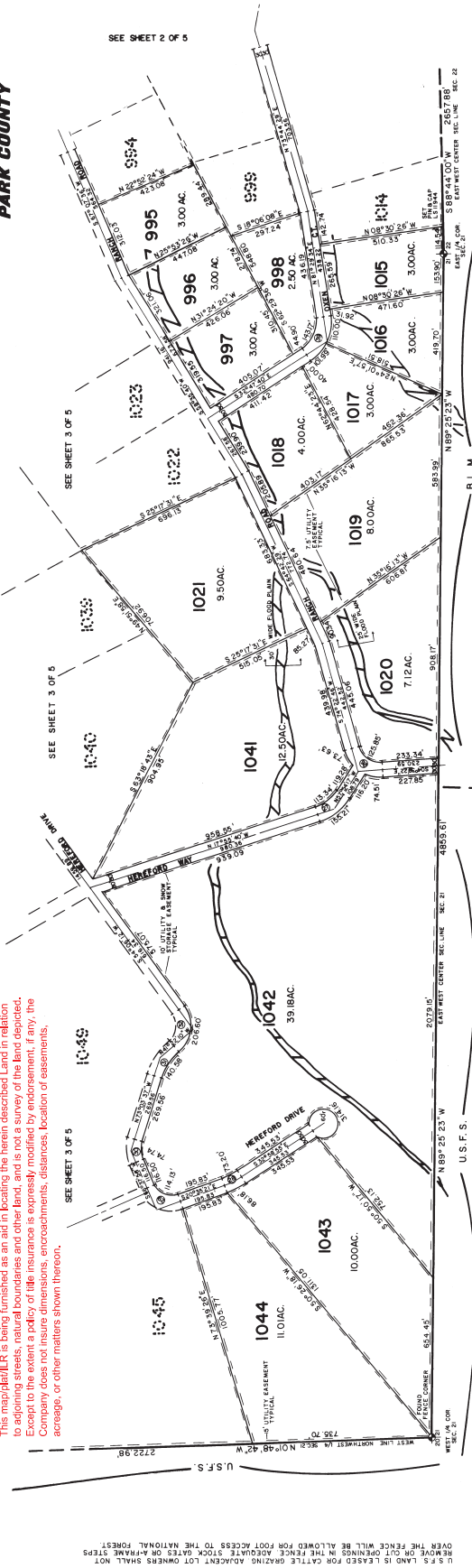


THE WESTERN UNION RANCH FILING NO. 14

PARK COUNTY

This map/plan is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.



SEE SHEET 2 OF 5

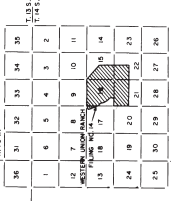
SEE SHEET 3 OF 5

SEE SHEET 3 OF 5

SEE SHEET 3 OF 5

TITLE CERTIFICATE
 APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS
 THAT TITLE TO THE ABOVE DESCRIBED PARCELS IS VESTED IN THE DEDICATORS.
 DATE June 25th 1982 TERM DOWN Application Number 6582

KEY MAP



SUBJECTOR'S CERTIFICATE
 I, THOMAS L. BURNETT, HEREBY CERTIFY THAT THE SURVEY AND PLATTING MADE BY ME OR UNDER MY DIRECT OR INDIRECT SUPERVISION AND CHECKING IN STRICT COMPLIANCE WITH COLORADO STATUTES AND ORDINANCES AND ARE TRUE, CORRECT AND COMPLETE.
 DATE June 25, 1982 Thomas L. Burnett REGISTERED SURVEYOR NO. 11324

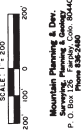
RECORDS CERTIFICATE
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND BOOKED ON A.D. 1982, AND FULLY FILED AT RECEPTION DAY OF June 29, 1982
 NO. 311809
Richard L. Burnett

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS
 DAY OF June A.D. 1982, SUBJECT TO THE PROVISION THAT SAID CONTRACTOR THEREBY BY THE SUBSTITUTED SUPERVISOR MEETING AFTER COMPLETION AND INSPECTION OF THE PROJECT.
Joseph C. Carpenter BY: Joseph C. Carpenter

NOTORIAL
 STATE OF COLORADO
 COUNTY OF PARK
 I, Robert H. Bennett, Notary Public in and for the State of Colorado, do hereby certify that the foregoing statement and dedication was acknowledged before me this 27th day of June, A.D. 1982.
 MY COMMISSION EXPIRES 7-7-84
Robert H. Bennett
 NOTARY PUBLIC

WESTERN UNION RANCH, INCORPORATED
 BY: Robert H. Bennett
 PRESIDENT

OWNER'S CERTIFICATE
 I, Robert H. Bennett, OWNER OF THE ABOVE PLATTED LAND, HEREBY CERTIFY THAT TITLE TO SAID LAND IS HELD BY ME OR UNDER MY DIRECT OR INDIRECT SUPERVISION AND CHECKING IN STRICT COMPLIANCE WITH COLORADO STATUTES AND ORDINANCES AND ARE TRUE, CORRECT AND COMPLETE.
 DATE June 29, 1982 Robert H. Bennett OWNER



Mountain Planning & Dev.
 P. O. Box 126, Park County, Colorado 80460
 Phone 635-0240

THIS SHEET CONTAINS 15 LOTS

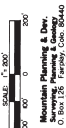
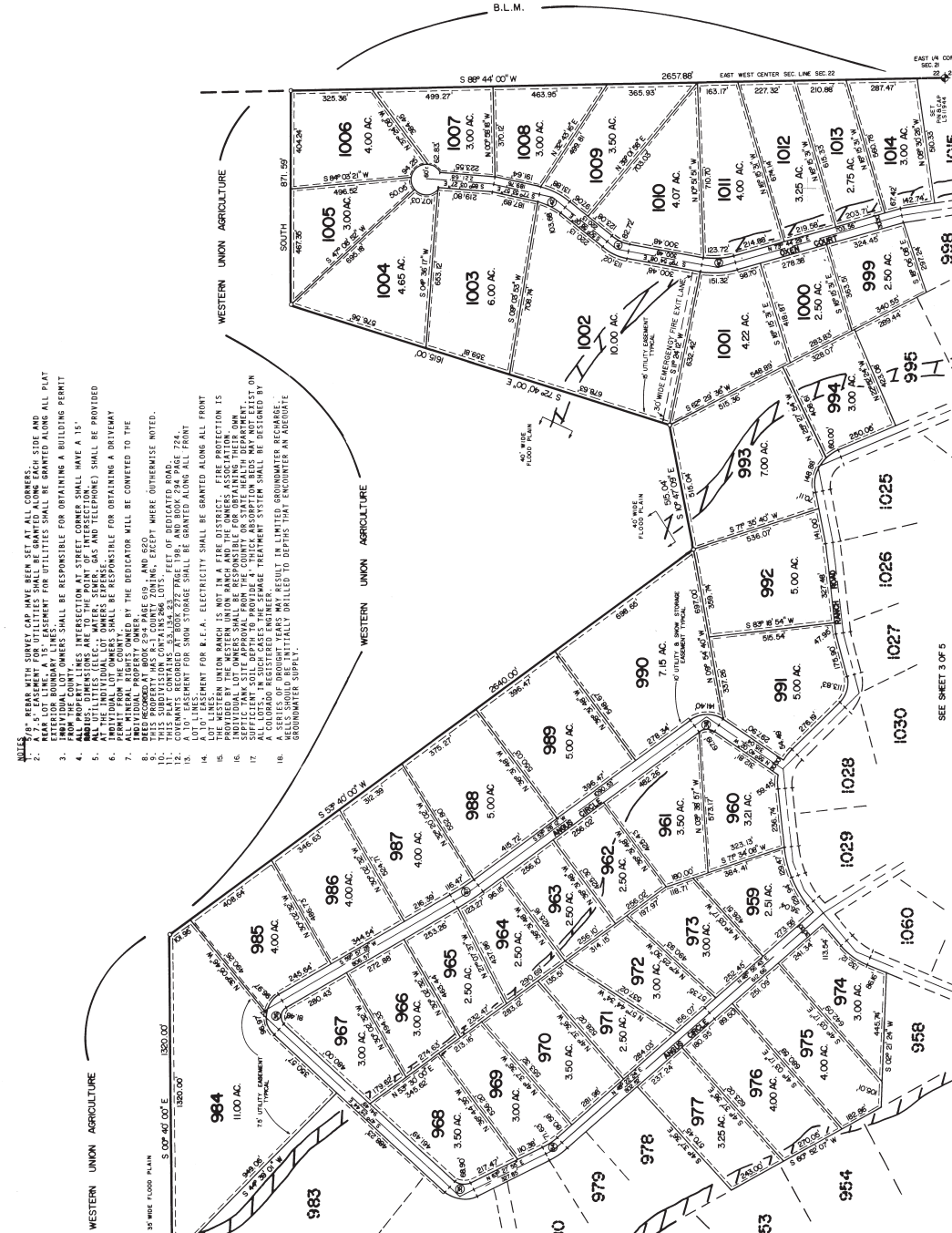
SHEET 1 OF 5

THE WESTERN UNION RANCH FILING NO. 14

PARK COUNTY

1. REPAIRS TO EXISTING UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE DEDICATOR.
2. REAR LOT LINES ARE TO BE SET BACK FROM THE REAR PROPERTY LINE AS SHOWN ON THIS PLAN.
3. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A BUILDING PERMIT FROM THE CITY OF DENVER.
4. ALL PROPOSED LINES INTERSECTION AT STREET CORNER SHALL HAVE A 15' WIDE TURNING RADIUS.
5. ALL DIMENSIONS ARE TO THE POINT OF INTERSECTION (P.O.I.) UNLESS OTHERWISE NOTED.
6. AT THE INDIVIDUAL LOT OWNERS EXPENSE.
7. PERMIT FROM THE COUNTY SHALL BE RESPONSIBLE FOR OBTAINING A DRIVEWAY PERMIT FROM THE COUNTY.
8. THE DEDICATOR WILL BE COMPLETED TO THE SATISFACTION OF THE CITY OF DENVER.
9. THIS SUBDIVISION CONTAINS 266 LOTS, FEET OF DEDICATED ROAD.
10. THIS SUBDIVISION CONTAINS 266 LOTS, FEET OF DEDICATED ROAD.
11. COVENANTS RECORDED IN BOOK 2327 PAGE 198, AND BOOK 244 PAGE 724.
12. COVENANTS RECORDED IN BOOK 2327 PAGE 198, AND BOOK 244 PAGE 724.
13. LOT LINES.
14. LOT AGREEMENT FOR R.E.A., ELECTRICITY SHALL BE GRANTED ALONG ALL FRONT LINES.
15. THE WESTERN UNION RANCH IS NOT IN A FIRE DISTRICT. FIRE PROTECTION IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
16. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN WATER SERVICE.
17. SUFFICIENT SOIL DEPTH TO PROVIDE A 4" THICK ABSORPTION BEDS MAY NOT EXIST ON THIS PROPERTY. ENGINEERS SHALL BE RESPONSIBLE FOR OBTAINING A PERMIT FROM THE CITY OF DENVER.
18. A SERIES OF BROWNTON YEARS MAY RESULT IN LIMITED BROWNTON REARAGE. REARAGE SHALL BE GRANTED ALONG ALL FRONT LINES.

NO.	DECT	AMOUNT	LENGTH
1.	19,571.48'	100.00'	19,571.48'
2.	32,026.35'	100.00'	32,026.35'
3.	38,912.02'	100.00'	38,912.02'
4.	59,521.38'	100.00'	59,521.38'
5.	71,333.15'	100.00'	71,333.15'
6.	82,144.01'	100.00'	82,144.01'
7.	92,954.87'	100.00'	92,954.87'
8.	103,765.73'	100.00'	103,765.73'
9.	114,576.59'	100.00'	114,576.59'
10.	125,387.45'	100.00'	125,387.45'
11.	136,198.31'	100.00'	136,198.31'
12.	147,009.17'	100.00'	147,009.17'
13.	157,820.03'	100.00'	157,820.03'
14.	168,630.89'	100.00'	168,630.89'
15.	179,441.75'	100.00'	179,441.75'
16.	190,252.61'	100.00'	190,252.61'
17.	201,063.47'	100.00'	201,063.47'
18.	211,874.33'	100.00'	211,874.33'
19.	222,685.19'	100.00'	222,685.19'
20.	233,496.05'	100.00'	233,496.05'
21.	244,306.91'	100.00'	244,306.91'
22.	255,117.77'	100.00'	255,117.77'
23.	265,928.63'	100.00'	265,928.63'
24.	276,739.49'	100.00'	276,739.49'
25.	287,550.35'	100.00'	287,550.35'
26.	298,361.21'	100.00'	298,361.21'
27.	309,172.07'	100.00'	309,172.07'
28.	319,982.93'	100.00'	319,982.93'
29.	330,793.79'	100.00'	330,793.79'
30.	341,604.65'	100.00'	341,604.65'
31.	352,415.51'	100.00'	352,415.51'
32.	363,226.37'	100.00'	363,226.37'
33.	374,037.23'	100.00'	374,037.23'
34.	384,848.09'	100.00'	384,848.09'
35.	395,658.95'	100.00'	395,658.95'
36.	406,469.81'	100.00'	406,469.81'
37.	417,280.67'	100.00'	417,280.67'
38.	428,091.53'	100.00'	428,091.53'
39.	438,902.39'	100.00'	438,902.39'
40.	449,713.25'	100.00'	449,713.25'
41.	460,524.11'	100.00'	460,524.11'
42.	471,334.97'	100.00'	471,334.97'
43.	482,145.83'	100.00'	482,145.83'
44.	492,956.69'	100.00'	492,956.69'
45.	503,767.55'	100.00'	503,767.55'
46.	514,578.41'	100.00'	514,578.41'
47.	525,389.27'	100.00'	525,389.27'
48.	536,200.13'	100.00'	536,200.13'
49.	547,010.99'	100.00'	547,010.99'
50.	557,821.85'	100.00'	557,821.85'
51.	568,632.71'	100.00'	568,632.71'
52.	579,443.57'	100.00'	579,443.57'
53.	590,254.43'	100.00'	590,254.43'
54.	601,065.29'	100.00'	601,065.29'
55.	611,876.15'	100.00'	611,876.15'
56.	622,687.01'	100.00'	622,687.01'
57.	633,497.87'	100.00'	633,497.87'
58.	644,308.73'	100.00'	644,308.73'
59.	655,119.59'	100.00'	655,119.59'
60.	665,930.45'	100.00'	665,930.45'
61.	676,741.31'	100.00'	676,741.31'
62.	687,552.17'	100.00'	687,552.17'
63.	698,363.03'	100.00'	698,363.03'
64.	709,173.89'	100.00'	709,173.89'
65.	720,000.00'	100.00'	720,000.00'
66.	730,826.11'	100.00'	730,826.11'
67.	741,652.22'	100.00'	741,652.22'
68.	752,478.33'	100.00'	752,478.33'
69.	763,304.44'	100.00'	763,304.44'
70.	774,130.55'	100.00'	774,130.55'
71.	784,956.66'	100.00'	784,956.66'
72.	795,782.77'	100.00'	795,782.77'
73.	806,608.88'	100.00'	806,608.88'
74.	817,434.99'	100.00'	817,434.99'
75.	828,261.10'	100.00'	828,261.10'
76.	839,087.21'	100.00'	839,087.21'
77.	849,913.32'	100.00'	849,913.32'



Mountain Planning & Dev.
P.O. Box 170, Fort Collins, CO 80504
Phone: 970-225-4600

SEE SHEET 1 OF 5

SEE SHEET 2 OF 5

SEE SHEET 3 OF 5

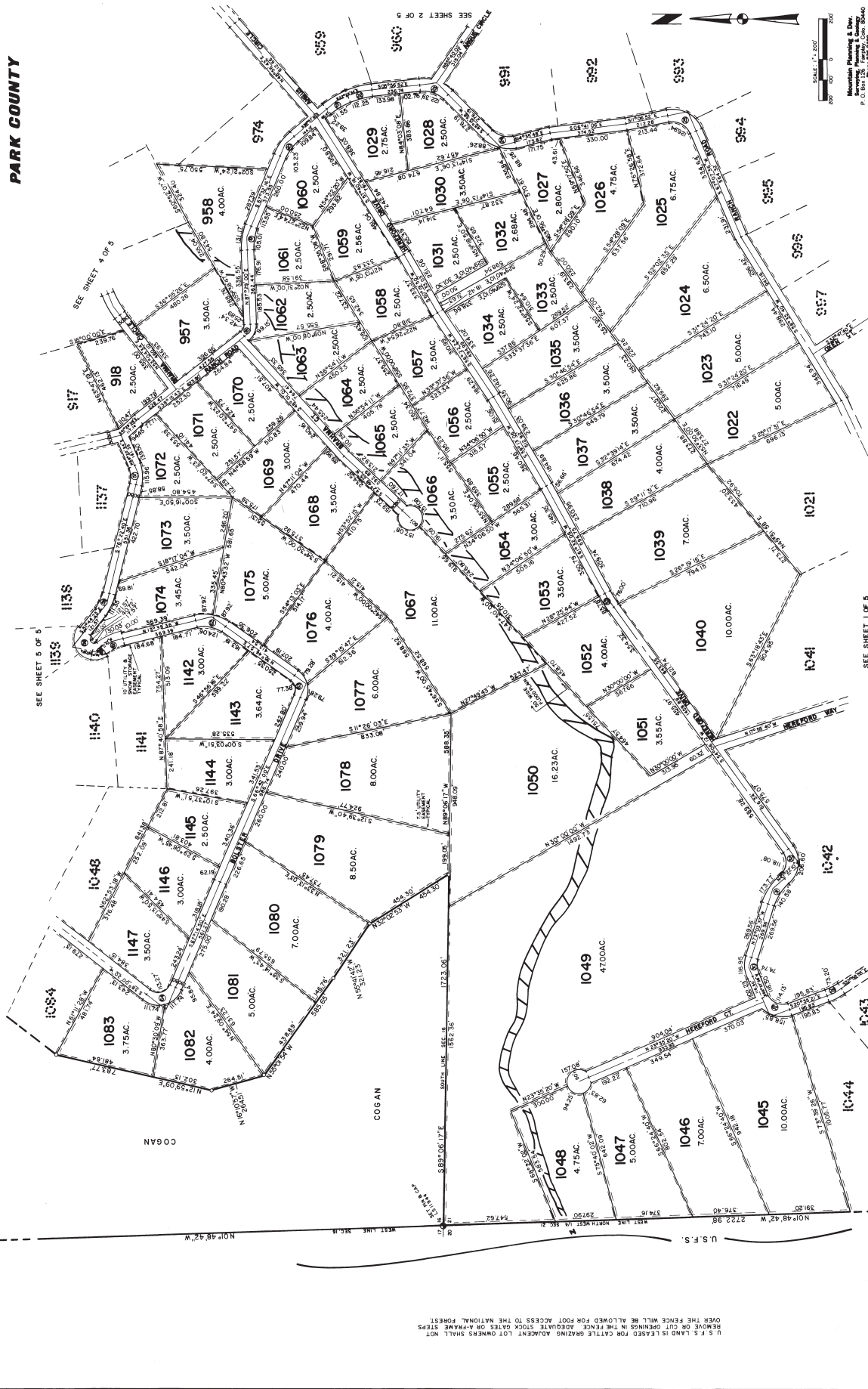
SEE SHEET 4 OF 5

THIS SHEET CONTAINS 46 LOTS

Western Union
Ranch
Filing 14
page 2 of 5

THE WESTERN UNION RANCH FILING NO. 14

PARK COUNTY



SEE SHEET 4 OF 5

SEE SHEET 5 OF 5

SEE SHEET 1 OF 6

THIS SHEET CONTAINS 67 LOTS

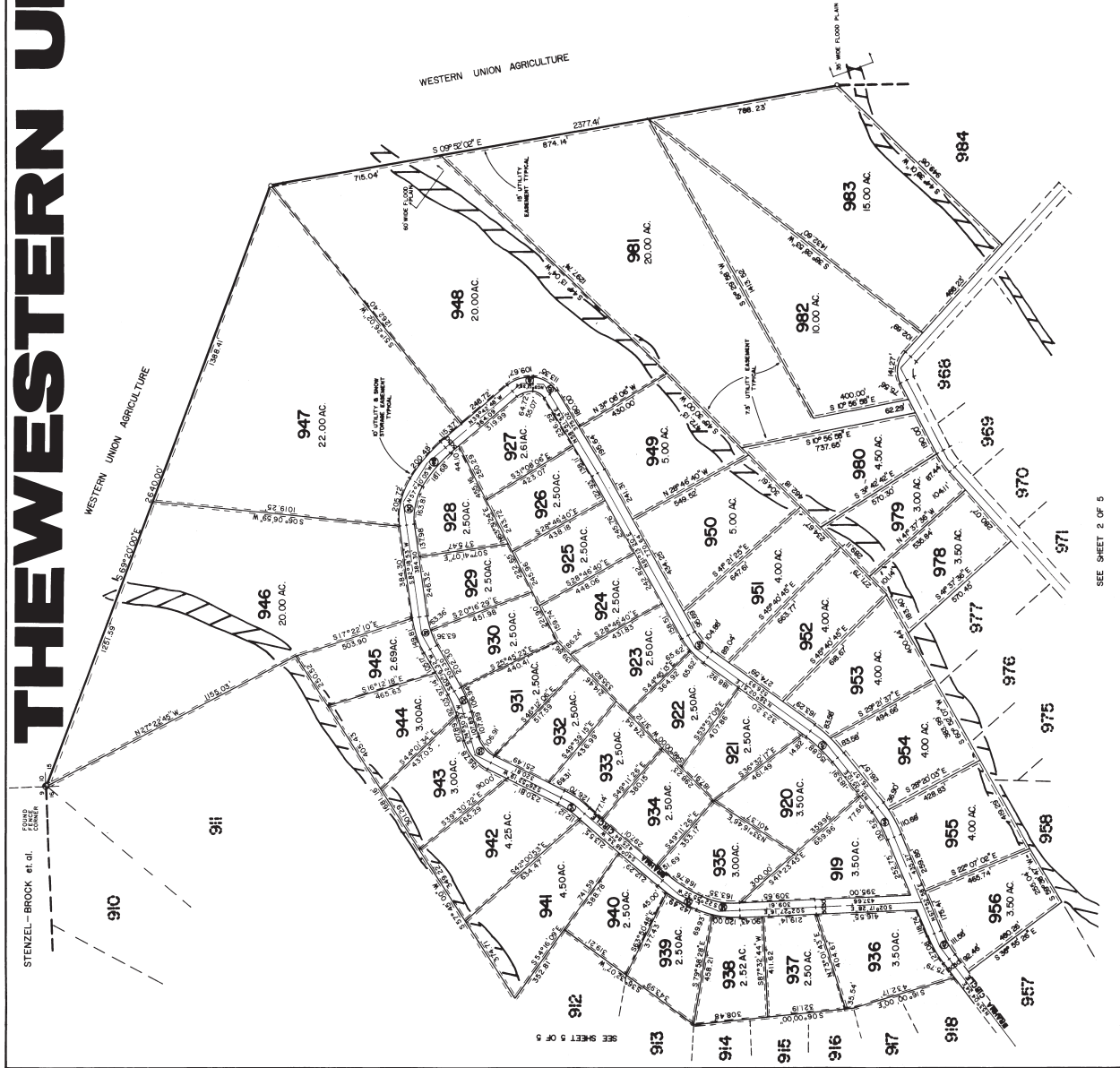
SHEET 3 OF 5

U.S. LAND IS LEASED FOR CATTLE GRAZING ADJACENT LOT OWNERS SHALL NOT REMOVE OR CHANGE IN THE FENCE REGULATE STOCK GATES OR CHANGE STILES OVER THE FENCE WILL BE ALLOWED FOR FOOT ACCESS TO THE NATIONAL FOREST

Western Union Ranch Filing 14 page 3 of 5

THE WESTERN UNION RANCH

FILING NO. 14 PARK COUNTY



SCALE 1" = 200'
 0 100 200
 Mountain Planning & Dev.
 P.O. Box 152, Park City, Utah 84302
 Phone 801-226-8888

THIS SHEET CONTAINS 44 LOTS SHEET 4 OF 5

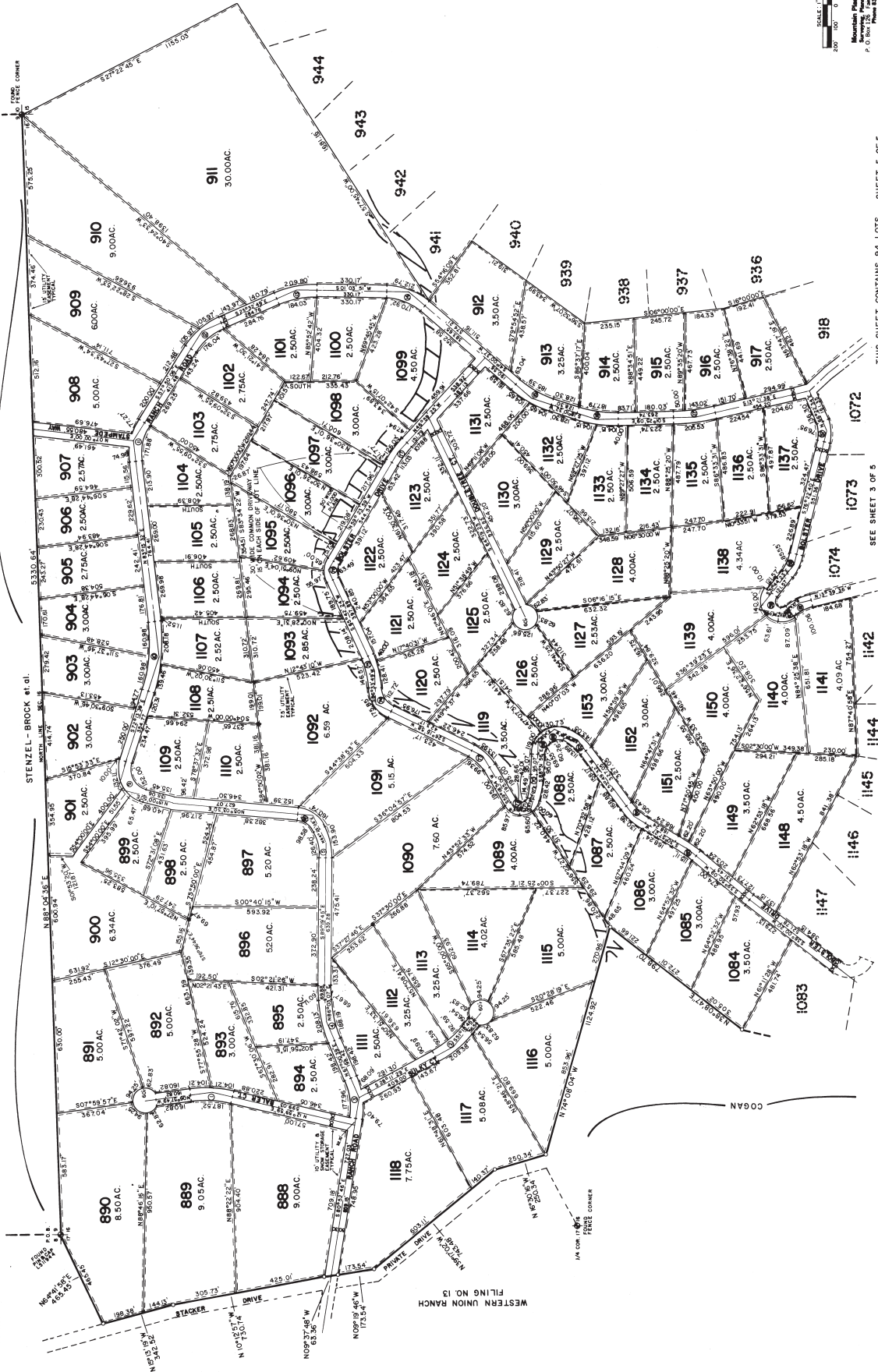
SEE SHEET 2 OF 5

*Western Union Ranch
 Filing 14
 page 4 of 5*

THE WESTERN UNION RANCH FILING NO. 14

PARK COUNTY

WESTERN UNION RANCH
FILING NO. 13



THIS SHEET CONTAINS 94 LOTS SHEET 5 OF 5

SEE SHEET 3 OF 5

*Western Union
Ranch
Filing 14
page 5 of 5*

85-91-16-# 02296, 144, 145, 146