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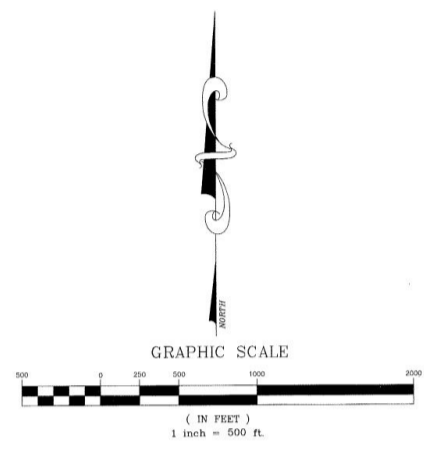
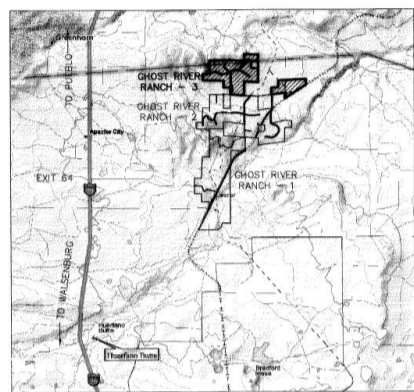
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03/30/2003 09:02  
Huerfano Co. 20 July Rebar Survey P. 01 00 0 0 00

**Survey 17-S-645**  
**Pkt 30**  
**File 1**

# GHOST RIVER RANCH, FILING 3

LOCATED IN PART OF SECTIONS 7 AND 8, TOWNSHIP 25 SOUTH,  
RANGE 65 WEST OF THE 6TH P.M., AND PART OF SECTIONS 1,  
2, 11, AND 12,, OF TOWNSHIP 25 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF HUERFANO STATE OF COLORADO.

VICINITY MAP  
NOT TO SCALE



### DESCRIPTION

TOWNSHIP 25 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF HUERFANO, STATE OF COLORADO.

**SECTION 7:** NE1/4SE1/4, SE1/4SE1/4 AND SW1/4SE1/4.  
**SECTION 8:** N1/2SW1/4 AND ALL THAT PART OF THE NW1/4SE1/4, S1/2SW1/4 LYING NORTH OF THE DENVER AND RIO GRAND WESTERN RAILROAD RIGHT OF WAY (NOW BNSF).

**SECTION 12:** PART OF THE NW1/4NW1/4 NORTH OF THE DENVER AND RIO GRAND WESTERN RAILROAD RIGHT OF WAY (NOW BNSF).

EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND:

#### BAKER TRACT

A TRACT OF LAND LOCATED IN PART OF THE S1/2SW1/4 OF SECTION 8 AND PART OF THE N1/2NW1/4 OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF HUERFANO STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING CORNER COMMON TO SECTION 7, 8, 17 AND 18; THENCE N 01°48'55" E, 18.58 FEET TO A POINT ON THE EAST BOUNDARY OF COUNTY ROAD 113; THENCE ALONG THE EAST BOUNDARY OF COUNTY ROAD 113 THE FOLLOWING 3 COURSES:  
1. N 65°35'41" E, 23.40 FEET TO A POINT;  
2. N 20°47'01" E, 100.77 FEET TO A POINT;  
3. N 01°46'55" E, 436.16 FEET TO A POINT;  
THENCE N 90°00'00" E DEPARTING SAID COUNTY ROAD BOUNDARY, 1745.30 FEET TO A POINT; THENCE S 00°00'00" E, 383.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE BURLINGTON NORTH SANTA FE RAILROAD (BNSF); THENCE S 56°48'01" W, ALONG SAID BNSF RAILROAD R.O.W., 2183.33 FEET TO A POINT; THENCE N 00°37'40" E, 1020.64 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES.

TOWNSHIP 25 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF HUERFANO, STATE OF COLORADO.

**SECTION 1:** SW1/4SW1/4, SE1/4SW1/4, AND SW1/4SE1/4 SITUATE IN HUERFANO COUNTY

**SECTION 2:** S1/2SE1/4, SE1/4SW1/4 SITUATE IN HUERFANO COUNTY

**SECTION 11:** NE1/4, E1/2NW1/4, SW1/4NW1/4, AND NE1/4SE1/4

**SECTION 12:** NE1/4, NW1/4 AND SW1/4

### DEDICATION

THE FOLLOWING MANAGER HAS CAUSED THE PARCEL SHOWN AND DESCRIBED HEREON TO BE SURVEYED AND SUBDIVIDED INTO TRACTS AND EASEMENTS AS SHOWN, DEFINED AND DESCRIBED HEREON TO BE KNOWN AS THE "GHOST RIVER RANCH, FILING 2" SUBDIVISION. ALL EASEMENTS ARE HEREBY SET ASIDE ACCORDING TO THE DEFINITIONS HEREON.

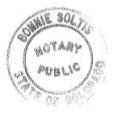
### IN WITNESS WHEREOF

**STEPHEN J. MELVIC**  
**ROBERT SMITH** HAS CAUSED THE PRESENTS TO BE EXECUTED THIS  
29 DAY OF March, 2005 A.D.

SIGNED:   
STEPHEN J. MELVIC, MGR.  
STONE CLIFF INVESTMENTS, LLC.

STATE OF COLORADO)  
COUNTY OF Huerfano) SS

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF March  
2005 A.D. BY Stephen Melvic AND  
WITNESS MY HAND AND SEAL Bonnie Soltis  
MY COMMISSION EXPIRES 04/07/06



### ACCESS ROADS

THE ROADS, AS DEPICTED ON THE PLAT(S) FOR GHOST RIVER RANCH, FILING 2, ARE HEREBY SET ASIDE AS 60 FOOT WIDE ROADWAY AND UTILITY EASEMENTS FOR THE USE AND BENEFIT OF ALL GHOST RIVER RANCH, FILING 2 PARCEL OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS WELL AS STONECLIFF INVESTMENTS, LLC THEIR HEIRS, SUCCESSORS AND ASSIGNS. ALL ROADS WITHIN THE BOUNDARY OF GHOST RIVER RANCH, FILING 1, AS DEPICTED ON THE PLAT(S) FOR GHOST RIVER RANCH, FILING 2, WILL BE OWNED BY INDIVIDUAL TRACT OWNERS SUBJECT TO AN EASEMENT OF INGRESS AND EGRESS OVER AND ACROSS SUCH ROADS TO ALL TRACT OWNERS WITHIN GHOST RIVER RANCH, FILINGS 1 AND 2. THE ROADS ARE PRIVATE AND NOT PUBLICLY DEDICATED. ALL CUL-DE-SACS HAVE A RADIUS OF 60 FEET UNLESS OTHERWISE STATED.

### UTILITY EASEMENT

A UTILITY EASEMENT IS HEREBY SET ASIDE, BEING 10 FEET WIDE ON EACH SIDE OF ALL SIDE AND COMMON REAR LOT LINES AND 20 FEET WIDE ON THE INTERIOR SIDE OF ALL EXTERIOR TRACT LINES (EXCLUSIVE OF ROAD FRONTAGES) FOR THE USE AND BENEFIT OF ALL GHOST RIVER RANCH TRACT OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS WELL AS STONECLIFF INVESTMENTS, LLC THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NOTE: LOT CORNERS ARE OFFSET WITH 1/2" X 24" REBAR WITH PLASTIC CAPS MARKED P.L.S. 12160. LOT CORNERS ARE MARKED WITH 1/2" X 24" REBAR WITH ALUMINUM CAPS MARKED P.L.S. 12160.



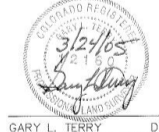
### COUNTY COMMISSIONERS CERTIFICATE

THE BUYER HEREBY ACKNOWLEDGES THAT THE BOARD OF COUNTY COMMISSIONERS OF HUERFANO COUNTY, COLORADO IS NOT RESPONSIBLE IN ANY FASHION FOR THE CONSTRUCTION OR MAINTENANCE OF ACCESS DRIVES OR PUBLIC ROADS OR STREETS INDICATED ON THIS PLAN. PUBLIC SERVICE VEHICLES EMERGENCY VEHICLES AND OTHER VEHICLES, AND PERSONS WITHIN THEM HAVING LEGITIMATE BUSINESS TO TRANSACT SHALL HAVE THE RIGHT OF INGRESS, EGRESS AND REGRESS BY MEANS OF THE DESIGNATED ACCESS DRIVE EASEMENT. THE BUYER ALSO HEREBY ACKNOWLEDGES THAT THE RIGHT OF SUCH ACCESS ON ROADS AND STREETS NOT CONSTRUCTED FOR OR BY, NOR DEDICATED TO OR ACCEPTED BY AND NOT MAINTAINED BY THE HUERFANO COUNTY DOES NOT CONSTITUTE AN ASSURANCE OF PROMPT, TIMELY ARRIVAL OF PUBLIC SAFETY VEHICLES OR THE PROMPT, TIMELY DELIVERY OF PUBLIC SAFETY SERVICES.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER:

### SURVEYOR'S CERTIFICATE

I, GARY L. TERRY, A DULY REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS SURVEYED UNDER MY DIRECTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



GARY L. TERRY DATE:  
COLORADO P.L.S. 12160

STONE CLIFF INVESTMENTS, LLC  
RECEPTION NO. 356304

TERRY SURVEYING, INC.  
P.O. BOX 851, TRINIDAD, CO. 81082 (719) 846-6921

GHOST RIVER RANCH, FILING 3  
LOCATED IN PART OF SECTIONS 7 AND 8, TOWNSHIP 25 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
AND PART OF SECTIONS 1, 2, 11, AND 12,, OF TOWNSHIP 25 SOUTH, RANGE 66 WEST OF THE 6TH  
P.M., COUNTIES OF HUERFANO AND PUEBLO, STATE OF COLORADO.  
STONE CLIFF INVESTMENTS, LLC, P.O. BOX 62052, COLORADO SPRINGS, COLORADO 80962, (719)277-7278

DRAWN BY: CT-11	DATE: NOV. 24, 2003
CHECKED BY: G. TERRY	DRAWING NO.: GHOST-3
JOB NO.: 3458-04	SHEET 1 of 3

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