

NOTES:

- Any person who acquires any interest in any of the real property platted on this Plat shall be deemed to have accepted the terms, conditions, exceptions, restrictions, limitations and definitions set forth herein and in the Declaration of Protective Covenants of Hidden Mine Ranch recorded as Reception No. 579840.
- According to Colorado law you must commence legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown herein.
- Upon completion of the installation or maintenance of any utilities, the property disturbed or damages by such installation or maintenance shall be restored as near as reasonably possible to its original condition by the utility. Hidden Mine Ranch LLC and Hidden Mine Ranch Association reserve the right to allow or deny any utility provider utilization of the easements reserved on this Plat.
- Under Colorado's Fence Law, C.R.S. Title 35, Article 46, lot owners are hereby notified that fencing out livestock is the responsibility of the Association or lot owners. The Association is responsible for maintaining any fences used to fence out livestock.
- Construction of the road on this plat is subject to the conditions of approval of the Certificate of Minor Impact Approval Certification No. 5, Series 2007 as recorded at Reception No. 578088 in the office of the Gunnison County Clerk and Recorder.

SURVEYOR'S CERTIFICATE

I, Norman C. Whitehead, do hereby certify that I am a Professional Land Surveyor licensed under the law of the State of Colorado, that this Plat is a true, correct and complete Plat of HIDDEN MINE RANCH as laid out, platted, dedicated and shown herein, that such Plat was made by me from an accurate survey of said property by me, and under my supervision and correctly shows the location and dimensions of the boundary and easements of said subdivision as the same are stated upon the ground in compliance with applicable regulations governing the subdivision of land. I further certify that this plat satisfies requirements of the C.R.S. Section 38-33-3-200.



Norman C. Whitehead  
Colorado P.L.S. No. 27739

DEDICATION

Hidden Mine Ranch, LLC, a Colorado limited liability company, being the owner of the land described as follows:  
Township 14 South, Range 86 West, 6th P.M.

Section 10, SE 1/4, EXCEPTING THEREFROM that portion platted as Trappers Crossing at Wildcat according to the Plat recorded October 30, 1992, bearing Reception No. 436114 and Trappers Crossing at Wildcat-Phase II according to the Plat recorded August 22, 1995, bearing Reception No. 461974

Section 11, SW 1/4, EXCEPTING THEREFROM that portion platted as Trappers Crossing at Wildcat according to the Plat recorded October 30, 1992, bearing Reception No. 436114

The surface only to the following described Tracts of Land

Tract of land in the NE 1/4 SE 1/4, described as follows: Beginning at Corner No. 1, whence the East quarter corner of Section 11 bears North 00° 33' West 990 feet distant; thence South 00° 33' East 330 feet; thence North 89° 50' West 1309 feet; thence North 00° 06' West 325 feet; thence South 89° 53' East 320 feet; thence North 00° 13' West 493 feet; thence South 83° 26' East 1096.20 feet to the place of beginning.

Tract of land lying in the S1/2 NW1/4 SE 1/4, described as follows: Beginning at Corner No. 1, whence the East quarter corner of Section 11 bears North 02° 37' East 1632.15 feet distant; thence South 00° 06' East 320 feet; thence North 89° 50' West 1309 feet; thence North 00° 21' East 654 feet; thence South 89° 56' East 651 feet; thence South 63° 04' East 732.92 feet to the place of beginning

Tract of land lying in the NE 1/4 SE 1/4, described as follows: A strip of land 25 feet on each side of the following described centerline: Beginning at a point which is 185 feet north of the NW 1/4 corner of the SW 1/4, Section 12, Township 14 South, Range 86 West, (whence S1/4 S1/4 corner 11-12), thence N 62° 19' W 105.4 feet to a point representing the point of curve of a 9° curve right; thence by chord deflections on centerline of said curve the following courses and distances to the point of tangent of said curve, N 77° 49' W 100 feet, N 68° 49' W 100 feet, thence N 55° 19' W 241.75 feet to a point designated as "A" and which point represents the intersection of centerline of lpple with centerline of this right of way for railroad; thence N 56° 19' W 193.25 feet to a point representing the point of curve of a 10° curve right; thence by chord deflections on centerline of said curve the following courses and distances: N 50° 19' W 100 feet, N 45° 19' W 100 feet, N 40° 19' W 100 feet, N 35° 19' W 100 feet.

Tract of land lying in the NE 1/4 SE 1/4 and S 1/2 SE 1/4, described as follows:  
A strip of land 25 feet on each side of the following described centerline: Beginning at a point designated in the foregoing descriptions as "A," and representing the intersection of centerline of lpple and centerline of right of way for railroad spur; thence S 32° 41' W 180.17 feet; thence S 12° 56' W 141.3 feet; thence S 30° 56' W 54 feet; thence S 65° 26' W 41 feet; thence N 73° 11' W 162.3 feet; thence S 81° 12' W 65 feet; thence S 65° 35' W 143.5 feet.

Strip of land across the SW 1/4 SE 1/4 described as follows: Beginning at a point 168 feet East of the S1/4 corner of Section 11, Township 14 South, Range 86 West, thence East 250 feet; thence North 100 feet; thence South 100 feet.

Section 12, S1/2 SW1/4, LESS those three tracts of land described as Exceptions to the legal descriptions in that Deed recorded in Book 270 at page 419

The surface only to two tracts of land located in the NW 1/4 SW 1/4 of said Section 12, more particularly described as follows:

Beginning at Corner No. 1, a point of intersection of the west line of Section 12, with the South right of way line of the spur tract to The Crested Butte Coal Company lpple, whence the West quarter corner of Section 12 bears North 00° 33' West

115° 44 feet distant; thence following the railroad right of way South 82° 31' East 224.00 feet; thence South 78° 54' East 97 feet; thence South 71° 40' east 97 feet; thence South 64° 26' East 77.75 feet; thence South 38° 01' East 72.50 feet, to a point at the intersection of the railroad right of way South line with the South line of the NW 1/4 SW1/4 of Section 12; thence North 89° 13' West 522.00 feet to a point at the intersection of the South line of the NW 1/4 SW1/4 of Section 12, with the west line of said Section 12; thence North 00° 33' West 162.50 feet on said West section line to the place of beginning.

Fifty foot strip across the NW1/4 SW1/4 described as follows: A strip of land 25 feet on each side of the following described centerline: Beginning at a point which is 185 feet north of the NW 1/4 corner of SW1/4, Section 12, Township 14 South, Range 86 West, thence S 62° 19' E 294.6 feet to a point representing the point of tangent of a 10° curve right; thence by chord deflections on centerline of aforesaid curve the following courses and distances to the north line of the S 1/2 SW 1/4, Section 12, S 77° 19' E 100 feet, S 72° 19' E 100 feet; S 67° 19' E 100 feet, S 64° 49' E 50 feet.

Section 13, N1/2 NW 1/4

Section 14, N1/2

Section 15, N1/2 N1/2, EXCEPTING THEREFROM that portion platted as Trappers Crossing at Wildcat-Phase II according to the Plat recorded August 22, 1995, bearing Reception No. 461974.

SAID PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

A parcel of land situated in Sections 10, 11, 12, 13, 14 and 15, Township 14 South, Range 86 West of the 6th Principal Meridian, County of Gunnison, State of Colorado, being more particularly described as follows:

Beginning at a U.S.G.L.O. brass cap for the quarter corner common to said Section 12 and said Section 13; thence S00°31'58"E a distance of 1,324.89 feet to the center-north sixteenth corner of said Section 13; thence N89°10'04"W a distance of 2,660.28 feet to the north sixteenth corner of said Section 13; thence S00°31'53"E a distance of 1,321.25 feet to a U.S.G.L.O. brass cap for the quarter corner common to said Section 13 and said Section 14; thence N89°12'09"W a distance of 5,316.08 feet to a U.S.G.L.O. brass cap for the quarter corner common to said Section 14 and said Section 15; thence N00°47'59"W a distance of 1,319.14 feet to a U.S.G.L.O. brass cap for the north sixteenth corner common to said Section 14 and said Section 15; thence S88°20'22"W a distance of 3,325.96 feet West along the south line of the north half of said Section 15 to the thread of Baxter Gulch; thence northeasterly along said thread the following thirty-five (35) courses: 1) N56°48'01"E a distance of 86.25 feet; 2) N75°15'41"E a distance of 105.37 feet; 3) N54°04'00"E a distance of 84.30 feet; 4) N12°53'38"E a distance of 45.18 feet; 5) N88°42'23"E a distance of 57.18 feet; 6) N14°16'04"E a distance of 100.08 feet; 7) S75°46'56"E a distance of 126.72 feet; 8) S86°16'11"E a distance of 75.31 feet; 9) N11°49'37"E a distance of 76.20 feet; 10) N55°36'26"E a distance of 106.07 feet; 11) N72°28'40"E a distance of 106.25 feet; 12) N61°47'12"E a distance of 164.92 feet; 13) N47°58'44"E a distance of 84.84 feet; 14) N29°46'23"E a distance of 80.47 feet; 15) N20°37'14"E a distance of 61.04 feet; 16) N26°5'12"E a distance of 180.33 feet; 17) N37°26'27"E a distance of 196.34 feet; 18) N44°14'10"E a distance of 412.43 feet; 19) N28°34'49"E a distance of 162.63 feet; 20) N36°41'31"E a distance of 134.29 feet; 21) N13°33'35"E a distance of 152.67 feet; 22) N28°01'03"E a distance of 214.40 feet; 23) N48°15'38"E a distance of 107.29 feet; 24) N40°34'03"E a distance of 258.77 feet; 25) N62°35'48"E a distance of 104.85 feet; 26) N71°43'03"E a distance of 288.45 feet; 27) N78°45'08"E a distance of 561.12 feet; 28) N64°25'41"E a distance of 179.15 feet; 29) N39°26'13"E a distance of 456.56 feet; 30) N60°54'30"E a distance of 343.37 feet; 31) N70°25'38"E a distance of 225.67 feet; 32) S85°04'21"E a distance of 362.75 feet; 33) S75°47'09"E a distance of 456.17 feet; 34) N84°13'00"E a distance of 567.00 feet; 35) N85°18'56"E a distance of 554.41 feet to the longitudinal centerline of said Section 11.

PLAT OF  
HIDDEN MINE RANCH

LOCATED WITHIN A PORTION OF  
SECTIONS 10, 11, 12, 13, 14 AND 15  
TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH P.M.  
COUNTY OF GUNNISON, STATE OF COLORADO

Thence along said centerline N00°07'01"W a distance of 254.41 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence S88°49'14"E a distance of 680.17 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence S63°02'39"E a distance of 733.19 feet to a Plastic Cap "LS 9476"; thence N89°47'34"E a distance of 326.76 feet to a Plastic Cap "LS 9476"; thence North N02°10'10"W a distance of 401.43 feet to a Plastic Cap "LS 9476"; thence S63°28'32"E a distance of 1,096.30 feet to a #6 rebar and cap "MSC LS 9476"; thence S00°44'43"E a distance of 116.92 feet to a #4 rebar with tag "LS 6753"; thence S62°33'31"E a distance of 232.16 feet to a #4 rebar with tag "LS 6753"; thence S78°52'14"E a distance of 101.89 feet to a #4 rebar with tag "LS 6753"; thence South S71°40'43"E a distance of 103.27 feet to a #4 rebar with tag "LS 6753"; thence S64°22'33"E a distance of 92.66 feet to a #4 rebar with tag "LS 6753"; thence S38°07'58"E a distance of 122.93 feet to a #4 rebar with tag "LS 6753"; thence S47°56'56"E a distance of 78.91 feet to a #4 rebar with tag "LS 6753"; thence S57°50'06"E a distance of 95.72 feet to a #4 rebar with tag "LS 6753"; thence S67°45'03"E a distance of 100.86 feet to a #4 rebar with tag "LS 6753"; thence S72°41'14"E a distance of 386.91 feet to a #4 rebar with tag "LS 6753"; thence S73°34'06"E a distance of 141.64 feet to a #4 rebar with tag "LS 6753"; thence S73°35'54"E a distance of 656.45 feet to a #4 rebar with tag "LS 6753"; thence S73°33'37"E a distance of 243.05 feet to a #4 rebar with tag "LS 6753"; thence N45°22'50"W a distance of 45.00 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence North N44°44'14"W a distance of 109.95 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence N37°29'08"W a distance of 111.13 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence N30°53'21"W a distance of 110.96 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence N24°20'29"W a distance of 93.93 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence N21°10'43"W a distance of 108.85 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence N14°10'17"W a distance of 58.11 feet to a #4 rebar with tag "LS 6753"; thence S08°17'23"E a distance of 206.94 feet to a #4 rebar with tag "LS 6753"; S20°57'18"E a distance of 89.26 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence S24°26'04"E a distance of 70.11 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence S30°54'00"E a distance of 89.84 feet; thence S37°26'43"E a distance of 89.84 feet; thence S43°59'25"E a distance of 96.83 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence S47°10'38"E a distance of 394.49 feet to a #5 rebar and cap "DH SURVEYS PLS 20677"; thence S48°31'58"E a distance of 88.07 feet to a rebar with tag "LS 6753"; thence S00°14'57"E a distance of 823.32 feet to the Point of Beginning.

Containing 33,004,557 square feet or 757,680 acres, more or less

in Gunnison County, Colorado, under the name of HIDDEN MINE RANCH, have laid out, platted and subdivided the same as shown on this plat and do hereby permanently dedicate and convey to the owners of lots, tracts or parcels within this subdivision and their heirs, but not to the public at large, the common right to use streets, alleys, roads and other areas as shown hereon and hereby permanently dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof Michael Higgins as Manager of Hidden Mine Ranch, LLC, a Colorado limited liability company has subscribed his name this 29th day of October, A.D. 2007.

By: *Michael Higgins*  
Michael Higgins, Manager of Hidden Mine Ranch, LLC,  
a Colorado limited liability company  
State of Colorado )  
County of Gunnison ) ss.

The foregoing instrument was acknowledged before me this 29th day of October, A.D. 2007, by Michael Higgins, Manager of Hidden Mine Ranch, LLC, a Colorado limited liability company.

My commission expires: *Sept. 17, 2008*

My address is: *881 Appleman Street, Gunnison, CO 81230*

Witness my hand and official seal.

*Terese Brown* (seal)

Notary Public



Attorney's Opinion

I, Michael P. O'Loughlin, an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and subdivided. Such title is vested in Hidden Mine Ranch, LLC, a Colorado limited liability company and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

- Any and all reservations and exceptions as contained in the United States Patents as follows:

|                      |                      |
|----------------------|----------------------|
| Book 115 at page 5   | Book 45 at page 443  |
| Book 235 at page 510 | Book 101 at page 28  |
| Book 41 at page 384  | Book 45 at page 17   |
| Book 184 at page 311 | Book 184 at page 185 |
| Book 325 at page 378 | Book 235 at page 510 |
| Book 235 at page 509 | Book 184 at page 184 |
| Book 184 at page 183 | Book 101 at page 157 |
| Book 46 at page 76   | Book 677 at page 129 |

2. License, dated July 14, 1996, between the Colorado Fuel and Iron Corporation, a Colorado corporation, Licensor and the Colorado Ute Electric Association, Inc., a Colorado corporation, Licensee as recorded August 9, 1996 in Book 389 at page 301, over a portion of the S1/2SW1/4 of Section 12, Township 14 South, Range 86 West, 6th P.M.

3. Terms and conditions in Mutual Easement Agreement between Trapper's Crossing Ltd., a Delaware limited partnership and Continental Development of California, Inc., a California corporation providing for a perpetual easement for the Spann-Netick Ditch as set forth in said document recorded October 18, 1990 in Book 683 at page 786.

4. Raw Land Easement granted to the United States of America recorded July 2, 1993 in Book 726 at page 596

5. Water rights, claims or title to water, whether or not shown by the public records.

6. Right of Way Easement granted to Gunnison County Electric Association, Inc., a Colorado corporation, its successors and assigns, affecting the N1/2SE1/4 of Section 11, recorded April 3, 2000 as Reception No. 560744, in which the specific location is not defined.

7. Right of Way Easement granted to The Gunnison County Electric Association, Inc., its successors and assigns, affecting the N1/2SE1/4 of Section 11, recorded April 3, 2000 as Reception No. 500746, in which the specific location is not defined.

8. Terms and conditions in Mutual Easement Agreement recorded October 18, 1990 in Book 683 at page 786, affecting the access to the subject property.

9. Deed of Conservation Easement between Conroad Associates, L.P., a Missouri limited partnership and the Crested Butte Land Trust, a Colorado non-profit corporation recorded December 31, 2002 as Reception No. 526878.

10. Stipulated Final Rule and Order between Tri-State Generation and Transmission Association, Inc., Petitioner and Conroad Associates, L.P., A Missouri limited partnership, et al, Respondents, recorded April 20, 2004 as Reception No. 541027.

11. Deed of Conservation Easement between Conroad Associates, L.P., A Missouri limited partnership and the Crested Butte Land Trust, a Colorado non-profit corporation recorded December 27, 2004 as Reception No. 548626.

Dated this 29th day of October, A.D. 2007.

*Michael P. O'Loughlin*  
Michael P. O'Loughlin, Attorney-At-Law

GUNNISON COUNTY CLERK & RECORDER'S ACCEPTANCE

This Plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County,

Colorado, on this 29 day of October, 2007.

Reception No. 579840, Time 2:22 P.M.

*Terese Brown*  
Gunnison County Clerk and Recorder



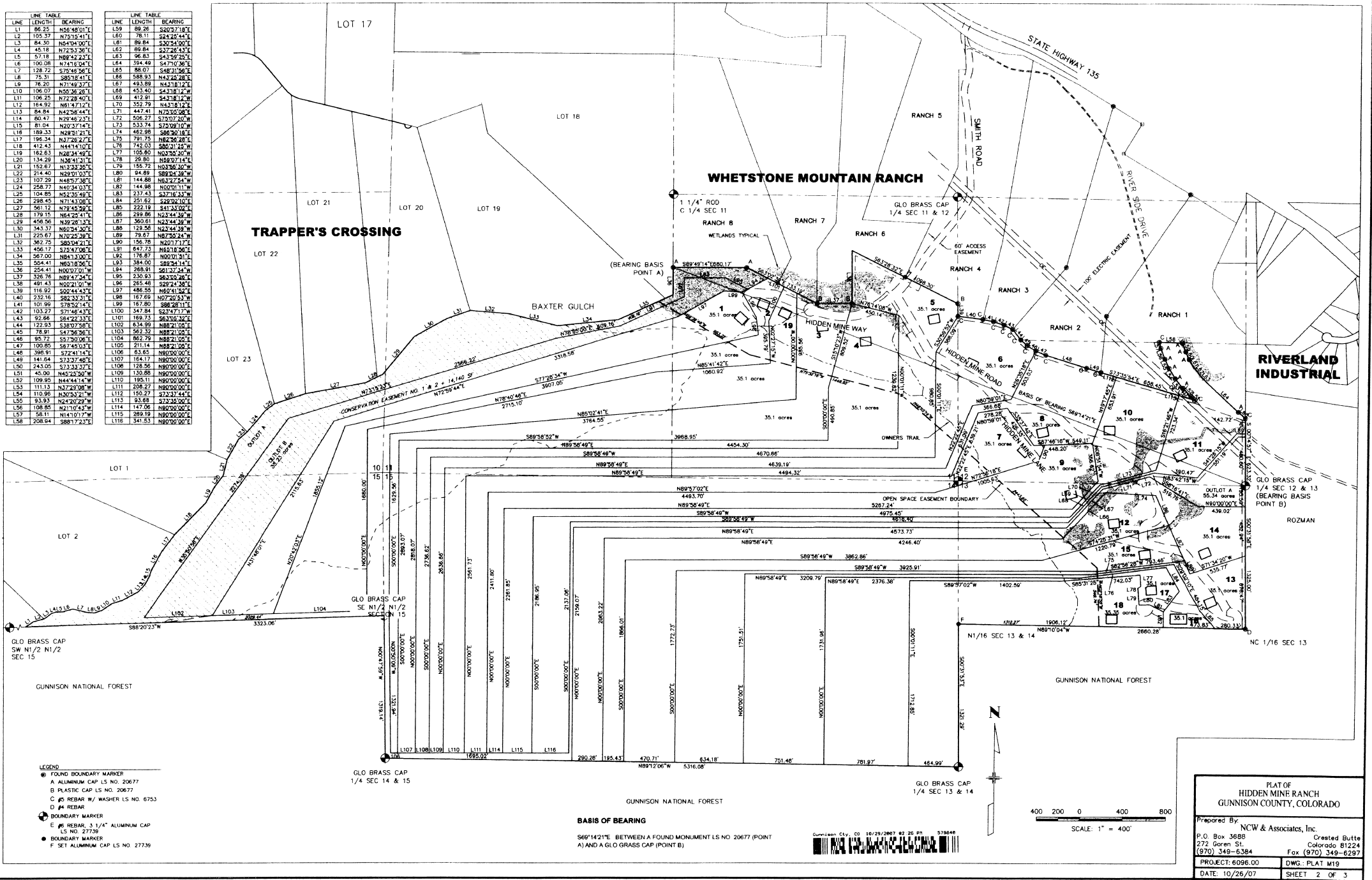
Gunnison, CO 10/29/2007 02:26 PM 579840

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|--|---|
| PLAT OF<br>HIDDEN MINE RANCH<br>GUNNISON COUNTY, COLORADO                                  |   |
| Prepared By:<br>NCW & Associates, Inc.<br>P.O. Box 3688<br>272 Goren St.<br>(970) 349-8384 | Crested Butte<br>Colorado 81224<br>Fax (970) 349-6297 |
| PROJECT: 6096.00   | DWG.: PLAT M19  |
| DATE: 10/26/07   | SHEET 1 OF 3  |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 86.25  | N55°48'01"E |
| L2   | 105.37 | N75°15'41"E |
| L3   | 84.30  | N54°04'00"E |
| L4   | 45.18  | N72°53'36"E |
| L5   | 57.18  | N69°42'23"E |
| L6   | 100.08 | N74°16'04"E |
| L7   | 128.72 | S70°46'56"E |
| L8   | 75.31  | S85°18'41"E |
| L9   | 76.20  | N71°49'37"E |
| L10  | 106.07 | N58°36'26"E |
| L11  | 106.25 | N72°28'40"E |
| L12  | 164.92 | N61°47'12"E |
| L13  | 84.84  | N42°38'44"E |
| L14  | 80.47  | N70°46'23"E |
| L15  | 81.04  | N20°37'14"E |
| L16  | 189.33 | N48°31'21"E |
| L17  | 196.34 | N07°26'22"E |
| L18  | 412.43 | N44°14'10"E |
| L19  | 182.63 | N60°34'46"E |
| L20  | 134.29 | N26°41'31"E |
| L21  | 152.67 | N13°33'35"E |
| L22  | 214.40 | N20°01'03"E |
| L23  | 107.29 | N45°57'38"E |
| L24  | 258.77 | N40°34'03"E |
| L25  | 104.85 | N52°35'49"E |
| L26  | 298.45 | N71°43'08"E |
| L27  | 561.12 | N70°45'59"E |
| L28  | 79.15  | N64°22'41"E |
| L29  | 456.96 | N30°26'13"E |
| L30  | 343.37 | N60°34'30"E |
| L31  | 225.67 | N70°25'39"E |
| L32  | 367.75 | S80°34'21"E |
| L33  | 456.17 | S72°47'06"E |
| L34  | 567.00 | N84°13'00"E |
| L35  | 554.41 | N60°18'56"E |
| L36  | 254.41 | N00°07'01"W |
| L37  | 326.76 | N87°47'34"E |
| L38  | 491.43 | N02°21'07"W |
| L39  | 116.92 | S00°44'43"E |
| L40  | 232.16 | S82°33'31"E |
| L41  | 101.89 | S78°32'43"E |
| L42  | 103.27 | S71°46'43"E |
| L43  | 92.66  | S84°22'33"E |
| L44  | 122.93 | S33°07'56"E |
| L45  | 78.91  | S47°56'56"E |
| L46  | 95.72  | S57°50'06"E |
| L47  | 109.85 | S67°45'03"E |
| L48  | 398.91 | S72°41'14"E |
| L49  | 141.64 | S73°37'46"E |
| L50  | 243.05 | S73°33'37"E |
| L51  | 45.00  | N45°25'30"W |
| L52  | 109.95 | N44°44'14"W |
| L53  | 111.13 | N32°27'08"W |
| L54  | 110.96 | N30°53'21"W |
| L55  | 93.93  | N24°20'22"W |
| L56  | 108.85 | N21°10'47"W |
| L57  | 58.11  | N14°10'17"W |
| L58  | 208.84 | S88°17'23"E |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L59  | 89.26  | S20°27'18"E |
| L60  | 78.11  | S24°24'44"E |
| L61  | 89.84  | S20°24'00"E |
| L62  | 89.84  | S22°26'13"E |
| L63  | 96.83  | S42°58'25"E |
| L64  | 394.49 | S47°10'36"E |
| L65  | 85.07  | S48°31'56"E |
| L66  | 588.93 | N43°25'28"E |
| L67  | 493.89 | N43°18'12"E |
| L68  | 453.40 | S43°18'12"W |
| L69  | 472.91 | S43°18'12"W |
| L70  | 352.79 | N43°18'12"E |
| L71  | 447.41 | N73°00'00"E |
| L72  | 506.27 | S70°07'20"W |
| L73  | 533.74 | S72°08'10"W |
| L74  | 462.88 | S86°30'18"E |
| L75  | 791.75 | N85°36'01"E |
| L76  | 742.03 | S86°31'26"W |
| L77  | 105.80 | N03°55'30"W |
| L78  | 29.80  | S89°37'14"E |
| L79  | 156.72 | N03°56'36"W |
| L80  | 84.85  | S89°45'36"W |
| L81  | 144.88 | N86°12'34"W |
| L82  | 144.98 | N00°01'11"W |
| L83  | 237.43 | S37°16'33"W |
| L84  | 251.62 | S49°02'10"E |
| L85  | 222.19 | S41°33'02"E |
| L86  | 298.86 | N23°44'38"W |
| L87  | 305.61 | N23°44'38"W |
| L88  | 120.58 | N23°44'38"W |
| L89  | 78.67  | N87°50'24"W |
| L90  | 156.76 | N01°17'17"E |
| L91  | 647.73 | N62°18'36"E |
| L92  | 176.87 | N00°01'51"E |
| L93  | 384.00 | S89°34'11"E |
| L94  | 268.91 | S61°37'34"W |
| L95  | 230.93 | S62°02'46"E |
| L96  | 265.46 | S29°24'30"E |
| L97  | 486.55 | N60°41'52"E |
| L98  | 187.69 | N07°40'53"W |
| L99  | 187.80 | S86°28'11"E |
| L100 | 547.84 | S23°47'17"W |
| L101 | 169.73 | S63°36'32"E |
| L102 | 634.99 | N88°21'02"E |
| L103 | 582.32 | N88°21'02"E |
| L104 | 862.79 | N88°21'02"E |
| L105 | 211.14 | N88°21'02"E |
| L106 | 63.65  | N80°30'00"E |
| L107 | 164.17 | N80°30'00"E |
| L108 | 126.56 | N80°30'00"E |
| L109 | 130.86 | N80°30'00"E |
| L110 | 195.11 | N80°30'00"E |
| L111 | 208.27 | N80°30'00"E |
| L112 | 150.27 | S73°37'44"E |
| L113 | 93.88  | S73°38'00"E |
| L114 | 147.68 | N80°30'00"E |
| L115 | 289.19 | N80°30'00"E |
| L116 | 341.53 | N80°30'00"E |

- LEGEND
- FOUND BOUNDARY MARKER
  - A ALUMINUM CAP LS NO. 20677
  - B PLASTIC CAP LS NO. 20677
  - C #8 REBAR W/ WASHER LS NO. 6753
  - D #4 REBAR
  - BOUNDARY MARKER
  - E #6 REBAR, 3 1/4" ALUMINUM CAP LS NO. 27739
  - F SET ALUMINUM CAP LS NO. 27739



PLAT OF  
HIDDEN MINE RANCH  
GUNNSION COUNTY, COLORADO

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PROJECT: 6096.00 DWG: PLAT M19  
DATE: 10/26/07 SHEET 2 OF 3

CENTER LINE HIDDEN MINE WAY

Beginning at a point on the northerly boundary line of Hidden Mine Ranch, said point being 565.19 feet from the northerly boundary line of Lot 5, thence S38°01'15"W a distance of 84.63 feet, to a point of curve to the right, thence along the arc a distance of 74.12 feet, said curve having a radius of 500.00 feet and a central angle of 08°29'38", a chord bearing of S42°07'07"W and a chord of 74.86 feet, thence S48°30'59"W a distance of 45.24 feet, thence S46°35'11"W a distance of 50.00 feet, to the point of curve of a non-tangent curve to the right, thence along the arc a distance of 49.31 feet, said curve having a radius of 290.00 feet and a central angle of 11°18'06", a chord bearing of S53°14'44"W and a chord of 49.23 feet, thence S50°00'47"W a distance of 47.63 feet, to a point of curve to the right, thence along the arc a distance of 467.14 feet, said curve having a radius of 800.00 feet and a central angle of 44°36'32", a chord bearing of S81°19'03"W and a chord of 455.43 feet, thence N10°22'41"W a distance of 181.00 feet to the center of a cul-de-sac with a radius of 80.00 feet.

CENTER LINE HIDDEN MINE ROAD

Beginning at a point 183.22 feet from the beginning point and along the center line of Hidden Mine Way, thence S20°52'21"E a distance of 280.38 feet, thence S38°01'15"E a distance of 0.85 feet, thence S30°25'11"E a distance of 7.73 feet, thence S29°58'40"E a distance of 287.18 feet, to a point of curve to the left, thence along the arc a distance of 102.78 feet, said curve having a radius of 200.00 feet and a central angle of 28°28'18", a chord bearing of S44°14'50"E and a chord of 101.83 feet, thence S38°24'38"E a distance of 458.49 feet, to a point of curve to the right, thence along the arc a distance of 169.44 feet, said curve having a radius of 500.00 feet and a central angle of 10°24'58", a chord bearing of S45°42'20"E and a chord of 168.63 feet, thence S38°16'05"E a distance of 52.94 feet, to a point of curve to the left, thence along the arc a distance of 288.04 feet, said curve having a radius of 500.00 feet and a central angle of 61°11'32", a chord bearing of S68°05'40"E and a chord of 256.21 feet, thence N88°48'29"E a distance of 136.01 feet, to a point of curve to the right, thence along the arc a distance of 234.63 feet, said curve having a radius of 300.00 feet and a central angle of 44°48'43", a chord bearing of S56°47'11"E and a chord of 226.10 feet, thence S45°22'48"E a distance of 478.57 feet, to a point of curve to the left, thence along the arc a distance of 161.80 feet, said curve having a radius of 500.00 feet and a central angle of 30°54'50", a chord bearing of S61°48'52"E and a chord of 159.85 feet, thence S71°16'52"E a distance of 231.18 feet, to a point of curve to the right, thence along the arc a distance of 67.26 feet, said curve having a radius of 200.00 feet and a central angle of 24°55'40", a chord bearing of S45°44'00"E and a chord of 66.57 feet, thence S80°17'07"E a distance of 132.52 feet, thence S54°09'41"E a distance of 9.82 feet, thence S57°10'25"E a distance of 5.89 feet, thence S58°18'01"E a distance of 14.82 feet, to a point of curve to the right, thence along the arc a distance of 88.89 feet, said curve having a radius of 100.00 feet and a central angle of 31°57'08", a chord bearing of S41°21'01"E and a chord of 87.99 feet, thence S22°22'27"E a distance of 124.86 feet, thence S22°45'02"E a distance of 6.81 feet, thence S22°49'42"E a distance of 4.56 feet, thence S22°40'07"E a distance of 47.33 feet, to a point of curve to the right, thence along the arc a distance of 158.84 feet, said curve having a radius of 803.14 feet and a central angle of 13°48'38", a chord bearing of S13°34'16"E and a chord of 159.84 feet, thence S88°14'29"E a distance of 16.86 feet, to a point of curve to the right, thence along the arc a distance of 153.47 feet, said curve having a radius of 100.00 feet and a central angle of 82°17'02", a chord bearing of S32°24'54"W and a chord of 131.47 feet, thence S71°30'35"W a distance of 37.57 feet, to a point of curve to the left, thence along the arc a distance of 80.28 feet, said curve having a radius of 80.00 feet and a central angle of 70°45'41", a chord bearing of S88°02'40"W and a distance of 79°34'38", a chord bearing of S36°47'11"E and a chord of 82.75 feet, thence S78°15'15"E a distance of 149.82 feet, to a point of curve to the left, thence along the arc a distance of 16.86 feet, said curve having a radius of 200.00 feet and a central angle of 06°21'01", a chord bearing of S78°57'48"E and a chord of 16.87 feet, thence S81°40'18"E a distance of 87.31 feet, to a point of curve to the right, thence along the arc a distance of 140.76 feet, said curve having a radius of 150.00 feet and a central angle of 53°48'04", a chord bearing of S54°07'47"E and a chord of 135.86 feet, thence S27°54'12"E a distance of 10.51 feet, to a point of curve to the left, thence along the arc a distance of 46.81 feet, said curve having a radius of 150.00 feet and a central angle of 18°38'34", a chord bearing of S71°12'05"E and a chord of 46.80 feet, thence S45°32'48"E a distance of 27.61 feet, to a point of curve to the right, thence along the arc a distance of 29.44 feet, said curve having a radius of 300.00 feet and a central angle of 09°37'21", a chord bearing of S61°40'05"E and a chord of 28.43 feet, thence S47°59'29"E a distance of 280.80 feet, to a point of curve to the right, thence along the arc a distance of 50.98 feet, said curve having a radius of 200.00 feet and a central angle of 11°28'40", a chord bearing of S35°11'05"E and a chord of 50.00 feet, thence S29°28'45"E a distance of 151.22 feet, to a point of curve to the left, thence along the arc a distance of 54.71 feet, said curve having a radius of 80.00 feet and a central angle of 47°52'31", a chord bearing of S67°28'17"E and a chord of 52.75 feet, thence S77°15'16"E a distance of 23.22 feet, to a point of curve to the right, thence along the arc a distance of 180.12 feet, said curve having a radius of 80.00 feet and a central angle of 17°00'15", a chord bearing of S88°40'25"W and a chord of 119.71 feet, thence N86°19'01"W a distance of 29.41 feet, to a point of curve to the right, thence along the arc a distance of 143.88 feet, said curve having a radius of 250.00 feet and a central angle of 32°55'45", a chord bearing of N68°51'08"W and a chord of 141.74 feet, thence N62°23'16"W a distance of 86.70 feet, to a point of curve to the left, thence along the arc a distance of 182.71 feet, said curve having a radius of 250.00 feet and a central angle of 32°01'13", a chord bearing of N68°23'57"W and a chord of 137.80 feet, thence N84°24'38"W a distance of 146.10 feet, to a point of curve to the right, thence along the arc a distance of 37.86 feet, said curve having a radius of 250.00 feet and a central angle of 01°38'21", a chord bearing of N80°06'16"W and a chord of 37.51 feet, thence N76°48'07"W a distance of 147.20 feet, to a point of curve to the left, thence along the arc a distance of 69.16 feet, said curve having a radius of 150.00 feet and a central angle of 28°25'28", a chord bearing of N68°06'51"W and a chord of 66.57 feet, thence S77°47'20"W a distance of 28.81 feet, thence S72°33'24"W a distance of 22.91 feet, thence S17°26'36"E a distance of 37.00 feet to the center of a cul-de-sac having a radius of 77.80 feet.

CENTER LINE HIDDEN MINE LANE

Beginning at a point on the center line of Hidden Mine Road, said point being S61°10'00"W 64.37 feet from an angle point on the boundary between Lots 5 & 6, thence S82°24'18"W a distance of 34.51 feet, to a point of curve to the left, thence along the arc a distance of 58.15 feet, said curve having a radius of 81.00 feet and a central angle of 47°48'45", a chord bearing of S20°30'07"E and a chord of 57.81 feet, thence S41°24'30"E a distance of 76.59 feet, to a point of curve to the left, thence along the arc a distance of 20.30 feet, said curve having a radius of 150.00 feet and a central angle of 08°53'56", a chord bearing of S45°11'28"E and a chord of 23.27 feet, thence S50°18'26"E a distance of 144.07 feet, to a point of curve to the right, thence along the arc a distance of 80.38 feet, said curve having a radius of 300.00 feet and a central angle of 11°31'25", a chord bearing of S44°32'44"E and a chord of 80.24 feet, thence S38°14'07"E a distance of 110.83 feet to a point on the boundary line of Lot 9. Roadway easement lines are extended to intersect with Lot 9 as shown herein.

DRIVEWAY EASEMENTS

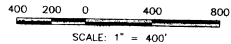
Driveway easements as shown may need to be modified based on driveway design.

COMMON SPACE

INCLUDING CONSERVATION EASEMENT 623.61 acres  
NOT INCLUDING CONSERVATION EASEMENT 589.02 acres

BASIS OF BEARING

S68°14'21"E BETWEEN A FOUND MONUMENT LS NO 20677 (POINT A) AND A GLO GRASS CAP (POINT B)



| PLAT OF<br>HIDDEN MINE RANCH<br>GUNNISON COUNTY, COLORADO |   |
|---|---|
| EASEMENTS   |   |
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