

DEDICATION

HENRICHSEN, INC., a Nevada corporation, and PSZ, INC., a Nevada corporation, being the owners of the land described as follows:

A tract of land within the S1/2NW1/4 of Section 17, the SE1/4SE1/4 of Section 18, and the N1/2 of Section 20, Township 14 South, Range 85 West, 6th P.M., Gunnison County, Colorado; said tract being more particularly described as follows:

Consenting at the southeast corner of said Section 17, (as marked by a private surveyor's monument); thence South 89° 01' 33" West 1304.31 feet along the south boundary of said Section 17 to the northeast corner of the NW1/4NE1/4 of said Section 20, said corner also being the POINT OF BEGINNING of the herein described tract; thence the following courses around said tract:

- 1. South 01° 38' 57" West 105.34 feet along the east boundary of said NW1/4NE1/4 to the north corner of the DeLaont property, (as described in Book 220 at Page 435 of the records of Gunnison County);
2. South 24° 01' 00" East 880.00 feet along the easterly boundary of said property;
3. South 11° 18' 00" East 380.00 feet along said boundary;
4. South 33° 10' 00" East 185.78 feet along said boundary to a point on the north boundary of the SE1/4NE1/4 of said Section 20;
5. North 89° 11' 08" East 51.22 feet along said boundary to an easterly corner of property conveyed from Thompson to Hendrichsen Inc. and Phyllis Hollander, as described in a deed recorded in Book 758 at Page 801 of said records;
6. South 06° 00' 00" East 298.50 feet along said easterly boundary;
7. South 23° 18' 00" East 307.00 feet along said easterly boundary;
8. South 32° 15' 00" East 797.44 feet along said easterly boundary to a point on the east boundary of said Section 20;
9. South 00° 27' 05" West 29.75 feet along said boundary;
10. WEST 306.05 to a point on an existing fence-line;
11. South 88° 49' 55" West 80.94 feet along said fence-line;
12. South 89° 32' 25" West 519.50 feet along said fence-line;
13. South 85° 58' 03" West 484.21 feet along said fence-line;
14. South 88° 02' 30" West 881.09 feet along said fence-line to a point on the easterly right of way boundary of Colorado State Highway #135 as fenced;
15. North 45° 49' 00" West 1242.47 feet along said boundary;
16. North 45° 39' 09" West 93.56 feet along said boundary;
17. North 16° 00' 00" West 40.43 feet;
18. North 45° 39' 09" West 832.63 feet;
19. North 45° 48' 32" West 67.54 feet;
20. North 76° 00' 00" East 39.71 feet to a point on said boundary;
21. North 46° 48' 32" West 782.18 feet along said boundary;
22. North 48° 46' 47" West 1000.89 feet along said boundary;
23. North 45° 34' 28" West 608.79 feet along said boundary;
24. North 49° 48' 59" West 820.25 feet along said boundary;
25. North 49° 43' 51" East 30.20 feet to a point on the north boundary of said SE1/4NE1/4;
26. North 88° 43' 05" East 946.88 feet along said boundary to a point on the west boundary of said Section 17;
27. North 89° 18' 16" East 2598.08 feet along the north boundary of said S1/2NW1/4 to a point on an existing fence-line;
28. South 00° 32' 54" East 615.29 feet along said fence-line;
29. South 01° 28' 08" West 707.43 feet along said fence-line to a point on the south boundary of said Section 17;
30. North 89° 07' 35" East 81.32 feet along said boundary to the south quarter corner of said Section 17, (as marked by a private surveyor's monument);
31. North 89° 01' 35" East 1304.31 feet along said boundary to the northeast corner of said NW1/4NE1/4, said corner also being the POINT OF BEGINNING of the herein described tract.

This tract contains 283.87 acres more or less (after accounting for the 0.16 acre EXCEPTION described in following paragraph).

EXCEPTING THEREFROM that property conveyed from Aulrey Spann to Virgil Spann as described in Oull Clerk Deed recorded October 19, 1955 in Book 194 at Page 376 of said records.

The basis of bearings used herein is astronomic north as determined by solar observations.

In Gunnison County, Colorado, under the name of HIDDEN RIVER RANCH, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate and convey to Hidden River Ranch Association, a Colorado nonprofit corporation, for the benefit of the owners of the lots, tracts or parcels within this subdivision and their guests, but not to the public at large, the common right to use the streets, alleys, roads and other areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

There is further dedicated and conveyed to the Hidden River Ranch Association, a Colorado nonprofit corporation, the Common Area as shown hereon for the use and benefit of the owners of the lots, tracts or parcels within this subdivision and their guests, but not to the public at large, subject to the terms and conditions of the Conservation Easement of Hidden River Ranch.

Henrichsen, Inc. and PSZ, Inc. specifically reserve to themselves a non-exclusive easement and right of way over and across those parcels labeled Reserved Easement and the roads hereon set forth and specifically reserve the right to grant easements over and across the same for access to any adjoining parcels of land upon such terms and conditions as they, in their sole discretion, may determine.

IN WITNESS WHEREOF Henrichsen, Inc. a Nevada corporation, and PSZ, Inc., a Nevada corporation, have subscribed their names this 20th day of August 1998

HENRICHSEN, INC., a Nevada corporation

By: Don E. Henrichsen, President

PSZ, Inc., a Nevada corporation

By: Phyllis Hollander, President

STATE OF COLORADO)
County of Gunnison) ss.

The foregoing was acknowledged before me this 20th day of August 1998, by Don E. Henrichsen, as President of Henrichsen, Inc., a Nevada corporation.



Witness my hand and official seal: August 29, 1999

Colette A. Peterson, Notary Public

STATE OF COLORADO)
County of Gunnison) ss.

The foregoing was acknowledged before me this 20th day of August 1998, by Phyllis Hollander, as President of PSZ, Inc., a Nevada corporation.



Witness my hand and official seal: August 29, 1999

Colette A. Peterson, Notary Public

COMMENTS

- 1. Hidden River Ranch is subject to the Declaration of Protective Covenants of Hidden River Ranch recorded in Book 732 at page 194 of the records of Gunnison County, Colorado.
2. Hidden River Ranch is subject to the Deed of Conservation Easement of Hidden River Ranch recorded in Book 732 at page 222 of the records of Gunnison County, Colorado.
3. All irrigation ditches situate within Hidden River Ranch have a sufficient right of way as provided by the statutes of the State of Colorado of adequate area for the construction, maintenance and operation of such ditches.
4. All roads within Hidden River Ranch are private roads owned and maintained by Hidden River Ranch Association for use by the owners, their guests and invitees and by the Association and for the installation and maintenance of underground utility service to serve each Ranch Site. Gunnison County, Colorado has not duty, obligation or responsibility to construct, maintain or snowplow any road.
5. The driveways within Hidden River Ranch are private driveways dedicated to the owners of the Ranch Sites served by such private driveways.
6. The owners, their guests and invitees, have the common right to use and enjoy the walking and fishing easements, and including the East River, as a pedestrian walkway and to fish the East River.
7. The 20-foot trail easement adjacent to Colorado State Highway 135 shall be dedicated to Gunnison County, Colorado for use by the public as a trail easement by separate written agreement.
8. The owner of each Ranch Site shall have a common right of usage of the utility easements to provide utility service to each Ranch Site under rules and regulations as determined by the Hidden River Ranch Association.

ATTORNEY'S OPINION

I, Harrison F. Russell, an attorney duly licensed to practice in the state of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is held in the name of Henrichsen, Inc., a Nevada corporation and PSZ, Inc., a Nevada corporation, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

- 1. The reservations and exceptions as contained in the Patent from the United States of America.
2. The Right of Way Agreement recorded in Book 248 at page 311 of the records of Gunnison County, Colorado.
3. The Easement to the Department of Highways recorded in Book 291 at page 337 of the records of Gunnison County, Colorado.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.

This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is utilized as security for a promissory note or other written instrument of debt nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated August 20, 1998

Harrison F. Russell, Esq., Reg. No. 4450
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120 North Taylor - P.O. Box 178
Gunnison, Colorado 81230
Telephone: 970-641-3325
Telecopier: 970-641-3084

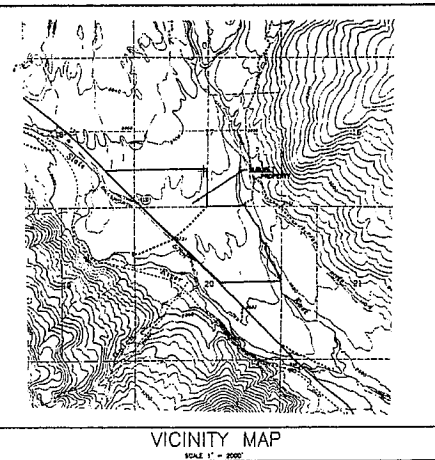


SURVEYOR'S CERTIFICATE:

I, James P. Foret, a registered land surveyor in the State of Colorado, certify that this plat and survey of HIDDEN RIVER RANCH was made by me and under my supervision and that both are accurate to the best of my knowledge. Monuments here be found or set as shown on this plat.

Dated this 25th day of August, A.D. 1998

James P. Foret, Colorado L. S. No. 11250



BOARD OF COUNTY COMMISSIONERS APPROVAL

The within HIDDEN RIVER RANCH is approved this 10th day of July 1998, and the private dedication of the roads and common areas is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of Hidden River Ranch Association and not by Gunnison County or any other public agency.

Julie R. Smith, Chairman

Attest: County Clerk

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, hereby recommends its approval of the plat of the above subdivision, such recommendation being made at a meeting of said Commission held on this 26th day of June 1998.

Chairman

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

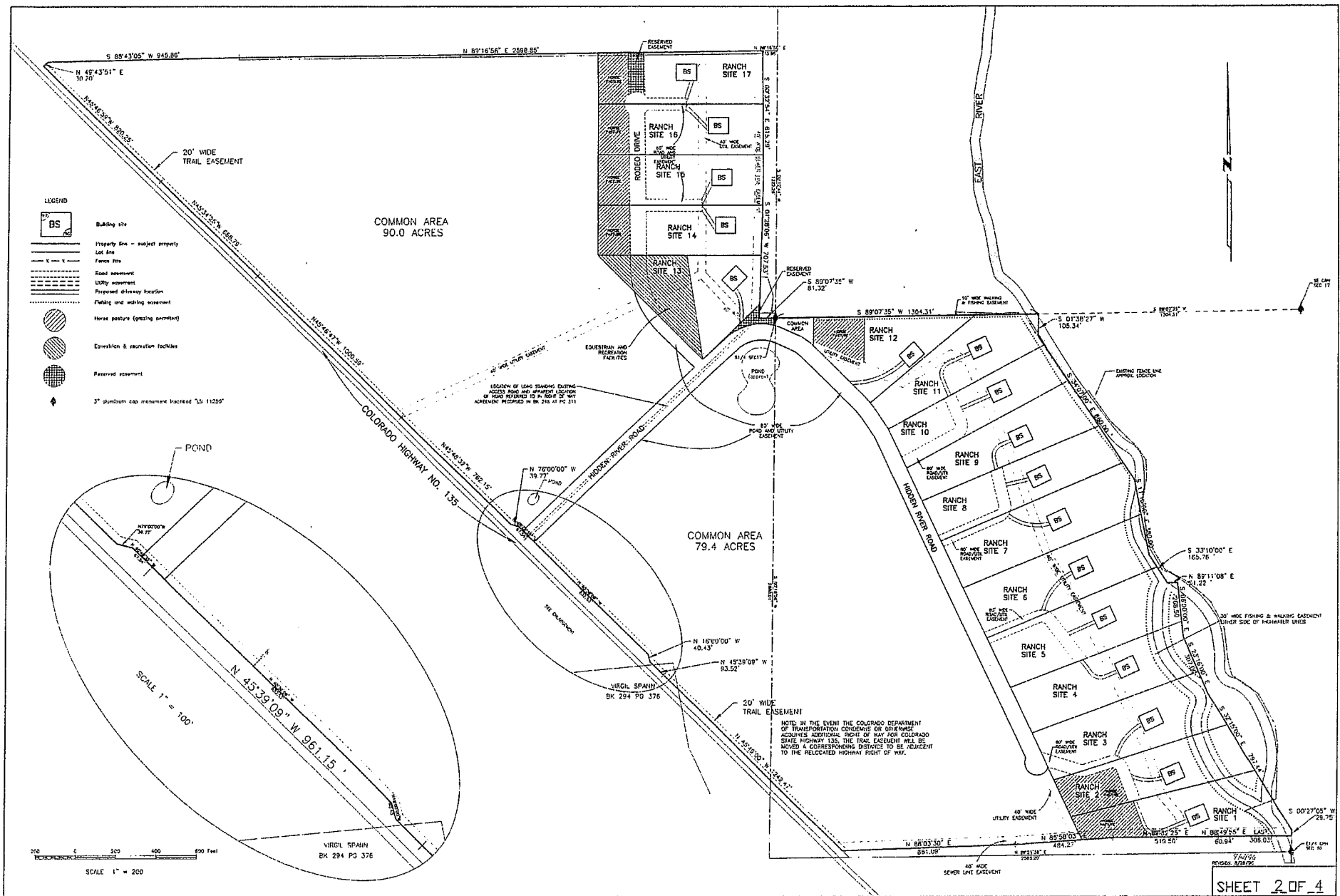
This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on the 24th day of October 1998, 1998, Registration No. 4715410, Time 4:30 P.M., Date 10/26/98.

County Clerk and Recorder

REG-004 6/13/98 FDCE 8000-04 P.S. 6th Ed. COMM-004/24/98

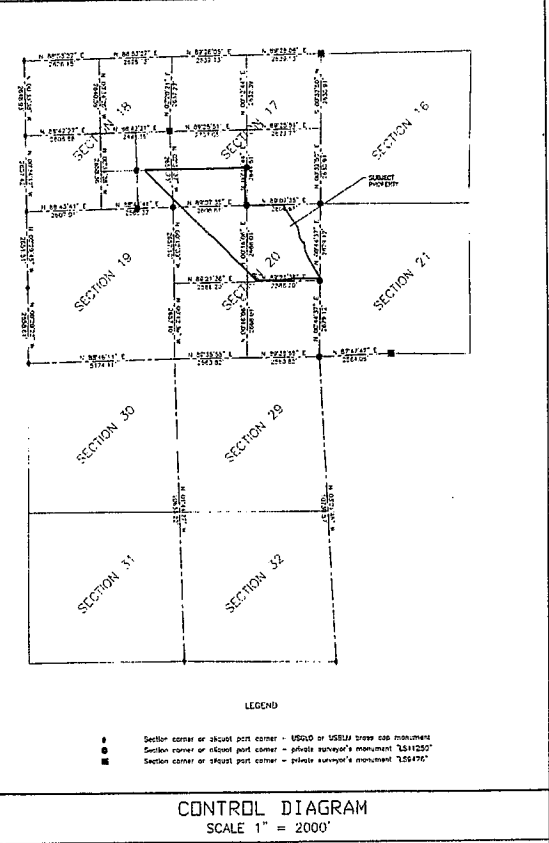
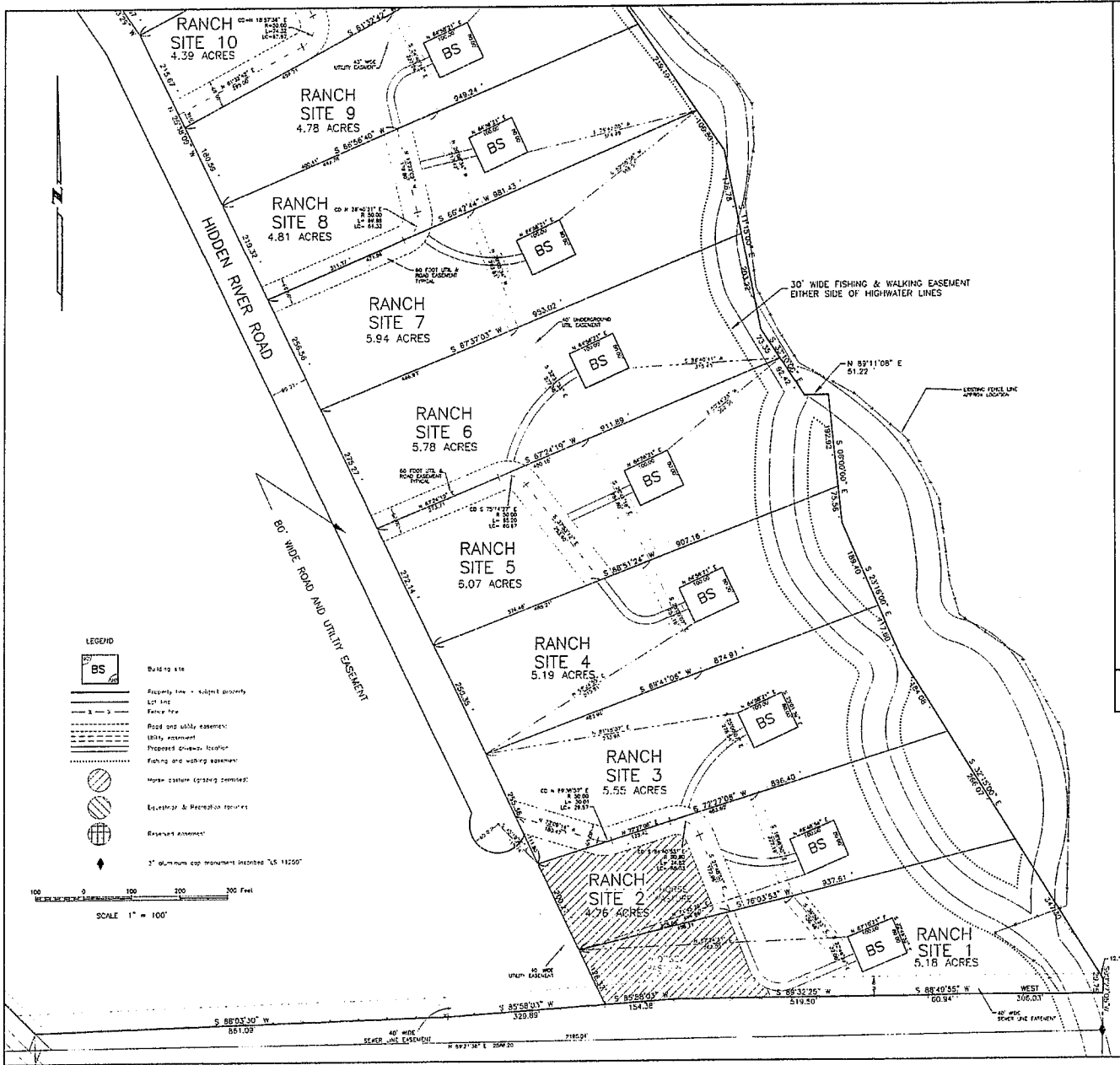
Form containing project details: HIDDEN RIVER RANCH within SECTIONS 17, 18 and 20, T14S, R85W, 6th P.M. GUNNISON COUNTY, COLORADO. Includes preparation date 5/26/96, latest revision 7/15/98, and sheet number 1 OF 4.

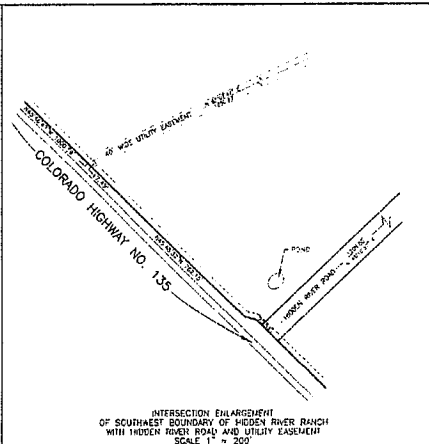
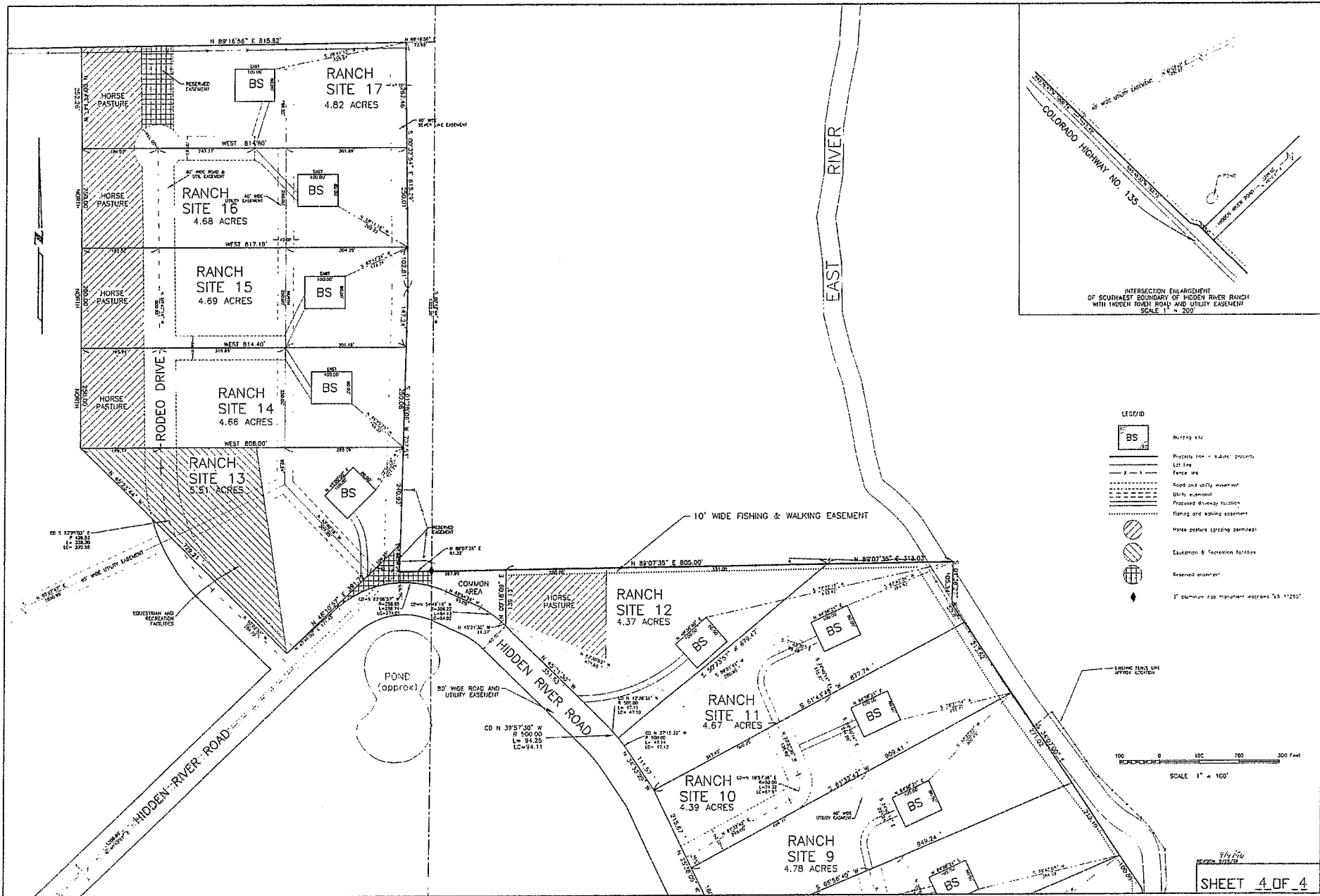
1718 10/24/1998 04:30:35 1 of 4 41.03 D 0.08 N 0.05 Gunnison City Co



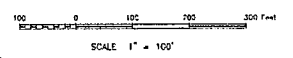
- LEGEND**
- BS Building site
 - Property line - subject property
 - Lot line
 - Fence line
 - Easement
 - Utility easement
 - Proposed driveway location
 - Fencing and utility easement
 - Horse pasture (grazing permit)
 - Equestrian & recreation facilities
 - Reserved easement
 - ↑ 3" aluminum cap monument tracked 'LS 11220'

NOTE: IN THE EVENT THE COLORADO DEPARTMENT OF TRANSPORTATION CONSENTS OR OTHERWISE ACQUIRES ADDITIONAL RIGHT OF WAY FOR COLORADO STATE HIGHWAY 135, THE TRAIL EASEMENT WILL BE MOVED A CORRESPONDING DISTANCE TO BE ADJACENT TO THE RELOCATED HIGHWAY RIGHT OF WAY.





- LEGEND**
- Building site
 - Property line - 4.00' projects
 - Lot line
 - Fence line
 - Road and utility easement
 - Utility easement
 - Reserved driveway location
 - Fencing and walking easement
 - Horse pastures (grazing permits)
 - Education & recreation facilities
 - Reserved private property
 - 3" diameter cap measurement indicates "S 1"250"



9/4/16
SHEET 4 OF 4

47159-C
47159 10/24/18 04:20:32
4 of 4 R 41.88.2, E.80 N 4.63 Gannett City Co