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IN THE DISTRICT COURT IN AND FOR

WATER DIVISION NO. 1

STATE OF COLORADO

Case No. W-7389

IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF MERIDIAN PROPERTIES, INC., in the SOUTH PLATTE RIVER, TRIBUTARY INVOLVED: TARRYALL CREEK in PARK COUNTY.	))))	FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECREE MODIFYING WATER RIGHTS AND APPROVING PLAN OF AUGMENTATION

THIS MATTER, having come on for hearing upon the application of Meridian Properties, Inc. for change of water rights and approval of plan for augmentation which was filed on May 31, 1973, and the Court having considered the pleadings, the files herein and the evidence DOTH FIND:

1. Timely and adequate notice of the pendency of these proceedings has been given in the manner required by law and the Water Judge sitting in this Court has jurisdiction over the subject matter of these proceedings and over all who have standing to appear as parties, whether they have appeared or not.

2. The City and County of Denver acting by and through its Board of Water Commissioners and the Central Colorado Water Conservancy District have appeared and filed statements of opposition; the consent of those objectors to the entry of this amended decree, and the withdrawal of their statements of opposition is evidenced by their authorized signatures on the original decree entered October 4, 1973. The amendments made to this amended decree are procedural in nature and do not affect the substantive rights of objectors and their withdrawal as evidenced by their authorized signatures on the original decree apply to this amended decree. No others have appeared to object to the proceedings and the time for filing any other statements of opposition has expired.

3. The applicant owns approximately 10,000 acres of land located in Township 9 South, Ranges 75 and 76 West of the 6th P.M. in Park County, Colorado, the boundaries of which are identified in the attached Exhibit A; the applicant proposes to develop the land it owns, which is called Indian Mountain, for various residential uses which plan proposes the ultimate development of 5,250 single-family residential equivalent units within the boundaries of the development.

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JUL 22 '94
WATER RESOURCES
STATE ENGINEER
COLO.

4. The applicant owns the following described water rights, to wit:

A. The right to the use of 27 c.f.s. out of Tarryall Creek for irrigation purposes with date of appropriation of May 20, 1880 as decreed to the Slater Ditch by the District Court of Park County of October 18, 1889.

B. The right to store 33.65 acre-feet of the water of Tarryall Creek in the Tarryall Ranch Reservoir No. 1 for use for irrigation purposes with date of appropriation of December 31, 1923 as decreed by the District Court of Park County on March 24, 1953.

C. The right to store 32.93 acre-feet of water from Tarryall Creek occurring as waste water from the Slater Ditch in the Tarryall Ranch Reservoir No. 2 with date of appropriation of December 31, 1938 as decreed by the District Court of Park County of March 24, 1953.

The water rights thus owned by the applicant are the subject of this application and will be modified to the extend necessary to implement the plan of augmentation approved herein.

5. The Tarryall Ranch Reservoirs Nos. 1 and 2 are off-channel reservoirs which are filled with water diverted through the Slater Ditch. The place of storage of the Tarryall

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JUL 22 '94
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Ranch Reservoir No. 1 is behind a dam, the southwest end of which is located at a point whence the Northwest corner of Section 12, Township 9 South, Range 76 West of the 6th P.M. bears North 37° 35' West a distance of 2096 feet more or less. The place of storage of the Tarryall Ranch Reservoir No. 2 is behind a dam, the midpoint of which is located at a point whence the Northwest corner of Section 12, Township 9 South, Range 76 West of the 6th principal meridian bears North 46° 15' West a distance of 1109.8 feet more or less. Water withdrawn from storage in the said reservoirs is released to Park Gulch, a tributary of Tarryall Creek, which is used to convey water from said reservoirs to Tarryall Creek for the purposes contemplated by the plan approved herein.

6. The historic use of water diverted through the exercise of the water right decreed to the Slater Ditch has been for the irrigation of 230 acres of land within the water shed of Park Gulch; the duty of water resulting from that historic use is represented by the ratio of 1 c.f.s. to each 8.51 acres of land irrigated with an average consumptive use resulting from evapotranspiration and other losses of 6.96 acre-feet per c.f.s. per year or approximately .66 acre-feet per acre of irrigated land per year.

7. Because of the nature of the proposed domestic use of water for the 5,250 single-family residential equivalent units planned for the Indian Mountain development, the consumptive use which is expected to occur, with full development, without irrigation of the land developed, is expected to equal 33.1 acre-feet per year or 2055 gallons per unit per year; some depletion from such use is expected to occur during the period from November 1 to May 1 when water has not been historically diverted through the exercise of the water right decreed to the Slater Ditch.

8. The source of supply for the domestic water service for the 5,250 single-family residential equivalent units, is from ground water occuring in the alluvium of Tarryall Creek and Park Gulch which is hydraulically connected with and supports the flow of water in Tarryall Creek and Park Gulch; the means of diversion for the production of water for such service will either be through individual, on-lot, domestic wells drilled under permits issued by the State Engineer's Office under the provisions of '63 C.R.S. 148-21-45 or through larger capacity wells required to produce water for multiple unit structures for domestic water service without irrigation.

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JUL 22 '94
WATER RESOURCES
STATE ENGINEER
COLO.

9. If no augmentation program is instituted to offset depletions expected to result from the use of water for the 5,250 single-family residential equivalent units, material injury would occur to other water rights in the South Platte River, for the protection of which the State Engineer of Colorado has indicated a predisposition to deny applications for well permits for this project and, through various sets of proposed rules and regulations has indicated that diversions through wells other than those drilled pursuant to permits issued under '63 C.R.S. 148-21-45 would be curtailed with a resultant inadequate water supply for the development. It is to eliminate the projected injury to other water rights in the South Platte River, to assure the granting of permits for wells under '63 C.R.S. 148-21-45 and other provisions of the law and to prevent curtailment of diversions through facilities required to serve the 5,250 single-family residential equivalent units that the applicant has presented its plan of augmentation to this Court for approval.

10. The applicant's proposed plan of augmentation contemplates the permanent removal from irrigation of enough of the lands historically irrigated by use of the Slator Ditch

water right to reduce the consumptive use resulting from the exercise of that right in an amount necessary to offset the consumptive use expected to occur as a result of the provision of domestic water service for the 5,250 single-family residential equivalent units. To accomplish this result, it is necessary to modify a portion of the Slater Ditch water right so as to permit storage in Tarryall Ranch Reservoir No. 2 of 33.42 acre-feet of water per year, a result which can be accomplished by permanently removing from irrigation 42.55 acres of land historically irrigated by the exercise of that water right. The waters to be stored as a result of such modification will be stored in the Tarryall Ranch Reservoir No. 2 at a rate of flow not to exceed 5.00 c.f.s. The waters thus stored will be released, under the supervision of the Division Engineer of Water Division No. 1, at times and in amounts when, by reason of senior calls on the river, the Slater Ditch water is not in priority or, during the period from November 1 to May 1, when the Slater Ditch has not historically been used. The amounts and rates of flow of withdrawal of water stored under the modifed portion of the Slater Ditch water right as well as water stored under the water rights originally decreed to the Tarryall Ranch Reservoirs Nos. 1 and 2, shall be ordered by the State Engineer so as to meet, as nearly as possible, the simultaneous consumptive use occurring as a result of the use of water for the number of single-family residential equivalent units being used, from time to time, in the Indian Mountain development; provided that the total aggregate sum of such withdrawals during the period from May 1 to November 1 shall not exceed 22.4 acre feet and during the period from November 1 to May 1 shall not exceed 10.7 acre-feet. In addition, the applicant will permanently remove from irrigation an additional 34.04 acres of land historically irrigated by use of the Slater Ditch water right and abandon to Tarryall Creek 4.0 c.f.s. of the Slater Ditch water right so as to more than

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JUL 22 '94
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STATE ENGINEER
COLO.

offset 22.4 acre-feet of consumptive use expected to occur as a result of the production of water for domestic and municipal water service for 5,250 single-family residential equivalent units during those periods from May 1 to November 1 when the Slater Ditch water right is in priority.

11. The Court finds that by the imposition of the conditions set forth in these findings, a portion of the Slater Ditch water right and the storage rights originally decreed to the Tarryall Ranch Reservoirs Nos. 1 and 2, may be modified without adversely affecting the water rights of any other appropriators in the South Platte River, and that by the institution of the augmentation program herein approved, the applicant, its successors or assigns, may secure permits for and use on-site domestic wells under the provisions of '63 C.R.S. 148-21-45 or, under other provisions of the law, larger capacity wells required to serve multiple unit structures or multiple units in separate structures, all without adversely affecting any other water right in the South Platte River Basin and without the necessity for diversions through the facilities required to serve the 5,250 single-family residential equivalent units to be curtailed in times of shortage to make water available for rights more senior than the rights created by the use of the structures required to supply those single-family residential equivalent units.

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CONCLUSIONS OF LAW

The Court concludes as a matter of law that:

1. The modifications sought for the portion of the water right decreed to the Slater Ditch and for the water rights originally decreed to the Tarryall Ranch Reservoirs Nos. 1 and 2 under the conditions set forth herein will not adversely affect

any other water right in the South Platte River Basin and may be lawfully decreed by this Court;

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JUL 22 '94
WATER RESOURCES
STATE ENGINEER
COLO.

2. The plan of augmentation proposed by the application is one which is contemplated by law, and if administered in accordance with this decree will permit the depletions associated with the provision of domestic and municipal water service, without irrigation, to 5,250 single-family residential equivalent units in the Indian Mountain subdivision, all without adversely affecting any other water right in the South Platte River Basin;

3. The State Engineer may lawfully be required under the terms of this decree to administer the plan of augmentation in the manner set forth herein and to grant permits for wells for 5,250 single-family residential equivalent units either for individual wells per unit under the provisions of '63 C.R.S. 148-21-45 or for larger wells for multiple-family units or multiple units of single-family dwellings, and not to curtail diversions, in times of shortage, through any of the wells used to provide domestic water service for the 5,250 residential equivalent units, the depletions for which are offset by the operation of the augmentation plan herein approved.

4. While the precise location of each well to be augmented by this plan is not presently known, the recording, in these proceedings, of the location for each such well at the time application for a permit therefor is made, will provide the certainty required to assure the proper implementation of the plan herein approved. In the case of this plan, such recording can satisfactorily occur by requiring that the applicant for each well to be augmented, notify the Water Clerk of the location of the proposed well by reference to a specific lot delineated on the applicable Indian Mountain Subdivision plat, 24 of which have been admitted as exhibits in this case for that purpose.

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JUL 22 '94
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5. The current interpretation by the Water Judges of the State of the provisions of '63 C.R.S. 148-21-18(1)(d) as requiring a payment of a docket fee of $5.00 for each facility to be augmented recognizes the cost to the judicial system of making an adequate record of the implementation of an augmentation plan as that implementation may occur over a period of time; but since that recording cost does not occur all at once upon the initial entry of the decree approving the plan of augmentation but, instead, occurs over an extended period of time as the wells to be augmented are constructed, there is no need to require the payment of docket fee for each structure at the time the application for approval of the plan is filed so long as provision is made for the subsequent payment as the wells are constructed and their location indentified and recorded in the Court records.

DECREE

IT IS THEREFORE ORDERED ADJUDGED AND DECREED AS FOLLOWS:

1. The water rights decreed to the Tarryall Ranch Reservoirs Nos. 1 and 2 are modified so as to include the storage of water thereunder and subsequent withdrawal therefrom for domestic and municipal uses to offset depletions resulting from the provision of domestic and municipal water service to 5,250 single-family residential equivalent units within the boundaries set forth on the attached Exhibit 1.

2. The right to 5.0 c.f.s. out of the water right decreed to the Slater Ditch is modified to permit the diversion of that rate of flow for storage in the Tarryall Ranch Reservoir No.

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JUL 22 '94
WATER RESOURCES
STATE ENGINEER
COLO.

2 of a total amount of not more than 33.42 acre-feet of Tarryall Creek water per year in addition to such water as may be available for storage under the right originally decreed to that facility, such water to be held for release to Park Gulch and Tarryall Creek for domestic and municipal purposes in offsetting depletions to Tarryall Creek and the South Platte River resulting from the provision of domestic and municipal water service to 5,250 single-family residential equivalent units located or to be located within the boundaries of the Indian Mountain development as shown on the attached Exhibit A.

3. There is hereby abandoned to Tarryall Creek and the South Platte River out of the water right decreed to the Slater Ditch the right to 4.0 c.f.s. of flow representing at least the historic consumptive use during the irrigation season of 22.4 acre-feet per year.

4. 76.59 acres of land lying under the Slater Ditch which has historically been irrigated with water diverted from the exercise of the water right decreed to that ditch, shall be permanently removed from irrigation with water from Tarryall Creek, Park Gulch, their tributaries or underflow. The land thus removed from irrigation is located within Section 13, Township 9 South, Range 76 West and Section 18, Township 9 South, Range 75 West of the 6th P.M., identified by reference to the crosshatched area within the irrigated acreage boundaries shown on Exhibit B attached hereto. This decree shall be recorded in the public records of Park County, Colorado and this order drying-up the portion of the land historically irrigated under the Slater Ditch shall constitute a covenant running with the title to that land which shall be specifically enforceable upon the application of the objectors herein.

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WATER RESOURCES
STATE ENGINEER
COLO.

5. Water may not be diverted under the 5.0 c.f.s. portion of the Slater Ditch water right which has been converted to storage for any purpose other than to provide up to but not more than 33.42 acre-feet of water storage per year in the Tarryall Ranch Reservoir No. 2, and once that volume of water shall have been stored through the exercise of that modified portion of the Slater Ditch water right in a given year, the amount of headgate diversion thereafter lawfully available for diversion under that right during the remainder of the season from May 1 to November 1 shall not exceed a rate of flow of 18 cubic feet per second of time.

6. The applicant, its successors and assigns may not divert, for irrigation of land under the Slater Ditch, more than 18.0 c.f.s., and water thus diverted may not be applied to the irrigation of more than 153.41 acres of land lying under that ditch and described by reference to the shaded portion of the historic irrigated area set forth on the attached Exhibit B. The use of the 18.0 c.f.s. of the Slater Ditch water right for irrigation may not be enlarged for the irrigation of more than 153.41 acres without injuring other water rights on the South Platte River.

7. The State Engineer, the Division Engineer of Water Division No. 1 and other water administrative officials charged with the responsibility of administering the waters of Tarryall Creek and the South Platte River shall administer the plan of augmentation approved herein in the following manner:

A. At such times during the period May 1 to November 1 as diversions under the water right decreed to the Slater Ditch are reduced or curtailed to make water available for more senior rights, the applicant, its successors or assigns shall be ordered to release from the waters stored in the Tarryall Ranch

Reservoirs Nos. 1 or 2 a volume of water at a rate of flow determined by the Division Engineer of Water Division No. 1 to be adequate to offset depletions then simultaneously occurring as a result of the provision of domestic and municipal water service to the number of single-family residential equivalent units then being served within the Indian Mountain development. The total, aggregate amount of such releases for that season shall not exceed 22.4 acre-feet.

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JUL 22 '94
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STATE ENGINEER
COLO.

B. During the period from November 1 to May 1 of each water year, the Division Engineer shall require the applicant, its successors or assigns to release from storage in the Tarryall Ranch Reservoirs Nos. 1 and 2 such amounts of water at such rates of flow as may be found necessary to offset the then occurring simultaneous depletions resulting from the provision of domestic and municipal water service to the then existing number of single-family residential equivalent units being served within the Indian Mountain development. The total, aggregate amount of such releases required during that period shall not exceed 10.7 acre-feet.

C. The State Engineer, in the discharge of his responsibility with respect to the processing of applications for permits to drill wells and use ground water for the provision of domestic or municipal water service to 5,250 single-family residential equivalent units within the Indian Mountain development, either through individual on-lot wells sought under the provisions of '63 C.R.S. 148-21-45 or through wells applied for under other provisions of the law which may be required to supply multi-family units or multiples of single-family units shall recognize the existence and operation of this plan of augmentation and shall not deny applications for wells for the

purposes herein mentioned and within the amounts herein contemplated, but shall require the applicant, as a condition precedent to the issuance of any such well permit, to file, as an attachment to his application, a receipt from the Water Clerk of Water Division No. 1 for the payment herein of a $5.00 supplemental docket fee for the recording in these proceedings of each well applied for.

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JUL 22 '94
WATER RESOURCES
STATE ENGINEER
COLO.

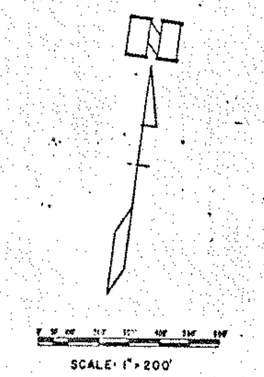
D. The State Engineer and Division Engineer of Water Division No. 1, shall not, at the request of senior appropriators, order the curtailment of diversion through wells used to provide domestic and municipal water service to the 5,250 single-family residential equivalent units for which this plan of augmentation has been approved so long as the plan of augmentation is being administered in accordance with the terms of this decree.

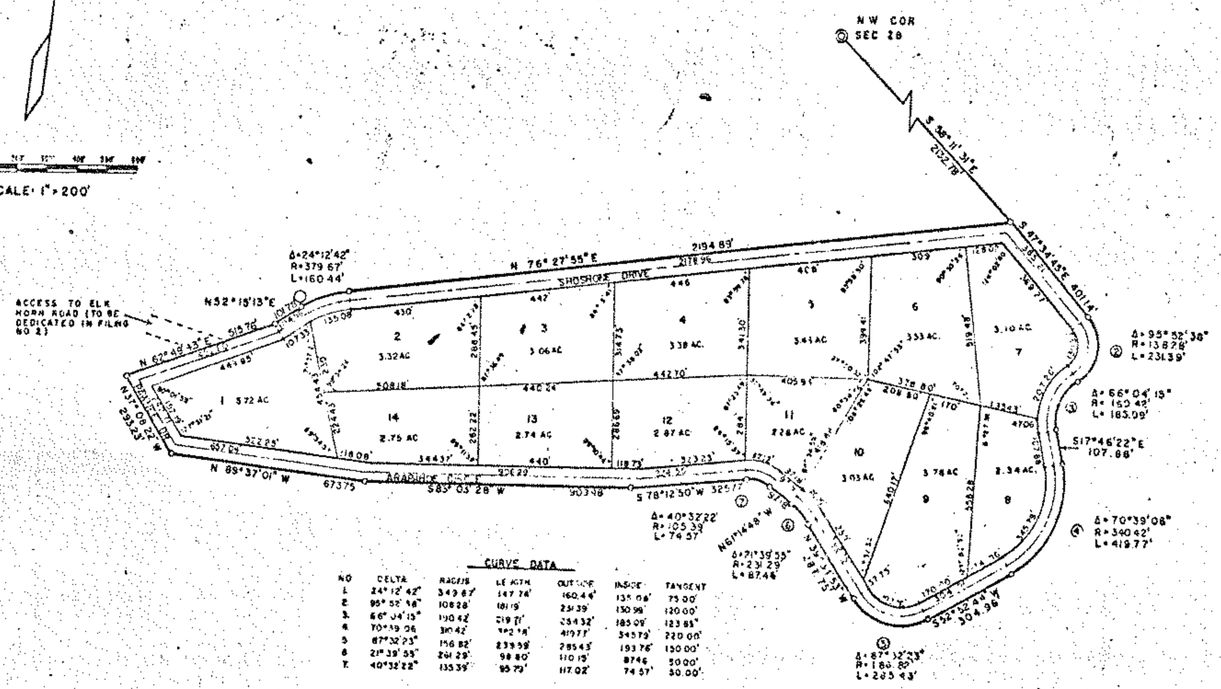
DATED THIS 2nd day of January, 1974, nunc pro tunc as of the 1st day of October, 1973.

Ronald A. Carpenter
WATER JUDGE
Water Division No. 1
State of Colorado

"INDIAN MOUNTAIN" FILING NO. 1

PARK COUNTY





CURVE DATA

NO	DELTA	RADIUS	LENGTH	OUTSIDE	INSIDE	TANGENT
1.	24°12'42"	379.67'	147.74'	160.44'	135.08'	75.00'
2.	95°52'38"	108.28'	181.19'	231.39'	150.98'	120.00'
3.	66°04'15"	150.42'	219.71'	254.32'	185.09'	123.85'
4.	70°39'08"	340.42'	392.18'	419.77'	345.73'	220.00'
5.	87°32'23"	196.82'	239.59'	289.43'	193.76'	150.00'
6.	71°39'55"	231.29'	98.80'	110.19'	87.46'	50.00'
7.	40°53'22"	135.39'	95.79'	117.02'	74.57'	50.00'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT PARK DEVELOPMENT CO., OWNERS, AND WILLIAM F. VIGOR, GLORIA M. VIGOR, RICHARD H. BETZING, EVALYNN R. BETZING, BILLY B. WYATT, VERA B. WYATT, AND TRAVELERS INSURANCE COMPANY AND EUGENE PETRING AS HOLDERS OF DEEDS OF TRUST, INCUMBERING THE PROPERTY DESCRIBED AS FOLLOWS:—

THAT PORTION OF SECTIONS 28 AND 29, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6 TH P.M., COUNTY OF PARK, STATE OF COLORADO, TO WIT

BEGINNING AT THE N.W. CORNER OF SAID SECTION 28 THENCE S 58°11'10"E 2102.78' TO THE TRUE POINT OF BEGINNING, THENCE S 47°34'45"E 401.16', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°12'42" AND WHOSE RADIUS IS 379.67' A DISTANCE OF 231.39' TO POINT OF REVERSE CURVATURE, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 66°04'15" AND WHOSE RADIUS IS 150.42' A DISTANCE OF 185.09', THENCE S 17°46'22"E 107.88', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 70°39'08" AND WHOSE RADIUS IS 340.42' A DISTANCE OF 419.77' THENCE S 52°32'44"W 304.98', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 87°32'23" AND WHOSE RADIUS IS 188.80' A DISTANCE OF 289.43' THENCE N 89°37'01"W 673.75', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 40°53'22" AND WHOSE RADIUS IS 105.39' A DISTANCE OF 74.57', THENCE S 78°12'50"W 325.77', THENCE S 85°03'28"W 903.98', THENCE N 37°08'52"W 2583.33', THENCE N 62°49'43"E 515.76', THENCE N 52°15'13"E 160.44', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 71°39'55" AND WHOSE RADIUS IS 231.29' A DISTANCE OF 287.46', THENCE N 36°11'35"W 2102.78' TO THE POINT OF BEGINNING. THE TRACT CONTAINS 55.14 ACRES MORE OR LESS
BEARINGS ARE REFERENCED TO A SOLAR OBSERVATION

UNDER THE NAME AND STYLE OF "INDIAN MOUNTAIN" FILING NO. 1, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THE STREETS HEREON SHOWN, AND DO HEREBY DEDICATE A 10' EASEMENT ALONG ALL LOT LINES, NOT AFFECTING ROADWAYS, FOR THE INSTALLMENT AND MAINTENANCE OF PUBLIC UTILITIES

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THE NAMES TO BE HEREUNTO SUBSCRIBED _____ DAY OF _____, A.D. 1970

_____ WILLIAM F. VIGOR

_____ GLORIA M. VIGOR

_____ RICHARD H. BETZING

_____ EVALYNN R. BETZING

_____ BILLY B. WYATT

_____ VERA B. WYATT

_____ EUGENE PETRING

TRAVELERS INSURANCE COMPANY

BY: _____

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.
GENERAL PARTNER

BY _____
DENNIS B. STANSON

ATTORNEY'S OPINION

_____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION

DATED THIS _____ DAY OF _____, A.D. 1970

_____ ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATE

LAVERN A. JASCHKE, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

DATED THIS _____ DAY OF _____ 1970

_____ LAVERN A. JASCHKE, L.S. 2916

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, A.D. 1970, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____, CHAIRMAN

ATTEST: _____, CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ____ M ON THE ____ DAY OF _____, A.D. 1970, AND DULY FILED AT RECEPTION NO. _____

_____ COUNTY CLERK AND RECORDER

NOTORIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 1970

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

_____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, A.D. 1970

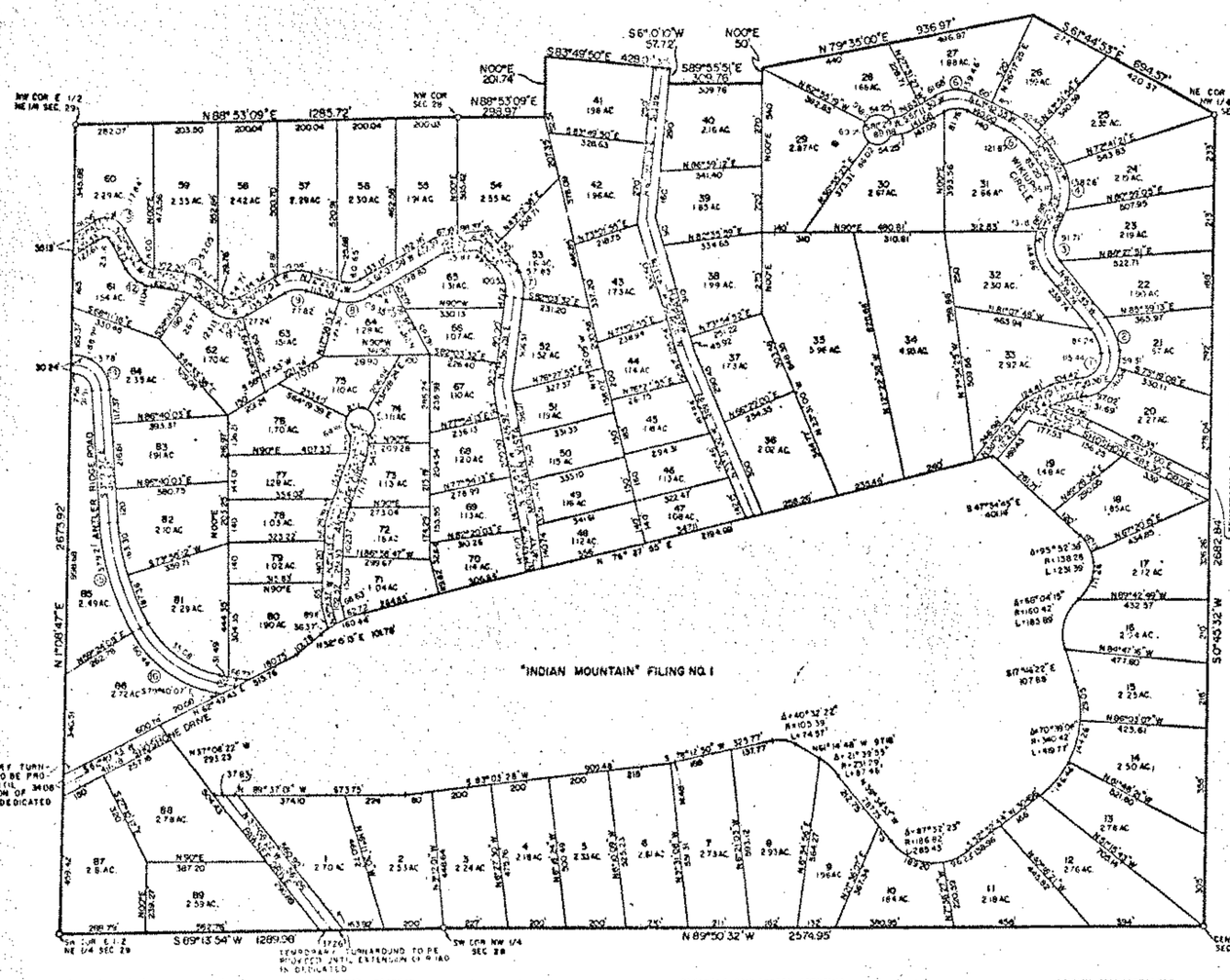
BY _____, CHAIRMAN

059996

"INDIAN MOUNTAIN" FILING NUMBER 2

PARK COUNTY

SCALE 1"=200'



CURVE DATA

CURVE NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH INSIDE	ARC LENGTH CENTERLINE	ARC LENGTH OUTSIDE
1	88°25'0"	100.66'	100.00'	155.44'	160.65'	205.85'
2	90°07'50"	156.27'	99.94'	86.24	106.73'	127.21'
3	83°54'40"	72.22'	70.00'	98.71'	125.18'	158.04
4	58°37'17"	124.66'	70.00'	95.89'	127.56'	158.28'
5	88°51'40"	97.58'	70.00'	121.87'	137.02'	152.16'
6	55°17'55"	115.02'	60.00'	81.76'	90.61'	139.46'
7	54°43'30"	135.49'	72.00'	115.35	129.19'	157.83'
8	48°30'0"	109.53'	60.00'	80.65'	85.00'	109.35'
9	48°46'20"	121.61'	64.00'	77.62'	103.30'	126.79'
10	61°20'30"	77.91'	50.00'	54.71'	66.92'	73.03'
11	24°19'30"	95.56'	20.00'	26.77'	39.41'	52.03
12	50°03'30"	96.33'	48.00'	58.00	84.20'	104.61'
13	90°23'00"	44.97'	45.00'	25.16'	70.50'	87.84'
14	93°42'00"	86.81'	56.00'	91.91'	140.42'	196.99'
15	27°16'55"	766.81'	385.99'	370.66'	364.93'	379.21'
16	49°04'13"	383.33'	175.00'	322.65'	328.34'	354.09'
17	24°12'48"	348.97'	78.00'	135.06'	147.78'	160.44'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT PARK DEVELOPMENT CO., OWNERS, AND WILLIAM F. VIGOR, GLORIA M. VIGOR, RICHARD H. BETZING, EVALYNN R. BETZING, BILLY B. WYATT, VERA B. WYATT, AND TRAVELERS INSURANCE COMPANY AND EUGENE PETRINO AS HOLDERS OF DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 21, 28 AND 29, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH P. M., COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE N88°53'09"E 238.97' THENCE N0°E 201.74'; THENCE S89°55'51"E 428.01' AND ACROSS WARPATH TO THE EAST R.O.W. LINE OF WARPATH; THENCE S6°0'10"W ALONG SAID R.O.W. 57.72'; THENCE S89°53'51"E 309.76'; THENCE N0°E 50.00'; THENCE N79°35'00"E 936.97'; THENCE S88°44'53"E 694.57' TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 28; THENCE S0°43'32"W ALONG THE EAST LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 28 2682.84' TO THE CENTER OF SAID SECTION 28; THENCE N89°50'32"W ALONG THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 28 2574.95' TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 28; THENCE S89°13'54"W ALONG THE SOUTH LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 29 A DISTANCE OF 1289.98' TO THE SOUTHEAST CORNER OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 29; THENCE N1°08'47"E ALONG THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 29 A DISTANCE OF 2673.92' TO THE NORTHEAST CORNER OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 29; THENCE N88°53'09"E ALONG THE NORTH LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 28 A DISTANCE OF 1285.72' TO THE NORTHWEST CORNER OF SAID SECTION 28 AND THE POINT OF BEGINNING. THE TRACT CONTAINS 197.48 ACRES MORE OR LESS. BEARINGS ARE REFERENCED TO A SOLAR OBSERVATION.

UNDER THE NAME AND STYLE OF "INDIAN MOUNTAIN" FILING NO. 2, AND HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THESE ROADS HEREON SHOWN, AND DO HEREBY DEDICATE A 10' EASEMENT ALONG ALL LOT LINES, NOT ABUTTING ROADWAYS, FOR THE INSTALLMENT AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED _____ DAY OF _____ A.D. 1969.

WILLIAM F. VIGOR

GLORIA M. VIGOR

RICHARD H. BETZING

EVALYNN R. BETZING

BILLY B. WYATT

VERA B. WYATT

TRAVELER'S INSURANCE CO.
BY _____

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP MERIDIAN PROPERTIES, INC GENERAL PARTNER
BY _____
DENNIS B. STIMSON

EUGENE PETRINO

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A. D. 1970.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, LAVERN A. JACOBS, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE CONDITIONS OF THE PROPERTY SHOWN ARE DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 17th DAY OF August, A. D. 1970

LAVERN A. JACOBS, L. S. 2816

2816

ATTORNEY'S OPINION

I _____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATING FEE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS _____ DAY OF _____, A. D. 1970

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 27th DAY OF August, A. D. 1970.

BY _____, CHAIRMAN

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 5 DAY OF Oct A. D. 1970, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDER TAKE THE MAINTENANCE OF SAID UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____, CHAIRMAN
ATTEST: _____, CLERK

CLERK AND 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. ON THE 5th DAY OF October A. D. 1970, AND DULY FILED AT RECEPTION NUMBER 059997

_____
COUNTY CLERK AND RECORDER

059997

"INDIAN MOUNTAIN"

FILING NO. 3

PARK COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE S ONE-QUARTER CORNER OF SAID SECTION 21; THENCE N 86°44'53"W 280.47' TO THE TRUE POINT OF BEGINNING; THENCE N 61°46'53"W 403.81'; THENCE S 79°25'00"W 418.97'; THENCE S 31°E 50.00'; THENCE N89°55'51"W 339.76' TO A POINT ON THE EAST R.O.W. LINE OF WARPATH; THENCE N83°49'50"W 60.00' TO A POINT ON THE WEST R.O.W. LINE OF WARPATH; THENCE N 6°13'10"E 239.67' ALONG SAID R.O.W. LINE; THENCE N 26°50'19"E 75.00' ALONG SAID R.O.W. LINE; THENCE N 14°40'08"E 190.84' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 162.88', DELTA OF 32°09'44", AND RADIUS OF 290.17'; THENCE N 66°50'55"E 85.58' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 35.18', DELTA OF 26°14'36", AND RADIUS OF 77.22'; THENCE N 40°35'04"E 240.97' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 68.59', DELTA OF 8°18'37", AND RADIUS OF 47.69'; THENCE N 51°23'53"W 225.29' ALONG SAID R.O.W. LINE; THENCE N 38°51'03"W 82.28' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 239.53', DELTA OF 25°27'23", AND RADIUS OF 539.36'; THENCE N 33°23'46"W 188.90' ALONG SAID R.O.W. LINE; THENCE N 42°56'52"W 239.64' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 213.03', DELTA OF 37°15'34", AND RADIUS OF 311.96'; THENCE N 14°00'12"E 21.58' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 830.41', DELTA OF 30°14'38", AND RADIUS OF 244.37'; THENCE N 15°54'24"W 87.16' ALONG SAID R.O.W. LINE; THENCE N 78°44'49"E 677.86' ALONG THE NORTH R.O.W. LINE OF TUTTON TRAIL; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 133.52', DELTA OF 37°16'09", AND RADIUS OF 282.63'; THENCE S 63°47'07"E 277.78' ALONG SAID R.O.W. LINE; THENCE S 77°53'19"E 211.83' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 278.90', DELTA OF 35°41'33", AND RADIUS OF 444.[illegible]'; THENCE S 42°09'48"E 100.33' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 193.18', DELTA OF 10°44'31", AND RADIUS OF 1033.08'; THENCE S 52°54'37"E 109.28' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 113.92', DELTA OF 7°33'59", AND A RADIUS OF 863.17'; THENCE S 44°58'36"E 275.36' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 84.27', DELTA OF 40°22'12", AND A RADIUS OF 119.58'; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 78.20', DELTA OF 45°30'51", AND RADIUS OF 98.46'; THENCE N 49°07'59"E 117.26' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 51.30', DELTA OF 22°34'54", AND RADIUS OF 130.17'; THENCE N 71°40'53"E 247.88' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 73.86', DELTA OF 63°53'07", AND RADIUS OF 66.74'; THENCE N 7°49'51"E 46.07' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 199.84', DELTA OF 39°48'11", AND RADIUS OF 287.66'; THENCE N 31°58'20"W 33.29' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 190.25', DELTA OF 16°06'37", AND RADIUS OF 676.66', THENCE N 48°04'57"W 84.11' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 131.56', DELTA OF 67°17'54", AND RADIUS OF 125.00'; THENCE N 14°13'03"E 112.99' ALONG SAID R.O.W. LINE TO A POINT ON THE NORTH R.O.W. LINE OF PATHFINDER; THENCE S 84°17'40"E 178.38' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 135.38', DELTA OF 10°48'14", AND RADIUS OF 358.75'; THENCE S 73°29'26"E 352.13' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 56.37', DELTA OF 8°55'38", AND RADIUS OF 350.26'; THENCE S 64°33'48"E 448.72' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 183.98', DELTA OF 24°42'01", AND RADIUS OF 426.67'; THENCE S 89°15'59"E 338.29' ALONG SAID R.O.W. LINE TO A POINT ON THE EAST R.O.W. LINE OF ARROWHEAD DRIVE; THENCE S 26°32'10"W 294.86' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 107.15' DELTA OF 14°42'38", AND RADIUS OF 417.35'; THENCE S 41°14'48"W 89.15' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 181.26', DELTA OF 14°37'22", AND RADIUS OF 749.39'; THENCE S 26°37'25"W 244.72' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 232.10', DELTA OF 45°14'44", AND RADIUS OF 207.51', THENCE S 69°52'10"W 13.82' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 335.63', DELTA OF 13°49'08", AND RADIUS OF 139.60'; THENCE S 83°41'18"W 213.84' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING AN ARC OF 184.04', DELTA OF 13°00'24", AND RADIUS OF 810.51'; THENCE N 83°18'18"W 255.48' ALONG SAID R.O.W. LINE; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING AN ARC OF 41.09', DELTA OF 16°22'26", AND RADIUS OF 143.77', THENCE S 83°39'15"W 539.73' ALONG SAID R.O.W. LINE; THENCE S 9°46'44"E 546.47' TO THE TRUE POINT OF BEGINNING, CONTAINING 108.77 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A SOLAR OBSERVATION.

UNDER THE NAME AND STYLE OF "INDIAN MOUNTAIN" FILING NO. 3 AND HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THESE ROADS HEREON SHOWN, AND DO HEREBY DEDICATE A 10' EASEMENT ALONG ALL LOT LINES, NOT ABUTTING ROADWAYS, FOR THE INSTALLMENT AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 11 DAY OF FEBRUARY A.D. 1971.

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER.

BY _____
DENNIS B. STIMSON, VICE PRESIDENT

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF February, A.D. 1971.

MY COMMISSION EXPIRES 7-7-73

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

ATTORNEY'S OPINION

I, JEFFY R. [illegible] BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBERANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 8th DAY OF FEBRUARY, A.D. 1971

NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 25' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
3. A 5' UTILITY EASEMENT SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.

SURVEYOR'S CERTIFICATE

I, LAVERN A. JASCHKE, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCAIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 29th DAY OF January, A.D. 1971

Lavern A. Jaschke

LAVERN A. JASCHKE, L.S. 2006

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS [illegible] DAY OF [illegible], A.D. 1971, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____ CHAIRMAN.

ATTEST: Joy A. Carpenter CLERK.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS [illegible] DAY OF [illegible], A.D. 1971

BY Walter J. Buck, CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT [illegible] P.M. ON THE 7 DAY OF April A.D. 1971, AND DULY FILED AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

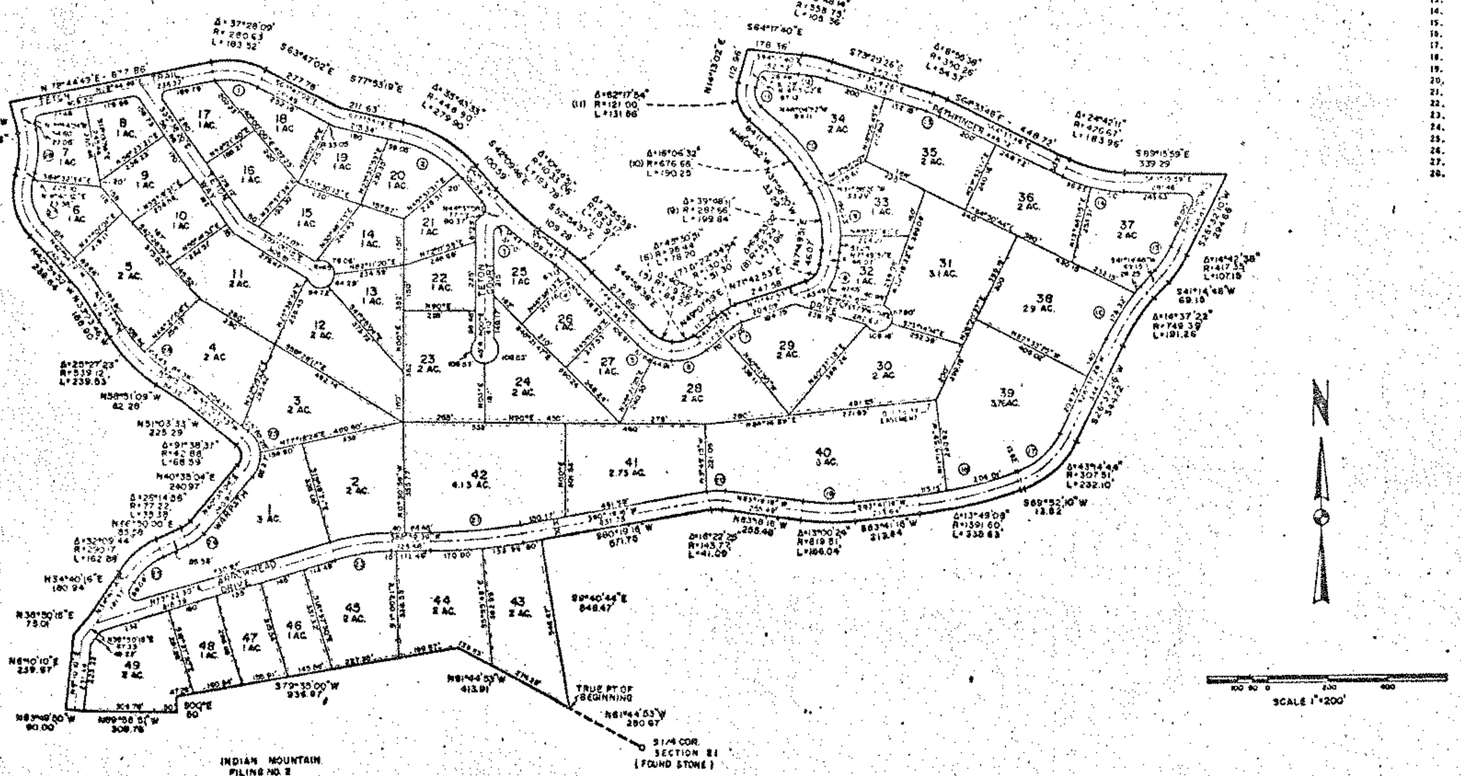
SHEET 1 OF 2

05998

"INDIAN MOUNTAIN"

FILING NO. 3

PARK COUNTY



CURVE DATA

	D	R	T	L	LONG ARC	SHORT ARC
1.	37°28'09"	250.63	85	163.90	161.57	144.23
2.	35°42'33"	418.90	135	261.20	273.90	241.45
3.	10°44'51"	1063.06	100	199.66	209.04	193.78
4.	7°55'59"	793.17	55	109.82	113.87	109.67
5.	40°22'32"	149.58	55	105.41	105.55	84.27
6.	45°30'51"	128.44	53.68	102.03	105.36	78.23
7.	23°24'54"	100.17	20	39.48	39.10	27.44
8.	63°53'02"	96.24	60	107.31	110.76	73.98
9.	39°48'11"	317.66	115	220.68	241.52	193.64
10.	16°26'32"	706.66	100	198.66	207.11	193.25
11.	92°17'54"	91.00	55	98.95	131.59	84.33
12.	10°46'14"	528.75	50	99.70	105.10	94.75
13.	8°55'38"	320.28	25	49.90	34.57	45.73
14.	24°42'31"	456.67	100	196.89	209.83	183.96
15.	14°42'38"	387.35	50	99.45	107.15	96.75
16.	14°37'22"	779.39	100	198.96	204.57	194.15
17.	43°14'44"	273.51	110	209.46	217.10	196.91
18.	13°49'06"	1361.60	165	329.40	331.63	321.16
19.	12°00'24"	789.51	90	170.23	184.24	172.42
20.	16°22'26"	172.77	25	49.66	56.23	48.71
21.	8°40'23"	1678.06	150	299.42	303.96	294.88
22.	15°37'09"	723.11	100	196.76	204.94	195.58
23.	32°09'44"	269.17	75	146.04	157.88	129.20
24.	26°31'56"	107.22	25	49.12	50.66	35.16
25.	91°38'37"	72.48	75	118.57	164.55	68.59
26.	25°27'23"	509.12	115	226.20	219.33	211.67
27.	97°35'54"	181.96	100	182.88	213.03	157.73
28.	30°34'36"	274.37	75	146.42	152.43	130.41

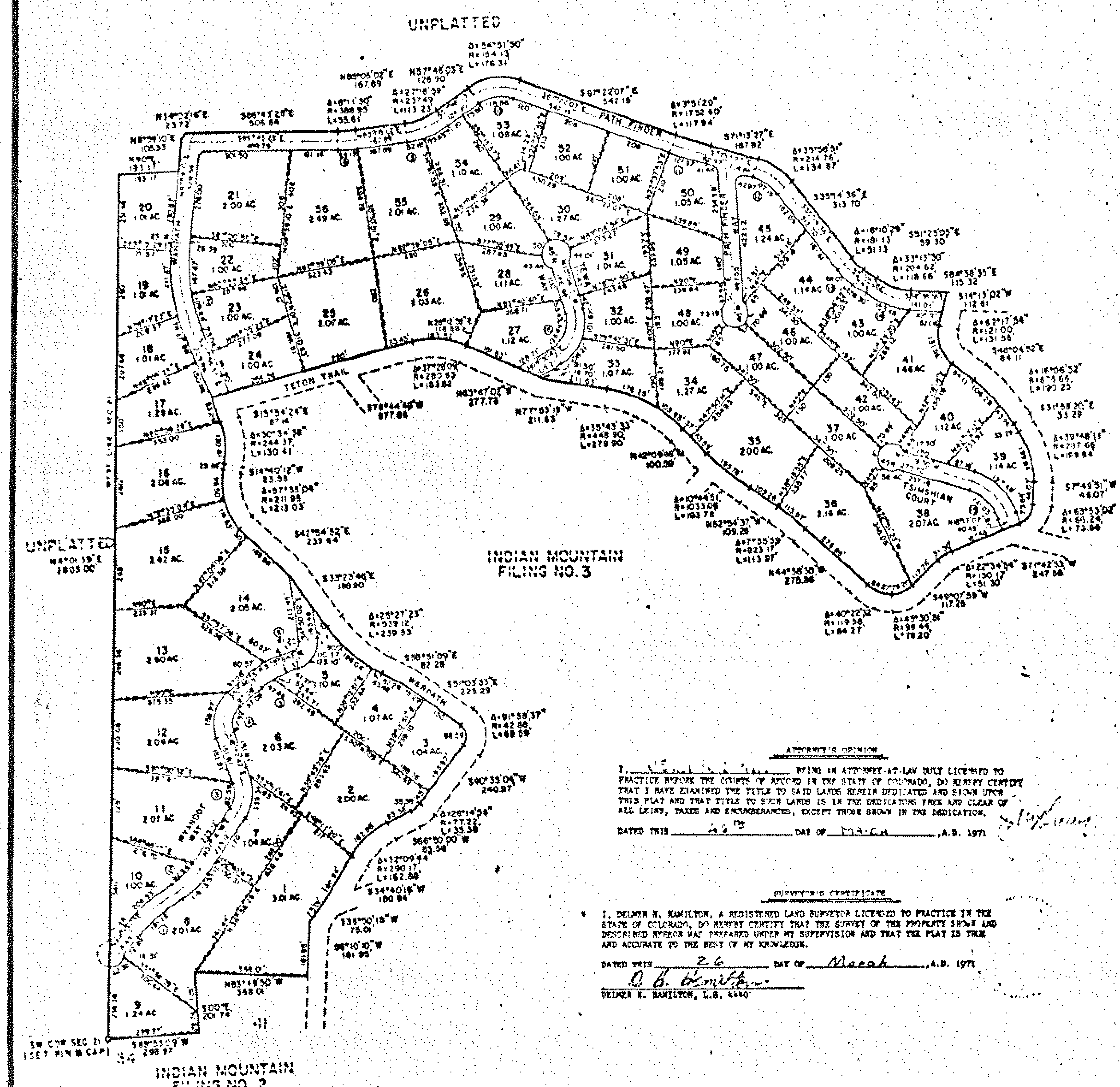
SHEET 2 OF 2

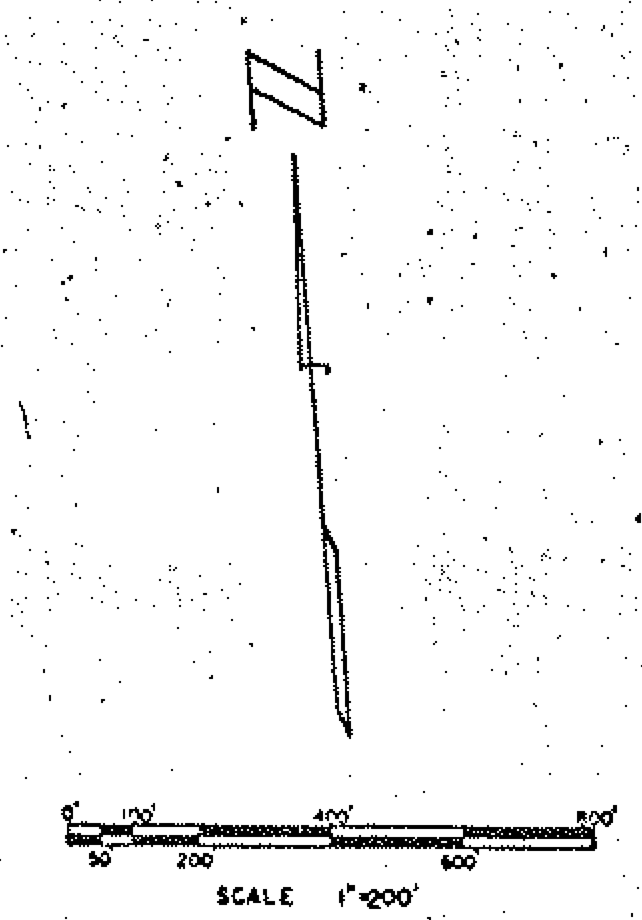
05999

"INDIAN MOUNTAIN"

FILING NO. 4

PARK COUNTY





CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	SHORT ARC	LONG ARC
1.	14°58'20"	769.67	100.00	199.98	191.13	206.63
2.	22°58'45"	270.47	52.93	104.54	99.94	116.13
3.	54°11'20"	117.33	60.00	110.96	82.59	139.34
4.	67°39'05"	104.46	70.00	123.34	87.92	154.76
5.	24°30'20"	253.26	55.00	108.37	95.49	121.15
6.	90°06'45"	59.47	50.00	83.15	41.20	125.10
7.	29°53'47"	561.84	150.00	293.16	277.30	309.81
8.	08°11'30"	418.95	30.00	59.90	35.61	64.19
9.	27°28'59"	267.49	65.00	127.53	113.25	141.93
10.	54°51'50"	154.13	80.00	147.59	118.86	176.31
11.	03°51'20"	1772.60	60.00	119.95	117.94	121.92
12.	35°59'51"	184.76	60.00	116.03	97.19	134.87
13.	16°10'29"	211.13	30.00	59.60	51.13	68.07
14.	34°31'30"	234.62	70.00	136.05	115.66	153.45
15.	52°52'43"	180.00	89.51	166.12	138.41	193.81
16.	77°34'57"	125.00	100.47	169.26	126.64	209.68

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 73 WEST OF THE 6 TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N 04° [illegible] ALONG THE WEST LINE OF SAID SECTION 21 [illegible] FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF [illegible] ... MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 41, "INDIAN MOUNTAIN" FILING NUMBER 2, PARK COUNTY, COLORADO; THENCE N 83° [illegible] W ALONG THE NORTH LINE OF SAID LOT 41, 368.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 41; THENCE S 00° 00' 00" E ALONG THE WESTERLY LINE OF SAID LOT 41, 201.74 FEET TO THE NORTHEASTERLY CORNER OF LOT 54, "INDIAN MOUNTAIN" FILING NUMBER 2, PARK COUNTY, COLORADO; THENCE S 89° 53' 09" W 298.97 FEET, MORE OR LESS ALONG THE NORTH LINE OF SAID LOT 54 TO THE POINT OF BEGINNING, CONTAINING 92.662 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A SOLAR OBSERVATION.

UNDER THE NAME AND STYLE OF "INDIAN MOUNTAIN" FILING NO. 4 AND HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THE ROADS HEREIN SHOWN, AND DO HEREBY DEDICATE A 10' EASEMENT ALONG ALL LOT LINES, NOT ABUTTING ROADWAYS, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF ______ A.D. 1971

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC.
GENERAL PARTNER

BY ______
DURWIN S. STIMSON, VICE PRESIDENT

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______, A.D. 1971

MY COMMISSION EXPIRES ______

WITNESS MY HAND AND SEAL ______
NOTARY PUBLIC

ATTORNEY'S OPINION

I, ______ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 26th DAY OF MARCH, A.D. 1971

SURVEYOR'S CERTIFICATE

I, DELMER N. HAMILTON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 26 DAY OF March, A.D. 1971

D. B. Hamilton
DELMER N. HAMILTON, L.S. 4440

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 30th DAY OF ______ A.D. 1971

______ CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ______ M ON THE 7 DAY OF April A.D. 1971, AND DULY FILED AT RECEPTION NO.

______
COUNTY CLERK AND RECORDER

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ______ DAY OF ______ A.D. 1971, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: ______ CHAIRMAN

ATTEST: ______

NOTES:

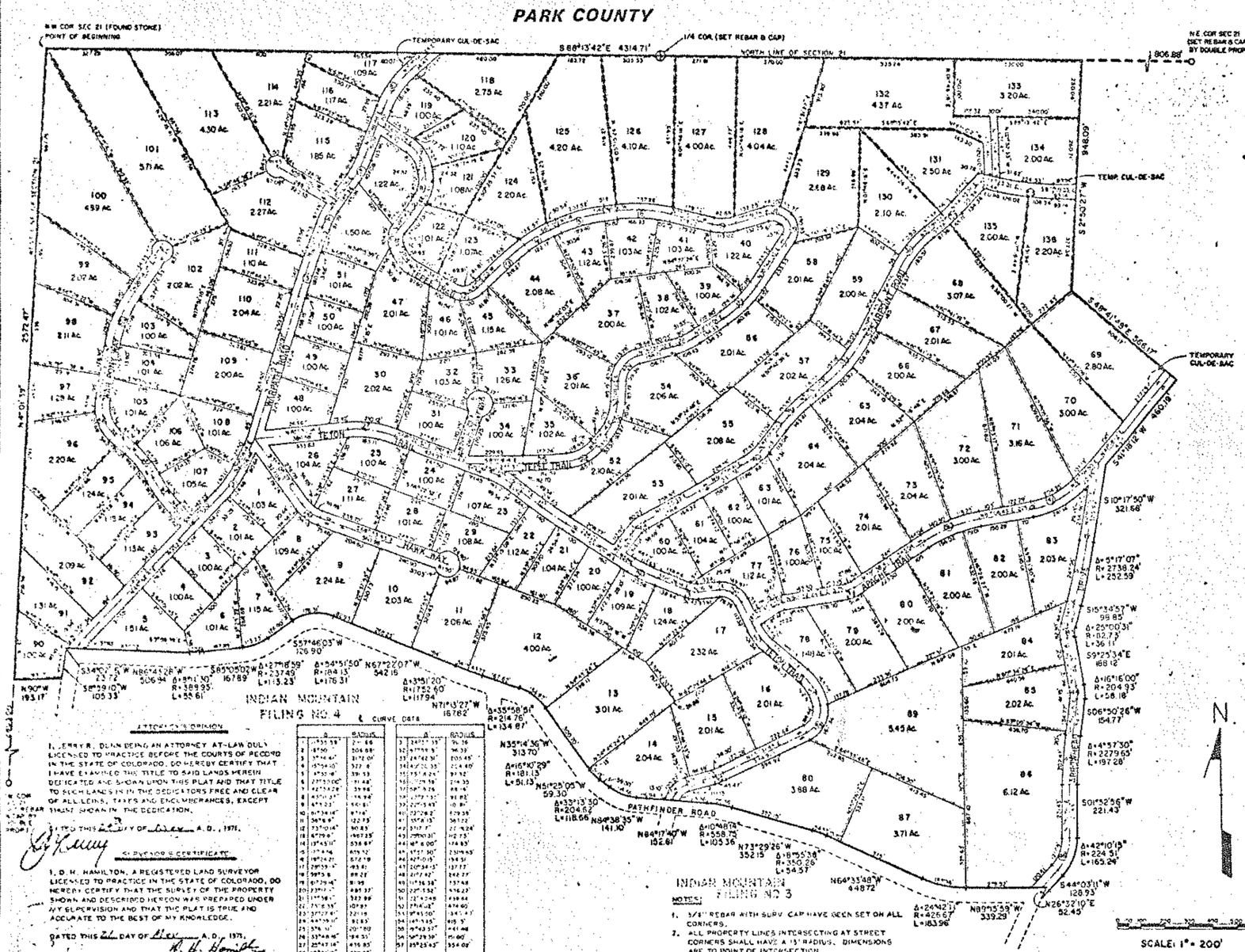
1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET ON ALL CORNERS.
2. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 25' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
3. A 5' UTILITY EASEMENT SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.

060000

"INDIAN MOUNTAIN"

FILING NO. 5

PARK COUNTY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT,

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE S89°13'42"E ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 4314.71', THENCE S2°50'27"W 946.09', THENCE S41°41'45"E 506.17', TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARAPAHOE DRIVE, THENCE SOUTHERLY ALONG SAID EASTERLY R.O.W. LINE FOR THE FOLLOWING 12 COURSES, S41°18'12"W 460.18', S51°17'51"W 321.68', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 5°17'07" A DISTANCE OF 252.59', S15°34'57"W 98.85', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 25°00'31" A DISTANCE OF 36.41', S9°25'34"E 188.12', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°16'00" A DISTANCE OF 58.18', S6°50'26"W 154.77', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 4°57'50" A DISTANCE OF 197.28', S0°52'36"W 221.43', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 42°10'15" A DISTANCE OF 165.24', S44°03'11"W 128.93', N26°32'10"E 52.45', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 47°10'15" A DISTANCE OF 185.24', S44°03'11"W 128.93', THENCE N26°32'10"E 57.45 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PATHFINDER, THENCE WESTERLY ALONG SAID NORTHERLY R.O.W. LINE FOR THE FOLLOWING 27 COURSES, N89°15'53"W 339.24', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 22°41'31" A DISTANCE OF 313.96', N66°33'58"W 448.72', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 8°55'38" A DISTANCE OF 54.57', N73°29'26"W 352.15', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°48'38" A DISTANCE 105.16', N64°17'40"W 152.61', N64°33'48"W 141.10', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 33°13'30" A DISTANCE OF 118.66', N35°25'05"W 59.30', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°13'29" A DISTANCE OF 51.13', N35°14'36"W 313.70', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°58'51" A DISTANCE OF 134.87', N71°13'27"W 167.62', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 3°51'23" A DISTANCE OF 117.94', N67°22'07"W 342.15', N 67°22'07"W 542.16', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 54°51'50" A DISTANCE OF 176.31', S57°46'03"W 126.90', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°18'59" A DISTANCE OF 184.13', S45°28'02"W 167.89', TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 8°11'30" A DISTANCE OF 115.23', S37°39'07"W 105.33', S34°07'15"W 237.12', N86°42'28"W 506.94', S65°05'02"W 389.95', TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 3°55'20" A DISTANCE OF 117.94', N90°W 193.17' TO THE POINT OF BEGINNING, CONTAINING 272.71 ACRES MORE OR LESS. ALL BEARING ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 4.

UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 5 AND HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND DOES HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THESE ROADS HEREON SHOWN, AND DOES HEREBY DEDICATE A 10' EASEMENT ALONG ALL LOT LINES, NOT ABUTTING ROADWAYS, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25 DAY OF May A.D. 1971.

PARK DEVELOPMENT COMPANY,
A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC.
GENERAL PARTNER.

BY: [signature]
DENNIS D. STAHSON, VICE PRESIDENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May A.D. 1971.

MY COMMISSION EXPIRES March 11 1975
WITNESS MY HAND AND SEAL

[signature]
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 25th DAY OF May A.D., 1971.

[signature]
CHAIRMAN

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 7th DAY OF June A.D. 1971, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY [signature] CHAIRMAN
ATTEST: [signature]

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 7:00 ON THE 7 DAY OF June A.D., 1971, AND DULY FILED AT RECEPTION NO. _____

[signature]
COUNTY CLERK AND RECORDER

ATTORNEY'S OPINION

I, JERRY R. DUNN BEING AN ATTORNEY AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

GIVEN THIS 24 DAY OF May A.D., 1971.

[signature]

SURVEYOR'S CERTIFICATE

I, D. H. HAMILTON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 24 DAY OF May A.D., 1971.

D. H. Hamilton
D. H. HAMILTON L.S. 4840

CURVE DATA

	Δ	RADIUS
1	1°55'55"	2?.46
2	8°50'	506.68'
3	3°16'40"	3172.01'
4	15°54'10"	527.8
5	4°55'40"	396.53
6	27°33'00"	91.48'
7	42°53'28"	39.94'
8	44°51'27"	114.94'
9	47°13'23"	50.81'
10	67°34'18"	87.16'
11	34°14'6"	122.75'
12	73°10'16"	50.83'
13	67°19'6"	190.73'5'
14	13°45'10"	538.67'
15	37°4'56"	459.32'
16	16°14'21"	572.19'
17	29°55'9"	95.61'
18	29°55'8"	89.21'
19	67°29'4"	81.95'
20	33°11'1"	881.37'
21	31°58'1"	337.99'
22	21°6'35"	107.87'
23	37°27'4"	221.15'
24	84°19'10"	51.93'
25	5°6'1"	207.80'
26	33°44'46"	184.33'
27	25°43'16"	470.85'
28	17°24'9"	329.63'
29	9°3'5"	2179.18'
30	15°24'56"	600.30'

	Δ	RADIUS
31	34°51'15"	96.36
32	47°54'5"	96.33'
33	24°42'35"	105.49'
34	47°21'35"	214.49'
35	15°15'42"	97.52'
36	15°58'15"	214.35'
37	58°5'26"	88.16'
38	27°17'35"	91.85'
39	27°15'43"	10.81'
40	22°28'2"	129.35'
41	15°5'13"	58.12'
42	3°17'7"	27.924'
43	29°00'31"	92.73'
44	18°6'00"	174.83'
45	15°1'30"	2309.65'
46	42°10'15"	134.51'
47	20°34'13"	137.77'
48	21°7'42"	242.25'
49	11°16'38"	157.48'
50	22°1'52"	416.23'
51	21°14'38"	416.23'
52	21°4'12"	474.60'
53	19°41'50"	341.47'
54	14°1'135"	615.3'
55	14°42'57"	441.48'
56	16°23'39"	15.60'
57	25°25'45"	554.09'

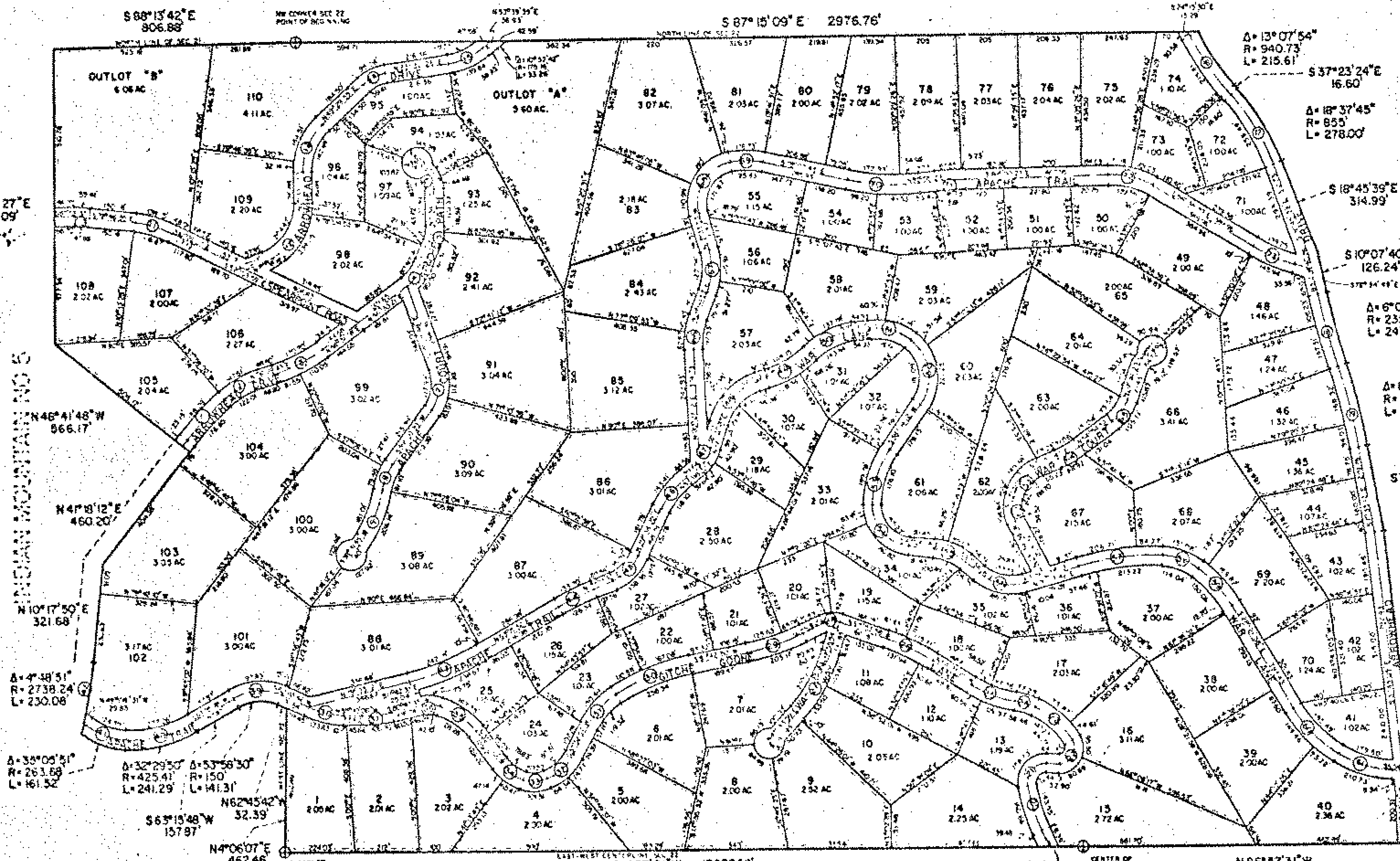
NOTES:

1. 5/8" REBAR WITH SURV CAP HAVE BEEN SET ON ALL CORNERS.
2. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
3. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

"INDIAN MOUNTAIN"

FILING NO. 6

PARK COUNTY



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTIONS OF SECTION 21 AND SECTION 22, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S87°15'09"E ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 2976.76' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ARROWHEAD DRIVE, THENCE SOUTHERLY ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°07'54" AND WHOSE RADIUS IS 940.73' FOR A DISTANCE OF 215.61', THENCE S37°23'24"E ALONG SAID R.O.W. 16.60', THENCE ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°37'45" AND WHOSE RADIUS IS 855.00' FOR A DISTANCE OF 278.00', THENCE S18°45'39"E ALONG SAID R.O.W. 314.99', THENCE S10°07'40"E ALONG SAID R.O.W. 126.24', THENCE ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 6°01'26" AND WHOSE RADIUS IS 2351.48' FOR A DISTANCE OF 247.23', THENCE ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 8°33'54" AND WHOSE RADIUS IS 1815.00' FOR A DISTANCE OF 271.32', THENCE S07°35'12"E ALONG SAID R.O.W. 280.78', THENCE S03°43'03"E ALONG SAID R.O.W. 784.50', THENCE S00°20'11"W ALONG SAID R.O.W. 231.41' TO A POINT ON THE EAST-WEST CENTER OF SECTION LINE, THENCE N 86°57'31"W ALONG SAID EAST-WEST CENTER OF SECTION LINE 1100.62' TO THE CENTER OF SAID SECTION 22, THENCE N 86°57'31"W ALONG SAID EAST-WEST CENTER OF SECTION LINE 2637.58' TO THE WEST 1/4 CORNER OF SAID SECTION 22, THENCE N 04°06'07"E ALONG THE WEST LINE OF SAID SECTION 22 462.46' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF APACHE TRAIL, THENCE N 62°45'42"W ALONG SAID R.O.W. 32.39', THENCE ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 53°58'30" AND WHOSE RADIUS IS 150.00' FOR A DISTANCE OF 141.31', THENCE S 63°15'48"W ALONG SAID R.O.W. 157.87', THENCE ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 32°29'50" AND WHOSE RADIUS IS 425.41' FOR A DISTANCE OF 241.29', THENCE ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°05'51" AND WHOSE RADIUS IS 263.68' FOR A DISTANCE OF 161.52' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ARROWHEAD DRIVE, SAID POINT BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 5, THENCE NORTHERLY ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°48'51" AND WHOSE RADIUS IS 2738.24' FOR A DISTANCE OF 230.08', WHICH IS A POINT ON SAID EASTERLY BOUNDARY, THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY N 10°17'59"E ALONG SAID R.O.W. 321.68', THENCE N 41°18'12"E ALONG SAID BOUNDARY AND SAID R.O.W. 460.20', THENCE N46°41'48"W ALONG SAID BOUNDARY 566.17' TO THE NORTH CORNER OF LOT 69 INDIAN MOUNTAIN FILING NO. 5, THENCE N 02°50'27"E ALONG SAID BOUNDARY 948.09' TO A POINT ON THE NORTH LINE OF SAID SECTION 21, THENCE S 88°13'42"E ALONG SAID NORTH LINE 806.88' TO THE NORTHWEST CORNER OF SAID SECTION 22 THE POINT OF BEGINNING, CONTAINING 244.04 ACRES, MORE OR LESS, ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 5. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 27th DAY OF August A.D. 1971.

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP,
MERIDIAN PROPERTIES, INC.,
GENERAL PARTNER,
BY

DENNIS B. STIMSON, VICE PRESIDENT

CENTER LINE
CURVE DATA

No.	DELTA	RADIUS	LENGTH
1	17°41'46"	974.39'	182.47'
2	24°26'43"	315.97'	134.81'
3	19°57'35"	520.00'	181.15'
4	31°07'40"	178.73'	97.10'
5	23°51'30"	135.00'	56.22'
6	45°29'05"	83.12'	65.00'
7	56°18'27"	150.00'	147.41'
8	24°37'43"	218.67'	94.00'
9	23°59'49"	462.19'	193.58'
10	7°22'58"	400.00'	51.54'
11	18°24'28"	400.00'	128.51'
12	69°05'11"	199.54'	240.63'
13	46°56'48"	210.03'	172.07'
14	34°02'11"	130.00'	77.24'
15	29°52'47"	338.16'	176.33'
16	13°07'54"	970.73'	222.48'
17	18°37'45"	825.00'	268.24'
18	6°01'26"	2381.48'	250.38'
19	8°33'54"	1785.00'	266.84'
20	16°20'30"	533.29'	152.10'
21	101°02'00"	60.00'	105.80'
22	125°57'20"	50.15'	110.24'
23	29°50'05"	312.75'	162.85'
24	17°57'30"	216.50'	67.88'
25	24°27'55"	369.31'	157.70'
26	13°10'32"	730.00'	169.57'
27	25°38'05"	499.96'	223.69'
28	44°13'00"	72.11'	55.81'
29	13°47'48"	820.00'	197.73'
30	20°26'48"	748.89'	267.25'
31	29°47'05"	260.05'	134.88'
32	39°55'10"	169.67'	118.21'
33	41°00'10"	113.25'	81.04'
34	32°15'40"	170.00'	95.72'
35	33°52'08"	247.01'	146.01'
36	30°11'04"	110.00'	57.95'
37	14°09'09"	402.79'	99.49'
38	23°24'24"	313.23'	127.19'
39	53°58'30"	160.72'	149.57'
40	32°29'50"	395.41'	224.27'
41	35°35'51"	233.68'	145.15'
42	4°48'51"	2738.24'	227.55'
43	16°17'22"	[illegible]	[illegible]
44	7°03'42"	[illegible]	[illegible]
45	40°39'10"	165.49'	117.37'
46	24°25'32"	313.33'	133.75'
47	34°29'21"	110.15'	67.41'
48	57°51'17"	[illegible]	[illegible]
49	27°12'30"	343.48'	162.62'
50	35°24'10"	[illegible]	[illegible]
51	45°18'10"	167.00'	132.77'
52	87°35'10"	148.46'	226.45'
53	34°46'50"	227.10'	134.35'
54	84°43'40"	135.00'	199.64'
55	32°53'10"	200.00'	114.27'
56	54°13'10"	170.00'	[illegible]
57	19°21'10"	[illegible]	[illegible]
58	35°27'[illegible]	214.26'	137.54
59	[illegible]	466.31'	[illegible]
60	25°57'50"	[illegible]	[illegible]
61	27°41'25"	[illegible]	[illegible]
62	40°01'23"	[illegible]	[illegible]
63	48°24'03"	[illegible]	[illegible]
64	16°57'56"	[illegible]	[illegible]
65	[illegible]	[illegible]	[illegible]
66	24°17'45"	[illegible]	[illegible]
67	38°18'51"	[illegible]	[illegible]
68	[illegible]	[illegible]	[illegible]
69	[illegible]	325.04'	[illegible]
70	18°57'04"	710.78'	237.81'
71	4°04'20"	[illegible]	[illegible]
72	31°21'40"	264.96	[illegible]
73	13°56'16"	530.66'	[illegible]

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ___ M., ON THE ___ DAY OF ___ A.D., 1971, AND DULY FILED AT RECEPTION NO. ______

COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE

I, ______, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 30th DAY OF August A.D., 1971.

SURVEYOR

COLORADO LICENSE NUMBER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS ___ DAY OF ___ A.D., 1971.

CHAIRMAN

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ___ DAY OF Sept. A.D. 1971. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: ______ CHAIRMAN

ATTEST: ______

ATTORNEY'S OPINION

I, ______ BEING AN ATTORNEY- AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 27 DAY OF August A.D., 1971.

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ A.D. 1971.

MY COMMISSION EXPIRES 7-7-72
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

200 100 0 200 400
SCALE 1"=200'

NORTH

NOTES:

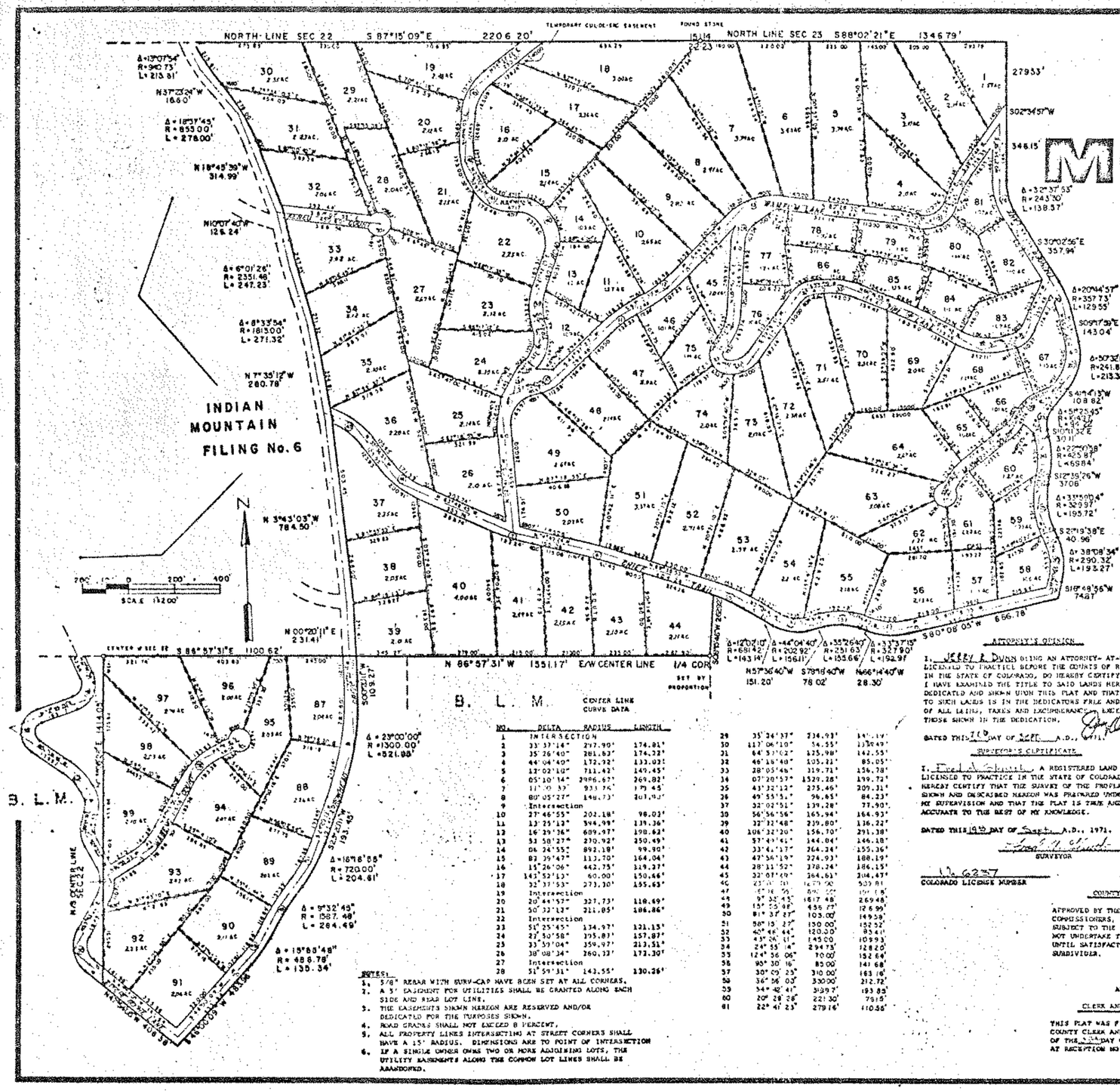
1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

06002

"INDIAN MOUNTAIN"

FILING NO. 7

PARK COUNTY



NO.	DELTA	RADIUS	LENGTH
1	INTERSECTION		
2	33°37'14"	297.90'	174.81'
3	35°26'40"	281.63'	174.32'
4	44°04'40"	172.92'	133.02'
5	13°02'10"	711.42'	149.45'
6	05°10'14"	2996.67'	269.02'
7	11°10'33"	933.76'	179.45'
8	80°05'27"	148.73'	207.92'
9	Intersection		
10	27°46'55"	202.18'	98.02'
11	12°25'12"	394.99'	139.36'
12	16°39'36"	609.97'	198.62'
13	53°58'27"	270.92'	250.49'
14	06°24'55"	892.19'	99.90'
15	83°39'47"	113.70'	164.04'
16	15°26'06"	442.75'	119.27'
17	143°52'13"	60.00'	150.66'
18	32°37'53"	273.30'	155.63'
19	Intersection		
20	20°44'57"	327.73'	118.69'
21	50°32'12"	211.05'	186.86'
22	Intersection		
23	51°25'45"	134.97'	121.13'
24	27°50'58"	195.83'	157.87'
25	33°59'04"	359.97'	213.51'
26	38°08'34"	260.32'	172.30'
27	Intersection		
28	51°59'31"	143.55'	130.26'
29	35°24'37"	234.93'	145.19'
30	117°06'10"	54.55'	113.49'
31	64°33'02"	125.98'	142.55'
32	46°19'40"	105.21'	85.05'
33	28°05'46"	319.71'	156.78'
34	07°20'57"	1529.28'	199.72'
35	43°32'12"	275.46'	209.31'
36	49°55'5."	96.65'	84.23'
37	32°02'51"	139.28'	77.90'
38	56°56'56"	165.94'	164.93'
39	32°32'48"	239.80'	136.22'
40	104°32'40"	156.70'	291.38'
41	57°49'41"	144.04'	146.18'
42	33°41'17"	264.24'	155.36'
43	47°56'19"	274.93'	188.19'
44	28°31'52"	378.24'	186.15'
45	32°07'49"	264.63'	304.47'
46	[illegible]	[illegible]	503.81
47	[illegible]	[illegible]	[illegible]
48	5°32'45"	1617.48'	269.48'
49	15°55'49"	436.79'	126.99'
50	81°37'27"	103.00'	149.56'
51	58°15'27"	150.00'	152.52'
52	40°48'44"	120.00'	85.41'
53	43°24'11"	145.00'	109.93'
54	24°55'14"	294.73'	128.20'
55	124°56'06"	70.00'	152.64'
56	95°30'16"	85.00'	141.68'
57	30°09'23"	310.00'	163.16'
58	36°56'03"	330.00'	212.72'
59	54°42'41"	3197.7'	193.85'
60	20°28'26"	221.30'	79.15'
61	22°41'23"	279.16'	110.56'

NOTES:

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS; THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTIONS OF SECTION 22 AND SECTION 23, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S88°01'21" E ALONG THE NORTH LINE OF SAID SECTION 1346.79', THENCE S02°34'57"W 279.53' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THUNDER ROAD, THENCE CONTINUING ALONG SAID R.O.W. FOR THE FOLLOWING 15 COURSES, S02°34'57"W 346.15, ALONG THE ARC OF CURVE TO THE LEFT 130.57' HAVING A DELTA OF 32°37'51", S31°[illegible]'E, 357.94', ALONG THE ARC OF A CURVE TO THE RIGHT 129.55' HAVING A DELTA OF 20°44'57", S29°19'57"E 143.04', ALONG THE ARC OF A CURVE TO THE RIGHT 241.32' HAVING A DELTA OF 53°32'12", S41°14'13"E 108.82', ALONG THE ARC OF A CURVE TO THE LEFT 94.22' HAVING A DELTA OF 51°25'45", S[illegible]'E 301.11', ALONG THE ARC OF A CURVE TO THE RIGHT 144.84' HAVING A DELTA OF 22°59'58", S[illegible] 39'26"W 37.08', ALONG THE ARC OF A CURVE TO THE LEFT 195.72' HAVING A DELTA OF 32°59'04", S22°19'38"E 49.96', ALONG THE ARC OF A CURVE TO THE RIGHT 133.27' HAVING A DELTA OF 38°08'34", S16°48'56"W 74.87' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GITCHE GOONE TRAIL. THENCE CONTINUING ALONG SAID R.O.W. FOR THE FOLLOWING 8 COURSES, S80°08'05"W 666.78', ALONG THE ARC OF A CURVE TO THE RIGHT 192.91' HAVING A DELTA OF 33°37'15", N45°14'40"W 291.32', ALONG THE ARC OF A CURVE TO THE LEFT 155.66' HAVING A DELTA OF 35°26'40", S76°18'40"W 78.02', ALONG THE ARC OF A CURVE TO THE RIGHT 156.11' HAVING A DELTA OF 44°04'40", N57°36'40"W 151.20', ALONG THE ARC OF A CURVE TO THE LEFT 143.14' HAVING A DELTA OF 17°27'[illegible]', THENCE S 06°15'44"W 262.32' TO THE EAST 1/4 CORNER OF SAID SECTION 22, THENCE N 86°57'31" W ALONG THE E/W CENTER LINE OF SAID SECTION 22 1551.17' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARROWHEAD DRIVE, THENCE CONTINUING ALONG SAID R.O.W. FOR THE FOLLOWING 8 COURSES, N00°20'11"E 110.27', ALONG THE ARC OF A CURVE TO THE RIGHT 521.85' HAVING A DELTA OF 33°09'32", N33°29'11"W 193.45', ALONG THE ARC OF A CURVE TO THE RIGHT 234.81' HAVING A DELTA OF 16°16'55", ALONG THE ARC OF A CURVE TO THE LEFT 264.49' HAVING A DELTA OF 8°32'45", ALONG THE ARC OF A CURVE TO THE RIGHT 135.34' HAVING A DELTA OF 15°55'48", N46°[illegible]'W 483.95' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GITCHE GOONE TRAIL, THENCE ALONG SAID R.O.W. N47°34'05"W 408.38' TO A POINT ON THE N 1/4 CENTER LINE OF SAID SECTION 22, THENCE N01°05'26"E ALONG SAID CENTER LINE 1416.37' TO THE CENTER OF SAID SECTION 22, THENCE S86°57'31"E ALONG THE E/W CENTER LINE OF SAID SECTION 22 1100.62' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARROWHEAD DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF INDIAN MOUNTAIN FILING NO. 6, THENCE CONTINUING ALONG SAID R.O.W. AND ALONG THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 6 FOR THE FOLLOWING 12 COURSES, N00°20'11"E 231.41', N03°43'00"W 784.50', N37°35'12"W 280.78', ALONG THE ARC OF A CURVE TO THE LEFT 271.32' HAVING A DELTA OF 8°33'54", ALONG THE ARC OF A CURVE TO THE RIGHT 247.23' HAVING A DELTA OF 6°01'26", N17°07'40"W 126.24', N18°45'39"W 314.99' ALONG THE ARC OF A CURVE TO THE LEFT 278.59' HAVING A DELTA OF 18°37'45", N 37°23'24"W 16.60', ALONG THE ARC OF A CURVE TO THE RIGHT 215.61' HAVING A DELTA OF 13°07'54" TO A POINT ON THE NORTH LINE OF SAID SECTION 22, THENCE S 87°15'09"E ALONG THE SAID NORTH LINE 2206.20' TO THE NORTHEAST CORNER OF SAID SECTION 22AND THE POINT OF BEGINNING, CONTAINING 227.69 ACRES M/E OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 6. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO.7 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 15TH DAY OF SEPT A.D. 1971.

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP,
MERIDIAN PROPERTIES, INC.,
GENERAL PARTNER,
BY: [signature]
DENNIS D. STIMMON, VICE PRESIDENT

ATTORNEY'S OPINION

I, JERRY R. DUNN BEING AN ATTORNEY- AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FEE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 7TH DAY OF SEPT A.D., 1971.

SURVEYOR'S CERTIFICATE

I, [illegible] A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 19TH DAY OF Sept A.D., 1971.

SURVEYOR

16237
COLORADO LICENSE NUMBER

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 20TH DAY OF Sept A.D. 1971. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: [signature] CHAIRMAN

ATTEST: [signature]

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 4:40 p.M. OF THE 20TH DAY OF Sept A.D., 1971, AND DULY FILED AT RECEPTION NO. [illegible]

COUNTY CLERK AND RECORDER

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ A.D. 1971.

MY COMMISSION EXPIRES [illegible]
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 14TH DAY OF Sept A.D., 1971.

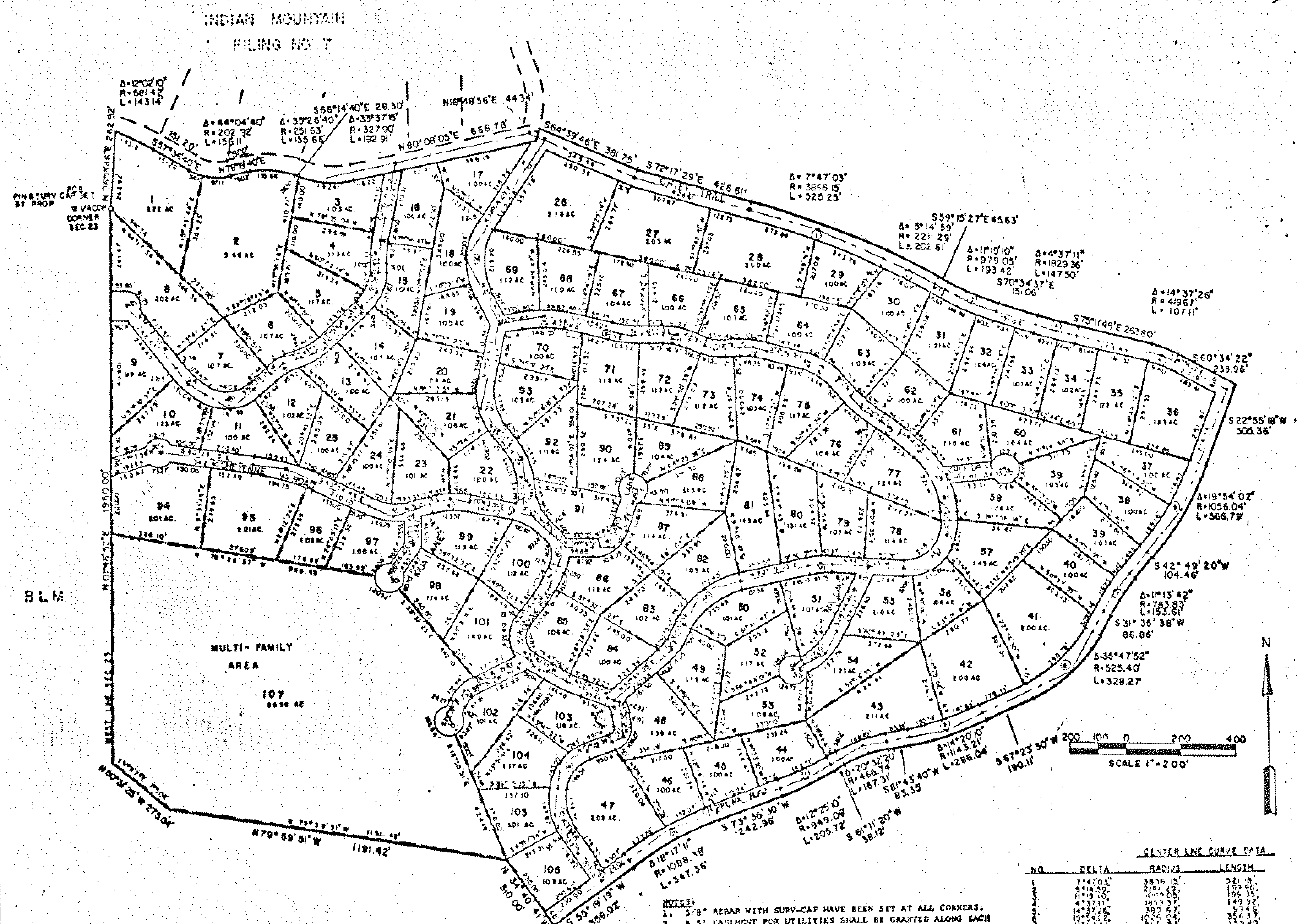
CHAIRMAN

30090

"INDIAN MOUNTAIN" FILING NO. 8

PARK COUNTY

06004



DEDICATION

KNOW ALL MEN BY THESE PRESENTS; THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC, GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 23, THENCE ALONG THE FOLLOWING 9 COURCES WHICH ARE COMMON WITH THE SOUTHERLY BOUNDARY LINE OF INDIAN MOUNTAIN FILING NO. 7, N06°15'46"E 262.92', ALONG THE ARC OF A CURVE TO THE RIGHT 143.14' HAVING A DELTA OF 12°02'10", S57°36'40"E 151.20', ALONG THE ARC OF A CURVE TO THE LEFT 156.11' HAVING A DELTA OF 44°04'40", N78°18'40"E 78.02', ALONG THE ARC OF A CURVE TO THE RIGHT 155.66' HAVING A DELTA OF 35°26'40", S66°14'40"E 28.30', ALONG THE ARC OF A CURVE TO THE LEFT 192.91' HAVING A DELTA OF 33°37'15", N80°08'05"E 566.78', THENCE LEAVING THE COMMON LINE WITH SAID FILING NO. 7 AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF CHIEF TRAIL FOR THE FOLLOWING 12 COURCES, N16°48'56"E 44.34', S64°39'46"E 381.75', S72°17'29"E 426.61', ALONG THE ARC OF A CURVE TO THE RIGHT 525.25' HAVING A DELTA OF 7°47'03", ALONG THE ARC OF A CURVE TO THE RIGHT 202.61' HAVING A DELTA OF 5°14'59", S59°15'27"E 45.63', [illegible] ALONG THE ARC OF A CURVE 193.42 HAVING A DELTA OF 11°19'10", S70°34'37"E 151.06', ALONG THE ARC OF A CURVE TO THE LEFT 147.50' HAVING A DELTA OF 14°37'26", S60°34'22"E 238.96' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHIPPEWA ROAD, THENCE ALONG THE SAID EASTERLY R.O.W. FOR THE FOLLOWING 15 COURCES, S22°55'18"W 305.36', ALONG THE ARC OF A CURVE TO THE RIGHT 366.79' HAVING A DELTA OF 19°54'02", S42°49'20"W 104.46', ALONG THE ARC OF A CURVE TO THE LEFT 153.61' HAVING A DELTA OF 11°13'42", S31°35'38"W 86.86', ALONG THE ARC OF A CURVE TO THE RIGHT 328.27' HAVING A DELTA OF 35°47'52", S67°23'30"W 190.11', ALONG THE ARC OF A CURVE TO THE RIGHT 286.04' HAVING A DELTA OF 14°20'10", S81°43'40"W 83.35', ALONG THE ARC OF A CURVE TO THE LEFT 167.31' HAVING A DELTA OF 20°32'20", S61°11'20"W, 38.12', ALONG THE ARC OF A CURVE TO THE RIGHT 205.72' HAVING A DELTA OF 12°25'10", S73°36'30"W 242.96', ALONG THE ARC OF A CURVE TO THE LEFT 347.36' HAVING A DELTA OF 18°17'11", S55°19'19"W 356.02', THENCE LEAVING SAID R.O.W. N34°40'41"W 310.00', THENCE N79°59'51"W 1191.42', THENCE N57°31'25"W 275.04' TO A POINT ON THE WEST LINE OF SAID SECTION 23, THENCE N03°44'52"E ALONG SAID SECTION LINE 1960.00' TO THE W¼ CORNER AND THE POINT OF BEGINNING, CONTAINING 179.54 ACRES, MORE OR LESS, ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 7. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 8 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAME TO BE HEREUNTO SUBSCRIBED THIS 22 DAY OF SEPT. A.D. 1971.

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP,
MERIDIAN PROPERTIES, INC.,
GENERAL PARTNER.
BY [signature]
DENNIS R. STIMSON, VICE PRESIDENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF SEPT. A.D. 1971.

MY COMMISSION EXPIRES 7-7-73
WITNESS MY HAND AND SEAL
[signature]
NOTARY PUBLIC

NOTES:

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

CENTER LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1.	7°47'03"	3856.15'	521.18'
2.	5°14'59"	[illegible]	157.96'
3.	11°19'10"	[illegible]	195.35'
4.	4°37'11"	1853.37'	149.92'
5.	14°37'26"	387.67'	97.46'
6.	19°54'02"	1055.04'	356.37'
7.	11°13'42"	[illegible]	133.42'
8.	35°47'52"	493.40'	[illegible]
9.	14°20'10"	1113.71'	278.54'
10.	[illegible]	496.74'	178.07'
11.	[illegible]	[illegible]	199.22'
12.	[illegible]	[illegible]	336.94'
13.	[illegible]	217.15'	[illegible]
14.	[illegible]	163.43'	179.49'
15.	[illegible]	48.53'	66.91'
16.	60°21'05"	68.79'	72.45'
17.	[illegible]	[illegible]	139.70'
18.	98°12'07"	93.28'	163.31'
19.	[illegible]	402.16'	113.12'
20.	63°00'33"	101.83'	122.53'
21.	31°13'30"	214.72'	117.07'
22.	32°11'12"	242.65'	136.30'
23.	[illegible]	[illegible]	165.36'
24.	[illegible]	[illegible]	[illegible]
25.	21°56'13"	412.18'	168.04'
26	13°06'37"	609.17'	139.39'
27	24°42'57"	228.21'	98.44'
28	[illegible]	157.09'	[illegible]
29	20°10'19"	283.41'	98.98'
30	[illegible]	232.54'	135.93'
31	[illegible]	327.78'	97.24'
32	8°27'20"	[illegible]	[illegible]
33	[illegible]	306.95'	245.94'
34	[illegible]	158.43'	[illegible]
35	[illegible]	259.09'	172.78'
36	[illegible]	346.34'	87.50'
37	[illegible]	[illegible]	[illegible]
38	[illegible]	[illegible]	[illegible]
39	[illegible]	196.31'	97.92'
40	[illegible]	100.37'	122.37'
41	[illegible]	292.49'	137.42'
42	[illegible]	249.05'	[illegible]
43	16°31'27"	791.97'	228.43'
44	27°16'22"	361.52'	140.53'
45	[illegible]	[illegible]	193.20'
46	[illegible]	255.78'	108.52'
47	[illegible]	210.49'	98.18'
48	41°10'27"	185.36'	133.93'
49	[illegible]	1400.28'	158.87'

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ___ DAY OF ___ A.D. 1971, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: [signature] CHAIRMAN

ATTEST: [signature]

SURVEYOR'S CERTIFICATE

I, [signature], A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 23rd DAY OF Sept. A.D., 1971.

[signature]
SURVEYOR

[illegible]
COLORADO LICENSE NUMBER

ATTORNEY'S OPINION

I, JERRY R. DUNN BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBERANCES, EXCEPT THOSE SHOWN IN THE DEDICATION. [signature]

DATED THIS 27th DAY OF SEPT. A.D., 1971

JERRY R. DUNN

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS ___ DAY OF ___ A.D., 1971.

[signature]
CHAIRMAN

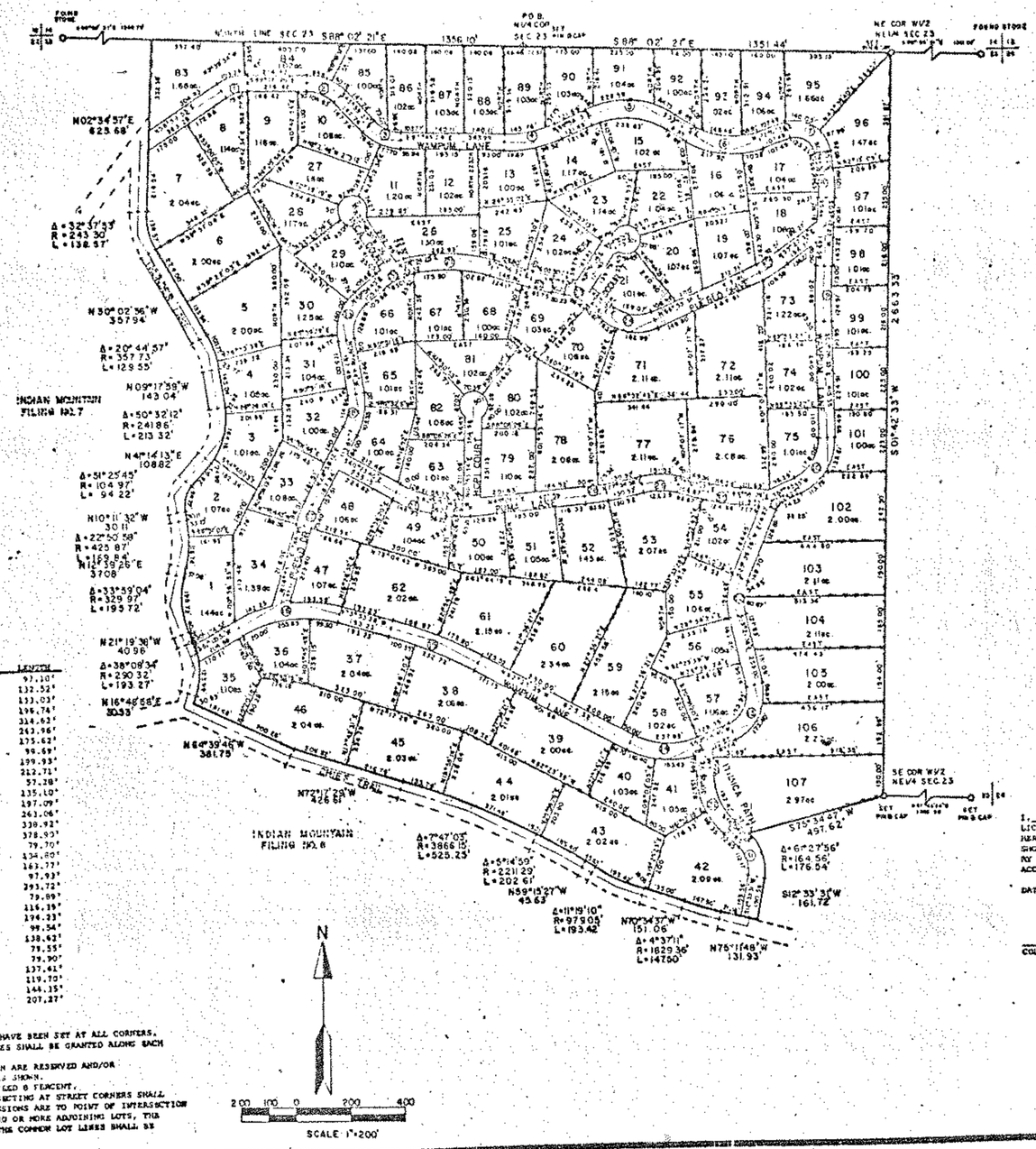
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ___ .M. OF THE ___ DAY OF ___ A.D., 1971, AND DULY FILED AT RECEPTION NO. ___

[signature]
COUNTY CLERK AND RECORDER

"INDIAN MOUNTAIN" FILING NO.9

PARK COUNTY



CENTER LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	37°43'39"	165.02'	97.10'
2	45°37'59"	166.39'	132.52'
3	44°04'21"	172.47'	133.03'
4	35°18'19"	445.45'	196.74'
5	53°49'32"	334.90'	314.63'
6	48°40'07"	309.57'	262.96'
7	100°05'31"	100.53'	175.62'
8	11°04'18"	515.89'	99.69'
9	37°44'03"	3068.33'	199.93'
10	66°10'16"	184.18'	212.71'
11	42°04'15"	78.00'	57.28'
12	37°01'04"	209.10'	135.10'
13	82°24'16"	136.98'	197.09'
14	48°31'41"	310.59'	263.06'
15	12°09'49"	1739.48'	338.92'
16	45°20'41"	478.76'	378.93'
17	12°02'55"	379.03'	79.70'
18	30°06'54"	202.63'	134.80'
19	59°51'29"	158.89'	163.77'
20	28°25'40"	196.82'	97.93'
21	26°38'05"	587.37'	293.72'
22	7°32'08"	631.13'	79.89'
23	34°29'41"	194.16'	116.39'
24	67°08'28"	165.75'	194.23'
25	33°26'01"	424.56'	99.54'
26	19°41'24"	403.37'	138.62'
27	14°53'45"	305.98'	79.55'
28	7°06'13"	644.43'	79.90'
29	26°57'45"	291.99'	137.41'
30	9°51'12"	676.06'	119.70'
31	61°37'56"	134.56'	144.15'
32	47°28'06"	250.18'	207.27'

NOTES:

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

SCALE 1"=200'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE N. CORNER OF SAID SECTION 23, THENCE S88°02'21"E ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1351.44' TO THE NE CORNER OF THE W½ NE¼ OF SAID SECTION 23, THENCE S01°42'33"W A DISTANCE OF 2663.33' TO THE SE CORNER OF THE W½ NE¼ OF SAID SECTION 23, THENCE S75°34'47"W A DISTANCE OF 457.62' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INDIAN PATH, THENCE SOUTHERLY ALONG SAID R.O.W. AND ALONG THE ARC OF A CURVE TO THE RIGHT 176.34' HAVING A DELTA OF 61°27'56", THENCE CONTINUING ALONG SAID R.O.W. S12°33'33"W A DISTANCE OF 161.72' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHIEF TRAIL AN EXISTING DEDICATED ROAD IN INDIAN MOUNTAIN FILING NO. 8, THENCE WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING NINE COURSES, N75°11'48"W 131.93', ALONG THE ARC OF A CURVE TO THE RIGHT 147.50' HAVING A DELTA OF 4°37'11", N70°34'37"W 151.06', ALONG THE ARC OF A CURVE TO THE RIGHT 193.42' HAVING A DELTA OF 18°19'13", N59°15'27"W 45.63', ALONG THE ARC OF A CURVE TO THE LEFT 231.41' HAVING A DELTA OF 5°14'59", ALONG THE ARC OF A CURVE TO THE LEFT 525.25' HAVING A DELTA OF 7°47'03", N77°17'58"W 426.81', N64°39'46"W 381.75' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THUNDER LANE AN EXISTING DEDICATED ROAD IN INDIAN MOUNTAIN FILING NO. 7, THENCE NORTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 15 COURSES, N16°48'55"E 30.33', ALONG THE ARC OF A CURVE TO THE LEFT 193.27' HAVING A DELTA OF 38°08'34", N21°19'30"W 40.98' ALONG THE ARC OF A CURVE TO THE RIGHT 195.72' HAVING A DELTA OF 33°59'04", N12°39'26"E 37.08', ALONG THE ARC OF A CURVE TO THE LEFT 169.84' HAVING A DELTA OF 27°53'45", N14°14'13"E 108.82', ALONG THE ARC OF A CURVE TO THE RIGHT 94.22' HAVING A DELTA OF 51°25'45", N10°11'32"W 30.11', ALONG THE ARC OF A CURVE TO THE LEFT 213.32' HAVING A DELTA OF 50°32'12", N09°17'59"W 143.04', ALONG THE ARC OF A CURVE TO THE LEFT 129.55' HAVING A DELTA OF 32°44'57", N30°02'36"W 357.94', ALONG THE ARC OF A CURVE TO THE RIGHT 118.53' HAVING A DELTA OF 22°50'58", N22°34'57"E 625.68' TO A POINT ON THE N. LINE OF SAID SECTION 23, THENCE S88°02'21"E A DISTANCE OF 1354.10' TO THE NW CORNER AND THE POINT OF BEGINNING. CONTAINING 262.59 ACRES MORE OR LESS. ALL BEARING ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 8. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCK, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 9, 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 25th DAY OF October A.D. 1971.

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP,
MERIDIAN PROPERTIES, INC.,
BY: [illegible]
DENNIS B. HYDRICK, VICE PRESIDENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ A.D. 1971.

MY COMMISSION EXPIRES ___
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ___, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS ___ DAY OF ___ A.D., 1971.

SURVEYOR

COLORADO LICENSE NUMBER

ATTORNEY'S OPINION

I, HENRY R. DUNN BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBERANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 25th DAY OF October A.D. 1971

[illegible]

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 9:00 A.M. OF THE 2 DAY OF [illegible] A.D., 1971, AND DULY FILED AT RECEPTION NO. 3[illegible]4

COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 1st DAY OF March A.D., 1971.

[illegible]
VICE-CHAIRMAN

COUNTY COMMISSIONERS

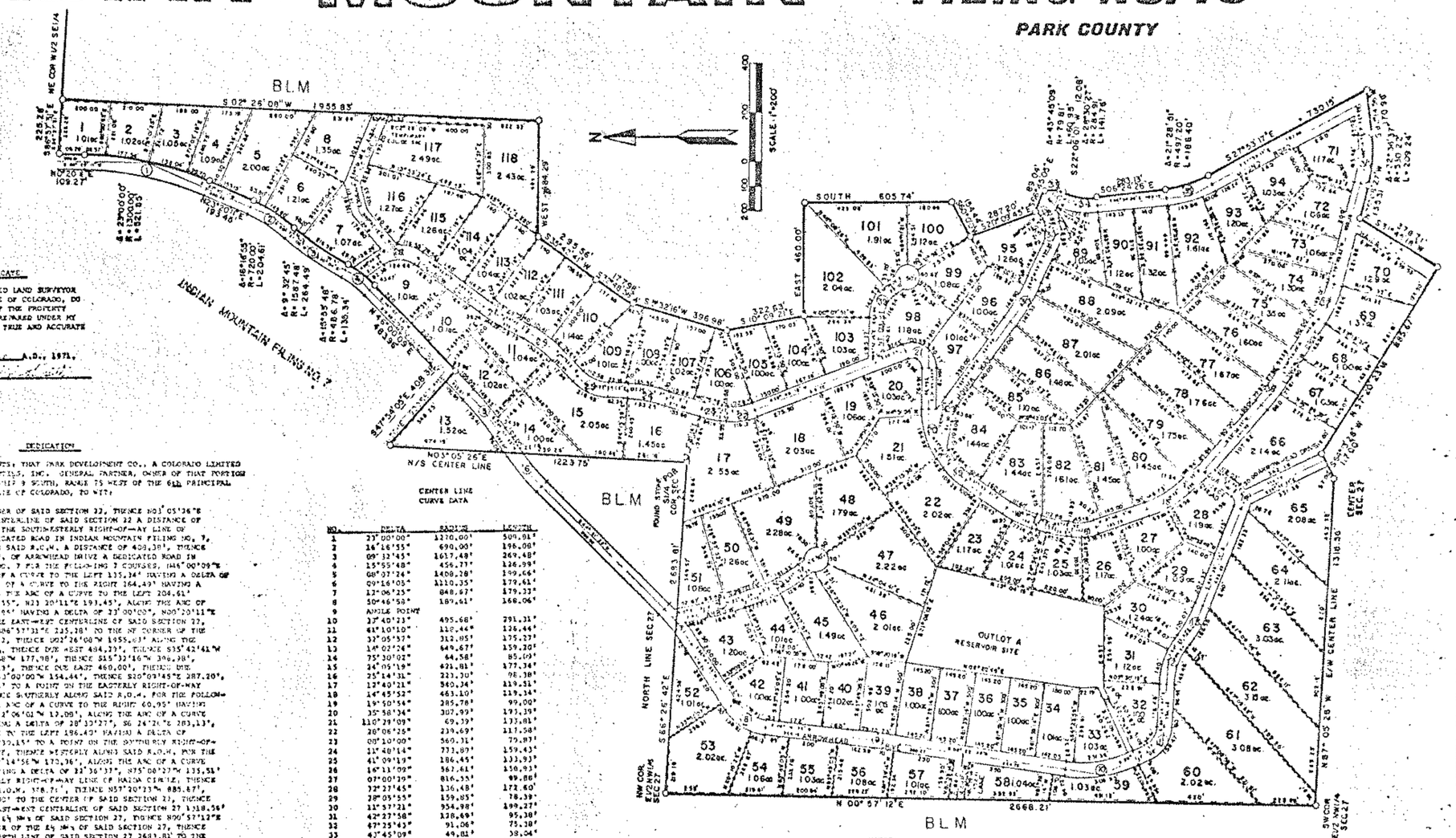
APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 1st DAY OF March A.D. 1971. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: [illegible] CHAIRMAN
ATTEST: [illegible]

06005

"INDIAN MOUNTAIN" FILING NO. 10

PARK COUNTY



SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS ____ DAY OF _____ A.D., 1971.

_____
SURVEYOR

COLORADO LICENSE NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTION OF SECTIONS 22 AND 27, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK STATE OF COLORADO, TO WIT:

BEGINNING AT THE S¼ CORNER OF SAID SECTION 22, THENCE N03°05'26"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22 A DISTANCE OF 122.75' TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OUTLOT GOING LANE A DEDICATED ROAD IN INDIAN MOUNTAIN FILING NO. 7, THENCE S47°54'05"E ALONG SAID R.O.W., A DISTANCE OF 408.38', THENCE ALONG THE EASTERLY R.O.W. OF ARROWHEAD DRIVE A DEDICATED ROAD IN INDIAN MOUNTAIN FILING NO. 7 FOR THE FOLLOWING 7 COURSES, (1)S6°00'09"E 483.94', ALONG THE ARC OF A CURVE TO THE LEFT 135.34' HAVING A DELTA OF 43°39'48", ALONG THE ARC OF A CURVE TO THE RIGHT 164.49' HAVING A DELTA OF 5°32'45", ALONG THE ARC OF A CURVE TO THE LEFT 204.61' HAVING A DELTA OF 16°15'55", N23°20'11"E 193.45', ALONG THE ARC OF A CURVE TO THE LEFT 431.04' HAVING A DELTA OF 23°00'00", N00°20'11"E 109.27' TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 22, THENCE ALONG SAID LINE S89°57'31"E 215.38' TO THE N¼ CORNER OF THE NW¼ OF SAID SECTION 22, THENCE S02°26'08"W 1955.83' ALONG THE EAST LINE OF SAID W½ SE¼, THENCE DUE WEST 494.23', THENCE S35°42'41"W 295.94', THENCE S32°48'58"W 177.98', THENCE S15°32'16"W 396.98', THENCE S10°09'21"E 322.63', THENCE DUE EAST 460.00', THENCE DUE SOUTH 635.74', THENCE S63°00'00"W 154.44', THENCE S10°09'45"E 287.20', THENCE S64°45'05"E 89.04' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MUND ROAD, THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 8 COURSES, ALONG THE ARC OF A CURVE TO THE RIGHT 60.95' HAVING A DELTA OF 43°45'09", S22°06'00"W 12.08', ALONG THE ARC OF A CURVE TO THE LEFT 141.76' HAVING A DELTA OF 28°33'27", S6°24'26"E 283.13', ALONG THE ARC OF A CURVE TO THE LEFT 186.40' HAVING A DELTA OF 21°28'51", S27°53'17"E 730.15' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOGGING DRIVE, THENCE WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 3 COURSES, S82°14'56"W 170.36', ALONG THE ARC OF A CURVE TO THE RIGHT 209.24' HAVING A DELTA OF 22°36'37", N75°08'27"W 135.51' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HAIDA CIRCLE, THENCE S31°45'18"W ALONG SAID R.O.W. 358.71', THENCE N57°20'13"W 885.87', THENCE S41°13'34" E 113.00' TO THE CENTER OF SAID SECTION 27, THENCE N87°05'28"W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27 1318.56' TO THE SW CORNER OF THE E½ NW¼ OF SAID SECTION 27, THENCE N00°57'12"E 2668.21' TO THE NW CORNER OF THE E½ NW¼ OF SAID SECTION 27, THENCE S86°26'42"E ALONG THE NORTH LINE OF SAID SECTION 27 2683.81' TO THE QUARTER CORNER AND THE POINT OF BEGINNING, CONTAINING 87.60 ACRES MORE OR LESS. ALL BEARING ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 7. THAT SAID LANDS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 10 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.

IT WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 2nd DAY OF November A.D., 1971.

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP,
MERIDIAN PROPERTIES, INC.,
BY: _____
DENNIS S. STINSON, VICE PRESIDENT

CENTER LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	23°00'00"	1230.00'	500.91'
2	16°16'55"	690.00'	196.08'
3	09°32'45"	1617.48'	269.48'
4	15°55'48"	456.77'	126.99'
5	08°07'24"	1408.28'	199.66'
6	09°16'05"	1110.35'	179.61'
7	12°06'25"	848.67'	179.33'
8	50°46'50"	189.61'	168.06'
9	ANGLE POINT		
10	23°40'23"	495.68'	291.31'
11	44°10'10"	118.44'	126.44'
12	32°05'57"	312.05'	175.23'
13	14°02'24"	649.67'	159.20'
14	75°30'02"	64.58'	85.09'
15	34°05'19"	471.81'	177.34'
16	25°14'31"	221.30'	96.38'
17	12°40'21"	540.34'	119.51'
18	14°45'52"	463.10'	119.34'
19	19°50'54"	285.78'	99.00'
20	35°58'34"	307.99'	193.39'
21	110°29'09"	69.39'	133.81'
22	28°08'25"	239.69'	117.58'
23	08°10'00"	560.31'	79.87'
24	11°40'14"	731.87'	159.43'
25	41°09'19"	186.45'	133.93'
26	16°11'02"	362.61'	130.93'
27	07°00'20"	816.35'	99.88'
28	72°27'45"	136.48'	172.60'
29	38°05'55"	159.85'	78.38'
30	11°57'21"	954.98'	199.27'
31	42°27'58"	328.69'	95.38'
32	47°25'43"	91.06'	75.38'
33	43°45'09"	49.81'	38.04'
34	20°30'27"	314.91'	156.69'
35	21°38'51"	527.20'	197.65'
36	22°36'37"	500.21'	197.40'
37	18°21'58"	434.86'	158.43'
38	07°43'47"	1184.18'	159.76'
39	57°11'48"	146.74'	146.47'
40	16°40'01"	662.60'	198.59'
41	09°34'42"	954.86'	159.63'

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF _____ A.D. 1971.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

ATTORNEY'S OPINION

I, _____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SAID LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 2nd DAY OF November A.D., 1971

_____

NOTES:

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 9:20 A.M. OF THE 1 DAY OF December A.D., 1971 AND DULY FILED AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 22 DAY OF _____ A.D., 1971.

_____
CHAIRMAN

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF _____ A.D. 1971. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____
CHAIRMAN

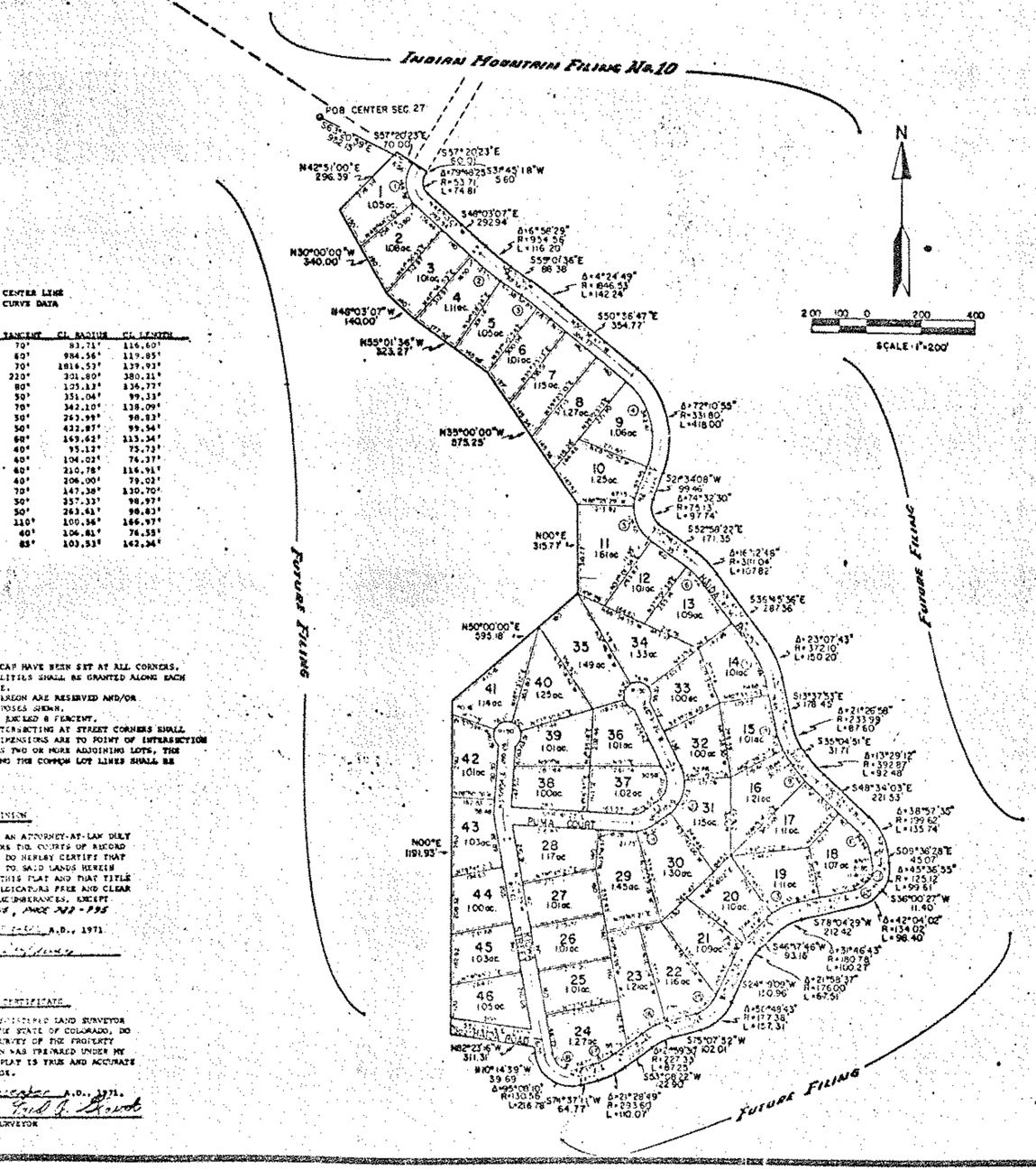
ATTEST: _____

90090

"INDIAN MOUNTAIN"

FILING NO. II

PARK COUNTY



CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	CL RADIUS	CL LENGTH
1	79°49'25"	70'	83.71'	116.60'
2	6°58'19"	60'	984.56'	119.85'
3	4°24'49"	70'	1816.53'	139.93'
4	73°10'55"	220'	301.80'	380.21'
5	74°33'30"	80'	105.13'	136.77'
6	16°12'46"	50'	351.04'	99.13'
7	23°07'43"	70'	342.10'	138.09'
8	21°26'58"	50'	263.99'	98.83'
9	13°29'12"	50'	422.87'	99.54'
10	38°37'35"	60'	169.62'	113.34'
11	45°36'55"	40'	95.13'	75.73'
12	47°04'03"	40'	104.02'	76.37'
13	31°46'43"	40'	210.78'	116.91'
14	21°58'37"	40'	206.00'	79.02'
15	52°48'43"	70'	147.38'	130.70'
16	21°59'30"	50'	357.33'	98.97'
17	21°28'49"	50'	263.61'	98.83'
18	95°08'10"	110'	100.56'	166.97'
19	41°03'37"	40'	106.81'	76.53'
20	78°44'20"	85'	103.53'	142.34'

NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.

ATTORNEY'S OPINION

I, _____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN BOOK 240 ON PAGE 295 - 298

DATED THIS 28 DAY OF _____ A.D., 1971

_____

SURVEYOR'S CERTIFICATE

I, _____ A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 28 DAY OF December A.D., 1971.

Fred G. Brook

SURVEYOR

_____

COLORADO LICENSE NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTIONS 27 AND 34, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK STATE OF COLORADO, TO WIT:

BEGINNING AT THE CENTER OF SAID SECTION 27, THENCE S43°20'59"E FOR A DISTANCE OF 952.15' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HAIDA CIRCLE, THE TRUE POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE EASTERLY R.O.W. OF SAID HAIDA CIRCLE FOR THE FOLLOWING 38 COURSES, S31°45'18"W 5.60', THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE DELTA IS 79°48'25" AND WHOSE RADIUS IS 53.71' FOR A DISTANCE OF 74.81', THENCE S48°03'07"E FOR A DISTANCE OF 292.94', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°58'19" AND WHOSE RADIUS IS 954.56' FOR A DISTANCE OF 116.20', THENCE S55°01'36"E FOR A DISTANCE OF 88.38', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°24'49" AND WHOSE RADIUS IS 1846.53' FOR A DISTANCE OF 142.24', THENCE S50°36'47"E FOR A DISTANCE OF 354.77', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 73°10'55" AND WHOSE RADIUS IS 331.80' FOR A DISTANCE OF 418.00', THENCE S22°34'08"W FOR A DISTANCE OF 99.46', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 74°12'30" AND WHOSE RADIUS IS 75.13' FOR A DISTANCE OF 97.74', THENCE S52°38'22"E FOR A DISTANCE OF 171.35', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°12'46" AND WHOSE RADIUS IS 351.04' FOR A DISTANCE OF 107.82', THENCE S36°45'36"E FOR A DISTANCE OF 257.36', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°07'43" AND WHOSE RADIUS IS 372.10' FOR A DISTANCE OF 150.20', THENCE S13°37'53"E FOR A DISTANCE OF 178.45', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°26'58" AND WHOSE RADIUS IS 233.99' FOR A DISTANCE OF 87.60', THENCE S35°24'51"E FOR A DISTANCE OF 31.71', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°29'12" AND WHOSE RADIUS IS 392.87' FOR A DISTANCE OF 92.48', THENCE S48°34'03"E FOR A DISTANCE OF 221.53', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 38°37'35" AND WHOSE RADIUS IS 199.62' FOR A DISTANCE OF 135.74', THENCE S09°36'28"E FOR A DISTANCE OF 45.07', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 45°36'55" AND WHOSE RADIUS IS 125.12' FOR A DISTANCE OF 99.61', THENCE S36°00'27"W 11.40' THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 42°04'02" AND WHOSE RADIUS IS 134.02' FOR A DISTANCE OF 98.40', THENCE S78°04'29"W 212.42', THENCE S46°17'46"W 93.16', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 53°46'43" AND WHOSE RADIUS IS 180.78' FOR A DISTANCE OF 100.27', THENCE S24°09'09"W 110.96', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°58'37" AND WHOSE RADIUS IS 176.00' FOR A DISTANCE OF 67.51', THENCE S24°19'09"W FOR A DISTANCE OF 150.96', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 50°48'43" AND WHOSE RADIUS IS 177.38' FOR A DISTANCE OF 157.31', THENCE S75°07'52"W FOR A DISTANCE OF 102.51', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 22°59'30" AND WHOSE RADIUS IS 227.33' FOR A DISTANCE OF 87.25', THENCE S57°08'22"W FOR A DISTANCE OF 122.90', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°28'49" AND WHOSE RADIUS IS 293.60' FOR A DISTANCE OF 110.07', THENCE S74°37'11"W FOR A DISTANCE OF 64.77', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 95°08'10" AND WHOSE RADIUS IS 133.54' FOR A DISTANCE OF 216.78', THENCE N10°14'39"W FOR A DISTANCE OF 39.69' THENCE N82°23'16"W FOR A DISTANCE OF 311.31', THENCE LEAVING SAID RIGHT OF WAY LINE N00°00'00"E FOR A DISTANCE OF 1191.93', THENCE N50°00'00"E FOR A DISTANCE OF 595.18', THENCE DUE NORTH FOR A DISTANCE OF 315.77', THENCE N15°00'00"W FOR A DISTANCE OF 575.23', THENCE N57°01'36"W FOR A DISTANCE OF 323.27', THENCE N48°03'07"W FOR A DISTANCE OF 140.00', THENCE N30°00'00"W FOR A DISTANCE OF 340.00', THENCE N42°51'00"E FOR A DISTANCE OF 296.39' TO A POINT ON THE NORTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 10, THENCE ALONG SAID BOUNDARY S57°20'23"E FOR A DISTANCE OF 70' TO A POINT ON THE WESTERLY R.O.W. LINE OF SAID HAIDA CIRCLE, THENCE S57°20'23"E FOR A DISTANCE OF 60.01' TO A POINT ON THE EASTERLY R.O.W. LINE OF SAID HAIDA CIRCLE, THE TRUE POINT OF BEGINNING. CONTAINING 81.84 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 10. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. II 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 28 DAY OF December A.D., 1971

HOLDERS OF DEED OF TRUST
JAMES TALCOTT INC
A NEW YORK CORPORATION

BY _____
CHARLES E. WATSON
COUNTY COMMISSIONER

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,
BY:

_____
DENNIS B. STINSON, VICE PRESIDENT

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 14th DAY OF June A.D. 1972. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____
CHAIRMAN

ATTEST: _____

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 1972.

MY COMMISSION EXPIRES 7-7-73
WITNESS MY HAND AND SEAL

Eunice L. Gray
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT _____ M. OF THE _____ DAY OF _____ A.D., 1972 AND DULY FILED AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 1972.

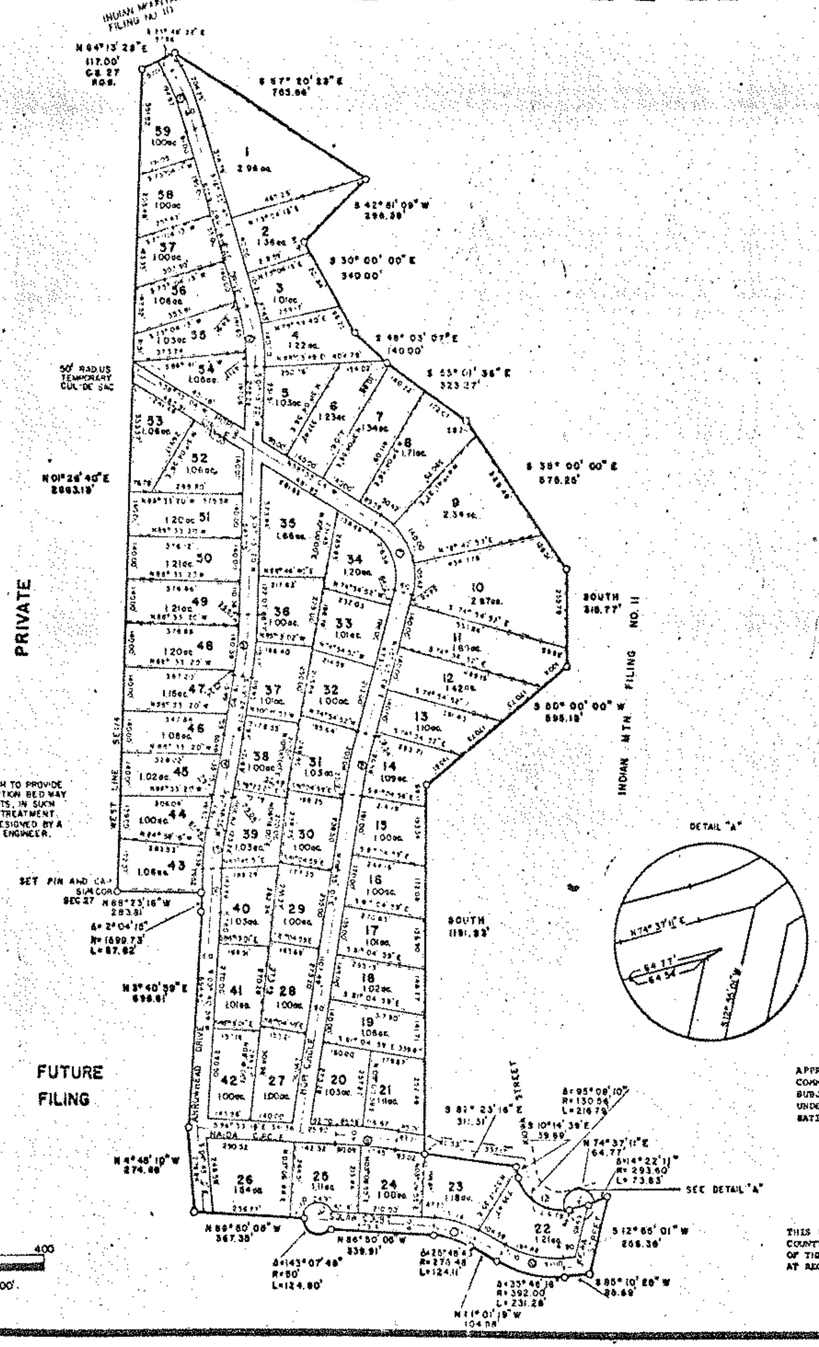
_____
CHAIRMAN

006007

"INDIAN MOUNTAIN"

FILING NO.12

PARK COUNTY



CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	04° 30' 13"	100.00'	1202.50'	198.60'
2.	13° 20' 09"	100.00'	426.00'	198.59'
3.	08° 10' 47"	100.00'	1148.34'	199.66'
4.	07° 24' 49"	100.00'	1505.89'	199.99'
5.	12° 01' 05"	53.21'	615.97'	129.29'
6.	04° 51' 05"	70.00'	1629.73'	138.01'
7.	29° 00' 12"	130.00'	199.04'	257.09'
8.	06° 10' 07"	100.00'	1655.86'	199.81'
9.	04° 30' 00"	100.00'	2545.17'	199.90'
10.	33° 42' 56"	110.00'	362.00'	213.38'
11.	27° 16' 16"	70.00'	305.48'	137.62'
12.	99° 08' 10"	110.00'	100.36'	166.97'

NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT
8. 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.

ATTORNEY'S OPINION

I, [illegible], BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FEE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 24 DAY OF [illegible] A.D., 1972

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 STATUES, AND THAT BOTH SURVEY AND PLAT ARE TRUE ACCURATE AND COMPLETE.

COLORADO LICENSE NO. _____ REGISTERED LAND SURVEYOR

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION [illegible] TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO. TO WIT:

BEGINNING AT THE CENTER OF SAID SECTION 27, THENCE [illegible] A DISTANCE OF [illegible] ALONG THE BOUNDARY OF INDIAN MOUNTAIN FILING NO. 10 TO A POINT ON THE EASTERLY RIGHT OF WAY OF ASPENWOOD DRIVE, WHICH IS A BOUNDARY POINT OF INDIAN MOUNTAIN FILING NO. 11, THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 18 COURSES: [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAGA CIRCLE, THENCE ALONG SAID R.O.W. [illegible] A DISTANCE OF [illegible], TO A POINT OF THE INTERSECTION OF [illegible] STREET, THENCE [illegible] A DISTANCE OF [illegible], THENCE [illegible] A DISTANCE OF [illegible], THENCE TO THE LEFT ALONG THE ARC OF A CURVE, WHICH DELTA IS [illegible] AND WHICH RADIUS IS [illegible], THENCE [illegible] FOR A DISTANCE OF [illegible], TO A POINT ON THE EASTERLY R.O.W. OF KIOWA STREET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHICH DELTA IS [illegible] AND WHICH RADIUS IS [illegible] FOR A DISTANCE OF [illegible], TO A POINT ON THE EASTERLY R.O.W. OF SAID KIOWA STREET, THENCE [illegible] IN THE EASTERLY R.O.W. OF SAID KIOWA STREET, A DISTANCE OF [illegible], TO A POINT ON THE NORTH LINE CORNER OF THE SOUTHEAST 1/4 OF KIOWA STREET & SUGAR COURT, THENCE THE FOLLOWING 6 COURSES ALONG THE NORTERLY R.O.W. OF SAID SUGAR COURT, [illegible] A DISTANCE OF [illegible], THENCE TO THE RIGHT ALONG THE ARC OF A CURVE, WHICH DELTA IS [illegible] AND WHICH RADIUS IS [illegible], FOR A DISTANCE OF [illegible], THENCE [illegible] FOR A DISTANCE OF [illegible], THENCE TO THE LEFT ALONG THE ARC OF A CURVE, WHICH DELTA IS [illegible] AND WHICH RADIUS IS [illegible], FOR A DISTANCE OF [illegible], THENCE [illegible] FOR A DISTANCE OF [illegible], THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHICH DELTA IS [illegible] AND WHICH RADIUS IS [illegible], FOR A DISTANCE OF [illegible], TO A POINT ON THE SOUTHERLY R.O.W. OF SUGAR COURT, THENCE [illegible] FOR A DISTANCE OF [illegible], TO A POINT ON THE WEST R.O.W. OF ASPENWOOD DRIVE, THE FOLLOWING THREE COURSES ALONG THE WEST R.O.W. OF SAID ASPENWOOD DRIVE, [illegible] FOR A DISTANCE OF [illegible], THENCE [illegible] FOR A DISTANCE OF [illegible], THENCE TO THE LEFT ALONG THE ARC OF A CURVE, WHICH DELTA IS [illegible] AND WHICH RADIUS IS [illegible], FOR A DISTANCE OF [illegible], THENCE LEAVING THE R.O.W. [illegible] FOR A DISTANCE OF [illegible], TO THE SOUTH CORNER OF SAID SECTION 27, THENCE ALONG THE WEST LINE OF THE [illegible] OF SAID SECTION 27, [illegible] FOR A DISTANCE OF [illegible], TO THE POINT OF BEGINNING CENTER OF SAID SECTION 27. CONTAINING [illegible] ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 11.

THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 12, AND HAS REPORT SURVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, COURTS, AND PLACES FOREVER SHOWN. ALSO THE EASEMENTS AS SHOWN HEREON ARE RESERVED AND/OR INDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ A.D., 1972

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION
BY: _____

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,
BY: _____
ROBERT E. STRAUSS, VICE PRESIDENT

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D. 1972. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____
CHAIRMAN

ATTEST: _____

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT _____ M. OF THE _____ DAY OF _____ A.D., 1972 AND DULY FILED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF [illegible] A.D. 1972.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 1972.

CHAIRMAN

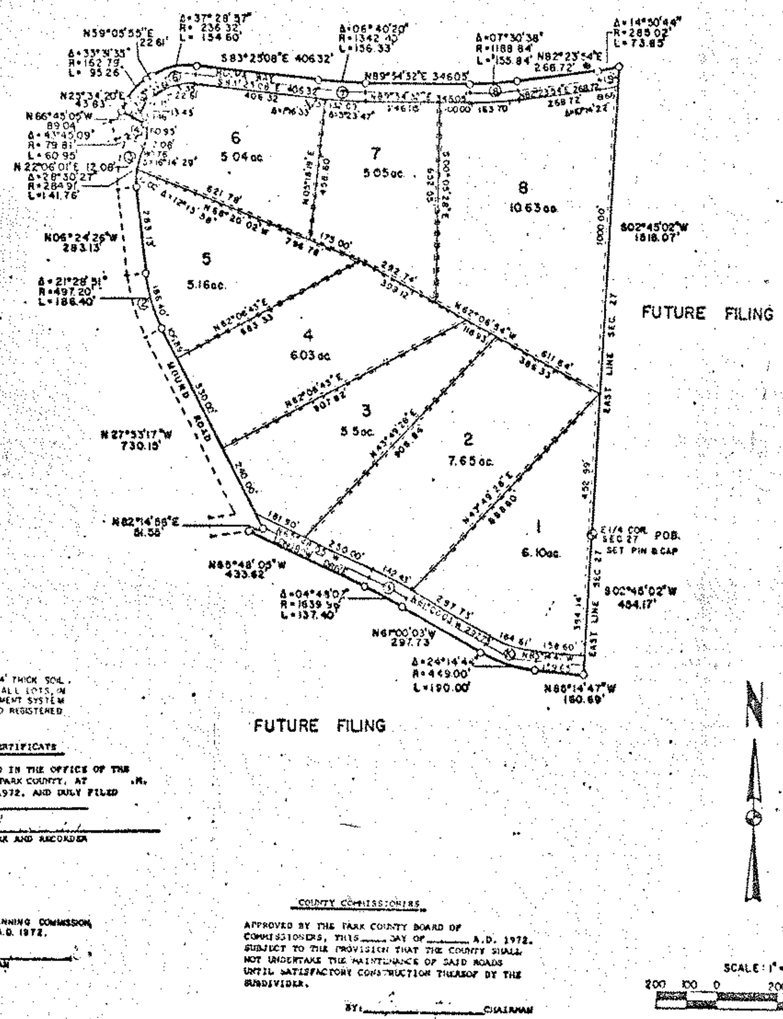
00030

"INDIAN MOUNTAIN"

A MULTI-FAMILY ZONED AREA

FILING NO. 13

PARK COUNTY



SCALE: 1" = 200'

200 100 0 200 400

CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	[illegible]	70.00'	1563.36'	131.82'
2.	27°28'37"	100.00'	327.20'	157.65'
3.	28°30'27"	80.00'	318.91'	156.69'
4.	41°51'09"	20.00'	40.81'	30.06'
5.	33°31'35"	40.00'	152.79'	77.90'
6.	37°28'37"	70.00'	206.32'	134.97'
7.	06°40'20"	80.00'	1372.40'	159.82'
8.	07°30'38"	80.00'	1242.84'	159.77'
9.	[illegible]	[illegible]	319.02'	67.65'
10.	[illegible]	90.00'	619.00'	177.31'

NOTES:

1. 5/8 REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS & LANDS HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
8. 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

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.

COLORADO LICENSE NO. _____ REGISTERED LAND SURVEYOR

DATE

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT _____ M., OF THE _____ DAY OF _____ A.D., 1972, AND DULY FILED AT RECEPTION NO. _____, _____

COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D. 1972.

CHAIRMAN

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D. 1972. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____ CHAIRMAN

ATTEST: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 27 TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE E1/4 CORNER OF SAID SECTION 27, THENCE S02°45'02"W ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 484.17' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LOWHORN DRIVE, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 9 COURSES: N85°14'47"W FOR A DISTANCE OF 180.69', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°14'44" AND WHOSE RADIUS IS 449.00' FOR A DISTANCE OF 190.00', THENCE N6°00'03"W FOR A DISTANCE OF 297.73', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°49'00" AND WHOSE RADIUS IS 1639.56' FOR A DISTANCE OF 137.40', THENCE N85°48'09"W FOR A DISTANCE OF 433.62', THENCE N82°14'55"E FOR A DISTANCE OF 81.58', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°28'51" AND WHOSE RADIUS IS 497.20' FOR A DISTANCE OF 186.40', THENCE N06°24'26"W FOR A DISTANCE OF 283.13', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 28°30'27" AND WHOSE RADIUS IS 284.91' FOR A DISTANCE OF 141.76', THENCE N22°06'01"E FOR A DISTANCE OF 13.08', THENCE N66°45'09"W FOR A DISTANCE OF 89.04', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 41°45'09" AND WHOSE RADIUS IS 79.81' FOR A DISTANCE OF 60.95', THENCE LEAVING SAID R.O.W. N59°05'55"E FOR A DISTANCE OF 226.61' TO A POINT ON THE NORTH WESTERLY RIGHT OF WAY OF MOUNTAIN ROAD, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 10 COURSES: N27°53'17"W FOR A DISTANCE OF 730.15', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 33°33'33" AND WHOSE RADIUS IS 162.79' FOR A DISTANCE OF 95.26', THENCE N82°23'54"E FOR A DISTANCE OF 266.72', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 37°28'37" AND WHOSE RADIUS IS 236.32' FOR A DISTANCE OF 154.60', THENCE S83°25'08"E FOR A DISTANCE OF 406.32', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°40'20" AND WHOSE RADIUS IS 1342.40' FOR A DISTANCE OF 156.33', THENCE N89°54'52"E FOR A DISTANCE OF 346.05', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°30'38" AND WHOSE RADIUS IS 1188.84' FOR A DISTANCE OF 155.84', THENCE N82°23'54"E FOR A DISTANCE OF 266.72', THENCE TO THE LEFT ALONG THE ARC OF A CURVE, WHOSE DELTA IS 14°50'44" AND WHOSE RADIUS IS 285.02' FOR A DISTANCE OF 73.83' TO A POINT ON THE EAST LINE OF SAID SECTION 27, THENCE S02°45'02"W ALONG SAID EAST LINE FOR A DISTANCE OF 1818.07' TO THE E1/4 CORNER OF SAID SECTION 27, THE POINT OF BEGINNING, CONTAINING 55.14 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 10. THAT SAID OWNERS HAVE BY WHICH PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 13, AND DOES HEREBY DEDICATE 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE NAMES TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____ A.D., 1972

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION
BY: _____

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,
BY: _____
DENNIS E. STENSON, VICE PRESIDENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 1972

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL
_____
NOTARY PUBLIC

ATTORNEY'S OPINION

I, _____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS ____ DAY OF _____ A.D., 1972.

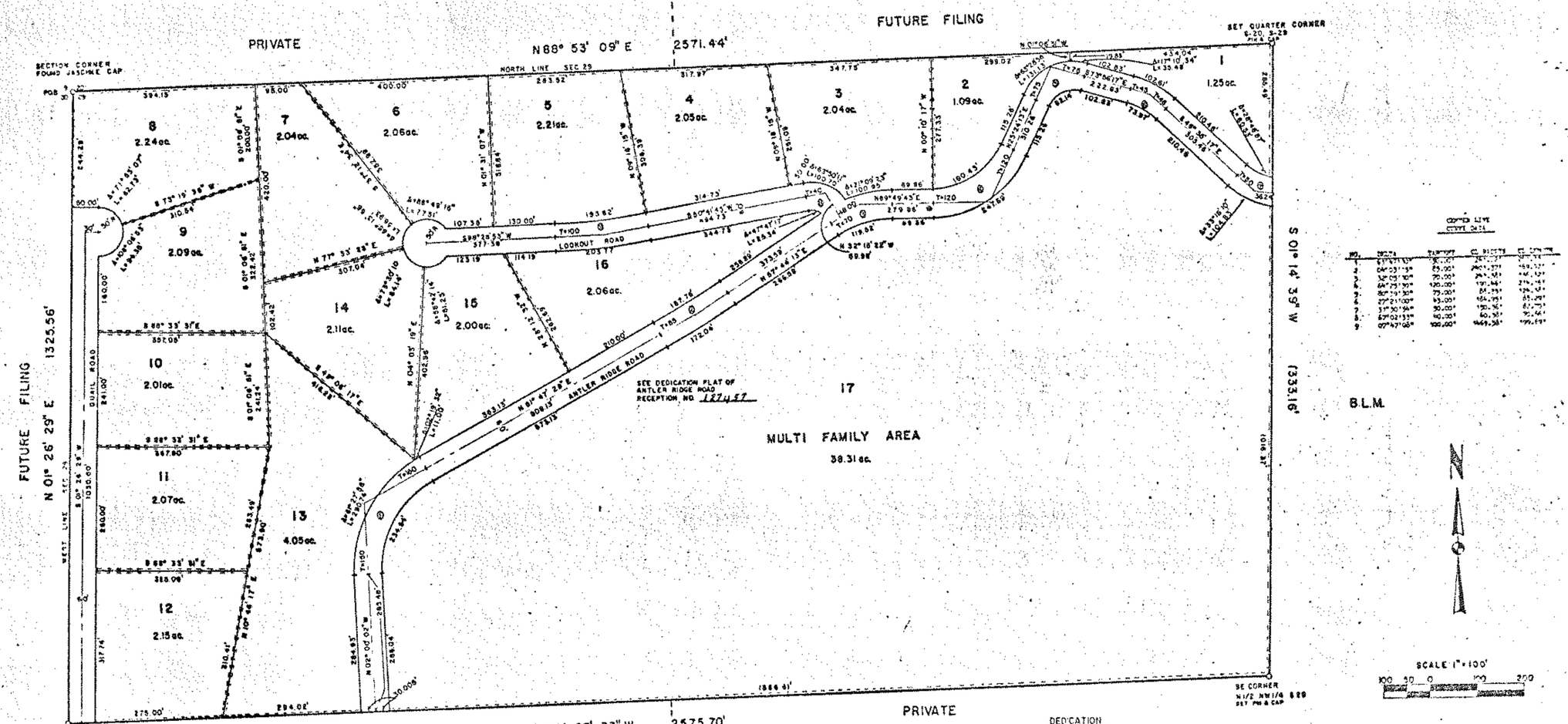
ATTORNEY

060090

"INDIAN MOUNTAIN"

FILING NO. 14

PARK COUNTY



PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 1972

_____
CHAIRMAN

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.

6237
COLORADO LICENSE NO.

REGISTERED LAND SURVEYOR

2-22-72
DATE

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 1972, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____ CHAIRMAN

ATTEST: _____

NOTES (cont)

8 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

NOTES:

1. 5/8" REBAR WITH STEEL-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE DRAWN ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 5 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February A.D., 1972

MY COMMISSION EXPIRES February 3, 1976
WITNESS MY HAND AND SEAL

Linda Burnett
NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT INDIAN MOUNTAIN INVESTMENTS, A COLORADO LIMITED PARTNERSHIP, CARL T. STEPHENS GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION 29, THENCE N88°53'09"E ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2571.44' TO THE NORTH 1/4 CORNER OF THE SAID SECTION 29, THENCE S01°14'39"W A DISTANCE OF 1333.16' TO THE SOUTH EAST CORNER OF THE N1/2NW1/4 OF SAID SECTION 29, THENCE S89°03'33"W A DISTANCE OF 2575.70', TO THE SOUTH WEST CORNER OF THE N1/2NW1/4 OF SAID SECTION 29, THENCE N01°26'29"E A DISTANCE OF 1325.56' ALONG THE WEST LINE OF SAID SECTION 29, TO THE NORTH WEST CORNER OF SAID SECTION 29, THE POINT OF BEGINNING. CONTAINING 78.47 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO ANTLER RIDGE ROAD, A COUNTY ACCEPTED ACCESS ROAD TO INDIAN MOUNTAIN SUBDIVISION. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN 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, EXCEPT THE ROW FOR ANTLER RIDGE ROAD.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE NAMES TO BE HEREUNTO SUBSCRIBED THIS 28th DAY OF February A.D., 1972

BY _____

ATTORNEY'S OPINION

I, _____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 1st DAY OF February A.D., 1972

_____

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ____ M. OF THE ____ DAY OF _____ A.D., 1972, AND DULY FILED AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

06010

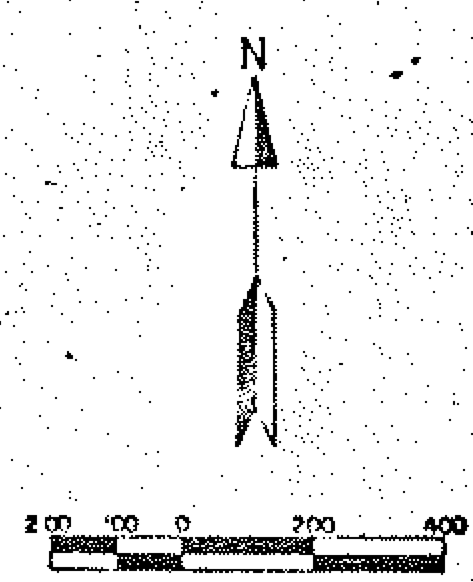
"INDIAN MOUNTAIN" FILING NO.15

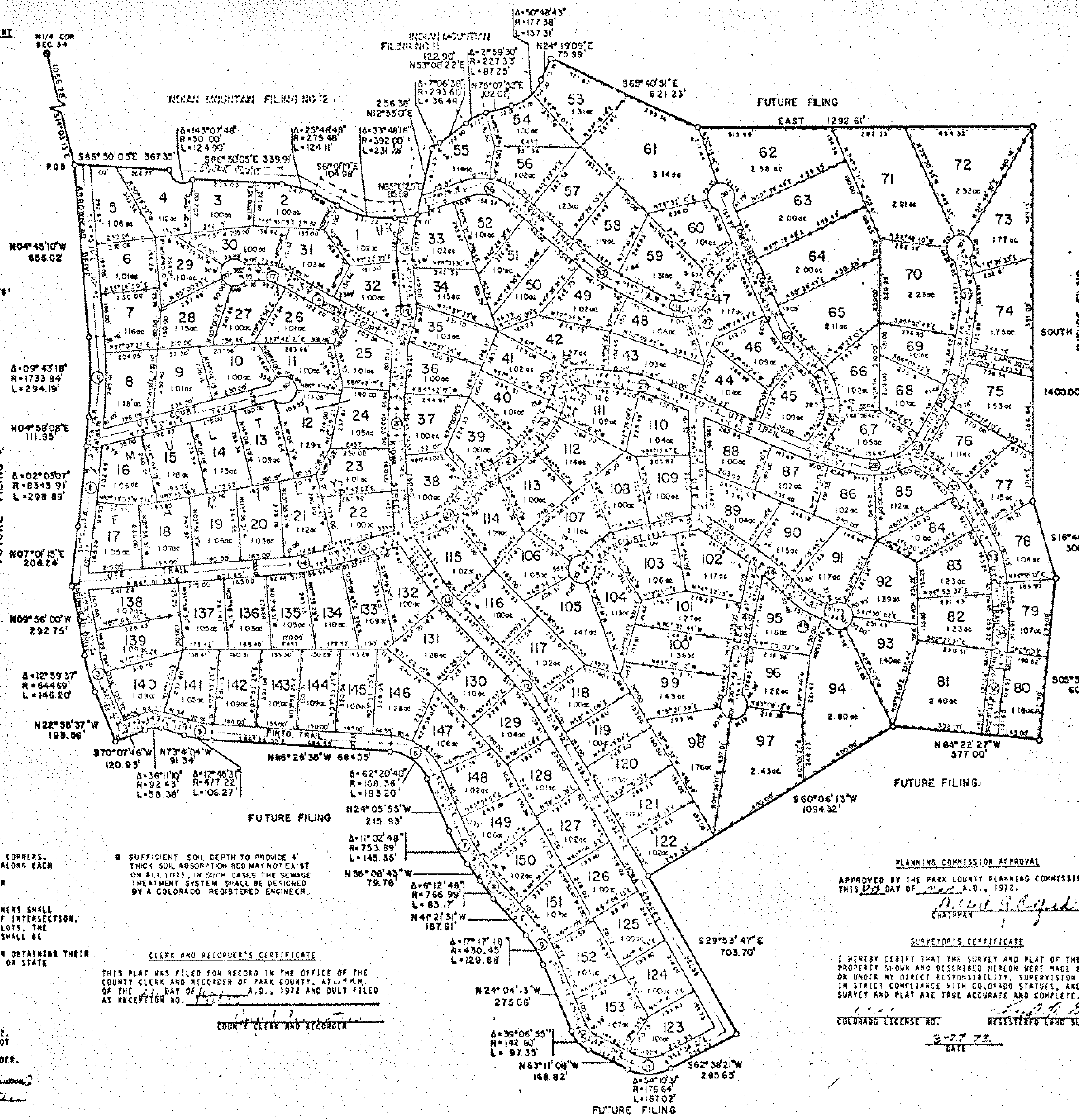
PARK COUNTY

LOTS 12 THRU 24 INCLUSIVE — MULTI-FAMILY

CENTER LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	09°43'18"	1733.84'	294.19'	150'
2	02°03'07"	8345.91'	298.89'	150'
3	12°59'37"	644.69'	139.40'	70'
4	35°13'10"	122.43'	77.32'	40'
5	12°45'31"	447.22'	99.59'	50'
6	62°20'40"	198.36'	215.84'	120'
7	15°02'48"	723.89'	139.57'	70'
8	06°12'48"	736.99'	79.92'	40'
9	17°17'18"	460.45'	139.56'	70'
10	39°06'55"	112.60'	76.87'	40'
11	54°10'31"	146.64'	138.65'	75'
12	12°13'47"	746.75'	159.39'	80'
13	07°51'21"	1019.48'	139.78'	70'
14	08°11'16"	971.18'	139.70'	70'
15	05°08'55"	1334.51'	119.92'	60'
16	04°18'43"	1594.08'	119.94'	60'
17	33°07'46"	201.72'	116.64'	60'
18	17°32'22"	453.76'	138.91'	70'
19	24°34'05"	187.64'	78.82'	40'
20	06°34'41"	870.06'	99.89'	50'
21	33°46'39"	164.89'	97.09'	50'
22	31°00'17"	180.27'	97.55'	50'
23	21°28'55"	316.79'	118.80'	60'
24	21°31'15"	315.72'	118.59'	60'
25	27°07'04"	124.78'	58.88'	30'
26	46°13'14"	69.74'	56.12'	30'
27	15°41'32"	435.50'	119.25'	60'
28	34°29'22"	289.94'	174.53'	90'
29	45°07'20"	188.48'	135.42'	70.78'
30	20°40'36"	438.54'	158.26'	80'
31	22°27'41"	352.53'	138.20'	70'
32	29°24'25"	347.08'	178.12'	90'
33	25°03'58"	388.61'	176.88'	90'
34	10°42'57"	853.00'	159.53'	80'
35	02°00'56"	3410.86'	119.99'	60'
36	59°33'29"	191.85'	199.76'	110'
37	14°33'53"	627.48'	159.14'	80'
38	37°13'57"	147.16'	95.40'	50'
39	33°36'27"	199.31'	116.53'	60'
40	24°08'38"	420.82'	177.33'	90'
41	42°23'30"	193.40'	143.09'	73'
42	43°16'33"	126.04'	95.20'	50'
43	37°51'56"	233.23'	154.13'	80'
44	09°58'59"	915.96'	159.60'	80'
45	25°52'02"	304.81'	137.61'	70'
46	06°35'59"	1734.39'	199.78'	100'
47	59°57'30"	84.15'	87.14'	87.0'





DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THE PORTION SECTIONS 34 & 35, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NORTH 1/4 CORNER SAID SECTION 34, THENCE S14°03'11"E FOR A DISTANCE OF 1066.78' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 12, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 14 COURSES, S86°50'05"E FOR A DISTANCE OF 367.35' TO A POINT ON THE WESTERLY R.O.W. OF SQUAW COURT, THENCE ALONG THE SOUTHERLY R.O.W. OF SQUAW COURT, FOR THE FOLLOWING 6 COURSES, TO THE RIGHT ALONG THE ARC OF A CUL-DE-SAC WHOSE DELTA IS 143°07'48" AND WHOSE RADIUS IS 50.00' FOR A DISTANCE OF 124.90', THENCE S86°50'05"E FOR A DISTANCE OF 339.91', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 25°48'46" AND WHOSE RADIUS IS 275.48' FOR A DISTANCE OF 124.11', THENCE S60°01'11"E FOR A DISTANCE OF 104.98, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 33°48'16" AND WHOSE RADIUS IS 392.00' FOR A DISTANCE OF 231.28', THENCE N85°10'25"E FOR A DISTANCE OF 85.69' TO A POINT ON THE EASTERLY R.O.W. OF KIOWA STREET, THENCE NORTHERLY ALONG SAID R.O.W. N12°55'01"E FOR A DISTANCE OF 256.38' TO A POINT ON THE SOUTH BOUNDARY OF INDIAN MOUNTAIN FILING NO. 11, SAID POINT BEING ON THE SOUTHERLY R.O.W. OF HAIDA ROAD, THENCE EASTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 6 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°06'38" AND WHOSE RADIUS IS 233.60' FOR A DISTANCE OF 36.44', THENCE N53°08'22"E FOR A DISTANCE OF 122.90', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°59'30" AND WHOSE RADIUS IS 227.33' FOR A DISTANCE OF 87.25', THENCE N75°07'52"E FOR A DISTANCE OF 102.01', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 50°48'43" AND WHOSE RADIUS IS 177.38' FOR A DISTANCE OF 157.31', THENCE N24°19'09"E FOR A DISTANCE OF 75.99', THENCE LEAVING SAID R.O.W. S65°40'51"E FOR A DISTANCE OF 621.23', THENCE DUE EAST FOR A DISTANCE OF 1292.61', THENCE DUE SOUTH FOR A DISTANCE OF 1400.00', THENCE S16°48'54"E FOR A DISTANCE OF 308.78', THENCE S05°37'33"W FOR A DISTANCE OF 606.98', THENCE N84°22'27"W FOR A DISTANCE OF 377.00', THENCE S60°06'13"W FOR A DISTANCE OF 1094.32', TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF KIOWA STREET, THENCE SOUTHERLY ALONG SAID R.O.W. S29°53'47"E FOR A DISTANCE OF 703.70' TO A POINT IN THE SOUTHEAST CORNER OF THE INTERSECTION OF KIOWA STREET AND PINTO TRAIL, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF PINTO TRAIL, FOR THE FOLLOWING 17 COURSES, THENCE S62°38'21"W FOR A DISTANCE OF 285.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 54°10'31" AND WHOSE RADIUS IS 176.64' FOR A DISTANCE OF 167.02', THENCE N63°11'08"W FOR A DISTANCE OF 168.82', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 39°06'55" AND WHOSE RADIUS IS 142.60' FOR A DISTANCE OF 97.35', THENCE N24°04'13"W FOR A DISTANCE OF 275.06', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 17°17'18" AND WHOSE RADIUS IS 430.45', FOR A DISTANCE OF 129.88', THENCE N41°21'31"W, FOR A DISTANCE OF 187.91', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°12'48" AND WHOSE RADIUS IS 766.99' FOR A DISTANCE OF 83.17', THENCE N35°08'43"W FOR A DISTANCE OF 79.78', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°02'48" AND WHOSE RADIUS IS 753.89' FOR A DISTANCE OF 145.35', THENCE N24°05'55"W FOR A DISTANCE OF 215.93', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 62°20'40" AND WHOSE RADIUS 168.36' FOR A DISTANCE OF 183.20', THENCE N86°26'35"W FOR A DISTANCE OF 684.55', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°45'31" AND WHOSE RADIUS IS 477.22' FOR A DISTANCE OF 106.27', THENCE N73°41'04"W FOR A DISTANCE OF 91.34', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 36°11'10" AND WHOSE RADIUS IS 92.43' FOR A DISTANCE OF 58.38', THENCE S70°07'46"W FOR A DISTANCE OF 120.93' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ARROWHEAD DRIVE, THENCE NORTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 8 COURSES, THENCE N22°58'37"W FOR A DISTANCE OF 198.58', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°59'37" AND WHOSE RADIUS IS 644.69' FOR A DISTANCE OF 146.20', THENCE N09°56'00"W FOR A DISTANCE OF 292.75', THENCE N07°01'15"E FOR A DISTANCE OF 206.24', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 02°03'07" AND WHOSE RADIUS IS 8345.91' FOR A DISTANCE OF 298.89', THENCE N04°58'08"E FOR A DISTANCE OF 111.95', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 09°43'18" AND WHOSE RADIUS IS 1733.84' FOR A DISTANCE OF 294.19', THENCE N04°45'10"W FOR A DISTANCE OF 656.02', TO THE TRUE POINT OF BEGINNING CONTAINING [illegible] ACRES MORE OR LESS. ALL BEARINGS REFERENCED TO INDIAN MOUNTAIN FILING NO. 12. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 15 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 14 DAY OF [signature] A.D., 1972

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION
BY: [signature]
CHARLES E. MATHESON AGENT

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,
BY: [signature]
[illegible], VICE PRESIDENT

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF [illegible] A.D., 1972.

MY COMMISSION EXPIRES [illegible]
WITNESS MY HAND AND SEAL

[signature]
NOTARY PUBLIC

NOTES

1. 5/8" REBAR WITH 5/8"-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
8. 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.

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS [illegible] DAY OF [illegible] A.D., 1972. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: [signature]
ATTEST: [signature]

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT [illegible] M. OF THE [illegible] DAY OF [illegible] A.D., 1972 AND DULY FILED AT RECEPTION NO. [illegible]

[signature]
COUNTY CLERK AND RECORDER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS [illegible] DAY OF [illegible] A.D., 1972.

[signature]
CHAIRMAN

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.

[illegible]
COLORADO LICENSE NO.

[signature]
REGISTERED LAND SURVEYOR

3-27-72
DATE

ATTORNEY'S OPINION

I, [signature], BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 19 DAY OF [illegible] A.D., 1972

[signature]

06011

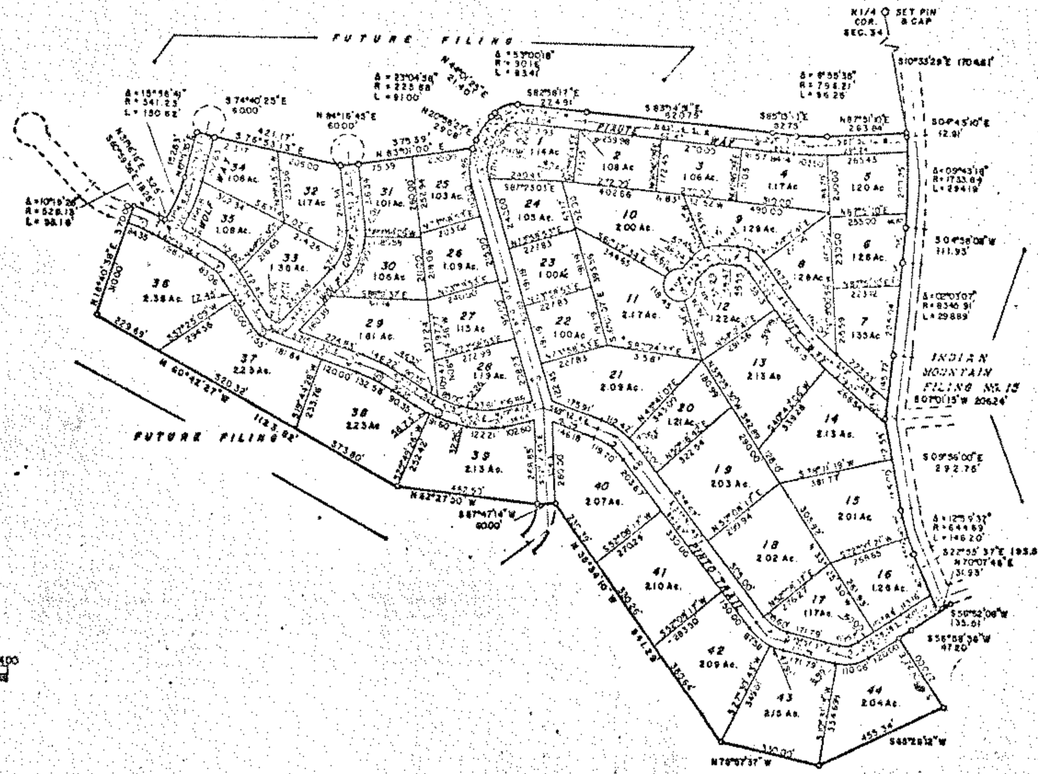
"INDIAN MOUNTAIN"

FILING NO. 16

PARK COUNTY

Section Book 234 page 390

06012



NOTES

1. 5/8" REBAR WITH SLBV CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 25 RADIUS. CURVES AS ARE TO POINT OF INTERSECTION.
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABOLISHED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
8. 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.

BY THE COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF ____ A.D., 1972, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: ____

ATTEST: ____

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ____ .M. OF THE ____ DAY OF ____ A.D., 1972 AND DULY FILED AT RECEPTION NO. ____

COUNTY CLERK AND RECORDER

CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	08°55'35"	30'	192.20'	29.88'
2.	53°00'18"	30'	60.18'	55.68'
3.	23°34'56"	40'	195.88'	78.92'
4.	36°57'34"	50'	149.61'	96.51'
5.	35°56'41"	80'	571.23'	358.92'
6.	50°04'51"	80'	171.25'	149.68'
7.	10°19'26"	45'	494.13'	83.70'
8.	25°25'05"	50'	197.47'	87.94'
9.	37°40'41"	30'	97.93'	57.82'
10.	33°01'40"	70'	613.06'	339.40'
11.	18°09'33"	70'	438.02'	138.83'
12.	27°18'13"	55'	226.45'	107.91'
13.	31°50'36"	70'	245.38'	136.38'
14.	36°05'34"	60'	173.77'	115.55'
15.	47°03'45"	50'	114.82'	94.31'
16.	33°30'35"	100'	844.28'	199.07'
17.	50°10'31"	45'	85.44'	74.02'
18.	53°34'24"	45'	89.14'	83.35'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 34, THENCE S10°33'29" E A DISTANCE OF 1704.61', TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15 A RECORDED PLAT, THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY FOR THE FOLLOWING 8 COURSES, S24°45'13"E A DISTANCE OF 12.91', RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 09°43'13" AND WHOSE RADIUS IS 1733.84' A DISTANCE OF 294.19', S04°58'00"W A DISTANCE OF 111.95', RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 02°03'02" AND WHOSE RADIUS IS 8345.91' A DISTANCE OF 298.89', S27°01'15"W A DISTANCE OF 256.24', S08°56'00"E A DISTANCE OF 292.75', LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°59'37" AND WHOSE RADIUS IS 644.69' A DISTANCE OF 146.20', S27°55'37"E A DISTANCE OF 192.58', N20°07'46"E A DISTANCE OF 33.93', THENCE LEAVING SAID BOUNDARY OF FILING NO. 15 S58°52'08"W ALONG THE SOUTHERLY R.O.W. OF PIAUTE TRAIL A DISTANCE OF 137.51', THENCE CONTINUING ALONG SAID R.O.W. S55°59'38"W A DISTANCE OF 47.20', THENCE S53°01'22"E A DISTANCE OF 270.53', THENCE S65°20'12"W A DISTANCE OF 455.34', THENCE N25°57'37"W A DISTANCE OF [illegible] THENCE N35°34'10"W A DISTANCE OF 941.23', THENCE N37°42'38"W A DISTANCE OF 60.00', THENCE N02°27'50"W A DISTANCE OF 452.50', THENCE N17°42'27"W A DISTANCE OF 1323.82', THENCE N14°40'58"E A DISTANCE OF 370.07' TO A POINT ON THE NORTHERLY R.O.W. OF PIAUTE TRAIL, THENCE EASTERLY ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°19'26" AND WHOSE RADIUS IS 528.13' A DISTANCE OF 92.38', THENCE CONTINUING ALONG SAID R.O.W. S60°59'56"E A DISTANCE OF 18.25' TO A POINT ON THE WESTERLY R.O.W. OF WOLF WAY, THENCE ALONG SAID WESTERLY R.O.W. FOR THE FOLLOWING 3 COURSES, N11°16'16"E A DISTANCE OF 3.25', LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°56'41" AND WHOSE RADIUS IS 341.23', A DISTANCE OF 350.67', N65°19'25"E A DISTANCE OF 152.63', THENCE S74°40'25"E A DISTANCE OF 60.00' THENCE S74°43'13"E A DISTANCE OF 421.13', THENCE N55°16'45"E A DISTANCE OF 60.00', THENCE N63°01'00"E A DISTANCE OF 375.39' TO A POINT ON THE NORTHWESTERLY R.O.W. OF PIAUTE WAY, THENCE EASTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 8 COURSES, N20°56'22"E A DISTANCE OF 29.08', RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°04'58" AND WHOSE RADIUS IS 225.48' A DISTANCE OF 91.00', N44°01'23"E A DISTANCE OF 21.40', RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 53°30'18" AND WHOSE RADIUS IS 90.16' A DISTANCE OF 83.41', S52°58'13"E A DISTANCE OF 224.91', S63°16'53"E A DISTANCE OF 620.79', S85°33'15"E A DISTANCE OF [illegible] LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 6°55'35" AND WHOSE RADIUS IS 796.21' A DISTANCE OF 96.25', N80°51'10"E A DISTANCE OF 283.84' TO THE TRUE POINT OF BEGINNING, CONTAINING 78.298 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 15. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND PLACES, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 16 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 27 DAY OF May A.D., 1972

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION
BY: [signature]

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,
BY: DENNIS A. STENSON, VICE PRESIDENT

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS ____ DAY OF ____ A.D., 1972.

CHAIRMAN

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 STATUES, AND THAT BOTH SURVEY AND PLAT ARE TRUE ACCURATE AND COMPLETE.

COLORADO LICENSE NO. ____ REGISTERED LAND SURVEYOR

DATE

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF ____ A.D., 1972.

MY COMMISSION EXPIRES ____
WITNESS MY HAND AND SEAL ____

NOTARY PUBLIC

ATTORNEY'S OPINION

I, ____ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE OF ALL LIENS, TAXES AND ENCUMBERANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

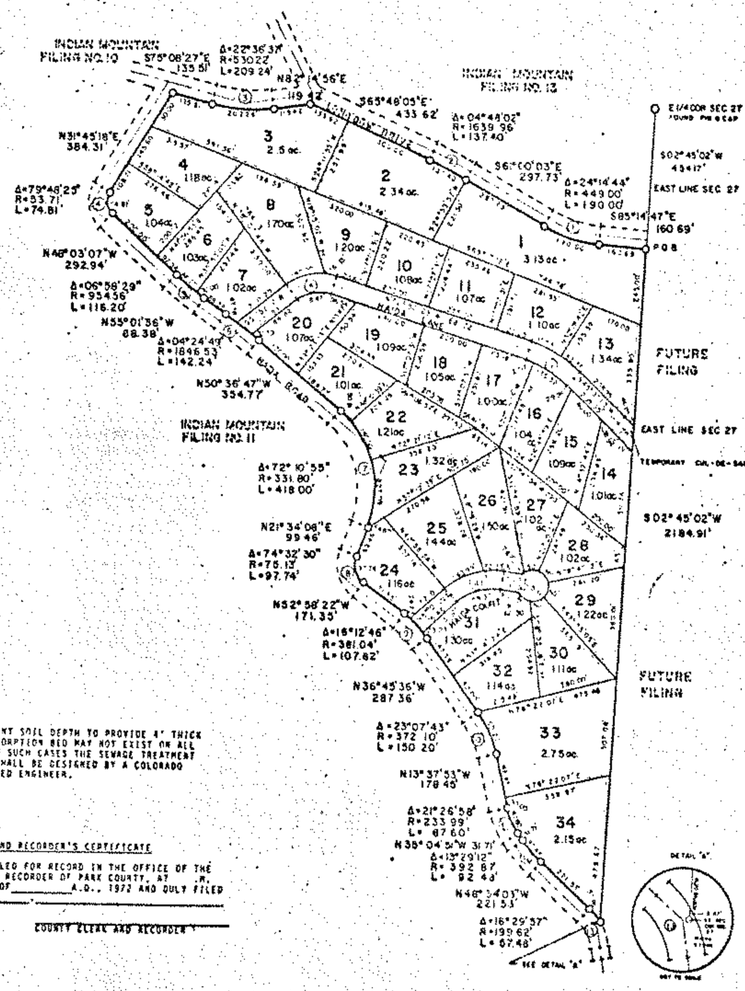
DATED THIS 27 DAY OF May A.D., 1972

"INDIAN MOUNTAIN" FILING NO.17

PARK COUNTY

CENTER LINE CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	24°14'44"	319.00'	137.31'	50'
2	04°48'02"	1669.96'	139.92'	70'
3	22°36'37"	500.22'	197.40'	100'
4	79°45'25"	83.71'	116.60'	70'
5	66°[illegible]'25"	934.56'	119.85'	60'
6	04°24'49"	1818.53'	139.93'	70'
7	72°10'55"	331.80'	380.21'	220'
8	74°32'30"	105.13'	136.77'	80'
9	16°32'46"	351.06'	99.33'	50'
10	23°07'43"	382.10'	138.09'	70'
11	21°26'58"	263.99'	98.83'	50'
12	13°28'12"	422.87'	99.54'	50'
13	38°57'35"	169.62'	115.34'	60'
14	51°38'45"	207.26'	186.34'	100'
15	55°15'19"	152.85'	147.40'	80'
16	27°15'26"	371.20'	176.39'	90'
17	02°48'39"	4203.02'	199.96'	100'



NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 3 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
8. 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.

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS___ DAY OF_____ A.D., 1972, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY:_____

ATTEST:_____

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ___ .M. OF THE ____ DAY OF_____ A.D., 1972 AND DULY FILED AT RECEPTION NO._____

COUNTY CLERK AND RECORDER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THE PORTION OF SECTION 27 TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE E1/4 CORNER OF SAID SECTION 27, THENCE S02°45'02"W 434.17' ALONG THE EAST LINE OF SAID SECTION 27 TO THE TRUE POINT OF BEGINNING, THENCE S02°45'02"W ALONG THE EAST LINE OF SAID SECTION 27 FOR A DISTANCE OF 2184.91' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NEVADA ROAD, SAID POINT BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 11. THENCE NORTH WESTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 22 COURSES, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°29'57" AND WHOSE RADIUS IS 199.62' FOR A DISTANCE OF 57.48', THENCE N48°34'03"W FOR A DISTANCE OF 221.53', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°29'12" AND WHOSE RADIUS IS 392.87' FOR A DISTANCE OF 92.48', THENCE N38°04'05"W FOR A DISTANCE OF 317.71', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°26'58" AND WHOSE RADIUS IS 233.99' FOR A DISTANCE OF 87.60', THENCE N13°37'53"W FOR A DISTANCE OF 178.45', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°07'43" AND WHOSE RADIUS IS 372.10' FOR A DISTANCE OF 150.20', THENCE N36°45'36"W FOR A DISTANCE OF 287.36', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°12'46" AND WHOSE RADIUS IS 381.04' FOR A DISTANCE OF 107.82', THENCE N52°58'22"W FOR A DISTANCE OF 171.35', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 74°32'30" AND WHOSE RADIUS IS 75.13' FOR A DISTANCE OF 97.74', THENCE N21°36'08"E FOR A DISTANCE OF 99.46', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 72°10'55" AND WHOSE RADIUS IS 331.80' FOR A DISTANCE OF 418.00', THENCE N31°45'18"E FOR A DISTANCE OF 384.31', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 79°46'23" AND WHOSE RADIUS IS 53.71' FOR A DISTANCE OF 74.81', THENCE N48°03'07"W FOR A DISTANCE OF 68.35', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°58'29" AND WHOSE RADIUS IS 954.56' FOR A DISTANCE OF 116.20', THENCE N48°03'07"W FOR A DISTANCE OF 292.94', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°24'49" AND WHOSE RADIUS IS 53.71' FOR A DISTANCE OF 24.81', THENCE N31°45'18"E FOR A DISTANCE OF 384.31' TO A POINT ON THE SOUTHERLY R.O.W. OF LONGFORD DRIVE, SAID POINT BEING ON THE SOUTH EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 10. THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 3 COURSES, THENCE S75°08'27"E FOR A DISTANCE OF 135.51', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 22°36'37" AND WHOSE RADIUS IS 530.22' FOR A DISTANCE OF 209.24', THENCE N82°14'56"E FOR A DISTANCE OF 119.42' TO A POINT ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 13. THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 5 COURSES, THENCE S65°46'05"E FOR A DISTANCE OF 433.62', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°48'02" AND WHOSE RADIUS IS 1639.96' FOR A DISTANCE OF 137.40', THENCE S66°10'03"E FOR A DISTANCE OF 297.73', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°14'44" AND WHOSE RADIUS IS 449.00' FOR A DISTANCE OF 190.00', THENCE S85°14'47"E FOR A DISTANCE OF 160.69' TO A POINT ON THE EAST LINE OF SAID SECTION 27, SAID POINT BEING THE TRUE POINT OF BEGINNING. CONTAINING 48.97 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 11. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 17, 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 21st DAY OF April A.D., 1972

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.,
A NEW YORK CORPORATION

BY:_____

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,

BY:_____
DENNIS R. STINSON, VICE PRESIDENT

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 7th DAY OF May A.D., 1972.

CHAIRMAN

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 STATUES, AND THAT BOTH SURVEY AND PLAT ARE TRUE ACCURATE AND COMPLETE.

COLORADO LICENSE NO._____ REGISTERED LAND SURVEYOR

DATE

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF April A.D., 1972.

MY COMMISSION EXPIRES 1-3-74
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

ATTORNEY'S OPINION

I, JERRY K. DUNNING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS 21st DAY OF April A.D., 1972

00013

"INDIAN MOUNTAIN"

FILING NO. 18

PARK COUNTY

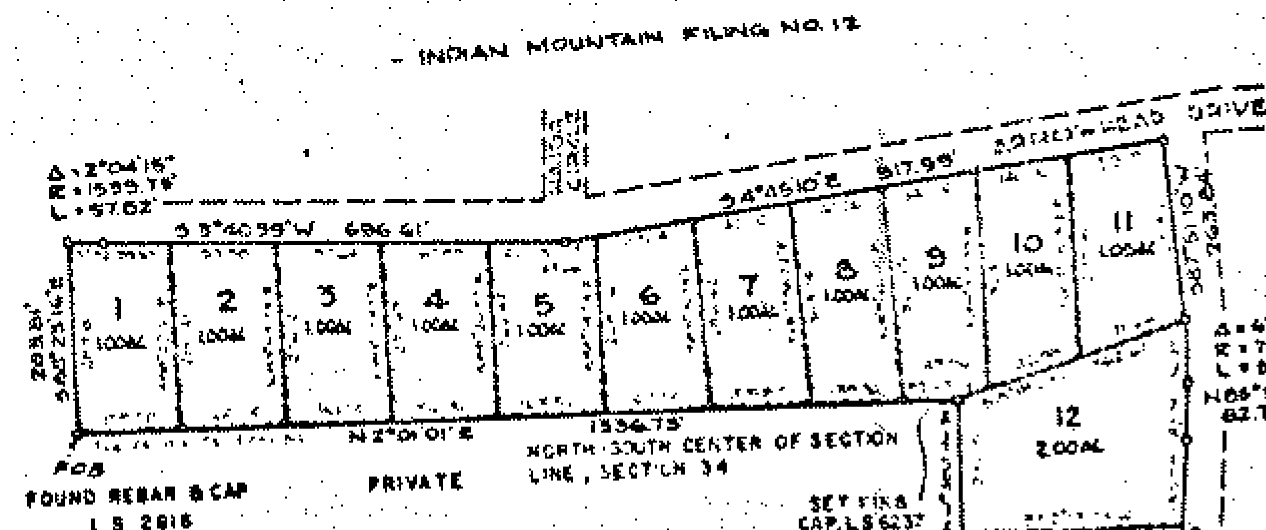
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTIONS 27,34 & 35, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE N1/4 CORNER OF SAID SECTION 34, SAID POINT BEING ON THE WEST BOUNDARY OF INDIAN MOUNTAIN FILING NO. 12, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 4 COURSES, THENCE S0° 23'36"E FOR A DISTANCE OF 281.81' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ARROWHEAD DRIVE, THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 3 COURSES, THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 02°04'15" AND WHOSE RADIUS IS 1599.73' FOR A DISTANCE OF 57.82', THENCE S03°40'59"W FOR A DISTANCE OF 696.61', THENCE S04°45'10"E FOR A DISTANCE OF 917.55' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PIAUTE WAY, SAID POINTS ALSO BEING ON THE NORTHERN BOUNDARY OF INDIAN MOUNTAIN FILING NO. 16 THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 9 COURSES, THENCE S87°51'10"W FOR A DISTANCE OF 263.84', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°55'35" AND WHOSE RADIUS IS 796.21' FOR A DISTANCE OF 96.35', THENCE N85°13'15"W FOR A DISTANCE OF 82.75', THENCE N81°34'51"W FOR A DISTANCE OF 620.79', THENCE N82°58'17"W FOR A DISTANCE OF 224.91', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 53°00'18" AND WHOSE RADIUS IS 90.16' FOR A DISTANCE OF 83.41', THENCE S44°01'25"W FOR A DISTANCE OF 21.40', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°04'58" AND WHOSE RADIUS IS 225.88' FOR A DISTANCE OF 91.00', THENCE S20°56'27"W FOR A DISTANCE OF 29.08', THENCE LEAVING SAID R.O.W. AND FOLLOWING SAID BOUNDARY FOR THE FOLLOWING 4 COURSES, THENCE S83°01'00"W FOR A DISTANCE OF 375.39', THENCE S04°16'45"W FOR A DISTANCE OF 60.00', THENCE N76°53'13"W FOR A DISTANCE OF 421.17', THENCE N74°40'25"W FOR A DISTANCE OF 60.00', TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF WOLF WAY, THENCE SOUTHERLY ALONG SAID R.O.W. AND SAID BOUNDARY FOR THE FOLLOWING 2 COURSES, THENCE S15°19'35"W FOR A DISTANCE OF 152.53', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°56'43" AND WHOSE RADIUS IS 541.23' FOR A DISTANCE OF 150.62', THENCE S31°16'18"W FOR A DISTANCE OF 3.25' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINTO TRAIL, THENCE ALONG SAID R.O.W. AND SAID BOUNDARY FOR THE FOLLOWING 24 COURSES, THENCE N60°54'56"W FOR A DISTANCE OF 18.25', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°59'25" AND WHOSE RADIUS IS 520.13' FOR A DISTANCE OF 55.75', THENCE S18°40'39"W FOR A DISTANCE OF 60.00', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°19'26", AND WHOSE RADIUS IS 468.13' FOR A DISTANCE OF 84.35', THENCE S60°59'56"E FOR A DISTANCE OF 108.31', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 28°25'05" AND WHOSE RADIUS IS 167.47' FOR A DISTANCE OF 83.06', THENCE S32°34'51"E FOR A DISTANCE OF 142.45', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 37°40'41" AND WHOSE RADIUS IS 117.91' FOR A DISTANCE OF 77.55', THENCE S70°15'32"E FOR A DISTANCE OF 301.84', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°01'40" AND WHOSE RADIUS IS 583.36' FOR A DISTANCE OF 132.58', THENCE S57°13'52"E FOR A DISTANCE OF 90.35', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°09'33" AND WHOSE RADIUS IS 468.02' FOR A DISTANCE OF 148.33', THENCE S75°23'25"E FOR A DISTANCE OF 32.25', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 27°18'13" AND WHOSE RADIUS IS 256.45', FOR A DISTANCE OF 122.21', THENCE N77°18'22"E FOR A DISTANCE OF 102.60', THENCE S87°49'19"E FOR A DISTANCE OF 60.45', THENCE S69°42'14"E FOR A DISTANCE OF 146.18' THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°50'35" AND WHOSE RADIUS IS 215.50 FOR A DISTANCE OF 119.70', THENCE S37°51'43"E FOR A DISTANCE OF 193.67', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 38°05'54" AND WHOSE RADIUS IS 203.77' FOR A DISTANCE OF 135.49 THENCE S75°57'37"E FOR A DISTANCE OF 171.73', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 47°03'45" AND WHOSE RADIUS IS 144.82' FOR A DISTANCE OF 118.95', THENCE N51°58'38"E FOR A DISTANCE OF 167.20', THENCE N58°52'08"E FOR A DISTANCE OF 135.51' TO A POINT ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15, SAID POINT BEING ON THE SOUTHERLY R.O.W. OF PINTO TRAIL, THENCE ALONG SAID BOUNDARY AND R.O.W. FOR THE FOLLOWING 13 COURSES, THENCE N70°07'46"E FOR A DISTANCE OF 89.00', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°11'10", AND WHOSE RADIUS IS 97.43 FOR A DISTANCE OF 58.38', THENCE S73°41'04"E FOR A DISTANCE OF 91.34', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°45'31" AND WHOSE RADIUS IS 477.22' FOR A DISTANCE OF 106.27', THENCE S86°26'35"E FOR A DISTANCE OF 684.55 , THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 62°20'40" AND WHOSE RADIUS IS 168.35' FOR A DISTANCE OF 183.20', THENCE S24°05'55"E FOR A DISTANCE OF 215.58', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°02'49" AND WHOSE RADIUS IS 753.87' FOR A DISTANCE OF 145.35', THENCE S35°08'43"E FOR A DISTANCE OF 79.79', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°13'46" AND WHOSE RADIUS IS 765.99' FOR A DISTANCE OF 83.17', THENCE S41°23'33"E FOR A DISTANCE OF 187.83', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 17°17'10" AND WHOSE RADIUS IS 430.45' FOR A DISTANCE OF 129.88', THENCE S24°04'23"E FOR A DISTANCE OF 275.06', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 39°06'55" AND WHOSE RADIUS IS 142.60' FOR A DISTANCE OF 97.35', THENCE S63°11'18"E FOR A DISTANCE OF 166.22', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 54°15'31" AND WHOSE RADIUS IS 176.84' FOR A DISTANCE OF 167.02', THENCE N62°35'23"E FOR A DISTANCE OF 274.07' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF KIOWA STREET, THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 5 COURSES, THENCE S06°03'08"E FOR A DISTANCE OF 72.90', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°03'42" AND WHOSE RADIUS IS 1590.67' FOR A DISTANCE OF 196.05', THENCE S13°11'46"E FOR A DISTANCE OF 121.27', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 37°05'17" AND WHOSE RADIUS IS 268.11' FOR A DISTANCE OF 173.55', THENCE S40°17'03"E FOR A DISTANCE OF 186.18' TO A POINT ON THE NORTH EASTERLY RIGHT-OF-WAY OF MUSTANG TRAIL, THENCE WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 6 COURSES, THENCE S70°11'23"W FOR A DISTANCE OF 103.28', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 41°18'44" AND WHOSE RADIUS IS 339.15' FOR A DISTANCE OF 236.39', THENCE S71°30'07"W FOR A DISTANCE OF 225.66 , THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 51°11'22" AND WHOSE RADIUS IS 197.05' FOR A DISTANCE OF 176.02', THENCE N57°18'31"W FOR A DISTANCE OF 426.09', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 19°16'28" AND WHOSE RADIUS IS 1273.47' FOR A DISTANCE OF 400.17', THENCE LEAVING SAID R.O.W. S46°49'37"W FOR A DISTANCE OF 972.02' TO A POINT ON THE NORTH EASTERLY RIGHT OF WAY OF WARRIOR CIRCLE, THENCE EASTERLY ALONG SAID R.O.W. S47°25'45"E FOR A DISTANCE OF 73.26', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 45°43'54" AND WHOSE RADIUS IS 98.57' FOR A DISTANCE OF 77.69', THENCE S01°50'03"W FOR A DISTANCE OF 60.00' TO A POINT ON THE SOUTHERN SECTION LINE OF SECTION 34, THENCE N53°09'29"W ALONG SAID SECTION LINE FOR A DISTANCE OF 4013.64' TO THE SW CORNER OF SAID SECTION 34, THENCE N03°22'33"E ALONG THE WEST LINE OF SAID SECTION 34 FOR A DISTANCE OF 4033.19' TO THE SW CORNER N1/2 NW1/4 OF SAID SECTION 34, THENCE S87°41'13"E ALONG THE SOUTH LINE OF SAID N1/2 NW1/4 FOR A DISTANCE OF 2622.79 TO THE SE CORNER OF SAID N1/2 NW1/4 THENCE N 2° 01' 01"E ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 34 FOR A DISTANCE OF 1336.73 TO THE N1/4 CORNER OF SAID SECTION 34, THE TRUE POINT OF BEGINNING, CONTAINING 319.67 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 16. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 18 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.
IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS ___ DAY OF __________ A.D., 1972.

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION
BY: ____________

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,
BY: ____________



COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ___ DAY OF ______ A.D.,1972. SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: ____________

ATTEST: ____________

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 18 DAY OF ______ A.D., 1972.

____
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ___ OF THE ___ DAY OF ______ A.D., 1972 AND DULY FILED AT RECEPTION NO. ____________

COUNTY CLERK AND RECORDER

ATTORNEY'S OPINION

I, ____________ BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRATICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO SAID LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBERANCES, EXCEPT THOSE SHOWN IN THE DEDICATION.

DATED THIS ___ DAY OF ___ A.D., 1972.

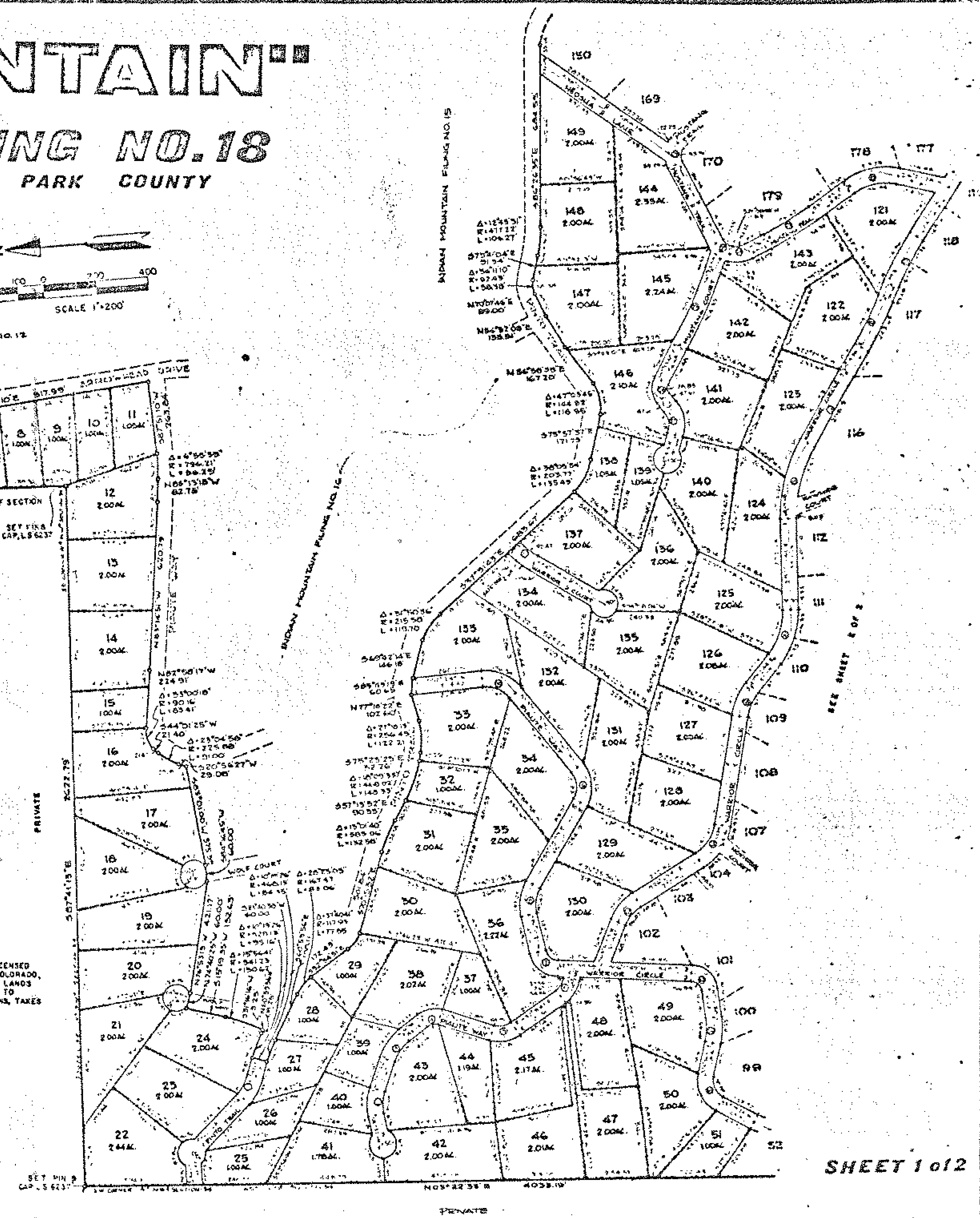
____

NOTORIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ______ A.D., 1972.

MY COMMISSION EXPIRES ______
WITNESS MY HAND AND SEAL

____
NOTARY PUBLIC



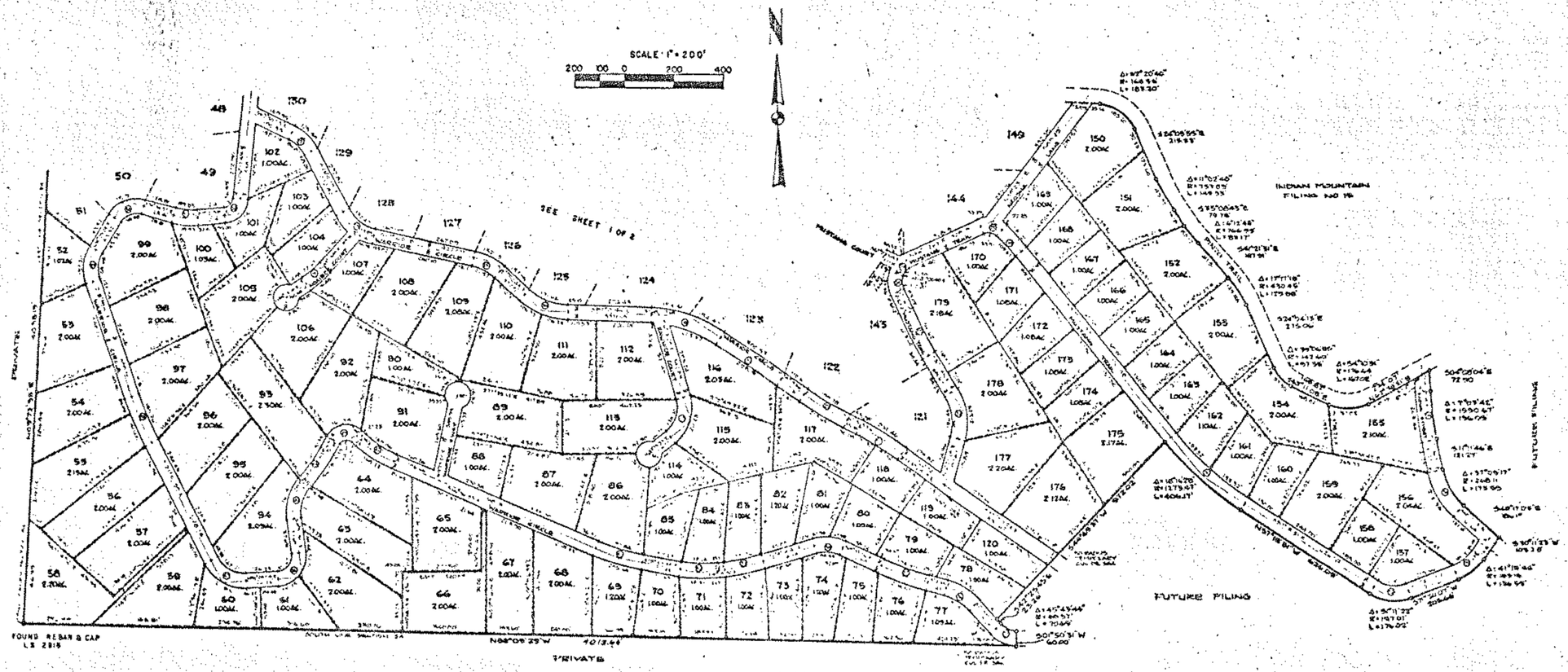
SHEET 1 of 12

060014

"INDIAN MOUNTAIN"

FILING NO 18

PARK COUNTY



NOTES

1. 5/8" REBAR WITH SLOT-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
8. 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.

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.

COLORADO LICENSE NO. REGISTERED LAND SURVEYOR

DATE

CENTER LINE CURVE DATA

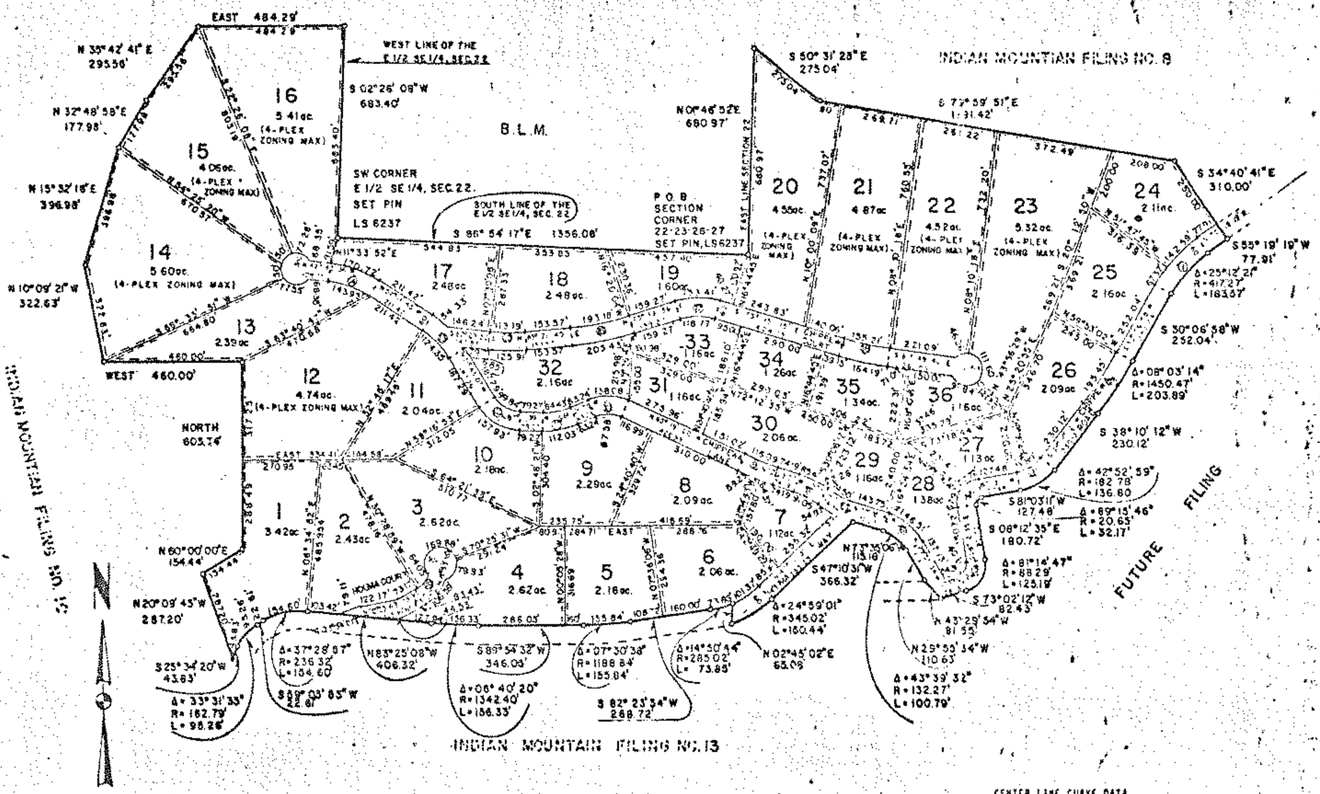
NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	26°52'42"	53.10'	194.19'	97.87'
2.	30°19'19"	50.00'	181.47'	97.63'
3.	33°19'35"	60.00'	213.98'	117.00'
4.	53°31'05"	40.00'	71.40'	72.92'
5.	54°11'46"	50.00'	97.72'	92.43'
6.	41°53'31"	40.00'	104.48'	78.49'
7.	33°52'42"	50.00'	79.30'	102.69'
8.	44°40'20"	60.00'	146.03'	113.86'
9.	70°58'33"	80.00'	112.20'	139.00'
10.	56°04'58"	80.00'	150.20'	147.02'
11.	13°29'45"	50.00'	432.58'	99.54'
12.	38°51'04"	55.00'	165.09'	106.78'
13.	50°26'10"	85.00'	180.49'	158.00'
14.	13°09'28"	50.00'	433.53'	99.56'
15.	29°23'15"	60.00'	228.80'	117.36'
16.	39°09'[illegible]"	100.00'	281.32'	192.16'
17.	63°33'34"	100.00'	144.01'	174.62'
18.	29°22'34"	150.00'	570.45'	293.36'
19.	02°14'14"	149.73'	3666.73'	299.36'
20.	07°31'33"	100.00'	1522.14'	199.71'
21.	09°32'56"	100.00'	1239.73'	195.55'
22.	47°38'13"	100.00'	226.44'	188.38'
23.	06°05'18"	100.00'	1079.52'	159.63'
24.	45°07'25"	40.00'	96.29'	75.62'
25.	09°42'19"	150.00'	1777.95'	299.29'
26.	35°16'30"	40.00'	51.97'	68.38'
27.	67°40'25"	60.00'	89.50'	105.71'
28.	46°10'38"	30.00'	70.37'	56.72'
29.	60°42'30"	50.00'	75.96'	88.44'
30.	00°04'01"	57.04'	808.92'	113.89'
31.	30°16'28"	200.00'	1243.47'	394.60'
32.	51°11'22"	80.00'	167.01'	149.21'
33.	41°18'44"	60.00'	159.15'	114.76'
34.	37°55'17"	100.00'	298.11'	192.97'
35.	01°03'42"	100.00'	1620.67'	149.75'
36.	32°46'54"	70.00'	237.98'	136.16'
37.	09°37'33"	100.00'	1187.66'	199.53'
38.	39°44'13"	60.00'	166.03'	115.15'
39.	07°38'49"	80.00'	1197.04'	159.78'
40.	18°50'52"	60.00'	481.99'	158.55'
41.	12°13'05"	100.00'	934.33'	199.24'
42.	18°17'24"	80.00'	456.92'	158.64'
43.	127°23'58"	75.00'	60.35'	107.77'
44.	14°29'27"	75.00'	589.93'	149.20'
45.	52°37'50"	80.00'	161.76'	148.59'
46.	95°14'35"	100.00'	91.11'	151.59'
47.	68°29'56"	100.00'	152.53'	177.03'
48.	08°23'18"	100.00'	1366.37'	199.64'
49.	50°09'06"	70.00'	149.60'	120.94'
50.	23°33'39"	80.00'	107.01'	127.39'
51.	17°50'25"	50.00'	318.56'	99.19'
52.	80°54'49"	60.00'	70.36'	90.36'
53.	45°43'41"	37.35'	68.57'	70.69'

SHEET 2 of 2

06015

"INDIAN MOUNTAIN" FILING NO. 19

PARK COUNTY



NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. 8'PS EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. THE EASEMENTS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.
4. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
5. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
6. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABOLISHED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
8. 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.

COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 8 DAY OF ..., A.D., 1972 SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER.

BY: _____

ATTEST: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 9th DAY OF December A.D., 1972.

CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ... M. OF THE 5 DAY OF December A.D., 1972 AND DULY FILED AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	25°12'21"	100.00'	447.23'	196.76'
2.	08°03'14"	130.00'	1420.47'	199.67'
3.	42°52'59"	60.00'	152.78'	114.35'
4.	89 15'46"	50.00'	50.65'	78.91'
5.	87°14'47"	50.00'	58.79'	82.65'
6.	43°39'32"	65.00'	162.27'	123.65'
7.	INTERSECTION			
8.	15°52'16"	50.00'	358.70'	99.36'
9.	07°09'43"	60.00'	958.60'	119.84'
10.	49°13'41"	60.00'	134.01'	112.83'
11.	26°21'22"	50.00'	213.54'	98.23'
12.	55°18'32"	70.00'	133.12'	128.09'
13.	24°28'36"	70.00'	329.65'	137.69'
14.	25°33'53"	80.00'	352.62'	157.34'
15.	32°04'28"	60.00'	564.18'	139.53'
16.	11°41'44"	100.00'	976.38'	199.30'
17.	33 04'49"	70.00'	235.71'	136.09'
18.	08°34'27"	80.00'	1067.18'	159.70'
19.	40°37'26"	44.54'	120.33'	85.32'

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 STATUES, AND THAT BOTH SURVEY AND PLAT ARE TRUE ACCURATE AND COMPLETE.

COLORADO LICENSE NO. _____ REGISTERED LAND SURVEYOR

7-28-72

DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTIONS 22,23,26,27, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK STATE OF COLORADO, TO WIT:

BEGINNING AT THE SE CORNER OF SAID SECTION 22, THENCE N02°46'52"E ALONG THE EAST LINE OF SAID SECTION 22 FOR A DISTANCE OF 680.97' TO A POINT ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 8, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 3 COURSES, S50°31'28"E FOR A DISTANCE OF 275.04', THENCE S72°59'51"E FOR A DISTANCE OF 131.42', THENCE S34°40'41"E FOR A DISTANCE OF 310.00' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHIPPEWA ROAD, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 11 COURSES, S59°19'19"W FOR A DISTANCE OF 77.91', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 25°12'21" AND WHOSE RADIUS IS 417.23' FOR A DISTANCE OF 183.57', THENCE S30°06'58"W FOR A DISTANCE OF 252.04', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 08°03'14" AND WHOSE RADIUS IS 1450.47' FOR A DISTANCE OF 203.89', THENCE S38°10'12"W FOR A DISTANCE OF 230.12', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 42°52'59" AND WHOSE RADIUS IS 182.78' FOR A DISTANCE OF 136.80', THENCE S81°03'01"W FOR A DISTANCE OF 127.48', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 89°15'46" AND WHOSE RADIUS IS 23.65' FOR A DISTANCE OF 32.17', THENCE S08°12'35"E FOR A DISTANCE OF 180.72', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 81°14'47" AND WHOSE RADIUS IS 88.29' FOR A DISTANCE OF 125.19', THENCE S73°02'12"W FOR A DISTANCE OF 82.43' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CHIPPEWA LANE, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 4 COURSES N43°29'54"W FOR A DISTANCE OF 81.55' THENCE N29°55'34"W FOR A DISTANCE OF 110.63', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 43°39'32" AND WHOSE RADIUS IS 132.27' FOR A DISTANCE OF 100.79', THENCE N73°35'06"W FOR A DISTANCE OF 115.18' TO A POINT ON THE SOUTH-EASTERLY RIGHT-OF-WAY OF KOKOMA WAY, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 2 COURSES, S47°10'03"W FOR A DISTANCE OF 366.32', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°59'01" AND WHOSE RADIUS IS 345.02' FOR A DISTANCE OF 150.44' TO A POINT ON THE EAST LINE OF SAID SECTION 27, AND POINT BEING ALSO ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 13, THENCE ALONG SAID SECTION LINE AND BOUNDARY N02°45'02"E FOR A DISTANCE OF 65.09' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF KOKOMA WAY, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 13, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 10 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°50'44" AND WHOSE RADIUS IS 295.02' FOR A DISTANCE OF 73.05', THENCE S82°23'54"W FOR A DISTANCE OF 288.72', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 72°35'18" AND WHOSE RADIUS IS 1130.84' FOR A DISTANCE OF 155.84', THENCE S89°54'32"W FOR A DISTANCE OF 346.03', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°40'20" AND WHOSE RADIUS IS 1342.40' FOR A DISTANCE OF 156.33', THENCE N83°25'08"W FOR A DISTANCE OF 406.32', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 37°28'57" AND WHOSE RADIUS IS 236.32' FOR A DISTANCE OF 154.60', THENCE S89°03'55"W FOR A DISTANCE OF 23.61', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 33°31'35" AND WHOSE RADIUS IS 162.79' FOR A DISTANCE OF 95.26', THENCE S25°34'20"W FOR A DISTANCE OF 43.83', TO A POINT ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 9 COURSES, N60°00'45"W FOR A DISTANCE OF 287.20', THENCE N60°00'00"E FOR A DISTANCE OF 154.44', THENCE N02°00'00"E FOR A DISTANCE OF 605.74', THENCE WEST FOR A DISTANCE OF 460.00', THENCE N10°09'21"W DISTANCE OF 606.74', THENCE WEST FOR A DISTANCE OF 322.63', THENCE N15°32'18"E FOR A DISTANCE OF 396.98', THENCE N32°48'58"E FOR A DISTANCE OF 177.98', THENCE N35°42'41"E FOR A DISTANCE OF 295.56', THENCE EAST FOR A DISTANCE OF 484.29' TO A POINT ON THE WEST LINE OF THE E1/2 SE1/4 SECTION 22, THENCE S02°26'08"W ALONG SAID WEST LINE FOR A DISTANCE OF 683.40' TO THE SW CORNER OF SAID E1/2 SE1/4 SECTION 22, THENCE S86°54'17"E ALONG THE SOUTH LINE OF SAID E1/2 SE1/4 SECTION 22 FOR A DISTANCE OF 1356.08' TO THE SE CORNER OF SAID SECTION 22, AND THE TRUE POINT OF BEGINNING, CONTAINING 102.90 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 8. THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 19 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.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 1/2 DAY OF July A.D., 1972

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION

BY: _____

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.,

BY: _____

NOTARIAL

STATE OF COLORADO
COUNTY OF PARK
THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF July A.D., 1972.

MY COMMISSION EXPIRES 2-7-76
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

I, ..., AN ATTORNEY-AT-LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREINWITHIN PLATTED AND SHOWN UPON THE WITHIN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE.

ATTORNEY AT LAW

DATED THIS _____ DAY OF _____, 1972.

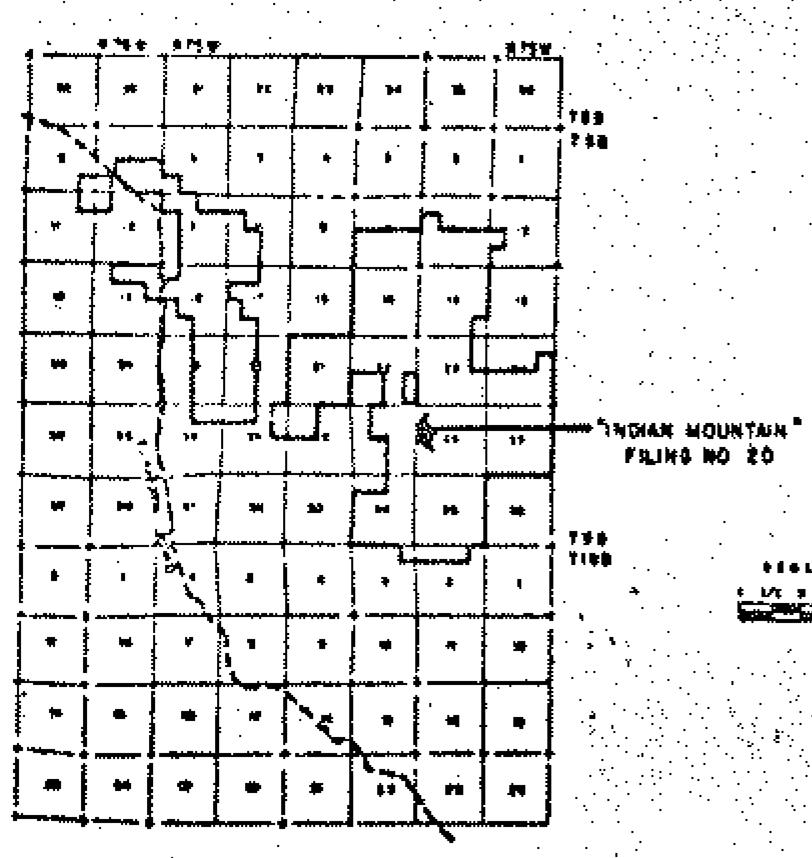
06016

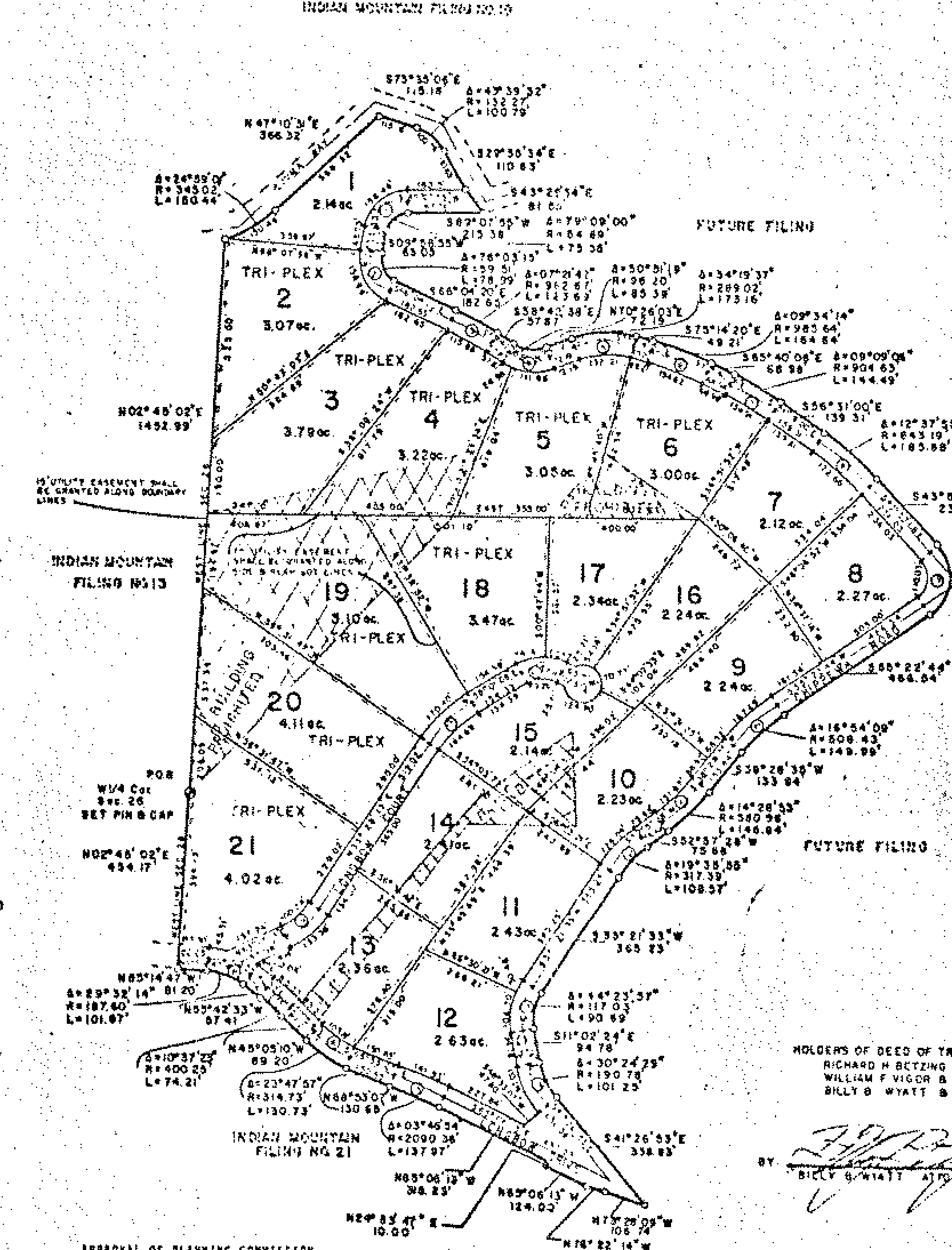
"INDIAN MOUNTAIN"

FILING NO. 20

PARK COUNTY

KEY





SCALE: 1" = 200'

200 100 0 200 400

CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	[illegible]	70'	54.69'	115.99'
2.	76°03'15"	70'	89.51'	118.81'
3.	07°21'42"	80'	932.67'	119.83'
4.	50°51'19"	60'	126.20'	112.01'
5.	34°19'37"	80'	259.02'	155.19'
6.	09°34'14"	80'	955.64'	155.63'
7.	09°09'06"	70'	874.63'	139.70'
8.	12°37'52"	90'	813.19'	179.27'
9.	99°15'52"	110'	93.51'	162.01'
10.	27°56'09"	80'	538.43'	150.84'
11.	14°28'53"	70'	550.96'	139.25'
12.	19°35'55"	40'	347.39'	118.83'
13.	44°23'57"	60'	147.03'	113.93'
14.	30°24'29"	60'	220.78'	117.17'
15.	03°46'54"	70'	2120.36'	139.95'
16.	23°47'57"	40'	284.73'	118.27'
17.	10°37'23"	40'	430.25'	79.77'
18.	29°32'14"	80'	227.60'	117.31'
19.	31°49'00"	60'	210.52'	116.90'
20.	24°32'55"	80'	367.71'	157.94'
21.	67°56'19"	80'	108.38'	109.60'

NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINES.
3. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
4. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
5. 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.
6. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
7. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
8. ALL HOUSE FOUNDATIONS SHALL BE DUG AND ATTACHED TO THE GRANITE BEDROCK, WHICH OCCURS APPROXIMATELY 9" TO 24" FROM THE SURFACE.

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.

REGISTERED LAND SURVEYOR
(PRINT AS REGISTERED)

COLORADO LICENSE NO.

DATE: 4-25-73

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 15th DAY OF May A.D.19 73.

BY ________
CHAIRMAN

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ___ M. ON THE ___ DAY OF ______ A.D.19 __, AND DULY FILED AT RECEPTION NO. ______

COUNTY CLERK AND RECORDER

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ___ DAY OF ______ A.D.19 __, 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.

BY ________
CHAIRMAN

CLERK ________

HOLDERS OF DEED OF TRUST
RICHARD H BETZING & EVALYNN R. BETZING
WILLIAM F VIGOR & GLORIA M VIGOR
BILLY B WYATT & VERA B WYATT

BY ________
BILLY B. WYATT ATTORNEY IN FACT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK DEVELOPMENT COMPANY, A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 75 WEST, OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO TO WIT:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 26, SAID CORNER ALSO BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 13, THENCE N02°45'02"E ALONG THE WEST LINE OF SAID SECTION 26 AND SAID EASTERLY BOUNDARY FOR A DISTANCE OF 1452.99' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HOUMA WAY, SAID POINT BEING ALSO ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 19, THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 6 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 24°59'01" AND WHOSE RADIUS IS 345.02', FOR A DISTANCE OF 150.44', THENCE N47°10'31"E FOR A DISTANCE OF 366.32', THENCE S73°35'06"E FOR A DISTANCE OF 115.18', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 43°39'32" AND WHOSE RADIUS IS 132.27' FOR A DISTANCE OF 100.79' THENCE S29°55'34"E FOR A DISTANCE OF 110.63' THENCE S43°29'54"E FOR A DISTANCE OF 81.55' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CHIPPEWA ROAD, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 29 COURSES, S87°07'55"W FOR A DISTANCE OF 215.38', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 79°09'20" AND WHOSE RADIUS IS 54.69' FOR A DISTANCE OF 75.55', THENCE S09°58'55"W FOR A DISTANCE OF 63.05', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 76°03'15" AND WHOSE RADIUS IS 59.51' FOR A DISTANCE OF 78.99', THENCE S66°04'20"E FOR A DISTANCE OF 182.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°21'42" AND WHOSE RADIUS IS 962.67' FOR A DISTANCE OF 123.69', THENCE S38°42'38"E FOR A DISTANCE OF 57.87', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 50°51'19" AND WHOSE RADIUS IS 96.20' FOR A DISTANCE OF 85.39', THENCE N70°26'03"E FOR A DISTANCE OF 72.19', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 34°19'37" AND WHOSE RADIUS IS 289.02' FOR A DISTANCE OF 173.16', THENCE S75°14'20"E FOR A DISTANCE OF 49.21' THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 09°34'14" AND WHOSE RADIUS IS 985.64' FOR A DISTANCE OF 164.64', THENCE S65°40'06"E FOR A DISTANCE OF 68.98', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 09°09'06" AND WHOSE RADIUS IS 904.65' FOR A DISTANCE OF 144.49', THENCE S56°31'00"E FOR A DISTANCE OF 139.31', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°37'52" AND WHOSE RADIUS IS 843.19' FOR A DISTANCE OF 185.88', THENCE S43°53'00"E FOR A DISTANCE OF 236.03', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 99°15'52" AND WHOSE RADIUS IS 123.51' FOR A DISTANCE OF 213.98', THENCE S55°22'44"W FOR A DISTANCE OF 466.54', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°54'09" AND WHOSE RADIUS IS 508.43' FOR A DISTANCE OF 149.99', THENCE S38°28'35"W FOR A DISTANCE OF 133.84' THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°28'53" AND WHOSE RADIUS IS 580.96' FOR A DISTANCE OF 146.84', THENCE S52°37'28"W FOR A DISTANCE OF 75.68', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 19°35'55" AND WHOSE RADIUS IS 317.39' FOR A DISTANCE OF 108.57', THENCE S33°21'33"W FOR A DISTANCE OF 365.23', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 44°23'57" AND WHOSE RADIUS IS 117.03' FOR A DISTANCE OF 90.69', THENCE S11°02'24"E FOR A DISTANCE OF 94.78', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 30°24'29" AND WHOSE RADIUS IS 190.78' FOR A DISTANCE OF 101.25', THENCE S41°26'53"E FOR A DISTANCE OF 356.93' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LONGBOW DRIVE, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 21, THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 13 COURSES, THENCE N73°28'09"W FOR A DISTANCE OF 106.74', THENCE N78°22'14"W FOR A DISTANCE OF 51.18', THENCE N85°06'13"W FOR A DISTANCE OF 124.00', THENCE N24°53'47"E FOR A DISTANCE OF 10.00', N85°06'13"W FOR A DISTANCE OF 318.23', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 03°46'54" AND WHOSE RADIUS IS 2090.36' FOR A DISTANCE OF 137.97', THENCE N88°53'07"W FOR A DISTANCE OF 130.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°47'57" AND WHOSE RADIUS IS 314.73' FOR A DISTANCE OF 130.73', THENCE N45°05'10"W FOR A DISTANCE OF 69.20', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°37'23" AND WHOSE RADIUS IS 400.25' FOR A DISTANCE OF 74.21', THENCE N55°42'33"W FOR A DISTANCE OF 57.41', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 29°32'14" AND WHOSE RADIUS IS 197.60' FOR A DISTANCE OF 101.87', THENCE N85°14'47"W FOR A DISTANCE OF 81.20' TO A POINT ON THE WEST LINE OF SAID SECTION 26, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 13, THENCE N02°45'02"E ALONG SAID SECTION LINE AND BOUNDARY FOR A DISTANCE OF 454.17' TO THE W1/4 CORNER OF SAID SECTION 26, THE POINT OF BEGINNING, CONTAINING 70.10 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 19; 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 INDIAN MOUNTAIN FILING NO. 20 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 20 DAY OF APRIL A.D. 1973.

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.
A NEW YORK CORPORATION

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES, INC.

BY: ________
THEODORE S SHIPMAN VICE PRESIDENT

NOTORIAL

STATE OF COLORADO
COUNTY OF ______

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ______ A.D.1973.

WITNESS MY HAND AND SEAL. ________
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______

ATTORNEY'S CERTIFICATE

I, ______, AN ATTORNEY-AT-LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREINABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE.

DATED THIS ___ DAY OF ______ 1973

ATTORNEY-AT-LAW

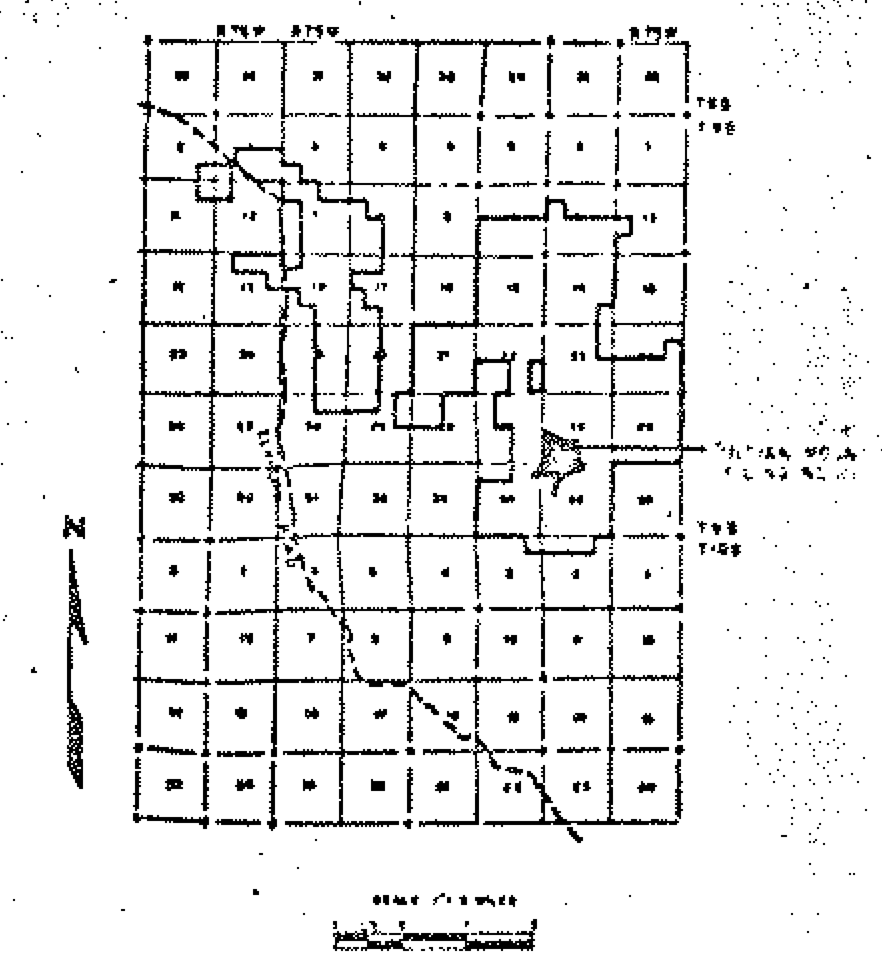
06017

"INDIAN MOUNTAIN"

FILING NO. 21

PARK COUNTY

KEY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PARK DEVELOPMENT COMPANY .. A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC., GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 26, 34, & 35, TOWNSHIP 9 SOUTH, RANGE 75 WEST, OF THE 6th P.M. COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE SW CORNER SAID SECTION 26, THENCE N02°45'02"E FOR A DISTANCE OF 3.67', TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 17, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF HAIDA ROAD THENCE N02°45'02"E ALONG SAID BOUNDARY 2184.91' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LONGBOW DRIVE SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 20, THENCE EASTERLY ALONG SAID BOUNDARY AND R.O.W. FOR THE FOLLOWING 13 COURSES, S85°14'47"E FOR A DISTANCE OF 81.20', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 29°12'14" AND WHOSE RADIUS IS 197.60' FOR A DISTANCE OF 101.47', THENCE S55°42'33"E FOR A DISTANCE OF 57.41', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°37'23" AND WHOSE RADIUS IS 400.25' FOR A DISTANCE OF 74.21', THENCE S45°05'10"E FOR A DISTANCE OF 89.20', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°47'57" AND WHOSE RADIUS IS 314.73' FOR A DISTANCE OF 130.71', THENCE S69°53'07"E FOR A DISTANCE OF 130.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 03°46'54" AND WHOSE RADIUS IS 2095.38' FOR A DISTANCE OF 137.97', THENCE S65°06'13"E FOR A DISTANCE OF 318.23', THENCE S24°53'47"W FOR A DISTANCE OF 10.00', THENCE S65°06'13"E FOR A DISTANCE OF 124.00', THENCE S76°22'14"E FOR A DISTANCE OF 51.18', THENCE S73°28'09"E FOR A DISTANCE OF 106.24', THENCE LEAVING SAID R.O.W. AND FOLLOWING SAID BOUNDARY N41°26'51"E FOR A DISTANCE OF 313.16' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LONGBOW DRIVE, THENCE EASTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 15 COURSES S73°28'09"E FOR A DISTANCE OF 324.00', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°55'45" AND WHOSE RADIUS IS 2121.00' FOR A DISTANCE OF 182.47', THENCE S69°32'24"E FOR A DISTANCE OF 293.25', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 53°59'47" AND WHOSE RADIUS IS 206.65' FOR A DISTANCE OF 194.75', THENCE S14°32'37"E FOR A DISTANCE 139.72', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°57'20" AND WHOSE RADIUS IS 469.48' FOR A DISTANCE OF 130.74', THENCE S30°29'57"E FOR A DISTANCE OF 124.87', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 25°50'57" AND WHOSE RADIUS IS 100.71' FOR A DISTANCE OF 45.44', THENCE S56°20'54"E FOR A DISTANCE OF 198.54', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°43'02" AND WHOSE RADIUS IS 569.52' FOR A DISTANCE OF 215.87', THENCE S78°03'56"E FOR A DISTANCE OF 353.50', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°13'49" AND WHOSE RADIUS IS 843.69' FOR A DISTANCE OF 165.37', THENCE S66°50'07"E FOR A DISTANCE OF 186.05', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°21'27" AND WHOSE RADIUS IS 457.05' FOR A DISTANCE OF 130.48', THENCE S83°11'33"E FOR A DISTANCE OF 162.59', THENCE LEAVING SAID R.O.W. S06°48'27"W FOR A DISTANCE OF 336.33', THENCE SOUTH FOR A DISTANCE OF 243.27' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FOLSOM COURT, THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 6 COURSES, TO THE RIGHT ALONG THE ARC OF A CUL-DE-SAC WHOSE DELTA IS 89°59'51" AND WHOSE RADIUS IS 50.00' FOR A DISTANCE OF 78.54', THENCE S53°07'57"E FOR A DISTANCE OF 39.47', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°44'14" AND WHOSE RADIUS IS 528.09' FOR A DISTANCE OF 126.62', THENCE S39°23'42"E FOR A DISTANCE OF 82.23', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°53'49" AND WHOSE RADIUS IS 797.79' FOR A DISTANCE OF 165.65', THENCE S27°29'53"E FOR A DISTANCE OF 188.72' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BEAR LANE, THENCE WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 27 COURSES, S17°29'14"W FOR A DISTANCE OF 147.50', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 30°58'18" AND WHOSE RADIUS IS 186.58' FOR A DISTANCE OF 100.85', THENCE S13°19'04"E FOR A DISTANCE OF 14.61', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 50°14'21" AND WHOSE RADIUS IS 157.97' FOR A DISTANCE OF 138.52', THENCE S36°58'17"W FOR A DISTANCE OF 270.96', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 54°00'43" AND WHOSE RADIUS IS 137.92' FOR A DISTANCE OF 130.01', THENCE N89°04'02"W FOR A DISTANCE OF 112.32', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°18'29" AND WHOSE RADIUS IS 872.80' FOR A DISTANCE OF 192.57', THENCE S78°17'29"W FOR A DISTANCE OF 145.35', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 71°53'59" AND WHOSE RADIUS IS 167.89' FOR A DISTANCE OF 210.69', THENCE N29°48'32"W FOR A DISTANCE OF 241.37', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 58°22'12" AND WHOSE RADIUS IS 95.33' FOR A DISTANCE OF 97.12', THENCE N88°10'44"W FOR A DISTANCE OF 132.50', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 22°06'22" AND WHOSE RADIUS IS 368.90' FOR A DISTANCE OF 149.82', THENCE N66°04'22"W FOR A DISTANCE OF 42.89', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 57°32'04" AND WHOSE RADIUS IS 112.51' FOR A DISTANCE OF 115.10', THENCE S57°16'30"W FOR A DISTANCE OF 104.85', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 39°10'43" AND WHOSE RADIUS IS 166.70' FOR A DISTANCE OF 133.99', THENCE S16°05'51"W FOR A DISTANCE OF 55.39', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°34'02" AND WHOSE RADIUS IS 109.20' FOR A DISTANCE OF 104.24', THENCE S47°39'53"W FOR A DISTANCE OF 197.69', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 09°33'52" AND WHOSE RADIUS IS 747.19' FOR A DISTANCE OF 124.73', THENCE S57°13'45"W FOR A DISTANCE OF 61.06', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 30°12'13" AND WHOSE RADIUS IS 191.20' FOR A DISTANCE OF 101.33', THENCE S26°56'32"W FOR A DISTANCE OF 199.28', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 35°43'09" AND WHOSE RADIUS IS 120.05' FOR A DISTANCE OF 158.65', THENCE N77°20'19"W FOR A DISTANCE OF 77.27' TO A POINT ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 3 COURSES, NORTH FOR A DISTANCE OF 941.71', THENCE WEST FOR A DISTANCE OF 1292.63', THENCE N45°40'51"W FOR A DISTANCE OF 173.73' TO A POINT ON THE EASTERLY RIGHT OF WAY OF HAIDA ROAD, SAID POINT ALSO BEING ON THE SOUTHEASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 31, THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 10 COURSES, N26°19'09"E FOR A DISTANCE OF 24.97', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 21°59'37" AND WHOSE RADIUS IS 176.00' FOR A DISTANCE OF 67.51', THENCE N48°17'46"E FOR A DISTANCE OF 93.16', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°46'43" AND WHOSE RADIUS IS 180.78' FOR A DISTANCE OF 100.27', THENCE N78°04'29"E FOR A DISTANCE OF 212.42', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 42°04'02" AND WHOSE RADIUS IS 134.02' FOR A DISTANCE OF 98.40', THENCE N36°00'27"E FOR A DISTANCE OF 11.40', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 45°36'55" AND WHOSE RADIUS IS 125.12', FOR A DISTANCE OF 99.61', THENCE N09°36'28"W FOR A DISTANCE OF 45.07', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 22°27'38" AND WHOSE RADIUS IS 199.62' FOR A DISTANCE OF 78.25' TO A POINT ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 17, SAID POINT BEING THE TRUE POINT OF BEGINNING, CONTAINING 198.36 ACRES MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 20. 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 INDIAN MOUNTAIN FILING NO. 21 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 EASEMENT AS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.

EXECUTED THIS ____ DAY OF ________ A.D.1973

HOLDERS OF DEED OF TRUST
JAMES TALCOTT, INC.,
A NEW YORK CORPORATION
BY: ________

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES INC.
BY: ________
THEODORE R SHIPMAN VICE PRESIDENT

HOLDERS OF DEED OF TRUST

RICHARD H BETZING & EVALYNN R. BETZING
WILLIAM F. VIGOR & GLORIA M. VIGOR
BILLY B. WYATT & VERA B. WYATT

BY: ________
BILLY B WYATT ATTORNEY IN FACT

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF ________ A.D. 19__, 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.

BY: ________
CHAIRMAN

____
CLERK

ATTORNEY'S CERTIFICATE

I, JAMES J. [illegible], AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS, OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREINABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FEE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE.

____
ATTORNEY-AT-LAW

DATED THIS ____ DAY OF ________, 1973.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS ____ DAY OF ________ A.D.,1973

____

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT ____ .M. OF THE ____ DAY OF ________ A.D., 1973 AND DULY FILED AT RECEPTION NO. ________

____
COUNTY CLERK AND RECORDER

NOTES

1. 3/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENTS ALONG THE COMMON LOT LINES SHALL BE ABANDONED.
4. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
5. 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.
6. ROAD GRADES SHALL NOT EXCEED 8 PERCENT.
7. ALL PROPERTY LINE INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO POINT OF INTERSECTION.
8. OUTLOT B WILL BE DEEDED TO THE INDIAN MOUNTAIN PARK AND RECREATION DISTRICT, AND WILL BE FOR THE USE OF INDIAN MOUNTAIN LOT OWNERS IN [illegible] FOR THEIR INDIVIDUAL [illegible]

9. ALL HOUSE FOUNDATIONS SHALL BE DUG AND ATTACHED TO THE GRANITE BEDROCK, WHICH OCCURS APPROXIMATELY 8" TO 34" FROM THE SURFACE

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.

________ COLORADO LICENSE NO. ________ REGISTERED LAND SURVEYOR

____
DATE

NOTORIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ________ A.D., 1973.

MY COMMISSION EXPIRES ________
WITNESS MY HAND AND SEAL

____
NOTARY PUBLIC

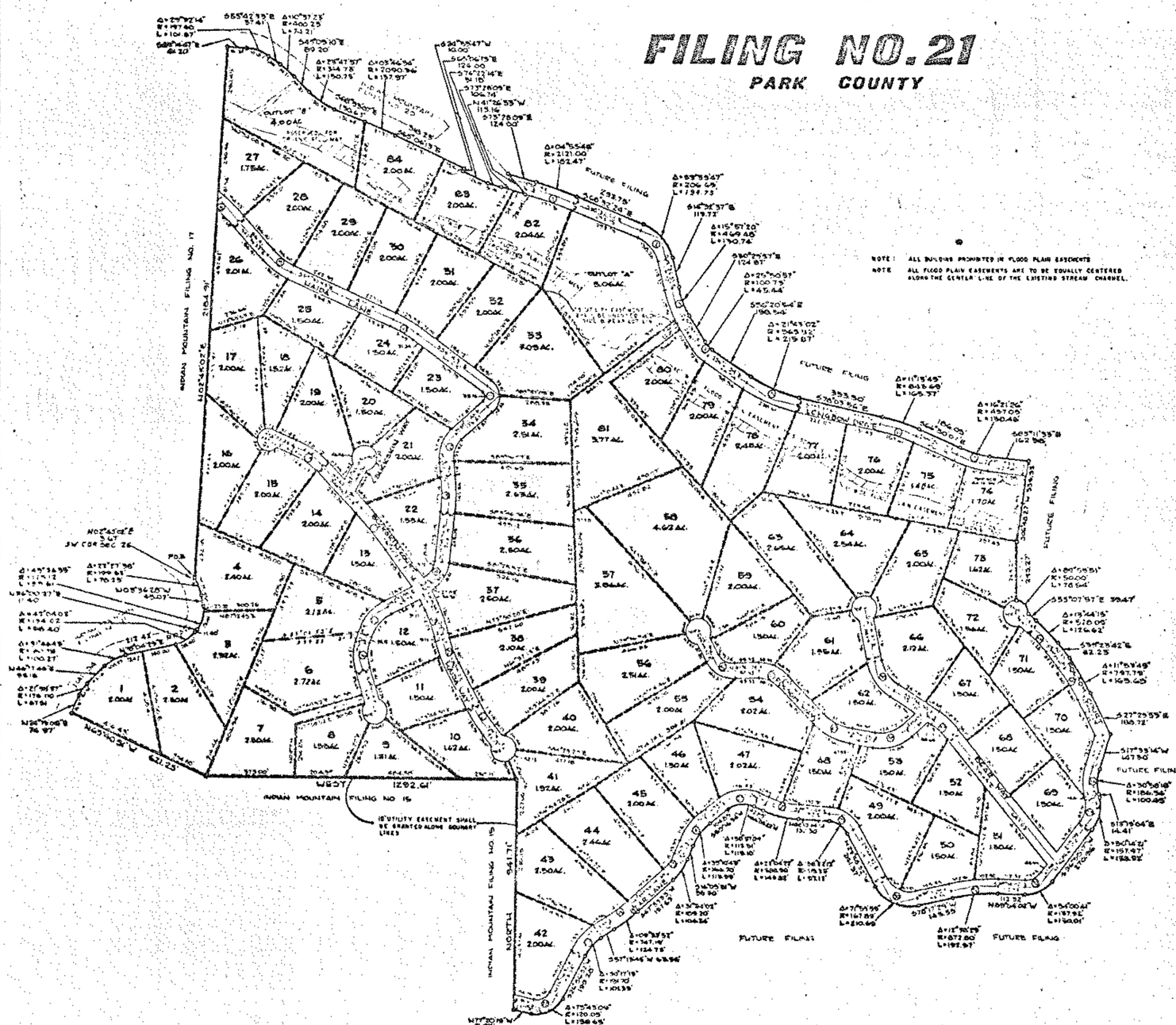
SHEET 1 of 2

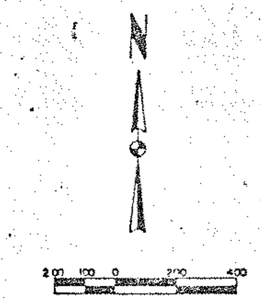
06018

"INDIAN MOUNTAIN"

FILING NO. 21

PARK COUNTY





CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1.	01°55'49"	50'	2501.95'	96.97'
2.	53°59'47"	90'	174.55'	164.45'
3.	15°57'20"	70'	494.48'	135.09'
4.	25°50'57"	30'	130.73'	58.94'
5.	21°43'02"	135'	599.52'	227.24'
6.	17°13'49"	60'	813.69'	150.49'
7.	16°21'26"	70'	487.05'	139.05'
8.	01°40'01"	100'	4283.02'	124.61'
9.	22°39'20"	60'	309.30'	118.46'
10.	11°18'22"	60'	609.15'	119.41'
11.	102°35'15"	65'	52.24'	93.35'
12.	55°23'41"	70'	113.35'	109.42'
13.	12°11'53"	70'	655.11'	139.63'
14.	45°08'39"	50'	120.28'	94.72'
15.	46°03'12"	80'	188.27'	151.29'
16.	38°42'46"	60'	191.93'	116.31'
17.	02°18'11"	100'	1584.97'	199.73'
18.	[illegible]	70'	[illegible]	[illegible]
19.	14°04'38"	80'	495.95'	119.60'
20.	14°08'55"	80'	494.63'	119.39'
21.	12°09'05"	60'	563.70'	119.55'
22.	75°43'09"	70'	91.05'	119.51'
23.	30°17'13"	60'	223.73'	117.19'
24.	09°33'52"	60'	717.19'	119.73'
25.	31°34'02"	45'	159.37'	87.23'
26.	34°10'43"	70'	196.70'	124.97'
27.	58°27'04"	80'	142.51'	145.78'
28.	22°04'22"	70'	358.50'	138.76'
29.	35°27'12"	70'	125.33'	77.75'
30.	71°53'59"	100'	137.49'	173.14'
31.	12°38'29"	100'	902.89'	199.19'
32.	54°09'41"	55'	107.92'	101.73'
33.	50°14'21"	60'	127.97'	112.21'
34.	30°58'18"	60'	216.56'	117.06'
35.	13°53'49"	80'	767.78'	139.42'
36.	13°44'15"	60'	498.89'	119.43'
37.	17°25'41"	50'	326.22'	99.23'
38.	45°16'03"	80'	191.87'	151.60'
39.	49°28'52"	80'	173.41'	149.93'
40.	36°14'17"	80'	244.49'	154.43'
41.	47°23'24"	60'	134.82'	113.99'
42.	62°23'00"	60'	99.10'	107.90'

SHEET 2 of 2

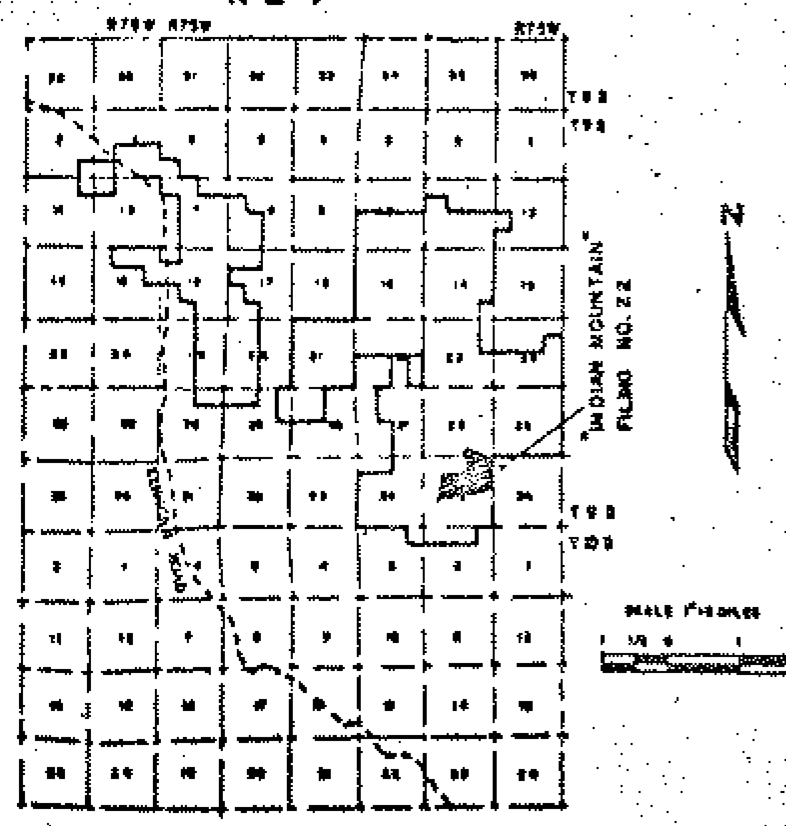
06019

"INDIAN MOUNTAIN"

FILING NO. 22

PARK COUNTY

KEY



NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENT ALONG THE COMMON LOT LINE SHALL BE ABANDONED.
4. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
5. SUFFICIENT SOIL DEPTH TO PROVIDE AN ADEQUATE SOIL ABSORPTION BED MAY NOT EXIST ON ALL LOTS. IN SUCH CASES THE SEWAGE TREATMENT SYSTEM MAY REQUIRE SPECIAL DESIGNING OR THE LOT MAY HAVE SOME RESTRICTIVE USES.
6. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO THE POINT OF INTERSECTION.
7. ALL BUILDING PROHIBITED IN FLOOD PLAIN EASEMENTS.
8. ALL FLOOD PLAIN EASEMENTS ARE TO BE EQUALLY CENTERED ALONG THE CENTERLINE OF THE EXISTING STREAM CHANNEL.
9. THOSE LOTS FRONTING ON FLOOD PLAINS, SHALL HAVE DRIVEWAY CULVERTS DESIGNED FOR A 25 YEAR FLOOD.
10. OUTLOT 8 WILL BE DEEDED TO THE INDIAN MOUNTAIN PARK AND RECREATION DISTRICT.
11. A PERMIT MUST BE OBTAINED FROM PARK COUNTY PURSUANT TO SUBDIVISION REGULATION, ARTICLE II, SECTION C, BEFORE ANY DRIVEWAY IS CONSTRUCTED.

ATTORNEY'S CERTIFICATE

I, Jerry R. Dunn, AN ATTORNEY-AT-LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREINABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE. [illegible] TO TRAVELERS INS. CO. IN BOOK 229 AT PAGE 779

DATED THIS 12th DAY OF NOVEMBER 1973

ATTORNEY-AT-LAW

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT [illegible] ON THE [illegible] DAY OF [illegible] A.D. 1973, AND DULY FILED AT RECEPTION NO. 202069

COUNTY CLERK AND RECORDER

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.

Nov. 3, 1973
DATE

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

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF ________ A.D. 19__, 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: ________

CLERK ________

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 12th DAY OF NOVEMBER A.D. 1973.

BY ________
CHAIRMAN

NOTORIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November A.D., 1973

MY COMMISSION EXPIRES December 14, 1974
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTIONS 26 AND 35, TOWNSHIP 9 SOUTH, RANGE 75 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE NE CORNER OF SAID SECTION 35, THENCE S01°48'48"W ALONG THE EAST LINE OF SAID SECTION 35 FOR A DISTANCE OF 93.29' TO THE TRUE POINT OF BEGINNING, THENCE S01°48'48"W ALONG SAID EAST LINE FOR A DISTANCE OF 2423.32', THENCE S66°34'54"W FOR A DISTANCE OF 559.16' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OURAY TRAIL, THENCE CROSSING SAID R.O.W. S60°32'08"W FOR A DISTANCE OF 60.00' TO A POINT ON THE WESTERLY RIGHT OF WAY OF OURAY TRAIL, THENCE S63°15'24"W FOR A DISTANCE OF 721.70', THENCE N74°23'22"W FOR A DISTANCE OF 375.84', THENCE N79°55'15"W FOR A DISTANCE OF 106.78', THENCE S77°51'12"W FOR A DISTANCE OF 490.21' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF UTE TRAIL, THENCE CROSSING SAID R.O.W. S78°13'12"W FOR A DISTANCE OF 60.00' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF UTE TRAIL, THENCE NORTHWESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 3 COURSES, N11°46'40"W FOR A DISTANCE OF 103.95, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 26°42'24" AND WHOSE RADIUS IS 180.64 FOR A DISTANCE OF 84.20', THENCE N38°23'12"W FOR A DISTANCE OF 101.65 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF KIOWA STREET, THENCE ALONG SAID R.O.W. FOR THE FOLLOWING 2 COURSES, S52°57'55"W FOR A DISTANCE OF 37.07', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 64°27'24" AND WHOSE RADIUS IS 112.76 FOR A DISTANCE OF 126.85', THENCE CROSSING SAID R.O.W. S24°30'31"W FOR A DISTANCE OF 60.00', THENCE S08°36'03"W FOR A DISTANCE OF 253.56', THENCE N45°19'22"W FOR A DISTANCE OF 442.71', THENCE S30°37'39"W FOR A DISTANCE OF 195.43', THENCE N65°01'41"W FOR A DISTANCE OF 180.22', THENCE N71°15'08"W FOR A DISTANCE OF 453.19', TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF UTE TRAIL, THENCE CROSSING SAID R.O.W. N83°11'06"W FOR A DISTANCE OF 60.00', TO A POINT ON THE WESTERLY RIGHT OF WAY OF UTE TRAIL, THENCE SOUTHWESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 10 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°04'36" AND WHOSE RADIUS IS 650.10 FOR A DISTANCE OF 171.07', THENCE S21°53'32"W FOR A DISTANCE OF 35.27', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 17°55'49" AND WHOSE RADIUS IS 286.94 FOR A DISTANCE OF 89.79', THENCE S39°49'21"W FOR A DISTANCE OF 66.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 26°28'54" AND WHOSE RADIUS IS 352.49 FOR A DISTANCE OF 162.92', THENCE S66°18'15"W FOR A DISTANCE OF 22.83', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 52°07'57" AND WHOSE RADIUS IS 72.22 FOR A DISTANCE OF 65.71', THENCE N61°33'48"W FOR A DISTANCE OF 20.00', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 67°11'21" AND WHOSE RADIUS IS 45.27 FOR A DISTANCE OF 53.09', THENCE N05°37'33"E FOR A DISTANCE OF 221.69' TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15, THENCE EASTERLY AND NORTHERLY ALONG SAID BOUNDARY FOR THE FOLLOWING 4 COURSES, S84°22'27"E FOR A DISTANCE OF 145.00', THENCE N05°37'33"E FOR A DISTANCE OF 606.98', THENCE N16°48'54"W FOR A DISTANCE OF 358.78', THENCE NORTH FOR A DISTANCE OF 458.79' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BEAR LANE, SAID R.O.W. BEING ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 21, THENCE EASTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 27 COURSES, S77°20'19"E FOR A DISTANCE OF 71.27', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 75°41'09" AND WHOSE RADIUS IS 120.05 FOR A DISTANCE OF 158.65', THENCE N26°54'32"E FOR A DISTANCE OF 199.28', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 30°17'13" AND WHOSE RADIUS IS 191.70 FOR A DISTANCE OF 101.33', THENCE N57°13'45"E FOR A DISTANCE OF 63.36', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 09°33'52" AND WHOSE RADIUS IS 747.19 FOR A DISTANCE OF 124.73', THENCE N47°39'53"E FOR A DISTANCE OF 197.69', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°34'02" AND WHOSE RADIUS IS 189.20 FOR A DISTANCE OF 104.24', THENCE N16°05'51"E FOR A DISTANCE OF 55.30', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 39°10'43" AND WHOSE RADIUS IS 166.70 FOR A DISTANCE OF 113.99', THENCE N55°16'34"E FOR A DISTANCE OF 104.25', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 58°37'04" AND WHOSE RADIUS IS 112.51 FOR A DISTANCE OF 115.10', THENCE S66°06'22"E FOR A DISTANCE OF 42.89', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 22°04'22" AND WHOSE RADIUS IS 388.99 FOR A DISTANCE OF 149.82', THENCE S88°10'44"E FOR A DISTANCE OF 132.31', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 58°22'12" AND WHOSE RADIUS IS 95.33 FOR A DISTANCE OF 97.12', THENCE S29°46'32"E FOR A DISTANCE OF 241.37', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 71°53'59" AND WHOSE RADIUS IS 167.69 FOR A DISTANCE OF 210.69', THENCE N78°17'29"E FOR A DISTANCE OF 145.35', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 12°38'29" AND WHOSE RADIUS IS 872.80 FOR A DISTANCE OF 192.57', THENCE S89°04'02"E FOR A DISTANCE OF 112.32', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 54°02'41" AND WHOSE RADIUS IS 137.92 FOR A DISTANCE OF 130.09', THENCE N 36°55'17"E FOR A DISTANCE OF 270.96', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 50°14'21" AND WHOSE RADIUS IS 157.97 FOR A DISTANCE OF 138.52', THENCE N11°19'04"W FOR A DISTANCE OF 14.43', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 30°58'18" AND WHOSE RADIUS IS 186.56 FOR A DISTANCE OF 100.85', THENCE N37°39'14"E FOR A DISTANCE OF 147.50', TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF FOLSOM COURT, SAID RIGHT-OF-WAY BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 21, THENCE NORTHWESTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 6 COURSES, N27°29'53"W FOR A DISTANCE OF 188.72', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°53'49" AND WHOSE RADIUS IS 797.79 FOR A DISTANCE OF 165.65', THENCE N39°23'42"W FOR A DISTANCE OF 82.23', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 13°44'15" AND WHOSE RADIUS IS 528.09 FOR A DISTANCE OF 126.62', THENCE N 53°07'57"W FOR A DISTANCE OF 39.47', THENCE TO THE LEFT ALONG THE ARC OF A CUL-DE-SAC WHOSE DELTA IS 89°59'58" AND WHOSE RADIUS IS 50.00 FOR A DISTANCE OF 78.54', THENCE LEAVING SAID R.O.W. AND CONTINUING ALONG SAID BOUNDARY FOR THE FOLLOWING 2 COURSES, NORTH FOR A DISTANCE OF 243.27', THENCE N06°48'27"E FOR A DISTANCE OF 335.93' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LONGBOW DRIVE, THENCE ALONG SAID R.O.W. N83°11'33"W FOR A DISTANCE OF 4.58', THENCE N59°02'46"E FOR A DISTANCE OF 269.55', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 64°52'55" AND WHOSE RADIUS IS 92.93 FOR A DISTANCE OF 105.23', THENCE S55°59'19"E FOR A DISTANCE OF 74.02', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 11°37'48" AND WHOSE RADIUS IS 902.83 FOR A DISTANCE OF 183.28', THENCE S67°37'07"E FOR A DISTANCE OF 622.49', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 05°53'09" AND WHOSE RADIUS IS 1975.19 FOR A DISTANCE OF 202.91', THENCE S61°43'58"E FOR A DISTANCE OF 238.46', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°20'08" AND WHOSE RADIUS IS 844.70 FOR A DISTANCE OF 211.35', THENCE S76°04'06"E FOR A DISTANCE OF 110.18', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 28°55'00" AND WHOSE RADIUS IS 320.69 FOR A DISTANCE OF 161.85', THENCE S47°09'06"E FOR A DISTANCE OF 86.26', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 48°57'54" AND WHOSE RADIUS IS 139.80 FOR A DISTANCE OF 119.48', TO A POINT ON THE EAST LINE OF SAID SECTION 35 WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 235.00 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 21; 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 INDIAN MOUNTAIN FILING NO. 22 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 EASEMENT AS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.

EXCUTED THIS 12th DAY OF November A.D. 1973

HOLDER OF DEED OF TRUST

RICHARD H. BETZING & EVALYNN R. BETZING
WILLIAM F. VIGOR & GLORIA H. VIGOR
BILLY B. WYATT & VERA B. WYATT

BY ________
BILLY B. WYATT ATTORNEY IN FACT

JAMES TALCOTT, INC.
A NEW YORK CORPORATION

BY ________

PARK DEVELOPEMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES INC.

BY W.H. Heidtbrink Jr.
W.H. HEIDTBRINK JR, CHIEF EXECUTIVE OFFICER

SHEET 1 OF 2

060?0

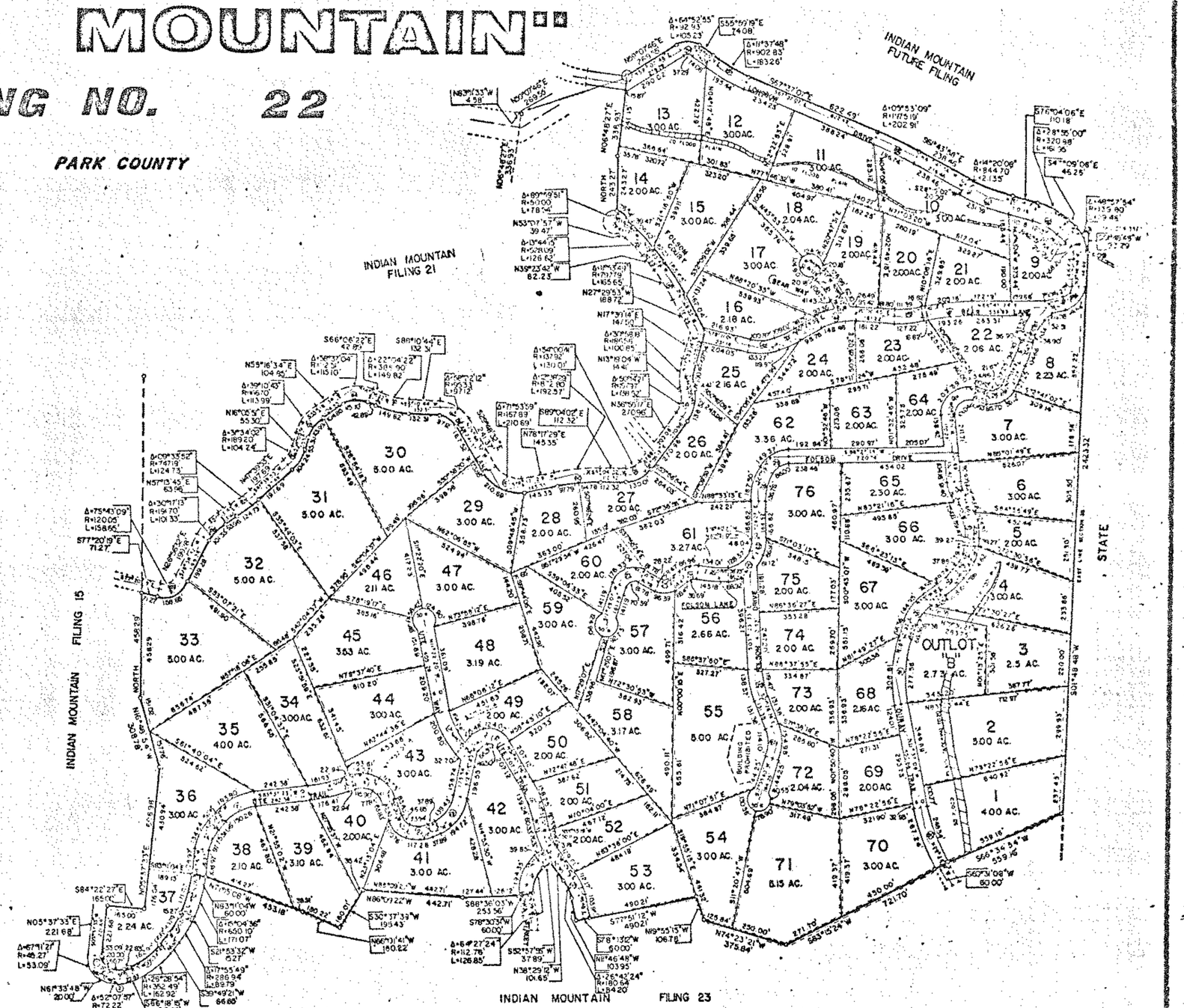
"INDIAN MOUNTAIN"

FILING NO. 22

PARK COUNTY

CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1	47°07'57"	53.30	78.27	88.27
2	52°07'57"	50.00	102.22	93.00
3	26°25'54"	90.00	382.49	176.78
4	37°55'49"	50.00	316.94	99.19
5	35°04'36"	90.00	680.10	178.95
6	35°13'31"	60.00	189.00	116.20
7	41°35'02"	90.00	237.03	172.03
8	33°49'36"	85.00	701.03	169.17
9	52°22'04"	60.00	124.05	113.30
10	35°55'03"	50.00	*153.96	96.49
11	57°40'26"	39.57	61.72	73.70
12	41°22'28"	50.00	132.41	95.62
13	52°45'19"	90.00	181.78	167.07
14	34°52'48"	94.20	299.85	182.54
15	64°44'14"	56.26	88.78	100.29
16	71°12'49"	50.00	89.42	86.78
17	18°28'33"	75.00	469.46	149.74
18	39°55'28"	45.00	256.20	89.09
19	64°27'24"	90.00	142.76	160.60
20	26°42'24"	50.00	210.34	99.18
21	33°32'24"	70.00	127.46	114.54
22	19°03'05"	65.00	409.23	128.92
23	101°03'35"	65.00	69.87	123.36
24	65°25'37"	35.00	54.84	62.30
25	45°25'42"	33.22	78.08	62.82
26	10°40'32"	70.00	749.21	139.59
27	18°06'48"	29.00	182.24	57.51
28	29°20'57"	37.77	296.93	152.12
29	60°30'46"	65.00	111.63	117.69
30	17°51'48"	130.00	827.17	257.89
31	29°49'36"	150.00	563.21	293.19
32	37°23'14"	56.00	191.78	125.34
33	18°01'02"	50.00	315.38	99.17
34	33°23'07"	50.00	144.91	97.16
35	33°13'02"	55.00	184.10	106.89
36	26°50'42"	40.00	168.09	78.83
37	69°41'08"	130.00	186.75	227.13
38	48°33'23"	32.08	71.12	60.27
39	32°54'17"	20.00	67.73	38.89
40	09°19'36"	50.00	612.97	99.78
41	28°58'40"	40.00	154.79	78.29
42	30°55'43"	60.00	216.75	117.07
43	10°27'17"	57.41	627.48	114.49
44	32°24'16"	85.00	292.53	165.44
45	13°23'24"	60.00	351.82	118.86
46	15°27'02"	60.00	452.13	119.30
47	11°35'16"	100.00	1030.27	199.38
48	24°13'13"	50.00	77.74	102.70
49	68°53'54"	50.00	109.80	93.84
50	28°55'00"	75.00	280.88	146.80
51	34°23'05"	110.00	874.70	218.85
52	05°53'09"	100.00	1945.19	199.82
53	11°37'48"	95.00	932.83	188.35
54	84°52'55"	40.00	62.93	71.26
55	13°46'15"	60.00	498.09	119.43
56	11°53'49"	80.00	767.19	159.42
57	30°58'18"	60.00	216.56	117.06
58	53°14'21"	60.00	127.97	112.21
59	54°53'41"	55.00	107.92	101.73
60	12°38'23"	100.00	902.60	199.19
61	21°53'59"	100.00	137.89	173.04
62	98°22'13"	70.00	125.33	127.68
63	22°04'13"	70.00	358.90	136.26
64	58°37'06"	80.00	142.51	145.79
65	39°10'43"	70.00	196.70	134.50
66	31°39'08"	45.00	159.20	87.71
67	09°33'52"	60.00	717.19	119.72
68	30°37'13"	60.00	221.70	117.19
69	98°42'03"	70.00	90.05	119.01
70	72°18'02"	96.24	131.73	166.23



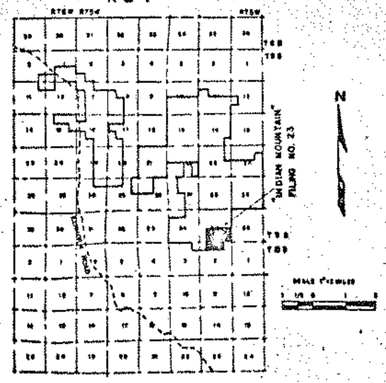
SHEET 2 OF 2

"INDIAN MOUNTAIN"

FILING NO. 23

PARK COUNTY

KEY



NOTES

1. 5/8" REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENT ALONG THE COMMON LOT LINE SHALL BE ABANDONED.
4. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
5. SUFFICIENT SOIL DEPTH TO PROVIDE AN ADEQUATE SOIL ABSORPTION BED MAY NOT EXIST ON ALL LOTS. IN SUCH CASES THE SEWAGE TREATMENT SYSTEM MAY REQUIRE SPECIAL DESIGNING OR THE LOT MAY HAVE SOME RESTRICTIVE USES.
6. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO THE POINT OF INTERSECTION.
7. ALL BUILDING PROHIBITED IN FLOOD PLAIN EASEMENTS.
8. ALL FLOOD PLAIN EASEMENTS ARE TO BE EQUALLY CENTERED ALONG THE CENTERLINE OF THE EXISTING STREAM CHANNEL.
9. THOSE LOTS FRONTING ON FLOOD PLAINS, SHALL HAVE DRIVEWAY CULVERTS DESIGNED FOR A 25 YEAR FLOOD.
10. OUTLOT A WILL BE DEEDED TO THE INDIAN MOUNTAIN PARK AND RECREATION DISTRICT, FOR THE USE OF THE INDIAN MOUNTAIN LOT OWNERS, IN OBTAINING ORGANIC SOILS FOR THEIR INDIVIDUAL LEECH FIELDS.
11. OUTLOT B WILL BE DEEDED TO THE INDIAN MOUNTAIN PARK AND RECREATION DISTRICT.
12. A PERMIT MUST BE OBTAINED FROM PARK COUNTY PURSUANT TO SUBDIVISION REGULATION, ARTICLE II, SECTION C, BEFORE ANY DRIVEWAY IS CONSTRUCTED.

ATTORNEY'S CERTIFICATE

I, Jerry P. Dinges, AN ATTORNEY-AT-LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREINABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE. A DEED OF TRUST TO TRUSTEES INC. CO. RECORD IN BOOK 224 AT PAGE 970

DATED THIS 12th DAY OF NOVEMBER 1973

ATTORNEY-AT-LAW

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 3:00 P.M. ON THE 7 DAY OF December A.D. 1973. AND DULY FILED AT RECEPTION NO. [illegible]

COUNTY CLERK AND RECORDER

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

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

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS DAY OF A.D. 19 , 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.

BY: CHAIRMAN

CLERK

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 13th DAY OF NOVEMBER A.D. 19 73

BY CHAIRMAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES, INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 35 TOWNSHIP 8 SOUTH RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THAT PORTION OF LOTS 1 AND 2 IN SECTION 2 TOWNSHIP 10 SOUTH RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE SE CORNER OF SAID SECTION 35, THENCE N88°12'22"W ALONG THE SOUTH LINE OF SECTION 35 FOR A DISTANCE OF 1351.34' TO THE NE CORNER W1/2 LOT 1 OF SAID SECTION 2, THENCE S00°21'33"W ALONG THE EAST LINE OF THE W1/2 SAID LOT 1 FOR A DISTANCE OF 1328.35' TO THE SE CORNER W1/2 LOT 1 SECTION 2, THENCE N88°07'23"W ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 2740.73', THENCE N00°01'27"W FOR A DISTANCE OF 492.30' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WARRIOR CIRCLE, THENCE WESTERLY ALONG SAID R.O.W. AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°10'04" AND WHOSE RADIUS IS 434.49' FOR A DISTANCE OF 167.60', THENCE CROSSING SAID R.O.W. N14°13'48"W FOR A DISTANCE OF 60.00', THENCE EASTERLY ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°55'52" AND WHOSE RADIUS IS 354.49' FOR A DISTANCE OF 197.56', THENCE ALONG SAID R.O.W. N43°50'20"E FOR A DISTANCE OF 210.48', THENCE LEAVING SAID R.O.W. N31°53'20"W FOR A DISTANCE OF 467.13', THENCE N70°34'59"E FOR A DISTANCE OF 77.13', THENCE N02°01'50"W FOR A DISTANCE OF 472.66' TO A POINT ON THE SOUTHERLY R.O.W. OF KIOWA STREET, THENCE CROSSING SAID R.O.W. N10°11'46"E FOR A DISTANCE OF 60.00' TO A POINT ON THE NORTHERLY R.O.W. OF KIOWA STREET, THENCE EASTERLY ALONG SAID R.O.W. AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 02°58'02" AND WHOSE RADIUS IS 440.93' FOR A DISTANCE OF 27.40' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF IGNACIO COURT, THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 6 COURSES, N41°11'11"E FOR A DISTANCE OF 153.57', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 46°24'50" AND WHOSE RADIUS IS 109.94' FOR A DISTANCE OF 89.06, THENCE N05°11'39"W FOR A DISTANCE OF 45.41', THENCE TO THE RIGHT ALONG THE ARC OF CURVE WHOSE DELTA IS 51°52'38" AND WHOSE RADIUS IS 215.03' FOR A DISTANCE OF 194.69', THENCE N46°38'59"E FOR A DISTANCE OF 210.69', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°40'39" AND WHOSE RADIUS IS 575.80' FOR A DISTANCE OF 167.60', THENCE LEAVING SAID R.O.W. N26°49'22"W FOR A DISTANCE OF 537.72', THENCE N16°26'44"W FOR A DISTANCE OF 475.72' TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF UTE TRAIL, THENCE CROSSING SAID R.O.W. N23°41'45"W FOR A DISTANCE OF 60.00' TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF UTE TRAIL, SAID POINT BEING ON THE SOUTHEASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 22, THENCE NORTHEASTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 5 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 26°28'54" AND WHOSE RADIUS IS 352.49' FOR A DISTANCE OF 162.92', THENCE N39°49'21"E FOR A DISTANCE OF 66.85', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 17°55'49" AND WHOSE RADIUS IS 286.84' FOR A DISTANCE OF 89.79', THENCE N21°53'32"E FOR A DISTANCE OF 15.27', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 15°54'38" AND WHOSE RADIUS IS 650.10' FOR A DISTANCE OF 171.07', THENCE CROSSING SAID R.O.W. AND ALONG SAID BOUNDARY S03°11'04"E FOR A DISTANCE OF 60.00', THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING 5 COURSES, S73°15'08"E FOR A DISTANCE OF 453.18', THENCE S66°01'41"E FOR A DISTANCE OF 180.22', THENCE N30°37'39"E FOR A DISTANCE OF 195.43', THENCE S86°09'22"E FOR A DISTANCE OF 442.31', THENCE N88°36'03"E FOR A DISTANCE OF 253.16' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF KIOWA STREET, THENCE CROSSING SAID R.O.W. N78°35'31"E FOR A DISTANCE OF 60.00' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF KIOWA STREET, THENCE NORTHERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 2 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 64°27'24" AND WHOSE RADIUS IS 112.76' FOR A DISTANCE OF 126.85', THENCE N52°51'55"E FOR A DISTANCE OF 37.89' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF UTE TRAIL, THENCE SOUTHERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 3 COURSES, S38°29'12"E FOR A DISTANCE OF 101.65', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 26°42'24" AND WHOSE RADIUS IS 140.64' FOR A DISTANCE OF 64.20', THENCE S11°46'48"E FOR A DISTANCE OF 103.95', THENCE CROSSING SAID R.O.W. N78°13'12"E FOR A DISTANCE OF 60.00' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF UTE TRAIL, THENCE LEAVING SAID R.O.W. AND ALONG SAID BOUNDARY FOR THE FOLLOWING 4 COURSES, N77°51'12"E FOR A DISTANCE OF 490.21', THENCE S39°55'15"E FOR A DISTANCE OF 106.76', THENCE S74°23'21"E FOR A DISTANCE OF 375.84', THENCE N63°15'24"E FOR A DISTANCE OF 223.70' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF QUPAY TRAIL, THENCE CROSSING SAID R.O.W. N60°33'08"E FOR A DISTANCE OF 60.00' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF QUPAY TRAIL, THENCE LEAVING SAID R.O.W. AND ALONG SAID BOUNDARY N66°34'54"E FOR A DISTANCE OF 559.16' TO A POINT ON THE EAST LINE OF SAID SECTION 35, THENCE S01°48'48"W ALONG SAID EAST LINE FOR A DISTANCE OF 2839.36' TO THE SE CORNER OF SAID SECTION 35 WHICH IS THE TRUE POINT OF BEGINNING. CONTAINING 301.50 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO INDIAN MOUNTAIN FILING NO. 22; 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 INDIAN MOUNTAIN FILING NO. 23 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 12th DAY OF November A.D. 1973

HOLDERS OF DEED OF TRUST

RICHARD H. BETZING & EVALYAN R. BETZING
WILLIAM F. VIGOR & GLORIA M. VIGOR
BILLY B. WYATT & VERA B. WYATT

BILLY B. WYATT ATTORNEY IN FACT

JAMES TALCOTT, INC.
A NEW YORK CORPORATION

BY

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES INC.,

BY W. H. Meidavina Jr.
W.H. MEIDAVINA JR., CHIEF EXECUTIVE OFFICER

NOTORIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF November A.D. 1973

MY COMMISSION EXPIRES December 14, 1974
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

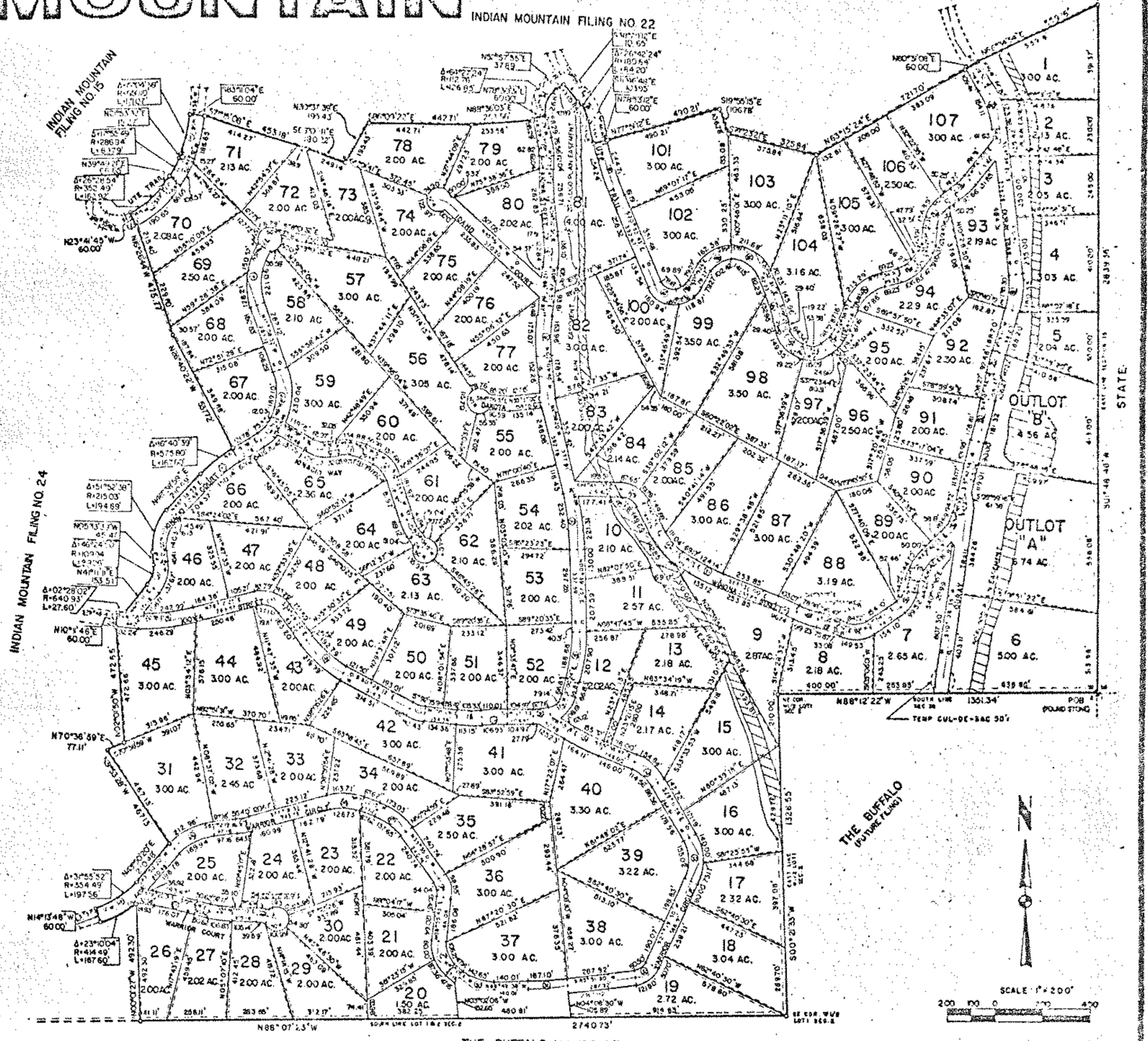
SHEET 1 OF 2

060022

"INDIAN MOUNTAIN"

FILING NO. 23

PARK COUNTY



CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1	26°28'34"	90.00	382.49	176.78
2	17°55'49"	50.00	316.94	99.18
3	15°04'36"	90.00	680.10	178.95
4	54°52'42"	135.41	260.80	249.79
5	40°57'39"	110.00	294.52	210.55
6	39°08'57"	45.00	126.55	86.47
7	35°00'40"	60.00	184.60	116.02
8	43°26'50"	60.00	139.83	113.35
9	16°24'34"	30.00	185.13	59.48
10	39°30'32"	50.00	139.23	96.01
11	16°40'39"	80.00	545.80	158.87
12	51°52'38"	90.00	185.03	167.53
13	46°24'50"	60.00	139.94	113.35
14	14°26'57"	120.00	946.63	238.73
15	67°18'07"	75.00	112.67	132.34
16	25°58'44"	105.00	455.19	206.39
17	21°29'54"	35.00	184.36	69.18
18	09°23'24"	54.24	660.44	108.24
19	02°55'37"	54.23	2127.50	108.48
20	31°55'52"	110.00	394.49	214.28
21	07°03'50"	90.00	1458.14	179.77
22	14°00'19"	50.00	407.06	99.50
23	14°14'59"	23.65	189.20	47.06
24	42°01'59"	100.00	260.28	190.95
25	08°33'47"	30.00	400.72	59.89
26	33°18'49"	75.00	235.57	145.22
27	33°47'14"	80.00	263.42	155.34
28	42°30'44"	40.00	102.83	76.30
29	58°23'38"	75.00	334.20	135.78
30	32°21'27"	85.00	237.67	133.26
31	05°18'52"	85.00	1631.49	169.88
32	58°32'00"	50.00	89.22	91.15
33	55°31'28"	100.00	189.97	184.10
34	38°26'49"	70.00	220.15	134.71
35	08°23'29"	80.00	1090.51	159.71
36	14°26'44"	37.87	298.12	75.34
37	58°34'39"	60.00	108.07	109.54
38	18°12'53"	100.00	619.14	198.29
39	12°35'45"	120.00	1069.02	239.03
40	10°35'38"	85.00	915.36	163.51
41	12°30'41"	65.00	305.88	129.47
42	05°50'38"	130.00	2346.93	239.77
43	13°07'16"	35.00	304.33	69.69
44	66°27'26"	90.00	142.76	160.60
45	24°42'24"	50.00	270.64	98.18
46	05°03'55"	125.00	1670.89	249.47
47	28°01'21"	71.49	86.69	119.56
48	46°46'38"	50.00	115.61	94.38
49	57°26'37"	77.42	132.16	132.50
50	47°21'28"	100.00	150.66	179.42
51	12°25'20"	70.00	643.20	139.45
52	62°16'30"	85.00	107.59	116.94
53	43°22'31"	47.60	107.55	89.23
54	33°54'51"	60.00	196.78	116.48
55	52°55'34"	100.00	203.89	185.57
56	32°44'09"	45.00	128.02	86.55
57	31°03'12"	25.00	89.98	48.77
58	45°15'52"	70.00	156.25	131.62
59	15°42'11"	45.00	326.33	89.44
60	24°54'32"	95.00	407.50	177.16
61	23°54'01"	75.00	314.36	147.82
62	05°11'45"	45.00	993.77	89.94
63	02°35'05"	90.00	2991.55	179.97
64	32°57'26"	55.00	185.94	106.95
65	36°53'00"	65.00	196.83	125.56
66	44°44'46"	40.00	97.38	75.89
67	82°04'28"	65.00	108.07	117.03
68	19°51'41"	43.87	248.29	86.97
69	19°28'01"	44.58	264.06	93.10
70	06°02'53"	50.00	946.48	59.51
71	10°27'36"	65.00	710.35	129.64
72	30°27'30"	65.00	239.45	126.94
73	27°37'21"	85.00	370.44	177.50
74	07°38'24"	44.21	670.93	88.29

SHEET 2 OF 2

06033

INDIAN MOUNTAIN FILING NO. 24

PARK COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PARK DEVELOPMENT CO., A COLORADO LIMITED PARTNERSHIP, MERIDIAN PROPERTIES INC. GENERAL PARTNER, OWNER OF THAT PORTION OF SECTION 34 AND 35 TOWNSHIP 9 SOUTH RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THAT PORTION OF LOT 2 SECTION 2 AND THE E1/2 LOT 1 SECTION 3 TOWNSHIP 10 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, TO WIT:

BEGINNING AT THE SE CORNER OF SAID SECTION 35, THENCE S73°45'04"W FOR A DISTANCE OF 4268.77 TO THE TRUE POINT OF BEGINNING, THENCE N88°07'23"W ALONG THE SOUTH LINE OF THE SAID LOT 2 SECTION 2 FOR A DISTANCE OF 1313.28' TO THE SE CORNER E1/2 LOT 1 SECTION 3, THENCE N89°10'31"W ALONG THE SOUTH LINE OF THE SAID E1/2 LOT 1 SECTION 3 FOR A DISTANCE OF 1358.10' TO THE SW CORNER OF THE SAID E1/2 LOT 1 SECTION 3, THENCE N00°19'13"E ALONG THE WEST LINE OF THE SAID E1/2 LOT 1 SECTION 3 FOR A DISTANCE OF 1344.79', TO THE NW CORNER OF THE SAID E1/2 LOT 1 SECTION 3, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WARRIOR CIRCLE AND THE SOUTH LINE OF SAID SECTION 34, THENCE WESTERLY ALONG SAID R.O.W. AND SOUTH LINE N88°09'29"W FOR A DISTANCE OF 63.97' TO A POINT ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 18, THENCE CROSSING SAID R.O.W. AND ALONG SAID BOUNDARY N01°50'31"E FOR A DISTANCE OF 60.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WARRIOR CIRCLE, THENCE ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 2 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 45°43'44" AND WHOSE RADIUS IS 88.57' FOR A DISTANCE OF 70.69', THENCE N42°25'45"W FOR A DISTANCE OF 23.26', THENCE LEAVING SAID R.O.W. AND ALONG SAID BOUNDARY N44°49'37"E FOR A DISTANCE OF 977.02' TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MUSTANG TRAIL, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 18, THENCE EASTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 6 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°16'28" AND WHOSE RADIUS IS 1273.47' FOR A DISTANCE OF 406.17', THENCE S 57°18'31"E FOR A DISTANCE OF 626.09', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 51°11'22" AND WHOSE RADIUS IS 197.01' FOR A DISTANCE OF 176.02', THENCE N71°30'03"E FOR A DISTANCE OF 255.68', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 41°18'44" AND WHOSE RADIUS IS 189.15' FOR A DISTANCE OF 136.39', THENCE N30°11'23"E FOR A DISTANCE OF 103.29 TO A POINT ON THE EASTERLY RIGHT OF WAY OF KIOWA STREET, SAID POINT BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 18, THENCE NORTHERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 5 COURSES, N48°17'03"W FOR A DISTANCE OF 186.18', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 37°05'17" AND WHOSE RADIUS IS 268.11' FOR A DISTANCE OF 173.55', THENCE N11°11'45"W FOR A DISTANCE OF 121.27', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 07°03'42" AND WHOSE RADIUS IS 1530.67' FOR A DISTANCE OF 196.05', THENCE N04°08'04"W FOR A DISTANCE OF 72.90' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINTO TRAIL, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15, THENCE N62°38'21"E FOR A DISTANCE OF 11.59' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF KIOWA STREET, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 15, THENCE N29°53'47"W ALONG SAID R.O.W. AND BOUNDARY FOR A DISTANCE OF 703.70', THENCE LEAVING SAID R.O.W. AND ALONG SAID BOUNDARY N60°06'13"E FOR A DISTANCE OF 1034.32', THENCE S84°22'27"E FOR A DISTANCE OF 412.00' TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF UTE TRAIL, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 22, THENCE SOUTHERLY AND EASTERLY ALONG SAID RIGHT-OF-WAY AND BOUNDARY FOR THE FOLLOWING 5 COURSES, S05°37'33"W FOR A DISTANCE OF 221.68', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 67°11'21" AND WHOSE RADIUS IS 45.27' FOR A DISTANCE OF 53.09', THENCE S61°33'48"E FOR A DISTNCE OF 20.00', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 52°07'57" AND WHOSE RADIUS IS 72.22' FOR A DISTANCE OF 65.71', THENCE N66°15'15"E FOR A DISTANCE OF 22.83' TO A POINT ON THE WESTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 23, THENCE CROSSING SAID R.O.W. AND ALONG SAID BOUNDARY S23°41'45"E FOR A DISTANCE OF 60.00', THENCE LEAVING SAID R.O.W. AND ALONG SAID BOUNDARY FOR THE FOLLOWING 2 COURSES, S15°26'44"E FOR A DISTANCE OF 425.77', THENCE S26°40'22"E FOR A DISTANCE OF 537.72', TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF [illegible] CT., SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF INDIAN MOUNTAIN FILING NO. 23, THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 6 COURSES, TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 16°40'39" AND WHOSE RADIUS IS 575.60' FOR A DISTANCE OF 167.60', THENCE S46°38'59"W FOR A DISTANCE OF 210.69', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 51°52'38" AND WHOSE RADIUS IS 215.03' FOR A DISTANCE OF 194.69', THENCE S05°13'39"E FOR A DISTANCE OF 45.41', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 46°24'50" AND WHOSE RADIUS IS 109.94' FOR A DISTANCE OF 83.05', THENCE S41°31'13"W FOR A DISTANCE OF 153.55' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF KIOWA STREET, THENCE WESTERLY ALONG SAID R.O.W. AND BOUNDARY AND TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 02°28'02" AND WHOSE RADIUS IS 640.93' FOR A DISTANCE OF 27.60', THENCE CROSSING SAID R.O.W. S10°11'46"W FOR A DISTANCE OF 60.00', THENCE LEAVING SAID R.O.W. AND ALONG THE WEST BOUNDARY OF INDIAN MOUNTAIN FILING NO. 23 FOR THE FOLLOWING 3 COURSES, S02°01'53"E FOR A DISTANCE OF [illegible], THENCE S70°36'59"W FOR A DISTANCE OF 77.11', THENCE S31°53'29"E FOR A DISTANCE OF 467.13' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF WARRIOR CIRCLE, THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND BOUNDARY FOR THE FOLLOWING 2 COURSES S43°50'20"W FOR A DISTANCE OF 210.49', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 31°55'52" AND WHOSE RADIUS IS 354.49 FOR A DISTANCE OF 197.56', THENCE CROSSING SAID R.O.W. S14°13'48"E FOR A DISTANCE OF 60.00' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WARRIOR CIRCLE, THENCE EASTERLY ALONG SAID R.O.W. AND BOUNDARY AND TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°10'04" AND WHOSE RADIUS IS 414.49' FOR A DISTANCE OF 167.60', THENCE LEAVING SAID R.O.W. AND ALONG SAID BOUNDARY S00°03'27"E FOR A DISTANCE OF 492.30' TO A POINT ON THE SOUTH LINE [illegible] 2 SECTION 2 WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 160.87 ACRES, MORE OR LESS. ALL BEARINGS [illegible] REFERENCED TO INDIAN MOUNTAIN FILING NO. 23; THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THE PLAT, UNDER THE NAME AND STYLE OF INDIAN MOUNTAIN FILING NO. 24 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 12th DAY OF November A.D. 1973.

HOLDER OF DEED OF TRUST

RICHARD W. BETZING & EVALYNN N. BETZING
WILLIAM F. VIGOR & GLORIA M. VIGOR
BILLY B. WYATT & VERA B. WYATT

BY [signature]
BILLY B. WYATT ATTORNEY IN FACT

JAMES TALCOTT, INC.
A NEW YORK CORPORATION

BY ____________________

PARK DEVELOPMENT COMPANY
A COLORADO LIMITED PARTNERSHIP
MERIDIAN PROPERTIES INC.,

BY [signature]
W.H. REIDINGER JR., CHIEF EXECUTIVE OFFICER

NOTORIAL

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November A.D., 1973

MY COMMISSION EXPIRES December 14 1974
WITNESS MY HAND AND SEAL [signature]
NOTARY PUBLIC

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT [illegible] ON THE 21 DAY OF [illegible] A.D. 1973, AND DULY FILED AT RECEPTION NO. [illegible]

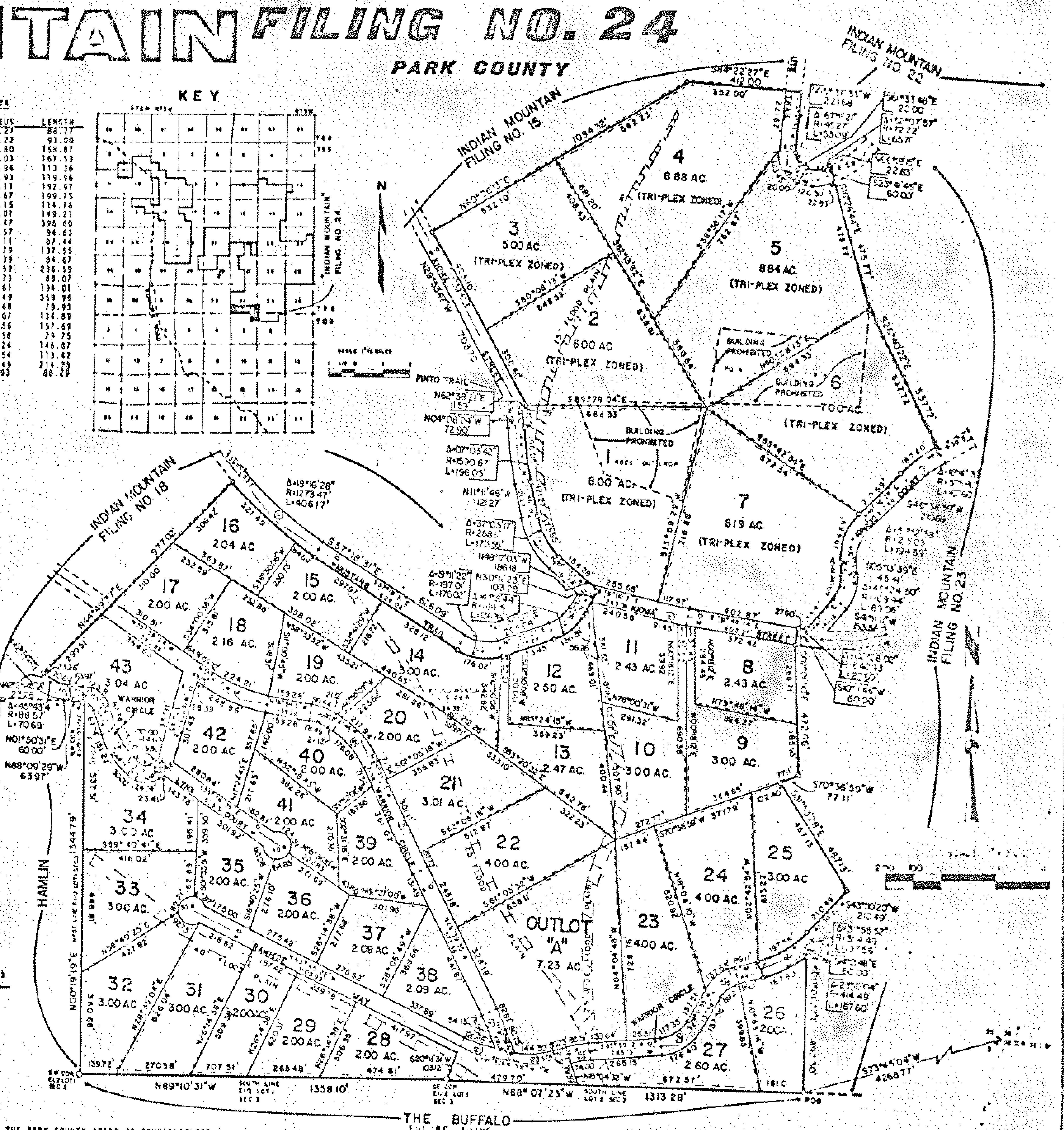
[signature]
COUNTY CLERK AND RECORDER

APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 13th DAY OF November A.D. 1973 BY [signature]
CHAIRMAN

CENTER LINE CURVE DATA

NO.	DELTA	TANGENT	RADIUS	LENGTH
1	67°11'21"	50.00	75.27	88.27
2	52°07'57"	50.00	102.22	93.00
3	16°40'39"	80.00	545.80	158.87
4	51°52'38"	90.00	185.03	167.53
5	46°24'50"	60.00	139.94	113.36
6	03°47'43"	60.00	1810.93	119.96
7	37°05'17"	100.00	298.11	192.97
8	07°03'42"	100.00	1620.67	199.75
9	41°18'44"	60.00	159.15	114.76
10	51°11'22"	80.00	167.01	149.23
11	18°16'28"	200.00	1243.47	396.60
12	45°43'41"	50.00	118.57	94.63
13	69°28'08"	50.00	72.11	87.44
14	26°12'05"	70.00	300.79	137.55
15	76°31'58"	50.00	63.39	84.67
16	23°37'58"	120.00	573.59	236.59
17	20°11'31"	45.00	252.73	89.07
18	34°14'39"	100.00	324.61	194.01
19	02°08'50"	180.00	9756.49	359.96
20	05°40'39"	40.00	806.68	79.93
21	15°18'06"	67.85	505.07	134.89
22	23°48'15"	80.00	379.56	157.69
23	10°59'44"	40.00	415.58	79.75
24	56°23'17"	80.00	149.24	146.87
25	46°14'17"	60.00	140.54	113.42
26	31°55'52"	110.00	384.49	214.29
27	07°32'24"	44.21	670.93	88.22



NOTES

1. 3/8 REBAR WITH SURV-CAP HAVE BEEN SET AT ALL CORNERS.
2. A 7.5' EASEMENT FOR UTILITIES SHALL BE GRANTED ALONG EACH SIDE AND REAR LOT LINE.
3. IF A SINGLE OWNER OWNS TWO OR MORE ADJOINING LOTS, THE UTILITY EASEMENT ALONG THE COMMON LOT LINE SHALL BE ABANDONED.
4. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM THE COUNTY OR STATE HEALTH DEPARTMENT.
5. SUFFICIENT SOIL DEPTH TO PROVIDE AN ADEQUATE SOIL ABSORPTION BED MAY NOT EXIST ON ALL LOTS. IN SUCH CASES THE SEWAGE TREATMENT SYSTEM MAY REQUIRE SPECIAL DESIGNING OR THE LOT MAY HAVE SOME RESTRICTIVE USES.
6. ALL PROPERTY LINES INTERSECTING AT STREET CORNERS SHALL HAVE A 15' RADIUS. DIMENSIONS ARE TO THE POINT OF INTERSECTION.
7. ALL BUILDING PROHIBITED IN FLOOD PLAIN EASEMENTS.
8. ALL FLOOD PLAIN EASEMENTS ARE TO BE EQUALLY CENTERED ALONG THE CENTERLINE OF THE EXISTING STREAM CHANNEL.
9. THOSE LOTS FRONTING ON FLOOD PLAINS, SHALL HAVE DRIVEWAY CULVERTS DESIGNED FOR A 25 YEAR FLOOD.
10. OUTLOT A WILL BE DEEDED TO THE INDIAN MOUNTAIN PARK AND RECREATION DISTRICT, FOR THE USE OF THE INDIAN MOUNTAIN LOT OWNERS, IN OBTAINING ORGANIC SOILS FOR THEIR INDIVIDUAL LEACH FIELDS.
11. [illegible] MUST BE OBTAINED FROM PARK COUNTY PURSUANT TO [illegible]

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF ____________ A.D. 19__, 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: ____________________
CHAIRMAN

ATTORNEY'S CERTIFICATE

I, [signature], AN ATTORNEY-AT-LAW, DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREINABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT THE TITLE TO SUCH LAND IS IN THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND INCUMBRANCES EXCEPT AS SHOWN AND THAT SUCH LAND IS SALABLE [illegible]

DATED THIS [illegible] DAY OF [illegible] 1973.

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.

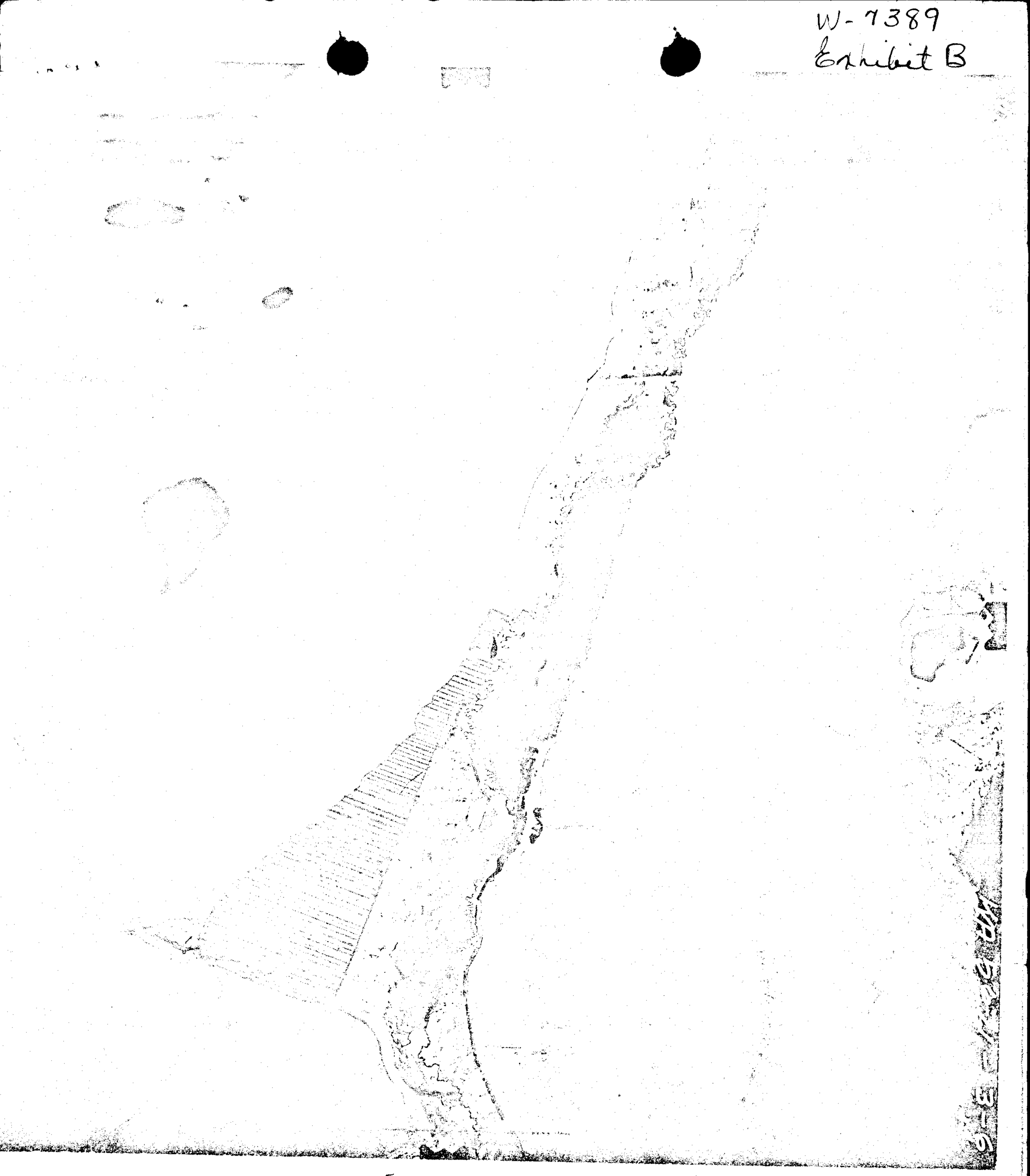
W-7389
DIVISION 1

EXHIBIT A

7389 4

A tract of land lying within the County of Park, State of Colorado, to-wit:

Section 6, Lot 6; Section 7, Lot 3, E1/2 W1/2, S1/2NE1/4,SE1/4; Section 8 SW1/4 NW1/4, SW1/4; Section 10, S1/2; Section 11, S1/2, SW1/4 NW1/4; Section 12, NW1/4 SW1/4; Section 14 N1/2 N1/2 S1/2, S1/2 SW1/4SW1/4SE1/4; Section 15, NW1/4 NW1/4, E1/2 NW1/4, NE1/4, S1/2; Section 17, N1/2 NW1/4,S1/2 SW1/4, NW1/4 SW1/4; Section 18, E1/2, S1/2 NW1/4, NE1/4 NW1/4, NE1/4 SW1/4; Section 19, E1/2; Section 20 SE1/4 SW1/4, N1/2 SW1/4, NW1/4; Section 21, all; Section 22, W1/2 W1/2 SE1/4; Section 23, W1/2 W1/2 NE1/4, SE1/4; Section 24, S1/2 SE1/4 NE1/4; Section 25, all; Section 26, all; Section 27, E1/2 E1/2 NW1/4; Section 28, NW1/4; Section 29, E1/2 NE1/4, N1/2 NW1/4; Section 30, N1/2 NE1/4; Section 34, E1/2 SW1/4, S1/2 NW1/4; Section 35, ALL; all in Township 9 South, Range 75 West of the 6th P.M. and Section 1, SE1/4, SW1/4 SW1/4, All of the E1/2 SW1/4 lying North of the County Road; Section 2, SE1/4 SE1/4; Section 11, NE1/4 NE1/4; Section 12, NW1/4 NW1/4; Section 13, N1/2 NE1/4, SE1/4 NE1/4, NE1/4 NW1/4, all in Township 9 South, Range 76 West of the 6th P.M. and Section 2, Lot 2, W1/2 Lot 1; Section 3, E1/2 Lot 1; Section 14, NE1/4 SE1/4 all in Township 10 South, Range 75 West of the 6th P.M., TOGETHER WITH, but not by way of limitation, all interest in the Harland Ditch and 27.0 cu. ft. of water per second of time allowed to flow therein under Priority No. 86; all interest in the Slater Ditch and 27.0 cu. ft. of water per second of time allowed to flow therein under Priority No. 116; all interest in the Park Gulch Ditch, Priority No. A-169; Tarryall Ranch Reservoir No. 1, Priority No. A-170; Tarryall Ranch Reservoir No. 2, Priority No. A-288; all water and water rights for water used on the above-described land and/or appurtenant thereto; and, all easements and rights of ingress and egress to and from the above described land as now established and in use.

The tract contains 10,000 acres more or less.

W-7389
Exhibit B