEDICATED ROAD.
- COVENANTS RECORDED AT BOOK 272 PAGE 198 AND BOOK 294 PAGE 724.
- ALL BUILDINGS PROHIBITED IN FLOOD PLAIN EASEMENTS.
- ALL FLOOD PLAIN EASEMENTS ARE TO BE EQUALLY CENTERED ALONG THE CENTER LINE OF THE EXISTING STREAM CHANNEL.
- OUTLOT A WILL BE DEEDED TO THE RANCH OF THE ROCKIES ASSOCIATION.



CENTERLINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	23°17'58"	70.28	340.90	138.62
2.	18°34'11"	81.84	500.80	162.24
3.	21°34'13"	81.84	429.63	161.74
4.	08°14'13"	75.00	1041.59	149.74
5.	38°25'26"	75.00	215.23	144.34
6.	14°10'50"	75.00	602.97	149.23
7.	08°00'28"	75.00	1071.50	149.76
8.	11°59'56"	75.00	713.84	149.45
9.	29°18'05"	43.26	165.48	84.63
10.	90°49'59"	66.32	65.37	103.63
11.	34°59'53"	66.32	210.37	128.50
12.	38°29'34"	75.00	214.81	144.32
13.	50°20'52"	40.89	86.99	76.44
14.	22°27'09"	40.89	205.92	80.72
15.	23°55'52"	85.91	405.36	169.31
16.	104°15'24"	114.75	89.24	162.38
17.	70°16'07"	75.00	106.58	130.71
18.	100°28'01"	75.00	62.41	109.44
19.	04°38'45"	75.00	1846.89	149.92
20.	74°53'13"	75.00	97.94	128.01
21.	32°45'43"	86.86	295.47	168.95
22.	61°54'02"	86.86	144.84	156.48
23.	46°01'42"	35.04	82.49	66.27
24.	70°10'43"	75.00	106.76	130.76
25.	23°41'04"	35.04	63.11	69.99
26.	02°49'18"	50.00	2030.15	99.98
27.	08°26'57"	60.00	812.27	119.78
28.	34°57'19"	50.00	158.80	96.88
29.	60°16'41"	50.00	86.12	90.60
30.	12°16'52"	75.00	697.12	149.43
31.	23°02'27"	50.00	240.31	98.59
32.	25°46'10"	50.00	218.58	98.31
33.	26°50'32"	59.91	251.07	117.62
34.	26°31'17"	59.91	254.22	117.68
35.	06°00'42"	75.00	1428.30	149.86
36.	12°12'04"	75.00	701.73	149.43
37.	06°14'38"	50.00	916.72	99.91
38.	14°36'34"	83.95	654.87	166.98
39.	08°38'11"	83.95	1111.72	167.57
40.	29°59'45"	75.00	279.94	146.56
41.	12°45'21"	86.15	770.70	171.58
42.	14°59'47"	86.15	654.51	171.31
43.	24°42'47"	60.00	273.89	118.13
44.	12°43'39"	40.00	358.66	79.67
45.	27°53'12"	60.00	241.66	117.62
46.	75°57'39"	100.00	128.08	169.81
47.	50°33'24"	100.00	211.76	186.85
48.	34°49'49"	50.00	159.40	96.90
49.	19°26'05"	50.00	291.98	99.04
50.	18°18'12"	50.00	310.37	99.15
51.	26°20'28"	50.00	213.67	98.23
52.	32°08'45"	50.00	173.54	97.36
53.	31°13'00"	60.00	214.78	117.02
54.	38°17'59"	80.00	244.04	154.61
55.	12°33'58"	50.00	454.13	99.60
56.	05°28'45"	40.00	835.92	79.94
57.	08°05'07"	40.00	565.97	79.87
58.	73°32'10"	60.00	80.30	103.06
59.	32°01'23"	70.48	245.60	126.92
60.	62°00'32"	70.48	117.27	126.92
61.	27°26'49"	100.00	409.49	196.16
62.	20°27'53"	100.00	553.98	197.87
63.	32°15'01"	150.00	518.83	292.04
64.	44°40'07"	100.00	243.41	189.77
65.	24°41'12"	100.00	476.87	197.14
66.	13°47'58"	101.70	840.44	202.42
67.	47°16'19"	101.70	232.39	191.73
68.	56°00'52"	100.00	188.02	183.81
69.	05°38'37"	100.00	2028.82	199.84
70.	43°44'40"	116.36	289.87	221.31
71.	13°08'10"	116.36	1010.63	231.71
72.	54°20'22"	50.00	97.42	92.39
73.	53°28'57"	100.00	198.47	185.26

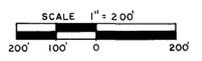
THE WESTERN UNION RANCH (AGRICULTURAL ZONE)

BYLSMA

SEE SHEET 1 OF 2

THIS SHEET CONTAINS 62 LOTS

SHEET 2 OF 2



Mountain Planning & Dev.
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