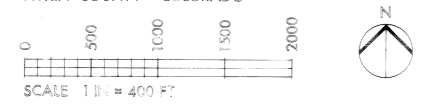


**FINAL PLAT OF
OWL CREEK RANCH**
A PLANNED UNIT DEVELOPMENT
PITKIN COUNTY COLORADO



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FINAL PLAT OF OWL CREEK RANCH A PLANNED UNIT DEVELOPMENT

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT MITCHELL DEVELOPMENT CORPORATION OF THE STATE OF DELAWARE CORPORATION, BEING THE OWNER OF CERTAIN LANDS IN PITKIN COUNTY, COLORADO DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN SECTIONS 33, 39 & 44, IN TOWNSHIP 4 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND SECTIONS 3, 4 & 9, IN TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 39, WHENCE THE WITNESS CORNER FOR THE SOUTHWEST CORNER OF SAID SECTION 39 BEARS S 09°59'58"E 1818.00 FT., THENCE S 84°27'02"E 124.48 FT., THENCE EAST 1207.95 FT., THENCE 128.80 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30615 FT. (THE CHORD OF WHICH BEARS S 89°44'44"W 127.85 FT.), THENCE S 47°41'52"W 301.14 FT., THENCE 14.94 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4480 FT. (THE CHORD OF WHICH BEARS S 89°44'49"W 146.8 FT.), THENCE S 29°51'55"W 315.92 FT. TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN BOOK 223 AT PAGE 264 OF THE RECORDS OF PITKIN COUNTY, THENCE N 77°54'03"W 459.74 FT., THENCE S 29°59'33"W 289.96 FT., THENCE 18.82 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 344.97 FT. (THE CHORD OF WHICH BEARS S 39°32'05"W 118.2 FT.), THENCE S 45°46'41"W 125.84 FT., THENCE S 97°32'00"E 30.64 FT., THENCE S 49°42'41"W 125.87 FT., THENCE 117.94 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 441.82 FT. (THE CHORD OF WHICH BEARS S 59°32'41"W 117.94 FT.), THENCE S 40°48'59"W 445.62 FT., THENCE 247.28 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 811.21 FT. (THE CHORD OF WHICH BEARS S 67°48'59"W 246.39 FT.), THENCE S 78°52'59"W 417.50 FT., THENCE 173.21 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 161.91 FT. (THE CHORD OF WHICH BEARS S 47°41'51"W 129.01 FT.), THENCE S 17°01'29"W 302.44 FT., THENCE S 78°52'59"W 417.50 FT., THENCE 451.91 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.36 FT. (THE CHORD OF WHICH BEARS S 47°41'51"W 458.48 FT.), THENCE S 47°41'51"W 411.81 FT., THENCE S 47°41'51"W 411.81 FT., THENCE 306.66 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1610.44 FT. (THE CHORD OF WHICH BEARS S 29°48'59"W 306.50 FT.), THENCE S 89°59'33"W 483.71 FT., THENCE 323.12 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2204.22 FT. (THE CHORD OF WHICH BEARS S 28°04'02"W 322.83 FT.), THENCE S 29°52'40"W 87.95 FT., THENCE 289.95 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS 247.14 FT. (THE CHORD OF WHICH BEARS S 49°42'41"W 287.30 FT.), THENCE N 89°56'55"W 769.60 FT., THENCE 297.93 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 324.48 FT. (THE CHORD OF WHICH BEARS S 67°48'59"W 281.63 FT.), THENCE S 22°09'44"W 144.92 FT., THENCE 282.34 FT. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4936 FT. (THE CHORD OF WHICH BEARS S 29°10'41"W 282.34 FT.), THENCE 1487.01 FT. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 895.56 FT. (THE CHORD OF WHICH BEARS N 78°04'41"W 383.50 FT.), THENCE S 67°05'59"W 21.01 FT., THENCE 123.91 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 193.57 FT. (THE CHORD OF WHICH BEARS N 38°04'41"W 209.61 FT.), THENCE N 49°29'00"W 26.61 FT., THENCE NORTH 1670.87 FT., THENCE EAST 218.63 FT., THENCE N 02°08'41"E 1048.54 FT., THENCE ALONG SAID EAST LINE, S 02°08'41"E 1832.32 FT. TO THE POINT OF BEGINNING EXCEPTING THAT PROPERTY DESCRIBED IN BOOK 223 AT PAGE 46 OF THE RECORDS OF PITKIN COUNTY, COLORADO, CLERK AND RECORDER, (SHOWN ON THIS PLAT AS CROWN, 617 THRU) THE REMAINING TRACT CONTAINS 882.20 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT CONTAINING A TOTAL OF 5 (FIFTEEN) UNITS, UNDER THE NAME AND STYLE OF OWL CREEK RANCH, MITCHELL DEVELOPMENT CORPORATION OF THE STATE OF DELAWARE CORPORATION.
BY: James P. Reiser ITS PRESIDENT AND BY: David J. Goral ITS SECRETARY.
ENROUTE THROUGH THE OFFICE OF _____ A. O. 1487

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF Harris
I, _____, DO SOLEMNLY SWORE AND AFFIRMED THAT I AM A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, AND THAT I AM THE NOTARY PUBLIC FOR THE COUNTY OF Harris, TEXAS.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 1-7-23
Sharon S. Gaudin
NOTARY PUBLIC
ADDRESS: 261 Ft. Worth Center, Suite 71240
Notary Public in and for the State of Texas
My Commission Expires 1-7-23



*SUBJECT TO THE DEDICATION, COVENANTS, RESERVATIONS, EASEMENTS, OBLIGATIONS, AND LICENSES NOTED HEREON.

DEDICATION OF RIGHTS-OF-WAY FOR UTILITY PURPOSES

THE PRIVATE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF ALL UTILITY COMPANIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPLACING, REPAIRING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE FACILITIES INCLUDING (BUT NOT LIMITED TO) WATER, SEWER, ELECTRIC, GAS, TELEPHONE AND TELEVISION LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH INSTALLATION, CONSTRUCTION, REPLACEMENT, REPAIR AND MAINTENANCE. IN NO EVENT SHALL THE UTILITY COMPANIES EXERCISE THE RIGHTS HEREON GRANTED SO AS TO INTERFERE WITH THE USE OF THE RIGHTS-OF-WAY FOR ROADWAY PURPOSES EXCEPT TO THE EXTENT REASONABLY NECESSARY TO ENJOY THE GRANT HEREBY MADE.

NOTES

- THE REAL PROPERTY DESCRIBED HEREIN IS SUBJECT TO THOSE CERTAIN PROTECTIVE COVENANTS FOR OWL CREEK RANCH (HEREINAFTER, THE PROTECTIVE COVENANTS) RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, ON March 16, 1987, IN BOOK 531 AT PAGE 377, RECEPTION NO. 286844.
- THE OWNERSHIP OF THE OPEN SPACE PARCEL SHOWN HEREON IS GOVERNED BY AND SUBJECT TO THE PROTECTIVE COVENANTS.
- OWNER HEREBY RESERVES AND RETAINS AN EASEMENT FOR THE USE OF RANCH ROAD EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING AND MAINTAINING A WATER STORAGE RESERVOIR AND ALL ACCESSORY WATER SYSTEM IMPROVEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CERTAIN UTILITY EASEMENTS AND OTHER EASEMENTS, ALL AS MAY BE MORE PARTICULARLY DESCRIBED IN THE PROTECTIVE COVENANTS. THIS PLAT AND THE REAL PROPERTY SHOWN HEREON IS SPECIFICALLY MADE SUBJECT TO ALL EASEMENTS DESCRIBED IN ARTICLES VIII AND IX OF THE PROTECTIVE COVENANTS WHICH INCLUDE, WITHOUT LIMITATION, THE PRIVATE ACCESS EASEMENTS, HORSE RIDING EASEMENT AREA, CONSTRUCTION LICENSE AND ACCESS EASEMENT TO WATER TANK AND TRANSLATOR SITE DESIGNATED HEREON.
- INDIVIDUAL LOT OWNERS OF THE OWL CREEK RANCH SHALL HAVE THE RIGHT AND AN EASEMENT IS HEREBY RESERVED FOR THEIR BENEFIT FOR THE PURPOSE OF HORSE RIDING IN THAT GENERAL AREA, NORTHERLY OF THE LINE SHOWN HEREON AND DESIGNATED AS HORSE RIDING EASEMENT AREA.
- THE REAL PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR OWL CREEK RANCH RECORDED IN THE RECORDS OF THE CLERK & RECORDER OF PITKIN COUNTY, COLORADO, ON March 16, 1987, IN BOOK 531 AT PAGE 350, RECEPTION NO. 286843.
- DUE TO SOIL CONDITIONS ON A NUMBER OF THE LOTS, ADDITIONAL EXPENSE WILL BE INCURRED IN THE CONSTRUCTION OF ENGINEERED SEWAGE DISPOSAL SYSTEMS MEETING PITKIN COUNTY SEWAGE DISPOSAL REGULATION.
- INDIVIDUAL LOT OWNERS OF THE OWL CREEK RANCH SHALL BE RESPONSIBLE FOR EXTENDING WATER LINES FROM THE TRUNK LINES TO THE ACTUAL HOMESITES. AN OWNER DESIRING TO INSTALL FIRE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE RESPONSIBLE TO ACCOMPLISH AND PAY FOR SUCH INSTALLATION.
- OWNER HEREBY GRANTS A RIGHT OF ACCESS TO PITKIN COUNTY AND THE UNITED STATES FOREST SERVICE FOR INGRESS AND EGRESS TO THE SAUNING STATION OVER THE PRESENTLY EXISTING RANCH ROAD WHICH LEADS TO THE SAUNING STATION AS SHOWN HEREON AND RUNS OVER PORTIONS OF LOTS 11, 4 & 4, AND THE OPEN SPACE PARCEL. OWNER HEREBY RESERVES THE RIGHT TO RELOCATE THIS ACCESS EASEMENT PROVIDED REASONABLE ACCESS OVER AND THROUGH THE OWL CREEK RANCH TO THE SAUNING STATION IS MAINTAINED.
- THAT PORTION OF THE PLAT DESIGNATED HEREON AS "CONSTRUCTION LICENSE" IS GOVERNED BY THAT CERTAIN CONSTRUCTION LICENSE GRANTED BY OWNER TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PITKIN, COLORADO AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO.

11. OWNER HEREBY RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AND THE OWL CREEK RANCH HOMEOWNERS ASSOCIATION, AN EASEMENT LOCATED ON LOT 1 FOR WATER SYSTEM BUILDINGS AND IMPROVEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPLACING, REPAIRING AND MAINTAINING SUCH, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH IN THAT AREA DESIGNATED ON LOT 1 HEREON.
12. THE ELK WINTER RANGE, RESTRICTIVE WINTER USE AREA AND THE ELK MIGRATION CORRIDOR RESTRICTED USE AREA, SHOWN HEREON ARE GOVERNED BY AND SUBJECT TO CERTAIN USE AND ACCESS RESTRICTIONS AS SET FORTH IN THE PROTECTIVE COVENANTS.

SURVEYORS CERTIFICATE

I, JAMES P REISER, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF OWL CREEK RANCH, THAT THE LOCATION OF THE OUTSIDE BOUNDARY, ROADS AND OTHER FEATURES ARE ACCURATELY AND CORRECTLY SHOWN HEREON, THAT THE SAME ARE BASED ON FIELD SURVEYS AND THAT THE PLATTED SITE AND THE ROADS CONFORM TO THOSE SHOWN ON THE DRAWING. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL, THIS 16th DAY OF MARCH, 1987.

ALPINE SURVEYS, INC. BY: James P Reiser, L.S. #184

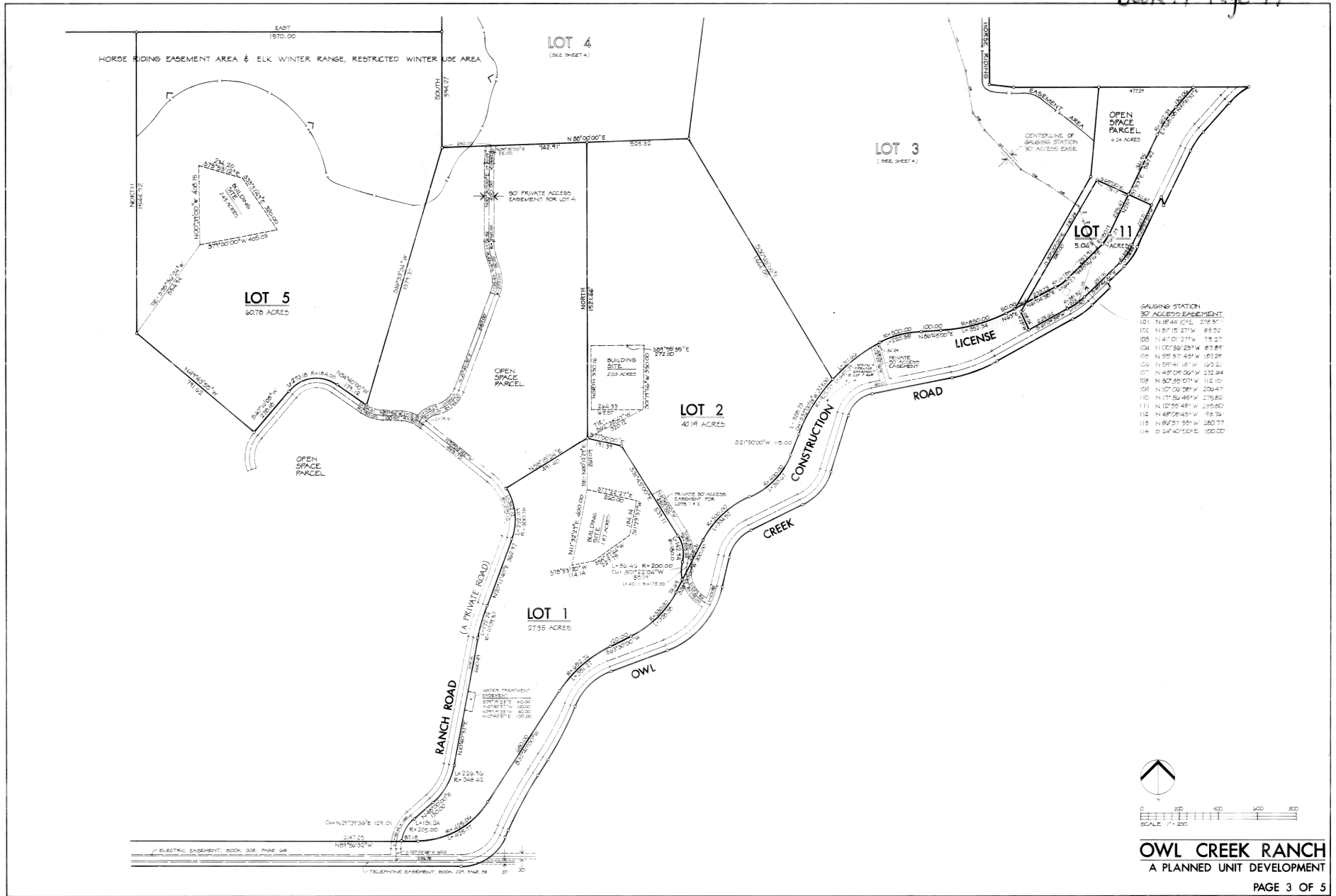
BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT OF OWL CREEK RANCH HAS BEEN REVIEWED AND APPROVED BY THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 28TH DAY OF JANUARY 1988. THIS APPROVAL BY THE PITKIN COUNTY BOARD OF COMMISSIONERS DOES NOT EXTEND TO UTILITIES, WATER DISPOSAL SYSTEMS OR ANY SERVICE FACILITIES, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING RESOLUTIONS OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO: RESOLUTION NO. 89-17 RECORDED IN BOOK 442 AT PAGE 408, RESOLUTION NO. 89-108 RECORDED IN BOOK 493 AT PAGE 363, RESOLUTION NO. 84-11 RECORDED IN BOOK 474 AT PAGE 591, RESOLUTION NO. 86-6 RECORDED IN BOOK 481 AT PAGE 785 AND RESOLUTION NO. 89-28 RECORDED IN BOOK 483 AT PAGE 917. ALL OF THE ABOVE RECORDED IN THE OFFICE OF THE PITKIN COUNTY CLERK & RECORDER.
Sharon Gaudin
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO

ACCEPTANCE FOR RECORDING

THIS PLAT OF OWL CREEK RANCH IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, THIS 16th DAY OF MARCH, 1987 IN PLAT BOOK 531 AT PAGE 377.
Reception # 286842
Sharon Gaudin
CLERK AND RECORDER (by)



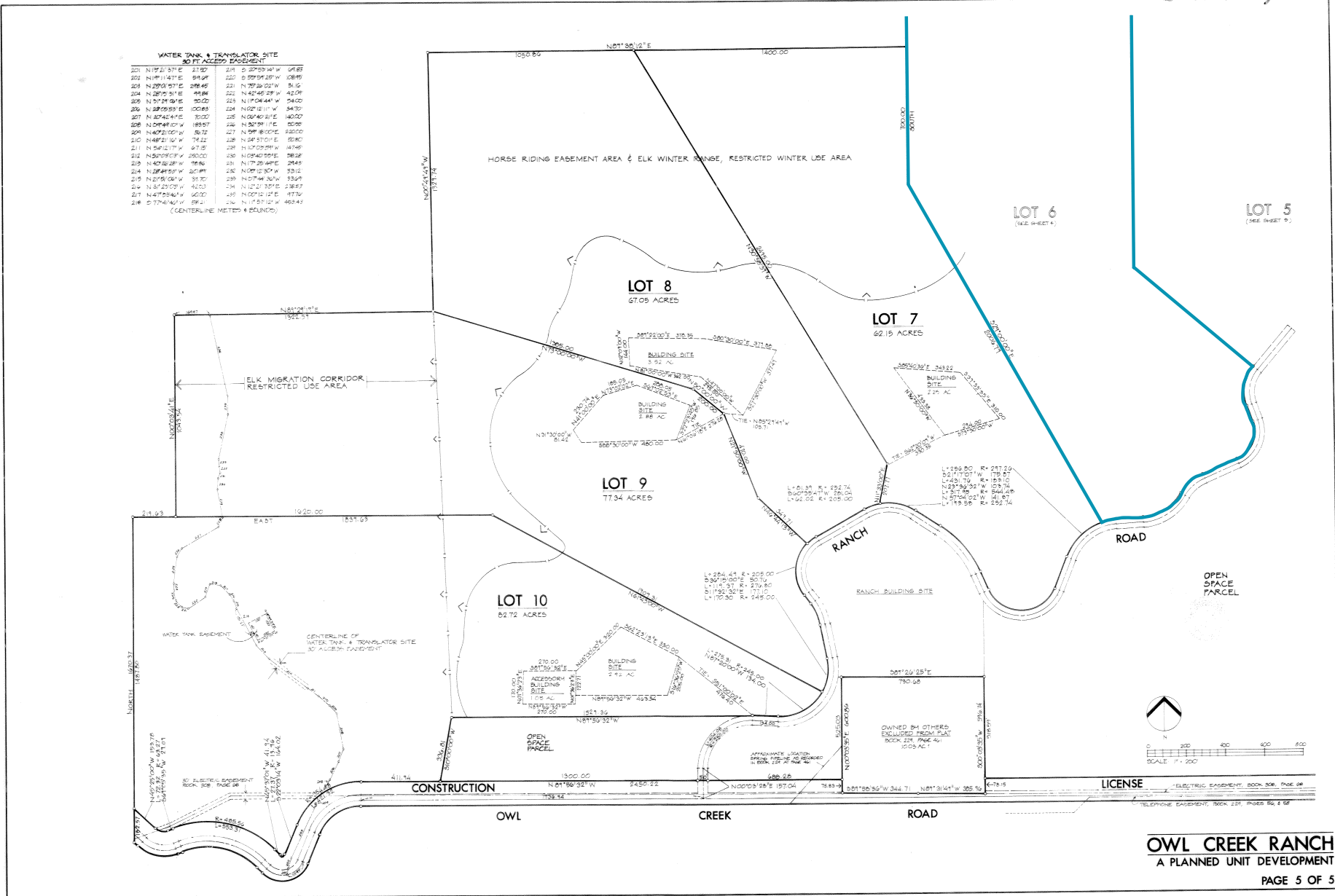


OWL CREEK RANCH
A PLANNED UNIT DEVELOPMENT

WATER TANK & TRANSLATOR SITE
30 FT ACCESS EASEMENT

201	N17°21'37"E	21.50	S11°	D 39°59'44"W	0489
202	N11°14'17"E	58.94	S20	D 59°54'29"W	0819
203	N29°05'57"E	298.45	S21	N 79°26'02"W	3615
204	N28°19'31"E	191.84	S22	N 42°46'29"W	4104
205	N27°24'50"E	350.00	S23	N11°04'44"W	0400
206	N29°25'59"E	000.89	S24	N 02°21'11"W	3470
207	N 29°24'54"E	330.00	S25	N 09°40'21"E	14000
208	N 09°41'01"W	189.97	S26	N 50°29'11"E	0000
209	N 40°21'00"W	56.72	S27	N 59°48'00"E	22070
210	N 48°11'12"W	78.82	S28	N 54°51'01"E	05340
211	N 54°12'17"W	67.05	S29	H 32°22'59"W	44749
212	N 52°29'37"W	250.00	S30	N 09°40'59"E	0628
213	N 40°12'28"W	198.6	S31	N 17°26'44"E	2044
214	N 28°41'55"W	201.89	S32	N 09°12'30"W	0312
215	N 21°15'00"W	51.30	S33	N 07°44'30"W	3349
216	N 31°23'09"W	42.53	S34	N 12°11'30"E	23857
217	N 47°23'42"W	60.00	S35	N 00°12'12"E	17734
218	D 77°44'42"W	89.21	S36	N 17°57'12"W	46943

(CENTERLINE METERS & BOUNDS)



SCALE 1" = 200'

ELECTRIC EASEMENT BOOK 206 PAGE 68
TELEPHONE EASEMENT BOOK 224 PAGES 96 & 97

OWL CREEK RANCH
A PLANNED UNIT DEVELOPMENT