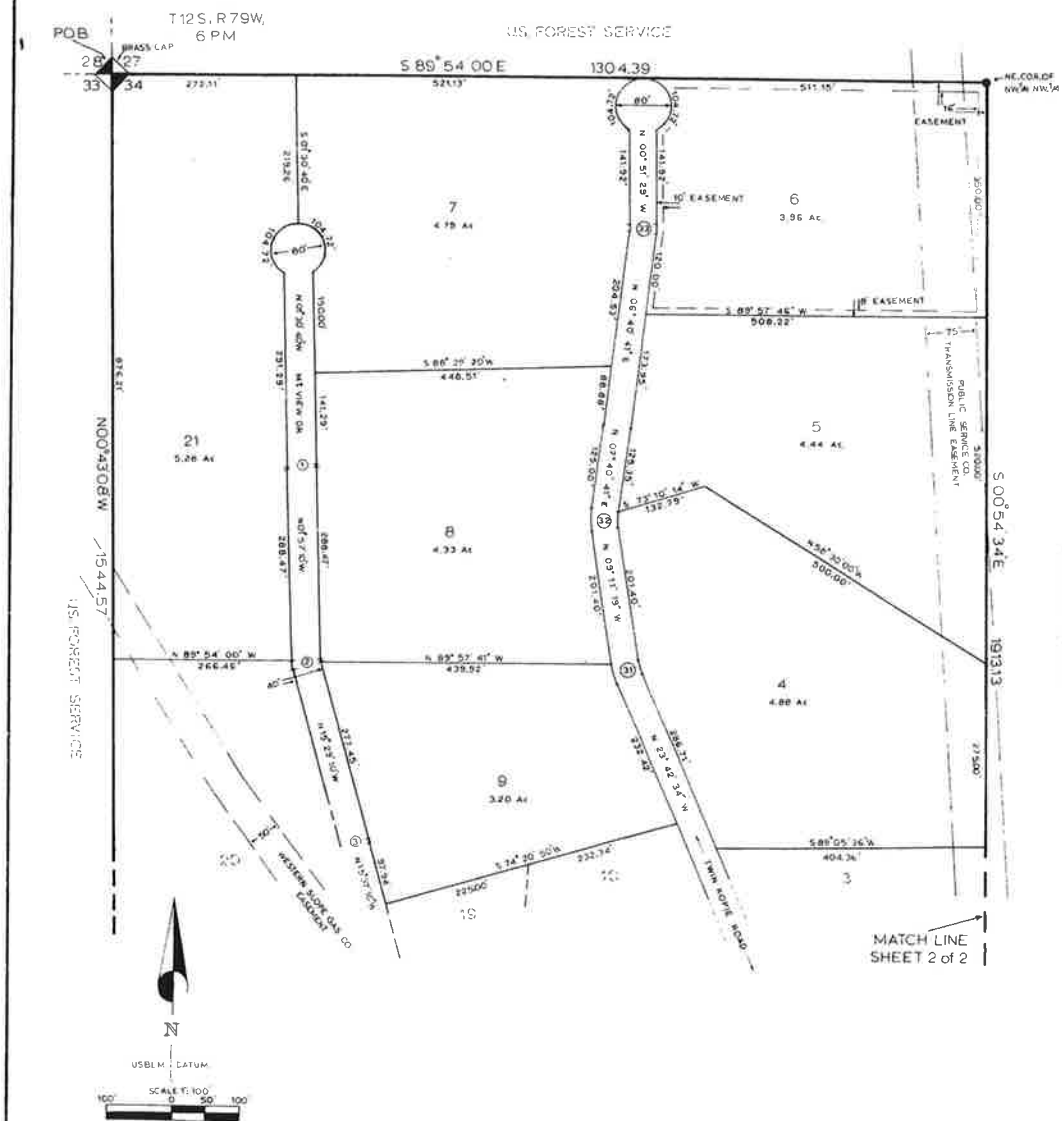


**MEADOW LAKES MOUNTAIN ESTATES
FILING NO.1
CHAFFEE COUNTY, COLO.**



CERTIFICATE OF DEDICATION AND OWNERSHIP

STATE OF COLORADO
COUNTY OF CHAFFEE
KNOW ALL MEN BY THESE PRESENTS THAT MOUNTAIN VIEW RANCH COMPANY, A COLORADO CORPORATION, BEING THE OWNERS OF THE PROPERTY DESCRIBED BELOW:

A TRACT OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 34, AND THE NORTH-EAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 76 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CHAFFEE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE SOUTH 89°54'00" EAST 1204.45 FEET ALONG THE NORTH LINE OF SECTION 34, TO A POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 00°54'34" EAST 1815.13 FEET, THENCE SOUTH 87°55'11" EAST 500.00 FEET, THENCE SOUTH 00°54'34" EAST 175.00 FEET, THENCE NORTH 87°55'11" WEST 176.26 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF MOUNTAIN VIEW DRIVE A ROAD BEING FORTY (40) IN WIDTH, THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) COURSES:

- (1) NORTH 17°17'28" WEST 144.55 FEET TO A POINT OF CURVATURE, 14.84 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6000 FEET, A DELTA OF 14°50'20" TO A POINT OF TANGENCY.
- (2) NORTH 31°27'48" WEST 134.24 FEET TO A POINT OF CURVATURE, 134.24 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6000 FEET, A DELTA OF 30°19'30" TO A POINT OF TANGENCY.
- (3) NORTH 61°47'18" WEST 130.30 FEET TO A POINT OF CURVATURE, 13.48 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 18.07 FEET, A DELTA OF 48°03'30" TO A POINT OF TANGENCY.
- (4) SOUTH 70°09'12" WEST 181.81 FEET TO A POINT OF CURVATURE, 22.05 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 29°37'40" TO A POINT OF TANGENCY.
- (5) NORTH 53°14'02" WEST 84.77 FEET TO A POINT OF CURVATURE, 8.54 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 10°18'00" TO A POINT OF TANGENCY.
- (6) SOUTH 80°48'52" WEST 186.07 FEET TO A POINT OF CURVATURE, 13.94 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 59°57'00" TO A POINT OF TANGENCY.
- (7) SOUTH 40°16'52" WEST 28.65 FEET TO A POINT OF CURVATURE, 69.03 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 6000 FEET, A DELTA OF 65°55'00" TO A POINT OF TANGENCY.
- (8) NORTH 73°13'08" WEST 31.09 FEET TO A POINT OF CURVATURE, 28.8 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A DELTA OF 87°11'10" TO A POINT OF TANGENCY.
- (9) NORTH 56°41'58" WEST 102.25 FEET, THENCE NORTH 81°26'11" WEST 347.70' TO A POINT ON THE WEST LINE OF SAID SECTION 34, THENCE NORTH 00°54'34" WEST 226.26 FEET ALONG SAID WEST LINE OF SECTION 34 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF SAID MOUNTAIN VIEW DRIVE, THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TEN (10) COURSES:
- (1) NORTH 34°14'28" WEST 28.16 FEET TO A POINT OF CURVATURE, 2.23 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 02°07'40" TO A POINT OF TANGENCY.
- (2) NORTH 84°34'30" WEST 248.84 FEET TO A POINT OF CURVATURE, 8.40 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 57°04'10" TO A POINT OF TANGENCY.
- (3) NORTH 80°43'18" WEST 209.82 FEET TO A POINT OF CURVATURE, 3.40 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 09°44'50" TO A POINT OF TANGENCY.
- (4) NORTH 70°27'38" WEST 186.79 FEET TO A POINT OF CURVATURE, 62.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 56°32'10" TO A POINT OF TANGENCY.
- (5) NORTH 10°25'28" WEST 126.8 FEET TO A POINT OF CURVATURE, 48.19 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A DELTA OF 6°21'05" TO A POINT OF TANGENCY.
- (6) NORTH 50°25'37" EAST 24.22 FEET TO A POINT OF CURVATURE, 40.10 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A DELTA OF 59°03'40" TO A POINT OF TANGENCY.
- (7) SOUTH 11°10'45" EAST 220.66 FEET TO A POINT OF CURVATURE, 6.37 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 10°22'25" TO A POINT OF TANGENCY.
- (8) NORTH 86°05'57" EAST 104.79 FEET TO A POINT OF CURVATURE, 6.55 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 24°31'55" TO A POINT OF TANGENCY.
- (9) NORTH 61°34'02" EAST 75.07 FEET TO A POINT OF CURVATURE, 45.03 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 43°00'00" TO A POINT OF TANGENCY.
- (10) SOUTH 70°25'58" EAST 84.51 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 34, THENCE NORTH 00°54'34" WEST 1544.57 FEET TO THE POINT OF BEGINNING, CONTAINING 82.07 ACRES.

THAT SAID OWNERS HAVE BY THESE PRESENTS LAID, PLATTED AND SUBDIVIDED THE SAME INTO TWENTY ONE (21) LOTS NUMBERED 1 THROUGH 21 INCLUSIVE, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF:

MEADOW LAKES MOUNTAIN ESTATES
FILING NO. 1
THERE IS HEREBY RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF EACH PUBLIC UTILITIES, UTILITY EASEMENTS BEING TEN (10) FEET WIDE ON ALL REAR AND FRONT LOT LINES, SIXTEEN (16) FEET WIDE ON ALL REAR LOT LINES NOT ADJACENT TO ANOTHER SUBDIVISION AND EIGHT (8) FEET WIDE ON ALL SIDE LOT LINES.

WESTERN SLOPE GAS CO. EASEMENT FIFTY (50) FEET WIDE RIGHT-OF-WAY, RECORDED IN 8 ENTRY 172, BOOK 308, PAGE 207. ENTRY 176, BOOK 331, PAGE 323.
ENTRY 180, BOOK 348, PAGE 59. ENTRY 181, BOOK 348, PAGE 65.
PUBLIC SERVICE CO. OF COLO. TRANSMISSION LINE EASEMENT SEVENTY-FIVE (75) FEET WIDE RIGHT-OF-WAY, RECORDED IN 8 ENTRY 72, BOOK 259, PAGE 524. ENTRY 73, BOOK 259, PAGE 525.
ENTRY 74, BOOK 259, PAGE 526.

LOTS 2, 3, 4, 15, 16 WILL HAVE RESTRICTED BUILDING LINES TO COMPLY WITH COUNTY AND STATE HEALTH DEPARTMENT REQUIREMENTS

ALL LOTS ARE SUBJECT TO THE RESTRICTIVE AND PROTECTIVE COVENANTS AS RECORDED IN BOOK NO 322, AND PAGE(S) 780, 781, 782, 783, IN THE RECORDS OF CHAFFEE COUNTY, STATE OF COLO.

IN WITNESS WHEREOF, FRANKLIN E. SPRINGER, PRESIDENT AND MARCELA M. SPRINGER, SECRETARY OF MOUNTAIN VIEW RANCH CO., A COLORADO CORPORATION, HAVE CAUSED THEIR NAMES TO BE HEREAFTER SUBSCRIBED: THIS 20th DAY OF MARCH, A.D. 1973.

MOUNTAIN VIEW RANCH CO.
BY *Franklin E. Springer*
PRESIDENT
ATTY: *Marcela M. Springer*
SECRETARY

Michael S. Pothol
NOTARY PUBLIC

STATE OF COLORADO SS
COUNTY OF CHAFFEE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF March A.D. 1973, BY FRANKLIN E. SPRINGER AS PRESIDENT AND MARCELA M. SPRINGER AS SECRETARY OF MOUNTAIN VIEW RANCH CO., WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.
MY COMMISSION EXPIRES September 12, A.D. 1974.

SURVEYOR'S CERTIFICATE

I, ROY L. WRIGHT, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.
DATED THIS 20th DAY OF MARCH, A.D. 1973.

Roy L. Wright
ROY L. WRIGHT
REGISTERED P.E. & L.S. NO. 2343
STATE OF COLORADO
FOR WRIGHT ENGINEERING

CERTIFICATE OF TITLE INSURANCE COMPANY

I, JAMES L. TREAT, A LICENSED TITLE INSURANCE AGENT, LICENSED TO REPRESENT TRANS-AMERICA TITLE INSURANCE COMPANY IN THE STATE OF COLORADO, CERTIFY THAT I EXAMINED TITLE TO ALL THE PROPERTY INCLUDED IN THIS PLAT ON MARCH 20, A.D. 1973, AND FOUND TITLE VESTED TO CHARLES W. LEE AND DONATHY W. LEE SUBJECT TO CONTRACT FOR SALE TO MOUNTAIN VIEW RANCH COMPANY AS RECORDED IN BOOK 377 PAGE 104.
DATED THIS 20th DAY OF MARCH, A.D. 1973.

James L. Treat
JAMES L. TREAT
TITLE INSURANCE AGENT

PLAT INSPECTOR'S APPROVAL

PLAT APPROVED AS COMPLYING WITH CHAFFEE COUNTY SUBDIVISION REGULATIONS DATED THIS 20th DAY OF MARCH, A.D. 1973.

Roy L. Wright
ROY L. WRIGHT
CHAFFEE COUNTY PLAT INSPECTOR

PLANNING COMMISSION APPROVAL

APPROVED BY THE CHAFFEE COUNTY PLANNING COMMISSION, THIS 20th DAY OF MARCH, A.D. 1973.

Paula M. Jallist
PAULA M. JALLIST
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF CHAFFEE COUNTY, COLORADO AT 11:44 A.M. ON THE 23rd DAY OF March A.D. 1973. RECEPTION NO. 158991.

Joseph J. Cortner
JOSEPH J. CORTNER
CHAFFEE COUNTY CLERK AND RECORDER

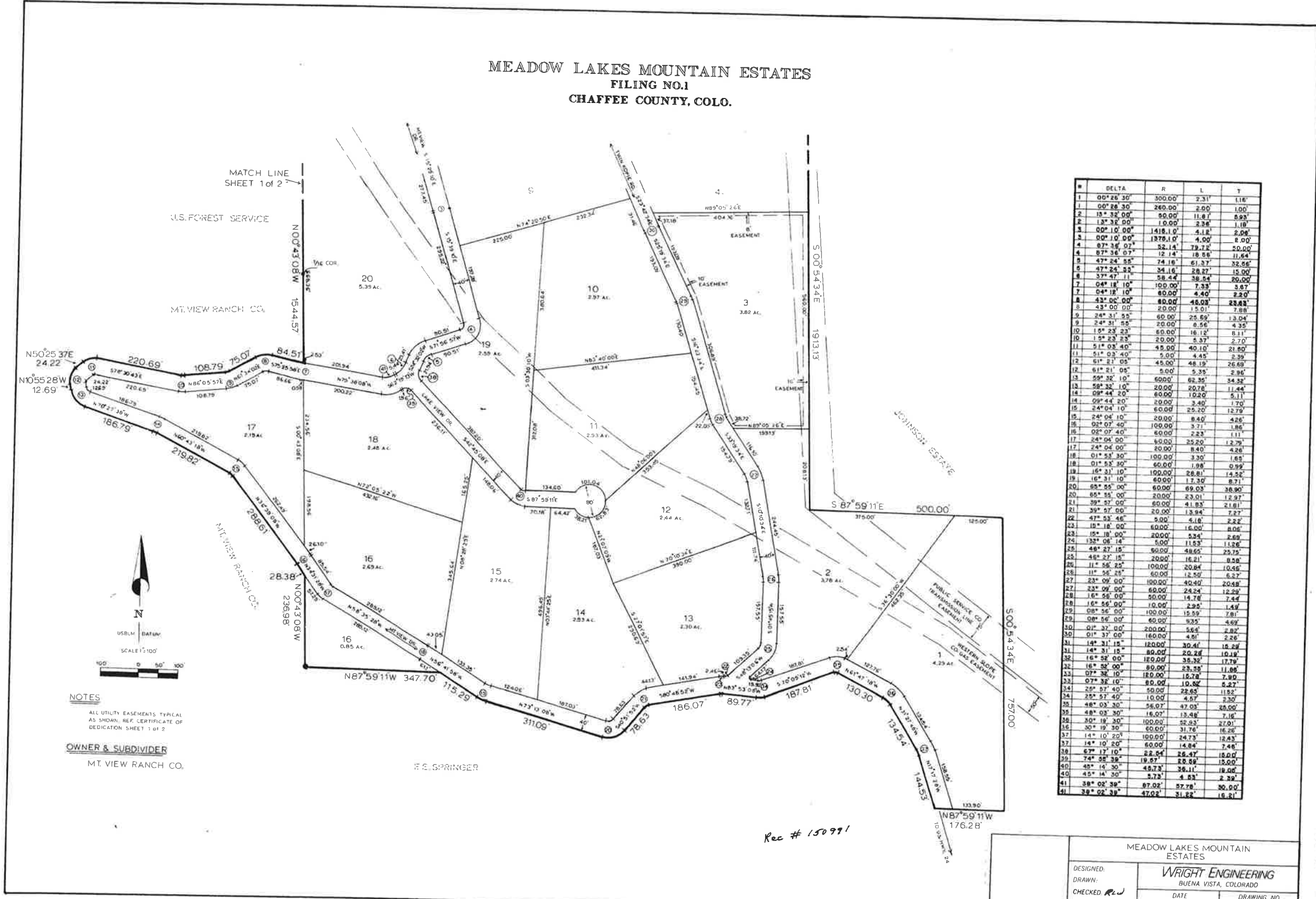
BOARD OF COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE CHAFFEE COUNTY BOARD OF COMMISSIONER'S, THIS 20th DAY OF MARCH, A.D. 1973.

George Dominick 3rd
GEORGE DOMINICK 3RD
CHAIRMAN

MEADOW LAKES MOUNTAIN ESTATES	
DESIGNED:	WRIGHT ENGINEERING
DRAWN:	BUENA VISTA, COLORADO
CHECKED: <i>ew</i>	DATE: FEB. 27, 73
	DRAWING NO. S-72-15
	SHEET 1 OF 2

MEADOW LAKES MOUNTAIN ESTATES
 FILING NO.1
 CHAFFEE COUNTY, COLO.



#	DELTA	R	L	T
1	00°26'30"	300.00	2.31'	1.16'
1	00°26'30"	260.00	2.00'	1.00'
2	15°32'00"	60.00	11.67'	5.83'
2	15°32'00"	10.00	2.28'	1.14'
3	00°10'00"	1418.10'	4.12'	2.06'
3	00°10'00"	1376.10'	4.00'	2.00'
4	87°36'07"	32.14'	73.12'	30.00'
4	87°36'07"	12.14'	18.56'	11.64'
5	47°24'55"	74.16'	61.37'	32.65'
5	47°24'55"	34.16'	28.27'	15.00'
6	37°47'11"	28.24'	38.24'	20.00'
7	04°18'10"	100.00'	7.33'	3.67'
7	04°18'10"	80.00'	4.40'	2.20'
8	43°00'00"	80.00'	40.00'	23.43'
8	43°00'00"	20.00'	15.01'	7.88'
9	24°31'55"	60.00'	25.69'	13.04'
9	24°31'55"	20.00'	8.56'	4.35'
10	15°23'23"	60.00'	16.12'	8.11'
10	15°23'23"	20.00'	5.37'	2.70'
11	51°03'40"	45.00'	40.10'	21.60'
11	51°03'40"	5.00'	4.45'	2.39'
12	61°21'05"	45.00'	48.19'	26.69'
12	61°21'05"	5.00'	5.35'	2.96'
13	59°32'10"	60.00'	82.35'	34.58'
13	59°32'10"	20.00'	20.78'	11.44'
14	09°44'20"	60.00'	10.20'	5.11'
14	09°44'20"	20.00'	3.40'	1.70'
15	24°04'10"	60.00'	25.20'	12.79'
15	24°04'10"	20.00'	8.40'	4.26'
16	02°07'40"	100.00'	3.71'	1.86'
16	02°07'40"	60.00'	2.23'	1.11'
17	24°04'00"	60.00'	25.20'	12.79'
17	24°04'00"	20.00'	8.40'	4.26'
18	01°55'30"	100.00'	3.30'	1.65'
18	01°55'30"	60.00'	1.98'	0.99'
19	16°31'10"	100.00'	26.81'	14.52'
19	16°31'10"	60.00'	17.30'	8.71'
20	65°55'00"	60.00'	69.03'	36.90'
20	65°55'00"	20.00'	23.01'	12.97'
21	39°27'00"	60.00'	41.83'	21.81'
21	39°27'00"	20.00'	13.94'	7.27'
22	47°52'46"	60.00'	51.81'	28.22'
22	47°52'46"	20.00'	16.00'	8.00'
23	15°18'00"	20.00'	5.34'	2.69'
23	15°18'00"	5.00'	11.53'	11.82'
24	48°27'15"	60.00'	48.65'	25.75'
24	48°27'15"	20.00'	16.21'	8.08'
25	11°56'25"	100.00'	30.84'	10.45'
26	11°56'25"	60.00'	12.50'	6.37'
27	23°09'00"	100.00'	40.40'	20.48'
27	23°09'00"	60.00'	24.24'	12.28'
28	16°56'00"	60.00'	14.76'	7.44'
28	16°56'00"	20.00'	2.20'	1.44'
29	08°56'00"	100.00'	15.59'	7.81'
29	08°56'00"	60.00'	9.35'	4.62'
30	01°37'00"	200.00'	5.64'	2.82'
30	01°37'00"	160.00'	4.81'	2.26'
31	14°31'15"	180.00'	30.41'	16.28'
31	14°31'15"	80.00'	20.28'	10.18'
32	16°52'00"	180.00'	35.32'	17.79'
32	16°52'00"	80.00'	23.55'	11.88'
33	07°32'10"	180.00'	16.78'	7.90'
33	07°32'10"	80.00'	10.82'	5.27'
34	25°57'40"	60.00'	22.85'	11.52'
34	25°57'40"	10.00'	4.57'	2.30'
35	48°03'30"	56.07'	47.03'	25.00'
35	48°03'30"	16.07'	13.48'	7.16'
36	30°19'30"	100.00'	52.93'	27.01'
36	30°19'30"	60.00'	31.76'	16.26'
37	15°10'20"	100.00'	24.73'	12.43'
37	15°10'20"	60.00'	14.84'	7.46'
38	67°17'10"	22.64'	26.47'	13.07'
39	74°25'39"	19.87'	23.59'	12.00'
40	45°14'30"	48.73'	36.11'	18.06'
40	45°14'30"	2.72'	4.83'	2.39'
41	38°02'38"	87.02'	57.78'	30.00'
41	38°02'38"	47.02'	31.82'	16.41'

NOTES
 ALL UTILITY EASEMENTS TYPICAL
 AS SHOWN. REF. CERTIFICATE OF
 DEDICATION SHEET 1 OF 2

OWNER & SUBDIVIDER
 MT. VIEW RANCH CO.

F. S. SPRINGER

Rec # 150991

MEADOW LAKES MOUNTAIN ESTATES	
DESIGNED:	WRIGHT ENGINEERING
DRAWN:	BUENA VISTA, COLORADO
CHECKED: <i>RW</i>	DATE: FEB. 20, 73
	DRAWING NO. S-72-15
	SHEET 2 OF 2

DRAWING NUMBER
 MEADOW LAKES MOUNTAIN
 ESTATES FILING NO. 1

Sub 428

1-82