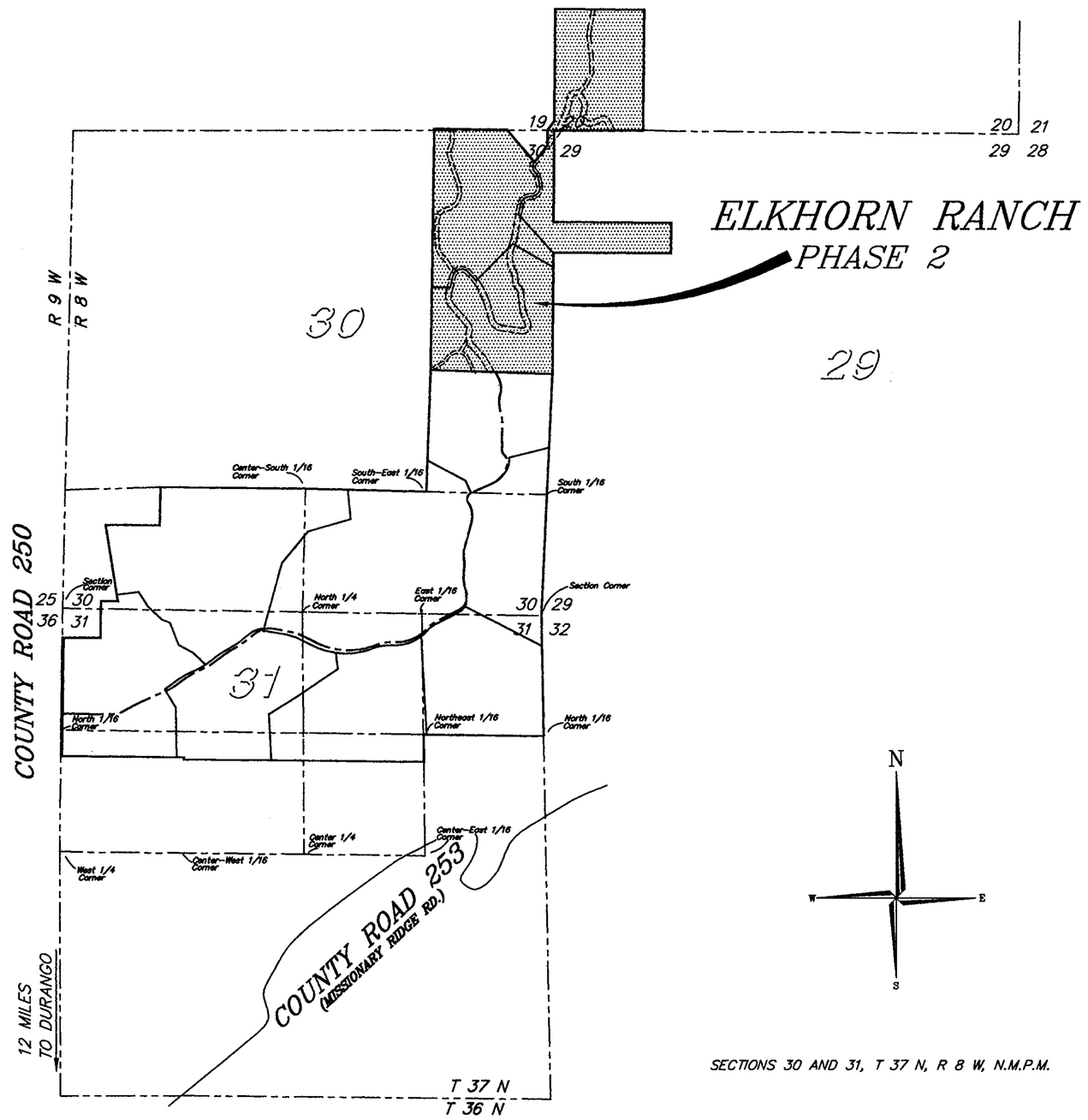
ELKHORN RANCH
PHASE 2

LOCATED IN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 37 NORTH, RANGE 8 WEST, N.M.P.M.



SECTIONS 30 AND 31, T 37 N, R 8 W, N.M.P.M.

LOCATION MAP

SCALE 1" = 1000 FEET

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

That Elkhorn Holdings, L.L.C., a Colorado Limited Liability Company whose address is 1060 Main Avenue, Durango, Colorado, 81301 being the legal and record owner of the following tract of land, to wit; A tract of land located in Sections 19, 20, 29 and 30, Township 37 North, Range 8 West, New Mexico Principal Meridian, in La Plata County, Colorado being the W1/2SW1/4SW1/4 and the W1/2E1/2SW1/4SW1/4 of said Section 20, the S1/2S1/2NW1/4NW1/4 of said Section 29, and the E1/2NE1/4 of said Section 30 as described in the deed recorded in the Office of the La Plata County, Colorado, Clerk and Recorder under Reception Number 698491 and being more particularly described as follows:

Beginning at the Northwest 1/16 Corner of said Section 29;
Thence N 89° 34' 55" W, 1290.43 feet along the south line of the NW1/4NW1/4 of said Section 29 to the North 1/16 Corner, common to said Section 29 and 30;
Thence S 00° 25' 35" W, 1335.06 feet along the east line of the SE1/4NE1/4 of said Section 30 to the East 1/4 Corner of said Section 30;
Thence N 88° 05' 15" W, 1337.21 feet along the south line of the SE1/4NE1/4 of said Section 30 to the Center-East 1/16 Corner of said Section 30;
Thence N 00° 52' 01" E, 2643.07 feet along the west line of the E1/2NE1/4 of said Section 30 to the East 1/16 Corner, common to said Section 30 and Section 19;
Thence S 89° 13' 26" E, 800.39 feet along the north line of the NE1/4NE1/4 of said Section 30;
Thence S 40° 02' 48" E, 464.04 feet to the centerline of a access and utility easement as described in the deed recorded in the Office of said Clerk and Recorder under Reception Number 701629;
Thence N 37° 30' 08" E, 233.84 feet along said centerline, Reception Number 701629;
Thence N 00° 25' 52" E, 163.73 feet to the north line of the NE1/4NE1/4 of said Section 30;
Thence N 36° 32' 51" E, 125.83 feet to the west line of the SW1/4SW1/4 of said Section 20;
Thence N 00° 33' 12" E, 1229.79 feet along the west line of the SW1/4SW1/4 of said Section 20 to the South 1/16 Corner, common to said Section 19 and Section 20;
Thence S 89° 23' 48" E, 976.00 feet along the north line of the SW1/4SW1/4 of said Section 20 to the C-E-W-SW1/256 Corner of said Section 20;
Thence S 00° 37' 27" W, 1321.52 feet along the east line of the W1/2E1/2SW1/4SW1/4 of said Section 20 to the E-W-W1/256 Corner of said Section 20;
Thence S 89° 59' 39" W, 974.42 feet along the south line of the SW1/4SW1/4 of said Section 20 to the Southwest Corner of said Section 20;
Thence S 00° 25' 52" W, 1000.99 feet along the east line of the NE1/4NE1/4 of said Section 30 to the S-N-N1/256 Corner of said Section 30;
Thence S 89° 31' 37" E, 1293.40 feet along the north line of the S1/2S1/2NW1/4NW1/4 of said Section 29 to the C-S-N-NW1/256 Corner of said Section 29;
Thence S 00° 56' 18" W, 332.37 feet along the east line of the NW1/4NW1/4 of said Section 29 to the point of beginning.

Contains 118.519 acres, more or less.

TOGETHER WITH a sixty (60) foot wide access and utility easement as described in the deed recorded in the Office of the La Plata County, Colorado, Clerk and Recorder under Reception Number 701629.

Has caused the same to be subdivided, platted and designated as ELKHORN RANCH, PHASE 2.

GENERAL DEDICATION:

1. The sixty (60) foot wide access and utility easement shown hereon as Elkhorn Mountain Road ("Elkhorn Mountain Road Easement") is for access and utility line installation, maintenance and replacement serving the property described on this Plat and those properties hereinafter described in paragraph 3 of this General Dedication.
2. The Elkhorn Mountain Road Easement is hereby dedicated to La Plata Electric Association, Inc., U. S. West Communications, Greeley Gas Company, Hermosa Cable Company and Animas Valley Ditch and Water Company ("Utility Companies") for their utilities installation. This dedication to the Utility Companies is currently limited to the property described and platted on this plat. Utility easement dedications to the Utility Companies for those properties hereafter described in paragraph 3 will be given, if given, in future dedication instruments and plats. No dedication is given to the Utility Companies to provide utilities to any properties other than those designated and described in this General Dedication.
3. Elkhorn Holding, L.L.C., its successors and assigns, shall have, hereby reserves and is hereby granted, the right to dedicate and provide access and utility easements over the Elkhorn Mountain Road to the properties described on this Plat and the following properties identified by Reception Numbers, to wit: 701632, 686242, 701617, 701619, 701621, 698491, 712587, 715823, 669125, 725498 and 715821; and to provide utilities only to those properties as described under Reception Numbers 554914 and 698436.
4. The twenty (20) foot wide trail easement along the southerly line of Parcel L as shown hereon, being ten (10) feet on each side of the centerline of the yet to be constructed trail easement, is given to, and reserved by, Elkhorn Holding, L.L.C. (its successors and assigns) for the purpose of enabling Elkhorn Holding, L.L.C., to exercise its right in the future, to provide equestrian, livestock and pedestrian trail access to that property (which may be subdivided up to four parcels) described under Reception Number 712587 and Parcels A through M as shown on the plats recorded under Reception Numbers 742965 and 742966. Elkhorn Holding, L.L.C. is given and hereby reserves, the right to finally locate, describe and construct this trail easement at a future date, located generally within the easement area now described hereon.
5. The Forty (40) Foot wide access and utility easement shown hereon as Easement A ("Easement A"), being twenty (20) feet on each side of the centerline of the yet to be constructed easement, is given to and reserved by Elkhorn Holding, L.L.C. (its successors and assigns) for the purpose of enabling Elkhorn Holding, L.L.C. to exercise its right, in the future, to provide access and utilities to the property described on this plat and to those properties described under Reception Numbers 698491 and 669125, and to dedicate utility easements to the Utility Companies for these properties. Elkhorn Holding L.L.C. is given and hereby reserves, the right to finally locate, describe and construct Easement A at a future date, located generally within the easement area now described hereon.
6. The forty (40) foot wide access and utility easement shown hereon as Easement B ("Easement B") being twenty (20) feet on each side of the centerline of the yet to be constructed easement, is given to and reserved by Elkhorn Holding, L.L.C. (its successors and assigns) for the purpose of enabling Elkhorn Holding, L.L.C. to exercise its right, in the future, to provide access and utilities to the property described on this plat and to those properties described under Reception Numbers 698491, 715823 and 725498 to dedicate utility easements to the Utility Companies for these properties. Elkhorn Holding L.L.C. is given and hereby reserves, the right to finally locate, describe and construct Easement B at a future date, located generally within the easement area now described hereon.
7. The sixty (60) foot wide access and utility easement shown hereon as Easement C ("Easement C") being thirty (30) feet on each side of the centerline of the yet to be constructed easement, is given to and reserved by Elkhorn Holding, L.L.C. (its successors and assigns) for the purpose of enabling Elkhorn Holding, L.L.C. to exercise its right, in the future, to provide access and utilities to the property described on this Plat and those properties described under Reception Number 698491, 712587 and Parcel M hereon and to dedicate utility easements to the Utility Companies for these properties. Elkhorn Holding, L.L.C. is given and hereby reserves, the right to finally locate, describe and construct Easement C at a future date, located generally within the easement area now described hereon.
8. The forty (40) foot wide access and utility easement shown hereon as Easement D ("Easement D"), being twenty (20) feet on each side of the centerline of the yet to be constructed easement is given to and reserved by Elkhorn Holding, L.L.C. (its successors and assigns) for the purpose of enabling Elkhorn Holding, L.L.C. to exercise its right, in the future, to provide access and utilities to the property described on this Plat, and those properties described under Reception Numbers 698491, 712587 and Parcel M hereon, and to dedicate utility easements to the Utility Companies for these properties, and to provide utilities only to that property described under Reception Numbers 554914 and 698436. Elkhorn Holding, L.L.C. is given and hereby reserves the right to finally locate, describe and construct Easement D at a future date, located generally within the easement area now described hereon.
9. The forty (40) foot wide access, trail and utility easement shown hereon as Easement E ("Easement E") being twenty (20) feet on each side of the centerline of the yet to be constructed easement, is given to and reserved by Elkhorn Holding, L.L.C. (its successors and assigns) for the purpose of enabling Elkhorn Holding, L.L.C. to exercise its right in the future to provide access and utilities to the property described on this Plat and those properties described under Reception Number 698491, 712587, 669125 and Parcel L hereon and to dedicate utility easements to the Utility Companies for these properties. Elkhorn Holding, L.L.C. is given and hereby reserves, the right to finally locate, describe and construct Easement E at a future date, located generally within the easement area now described hereon.
10. The Anesi Ditch Easement is thirty (30) feet wide (15 feet wide on each side of the centerline of the ditch) is hereby dedicated, as constructed on the ground, to the Elkhorn Ranch Property Owners Association for the purpose of ditch construction, maintenance and repair as further described in the Protective Covenants recorded under Reception Number 738015, amended under Reception Number 742967

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

ELKHORN HOLDING, LLC

By: _____
Michael T. Greene - Manager

State of Colorado)
) SS:
County of La Plata:

This plat was acknowledged before me by Michael T. Greene, Manager of Elkhorn Holding, LLC on this 23 day of March, 1998 for the aforementioned purposes.

My commission expires: 5/14/98 Notary: Sandy Schoonover

SANDY SCHOONOVER
NOTARY PUBLIC, STATE OF COLORADO

SURVEYOR'S STATEMENT

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that it contains the information required under Section 38-33.3-209 of the Colorado Common Interest Ownership Act, and that in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

Alison A. Craig
Alison A. Craig, P.L.S.
Colorado Registration No. 29026

COLORADO REGISTERED ALISON A. CRAIG 29026 PROFESSIONAL LAND SURVEYOR 5-19-98

March 19, 1998
Date:

NOTES:

1. The research for recorded easements was conducted by Colorado Land Title Company and this property maybe subject to the following easements, rights and restrictions as listed in their title policy, Order No. L-506728.
   - Ditches and ditch rights, oil, coal, gas and other mineral rights and the rights of the proprietor to extract his ore.
   - Right-of-way for any ditches and canals recorded in Book 23 at Page 146 (exact location unknown).
   - Telephone right-of-way recorded in Book 206 at Page 51 (exact location unknown).
   - Access road and utility easements as recorded under Reception Number 701628, 701629 (as shown hereon), 701619 and 701621.
   - Parcels K through M are subject to the Protective Covenants for Elkhorn Ranch as recorded under Reception Number 738015, as amended under Reception Number 742967
3. Any encroachment of fences across boundary lines may indicate that possessory rights are accruing.
4. The title report does not reflect all ditches. Parcels K through M may be subject to the existing ditch rights and easements owned by downstream water right owners.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LA PLATA COUNTY CLERK & RECORDER COLORADO

STATE OF COLORADO }
LA PLATA COUNTY } SS

I hereby state that this instrument was filed for record at _____ O'clock ____ M
3-24 19 98 and duly filed.
Reception Number 742966 Fee$ 21.00
LINDA DALEY, Recorder
By: Nancy Joffee Deputy

GOFF
ENGINEERING & SURVEYING
555 SOUTH CAMINO DEL RIO
P.O. BOX 97
DURANGO, COLORADO 81302
(970) 247-1705

ELKHORN RANCH
PHASE 2
HASKINS
LOCATED IN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 37 NORTH, RANGE 8 WEST, N.M.P.M.

SHEET 1 OF 2

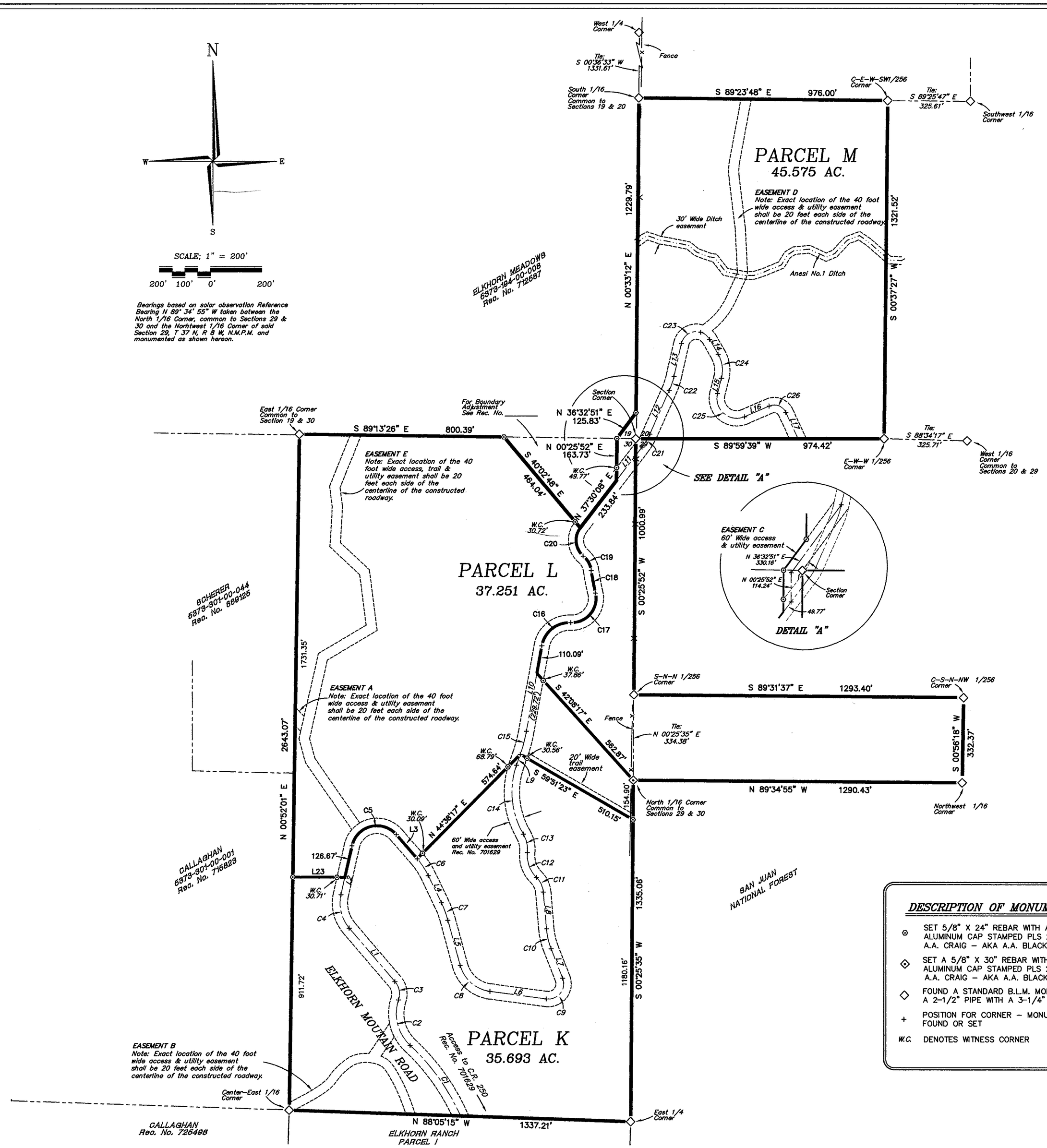
PREPARED BY: S. CUNNINGHAM | CHECKED BY: A. CRAIG
SCALE: 1" = 200 FEET | DATE: MARCH 18, 1998

FILE: ELKHRN.DWG
JOB # 793

Goff Engineering & Surveying, Inc. expressly reserves the common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent of Goff Engineering & Surveying, Inc. ©

ELKHORN RANCH
PHASE 2

LOCATED IN SECTIONS 19, 20, 29 AND 30,
TOWNSHIP 37 NORTH, RANGE 8 WEST, N.M.P.M.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	850.00'	349.92'	347.45'	N 35°15'27" W	23°35'13"
C2	170.00'	194.04'	183.68'	N 14°21'06" W	65°23'55"
C3	75.00'	77.12'	73.77'	N 11°06'39" W	58°55'01"
C4	150.00'	139.58'	134.60'	N 13°54'39" W	53°19'01"
C5	100.00'	220.49'	178.46'	N 75°54'42" E	126°19'49"
C6	300.00'	79.12'	78.89'	S 33°21'59" E	15°06'39"
C7	400.00'	73.47'	73.36'	S 20°32'58" E	10°31'24"
C8	140.00'	163.93'	154.73'	S 48°49'59" E	67°05'27"
C9	60.00'	124.65'	103.41'	N 38°06'14" E	119°02'08"
C10	275.00'	79.31'	79.04'	N 13°29'06" W	16°31'30"
C11	90.00'	64.12'	62.78'	N 25°18'00" W	40°49'19"
C12	120.00'	107.10'	103.58'	N 20°08'36" W	51°08'08"
C13	120.00'	74.71'	73.51'	N 12°24'38" W	35°40'12"
C14	325.00'	280.36'	271.75'	N 05°31'56" W	49°25'36"
C15	600.00'	92.23'	93.14'	S 14°43'47" W	08°54'10"
C16	110.00'	157.85'	144.65'	S 51°23'20" W	82°13'15"
C17	95.00'	175.18'	151.39'	S 39°40'21" W	105°39'12"
C18	1000.00'	89.45'	89.42'	S 10°35'29" E	05°07'30"
C19	90.00'	65.55'	64.11'	S 28°53'43" E	41°43'59"
C20	80.00'	121.84'	110.40'	S 06°07'47" E	87°15'51"
C21	250.00'	58.71'	58.58'	N 30°46'28" E	13°27'21"
C22	300.00'	58.15'	58.06'	N 18°29'39" E	11°06'18"
C23	60.00'	143.59'	111.70'	N 81°32'06" E	137°07'12"
C24	125.00'	96.80'	94.40'	S 07°45'14" E	44°22'09"
C25	78.00'	173.99'	140.10'	S 49°28'27" E	127°48'36"
C26	50.00'	77.30'	69.83'	S 69°05'27" E	88°34'36"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°34'10" W	274.60'
L2	N 12°44'52" E	195.85'
L3	S 40°55'19" E	125.03'
L4	S 25°48'40" E	117.59'
L5	S 15°17'16" E	162.46'
L6	S 82°22'42" E	222.56'
L7	N 21°24'50" W	124.42'
L8	N 04°53'21" W	144.64'
L9	S 19°10'52" W	44.61'
L10	S 10°16'42" W	339.81'
L11	N 37°30'08" E	164.72'
L12	N 24°02'48" E	187.58'
L13	N 12°56'29" E	130.92'
L14	S 29°56'18" E	67.15'
L15	S 14°25'51" W	61.24'
L16	N 66°37'15" E	105.02'
L17	S 24°48'09" E	113.86'
L23	S 89°37'16" E	203.59'

DESCRIPTION OF MONUMENTS

- ⊙ SET 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED PLS 29026 – A.A. CRAIG – AKA A.A. BLACKBURN
- ◈ SET A 5/8" X 30" REBAR WITH A 2" ALUMINUM CAP STAMPED PLS 29026 – A.A. CRAIG – AKA A.A. BLACKBURN
- ◇ FOUND A STANDARD B.L.M. MONUMENT A 2-1/2" PIPE WITH A 3-1/4" CAP
- \+ POSITION FOR CORNER – MONUMENT NOT FOUND OR SET
- W.C. DENOTES WITNESS CORNER

GOFF
ENGINEERING & SURVEYING
555 SOUTH CAMINO DEL RIO
P.O. BOX 97
DURANGO, COLORADO 81302
(970) 247-1705

ELKHORN RANCH
PHASE 2

HASKINS

LOCATED IN SECTIONS 19, 20, 29 AND 30,
TOWNSHIP 37 NORTH, RANGE 8 WEST, N.M.P.M.

SHEET 2 OF 2

PREPARED BY: S. CUNNINGHAM | CHECKED BY: A. CRAIG

SCALE: 1" = 200 FEET | DATE: MARCH 11 , 1998

FILE: ELKMD1.DWG

JOB # 795

Goff Engineering & Surveying, Inc. expressly reserves the common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent of Goff Engineering & Surveying, Inc. ©