

PARK RIDGE RANCH  
FILING No. 4  
Sheet 2 of 2

# PARK RIDGE RANCH FILING No. 4

BEING PORTIONS OF SECTIONS 889, TOWNSHIP 14 SOUTH, RANGE 71 WEST, OF THE  
6th P.M., PARK COUNTY, COLORADO.

### SURVEYOR'S CERTIFICATE

I, Ronald P. Harris, a registered land surveyor in the State of Colorado do hereby certify that there are no roads, pipelines, irrigation ditches or other easements in evidence or known to me to exist on or across said property except as shown on this plat. I have made the survey represented by this plat and that this plat accurately represents said survey. Steel pins were set at all boundary and lot corners as indicated herein.

*Ronald P. Harris*  
Surveyor - Colorado License No. 4500

### RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Park County, on the 27th day of May, A.D. 1972, and duly filed at Reception No. 130257.

*Joseph C. Carpenter*  
County Clerk and Recorder

### AT TORNEY'S CERTIFICATE

I, Sandy F. Kroemer, an attorney-at-law, duly licensed to practice before the Courts of Records of Colorado, do hereby certify that I have examined the title of all land herein plotted and shown upon the written plat, and that the title to such land is in the dead corners, free and clear of all liens and encumbrances, except load of trust recorded in Book 208 at Page 505 of the Park County Records and that such load is valid.

Dated this 20th day of July, 1972.  
*Sandy F. Kroemer*  
Attorney at Law

### APPROVAL OF PLANNING COMMISSION

APPROVED by the Park County Planning Commission, this 20th day of July, A.D. 1972.

By *Albert G. Cofford* Chairman

### APPROVAL BY BOARD OF COUNTY COMMISSIONERS

APPROVED by the Park County Board of Commissioners, this 20th day of July, 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 *G. D. Hoffmann* Chairman  
Attest: *Joseph C. Carpenter*

I, Kenneth E. Glass, do hereby confirm and ratify the plat of Park Ridge Ranch Filing No. 4.

*Kenneth E. Glass*  
KENNETH E. GLASS

State of Colorado  
County of Park

The foregoing statement was acknowledged before me this 14th day of July, A.D. 1972.  
My commission expires Oct 24, 1972.

*Phyllis J. Harris*  
Notary Public

I, LaGarta, Inc. a Colorado Corporation, do hereby confirm and ratify the plat of Park Ridge Ranch Filing No. 4.

*Harold F. Blich* *Phyllis J. Harris*  
Harold F. Blich, President, LaGarta, Inc. Phyllis J. Harris, Secretary, LaGarta, Inc.

I, Frederick, Inc. a Colorado Corporation, do hereby confirm and ratify the plat of Park Ridge Ranch Filing No. 4.

*Fred L. Frederick* *Phyllis J. Harris*  
Fred L. Frederick, President, Frederick, Inc. Phyllis J. Harris, Secretary, Frederick, Inc.

State of Colorado  
County of Park

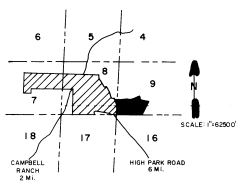
The foregoing statements were acknowledged before me this 13th day of July, A.D. 1972.  
by Harold F. Blich, President, and Phyllis J. Harris, Asst. Secretary, LaGarta, Inc. and Fred L. Frederick, President, and Phyllis J. Harris, Asst. Secretary, Frederick, Inc.  
My commission expires July 14, 1975.

*Sandra A. Manner*  
Notary Public

CURVE	Δ	RADIUS	TANGENT	LENGTH
212-5	49°54'03"	107.47'	50.00'	93.60'
212-6	49°47'18"	134.45'	50.00'	95.74'
212-7	28°04'32"	199.98'	50.00'	97.99'
212-8	02°17'08"	2506.53'	50.00'	99.99'
212-8A	04°42'44"	1215.50'	50.00'	99.94'
212-8B	19°48'40"	286.32'	50.00'	99.00'
212-8C	09°28'30"	1045.70'	50.00'	99.92'
212-9A	08°41'30"	92.58'	50.00'	91.69'
212-9B	87°59'18"	84.94'	82.01'	130.43'
212-9-C	128°46'17"	47.94'	100.00'	107.75'
212-9-D	104°47'50"	529.08'	50.00'	99.70'
212-11	07°07'56"	802.30'	50.00'	99.87'
212-12	59°36'48"	84.81'	50.00'	92.02'
212-13	27°39'60"	203.05'	50.00'	98.05'
213-A	63°10'45"	81.31'	50.00'	89.66'
213-B	54°28'15"	161.12'	50.00'	96.96'

- NOTES
- A 30' RADIUS IS HEREBY RESERVED AT EACH CORNER OF EACH ROAD INTERSECTION. DISTANCES SHOWN AT THESE INTERSECTIONS ARE TO THE INTERSECTION OF LOT LINES EXTENDED.
  - TYPICAL EASEMENT ALL-SIDE AND BEAR LOT LINES
  - A PERMIT MUST BE OBTAINED FROM THE PARK COUNTY HEALTH DEPT. BEFORE INSTALLING ANY SEWAGE DISPOSAL SYSTEM.
  - SUFFICIENT SOIL DEPTH TO PROVIDE 4" THICK SOIL ABSORPTION BED MUST EXIST ON ALL LOTS. IN SUCH CASES THE SEWAGE TREATMENT SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED ENGINEER.

### VICINITY MAP



### CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT PARK RIDGE RANCH, LTD. A PARTNERSHIP, IS THE OWNER OF CERTAIN LANDS IN SECTIONS 889, TOWNSHIP 14S, RANGE 71W, 6th P.M., PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 71 WEST OF THE 6th P.M., PARK COUNTY, COLORADO THENCE N 86° 01' 52" E. ALONG THE SOUTH LINE OF SECTION 9, 167.24 TO THE P.C. OF A CURVE TO THE LEFT ON THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD, SAID CURVE HAVING A Δ ANGLE OF 49° 54' 03" AND A RADIUS OF 107.47' AND A BEARING ON THE LONG CHORD OF N 6° 07' 59" E. THENCE ALONG SAID CURVE 193.75' THENCE N 39° 10' 57" E. 97.45' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A Δ ANGLE OF 40° 47' 18" AND A RADIUS OF 134.45' THENCE ALONG SAID CURVE 117.10' THENCE N 4° 36' 21" W. 85.70' TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A Δ ANGLE OF 28° 04' 32" AND A RADIUS OF 199.98' THENCE ALONG SAID CURVE 83.29' THENCE N 23° 28' 11" E. 235.12' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A Δ ANGLE OF 2° 17' 08" AND A RADIUS OF 2506.53' THENCE ALONG SAID CURVE 101.81' THENCE N 21° 11' 03" E. 181.16' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A Δ ANGLE OF 4° 42' 40" AND A RADIUS OF 1215.50' THENCE ALONG SAID CURVE 102.41' THENCE N 16° 28' 28" E. 268.20' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A Δ ANGLE OF 19° 48' 40" AND A RADIUS OF 363.32' THENCE ALONG SAID CURVE 109.37' THENCE N 3° 20' 17" W. 595.00' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A Δ ANGLE OF 5° 28' 30" AND A RADIUS OF 1075.70' THENCE ALONG SAID CURVE 102.79' THENCE N 8° 48' 47" W. 323.58' THENCE S. 81° 11' W. 60.00' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD THENCE LEAVING SAID ROAD RIGHT OF WAY LINE AND RUNNING S. 72° 50' 37" W. 605.41' THENCE N. 28° 00' 00" W. 237.72' THENCE S. 51° 35' 40" W. 708.93' TO THE P.C. OF A CURVE TO THE RIGHT ON THE EASTERLY RIGHT OF WAY LINE OF A ROAD, SAID CURVE HAVING A Δ ANGLE OF 34° 28' 50" AND A RADIUS OF 131.12' AND A BEARING ON THE LONG CHORD OF N 30° 02' 23" W. THENCE ALONG SAID CURVE 78.91' THENCE S. 77° 05' 02" W. 60.00' TO THE P.C. OF A CURVE TO THE LEFT ON THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD, SAID CURVE HAVING A Δ ANGLE OF 4° 50' 44" AND A RADIUS OF 191.12' AND A BEARING ON THE LONG CHORD OF S. 15° 23' 11" E. THENCE ALONG SAID CURVE 163.15' THENCE S. 84° 11' 32" W. 57.75' TO THE P.C. OF A CURVE TO THE LEFT, SAID CURVE HAVING A Δ ANGLE OF 97° 13' 53" AND A BEARING ON THE LONG CHORD OF S. 83° 46' 34" W. THENCE ALONG SAID CURVE 16.56' THENCE S. 64° 50' 22" W. 90.70' TO A POINT ON THE EASTERLY LINE OF PARK RIDGE RANCH FILING NO. 3 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A ROAD THENCE SOUTH 60.15' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD THENCE LEAVING SAID ROAD RIGHT OF WAY LINE AND RUNNING SOUTH 148' TO THE TRUE POINT OF BEGINNING, CONTAINING 92.26 ACRES, THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PARK RIDGE RANCH FILING NO. 4 AND DO HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO FOR THE USE OF THE PUBLIC, THE ROADS SHOWN HEREON. ALSO THE EASEMENTS AS SHOWN HEREON ARE RESERVED AND DEDICATED FOR THE PURPOSES SHOWN.

Executed this 20th day of July, A.D. 1972.  
Owner:  
*Lanny L. Elliott*  
Lanny L. Elliott, General Partner, Park Ridge Ranch, Ltd.

State of Colorado  
County of Park  
The foregoing statement and dedication was acknowledged before me this 20th day of July, A.D. 1972, by LANNY L. ELLIOTT, General Partner, Park Ridge Ranch, Ltd.  
My commission expires Sept. 24, 1972.

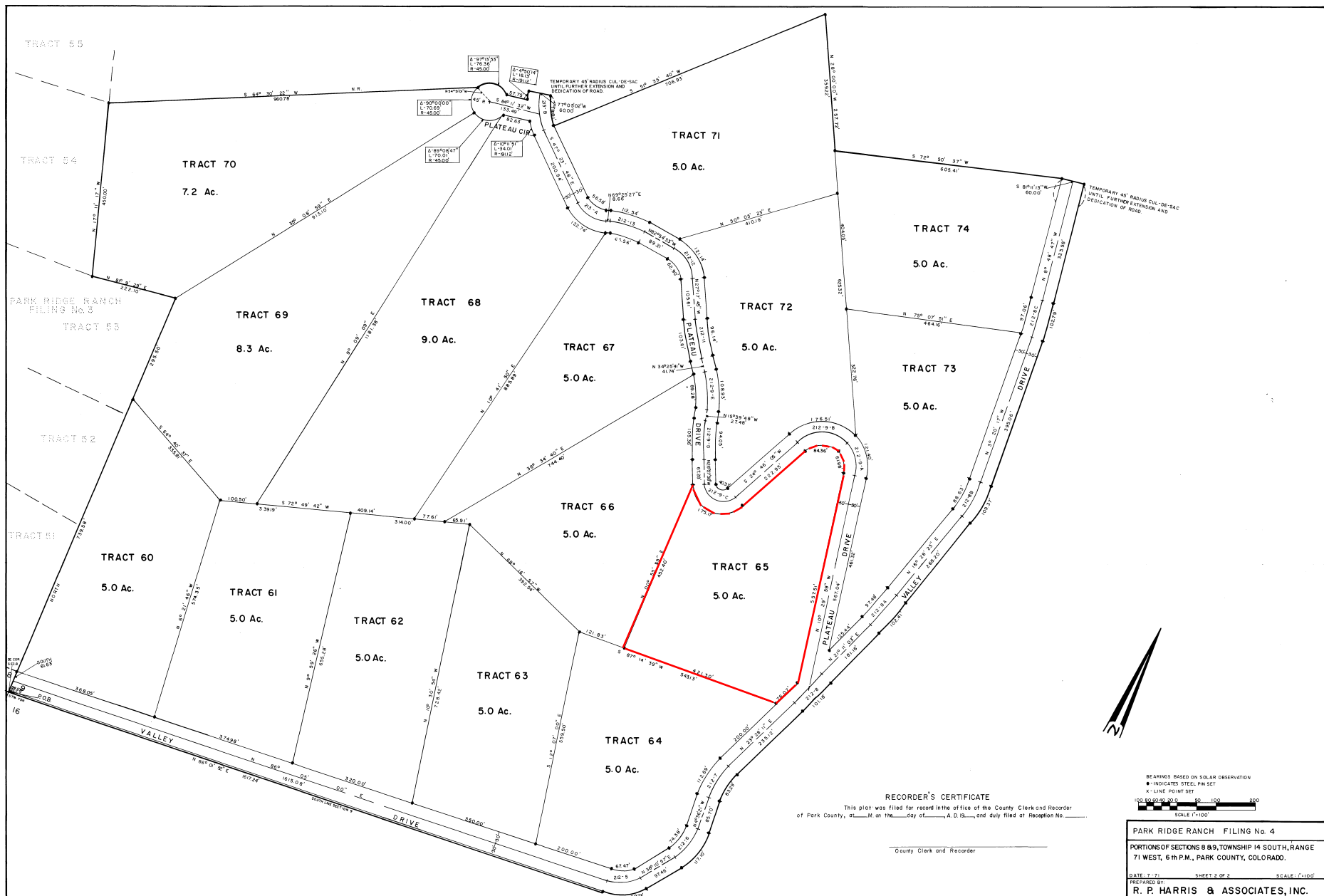
*Phyllis J. Harris*  
Notary Public

PARK RIDGE RANCH FILING No. 4  
PORTIONS OF SECTIONS 889, TOWNSHIP 14 SOUTH,  
RANGE 71 WEST, 6th P.M., PARK COUNTY, COLORADO.

DATE: 7-17-72 SHEET: 1 OF 2 SCALE: 1"=100'  
PREPARED BY:  
R. P. HARRIS & ASSOCIATES, INC.

PARK RIDGE RANCH  
FILING NO. 4

Sheet 1 of 2



DRAWING NUMBER

DRAWING NUMBER

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



BEARINGS BASED ON SOLAR OBSERVATION  
 • INDICATES STEEL PIN SET  
 X - LINE POINT SET  
 1" = 100' SCALE  
 100 200 300 400 500 600  
 SCALE 1"=100'

PARK RIDGE RANCH FILING No. 4  
 PORTIONS OF SECTIONS 8 & 9, TOWNSHIP 14 SOUTH, RANGE  
 71 WEST, 6th P.M., PARK COUNTY, COLORADO.  
 DATE: 7-71 SHEET 2 OF 2 SCALE: 1"=100'  
 PREPARED BY:  
 R. P. HARRIS & ASSOCIATES, INC.