HRR

HIDDEN RIVER RANCH

P.O. BOX 100
311 6TH STREET
CRESTED BUTTE, CO 81224

LEGEND

BS — Building site

Property line – subject property

Lot line

Fence line

Road easement

Utility easement

Proposed driveway location

Parking and walking easement

Horse pasture (grazing permitted)

Equestrian & recreation facilities

Reserved easement

3" aluminum cap monument inscribed "LS 11230"

COMMON AREA
90.0 ACRES

COMMON AREA
79.7 ACRES

20' WIDE
TRAIL EASEMENT

COLORADO HIGHWAY NO. 135

HIDDEN RIVER ROAD

RANCH SITE 1
RANCH SITE 2
RANCH SITE 3
RANCH SITE 4
RANCH SITE 5
RANCH SITE 6
RANCH SITE 7
RANCH SITE 8
RANCH SITE 9
RANCH SITE 10
RANCH SITE 11
RANCH SITE 12
RANCH SITE 13
RANCH SITE 14
RANCH SITE 15
RANCH SITE 16
RANCH SITE 17

EQUESTRIAN AND RECREATION FACILITIES

POND

VARGIL SPRING
BK 284 PG 376

NOTE: IN THE EVENT THE COLORADO DEPARTMENT OF TRANSPORTATION CONDEMNS OR OTHERWISE ACQUIRES ADDITIONAL RIGHT OF WAY FOR COLORADO STATE HIGHWAY 135, THE TRAIL EASEMENT WILL BE MOVED A CORRESPONDING DISTANCE TO BE ADJACENT TO THE RELOCATED HIGHWAY RIGHT OF WAY.

Horse

400 0 400 800 1200 Feet

SCALE 1" = 400'

HIDDEN RIVER RANCH

within

SECTIONS 17, 18 and 20, T14S, R85W, 6th P.M.

GUNNISON COUNTY, COLORADO