

THE DANNI RANCH

LOCATED WITHIN
SECTIONS 10, 11, 14 and 15 of TOWNSHIP 15 SOUTH, RANGE 85 WEST, 6th P.M.
GUNNISON COUNTY, COLORADO

1. THE DANNI RANCH is subject to the Dedication of Covenants, Conditions, Restrictions and Easements for the Danni Ranch recorded August 7, 1992 in Book 710 at Page 30 of the records of Gunnison County, Colorado.

2. The use of the Shiloh Pasture, the Fishing Easement, the Cattleman Tract, the Stable Tract, and the Feed Tract is governed by the Danni Ranch Association, a Colorado non-profit corporation, pursuant to the Dedication of the Covenants, Conditions, Restrictions and Easements for the Danni Ranch recorded August 7, 1992 in Book 710 at Page 30 of the records of Gunnison County, Colorado.

3. All roads on this plat are private roads dedicated to and owned by the Danni Ranch Association, a Colorado non-profit corporation, and the duty to maintain such roads and to ensure good drainage is the sole responsibility of the Danni Ranch Association, a Colorado non-profit corporation.

4. Gunnison County, Colorado has no duty to construct, maintain, repair or remove any fence on the roads within the subdivision.

5. The Colorado Department of Highways may impose additional requirements for the access points at the location of the Danni Ranch onto Colorado Highway 135, including the obligation for payment of the cost of any additional improvements thereto or easements therefor.

6. There is no vacation potential within the Danni Ranch and the potential necessity for technical monitoring and control as outlined in a map and letter of October 5, 1990 by Lambert & Associates on file with the Gunnison County Planning Department, and Gunnison County shall have no liability for injury to persons or property resulting from any avalanche.

7. All driveway entrances onto all internal roads of the Danni Ranch must have a minimum forty-foot turning radius.

8. The internal roads within the Danni Ranch shall not become public roads for purpose of access to Gunnison National Forest lands.



LAND SURVEYOR'S CERTIFICATE

I, Robert E. Bigdon, a Registered Colorado Land Surveyor do hereby certify that this plat and survey of THE DANNI RANCH was conducted by me and under my supervision and that both are accurate to the best of my knowledge.

Robert E. Bigdon
Registered Land Surveyor
Colorado No. 6753
1414, Colorado 81201

Robert E. Bigdon
7/16/1992



The undersigned, Henry A. Gollin and Robert E. Stuplich, as the owners of the real property situated in Gunnison County, Colorado described as follows:

Township 15 South, Range 85 West, 6th Principal Meridian

Section 10:
S 1/2;
SW 1/4 NW 1/4;
SW 1/4 NE 1/4;

NW 1/4 NW 1/4, excepting therefrom the following described parcel of land conveyed to Cecil V. Sampson by Harvey Dugg recorded in Book 253 at page 492 of the records of the County Clerk and Recorder of Gunnison County, Colorado, to-wit:

Commencing at a point at the Northwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 10, Township 15 South, Range 85 West of the 6th P.M.; thence running East along the north line of said forty acre tract 470 feet to Corner No. 1, the place of beginning; thence to Corner No. 2 which is the Northeast corner of said forty acre tract; thence south along the East line of said forty acre tract 1030 feet to a point 270 feet north of the Southeast corner of said forty acre tract; thence easterly 1350.5 feet to Corner No. 3; the place of beginning, containing 10,244 acres, +/- or less.

Section 10:

NW 1/4 NW 1/4

Section 11:

S 1/2 NE 1/4
N 1/2 NW 1/4

Section 11:

A tract of land located in the W 1/2 SW 1/4 and NE 1/4 SW 1/4 described as follows:

Beginning at the Southwest Corner of Section 11 (a 2 inch pipe monument with a 4 inch aluminum cap) thence North 00°09'41" East 2690.43 feet to the West 1/4 Corner of said Section 11 (a 2 inch pipe monument with a 3 inch brass cap) thence North 89°59'15" East along the East-West centerline of said Section 11 a distance of 1074.26 feet to the Westerly boundary of a parcel of land to be conveyed to Hughery; thence continuing along the proposed Westerly fence boundary, first South 05°37'05" West 34.99 feet; thence South 87°34'46" East 74.05 feet; thence due South 1.63 feet; thence North 89°45'08" East 223.45 feet to the centerline of the consent/abandoned Great Northern Branch of the Denver & Rio Grande Western Railroad (said centerline being determined by alignment with the existing fence line which is also the Westerly right-of-way boundary of Colorado Highway No. 135, Book 257 at Pages 522 and 523 of the Gunnison County Records); thence South 15°21'06" East along said fence/railroad centerline/Westerly Highway boundary 1344.77 feet to the South boundary of the said Northeast 1/4 of the Southwest 1/4; thence South 89°40'15" West along said South boundary 402.32 feet to the Southwest Corner of said Northeast 1/4 of the Southwest 1/4 marked by a 2 inch pipe monument with a 4 inch aluminum cap stamped 1716-611-6753; thence South 89°24'02" West 1362.23 feet to the Southeast Corner of the said West 1/2 of the Southwest 1/4 marked by a 2 inch pipe monument with a 4 inch aluminum cap stamped W 1716-611-6753; thence South 89°40'15" West along the South line of said Section 11 a distance of 1321.43 feet to the point of beginning.

County of Gunnison,
State of Colorado.

have laid out, platted and subdivided the same as THE DANNI RANCH as shown on this plat and do hereby dedicate and convey to the Danni Ranch Association, a Colorado non-profit corporation for use and benefit of the owners of all Ranch Estates within THE DANNI RANCH, their guests.

successors and assigns, the roads set forth on this plat for vehicles and pedestrian ingress and egress and for installation and maintenance of all utilities, either by said Association, any utility company, the dedication, or Ranch Estate owner. There is further dedicated to the Danni Ranch Association, a Colorado non-profit corporation, for the use and benefit of the owners of all Ranch Estates within THE DANNI RANCH, their guests, successors and assigns, for the purpose and uses specified in the Dedication of Covenants, Conditions, Restrictions and Easements for the Danni Ranch recorded August 7, 1992 in Book 710 at page 30 of the records of Gunnison County, Colorado, the Shiloh Pasture, Fishing Easement, and easement for the designated lands together with all other rights appurtenant thereto, the Cattleman Tract, the Stable Tract, and the Feed Tract, together with the other rights appurtenant to the Feed Tract conveyed in Case No. 808143 of the State Court for State Division 6 of the State of Colorado.

IN WITNESS WHEREOF, the dedicator have subscribed their names this 7th day of August, 1992.

Henry A. Gollin
Henry A. Gollin
Robert E. Stuplich
Robert E. Stuplich

STATE OF COLORADO)
) SS
County of Gunnison)

The foregoing Dedication was acknowledged before me this 7th day of August, 1992 by Henry A. Gollin.

Witness my hand and official seal.
My commission expires 9-15-93



Peggy Salin
Peggy Salin
Notary Public
Address 120 N. Taylor
Gunnison, CO 81230
Telephone 303-641-8336

STATE OF COLORADO)
) SS
County of Gunnison)

The foregoing Dedication was acknowledged before me this 7th day of August, 1992 by Robert E. Stuplich.

Witness my hand and official seal.
My commission expires 9-15-93

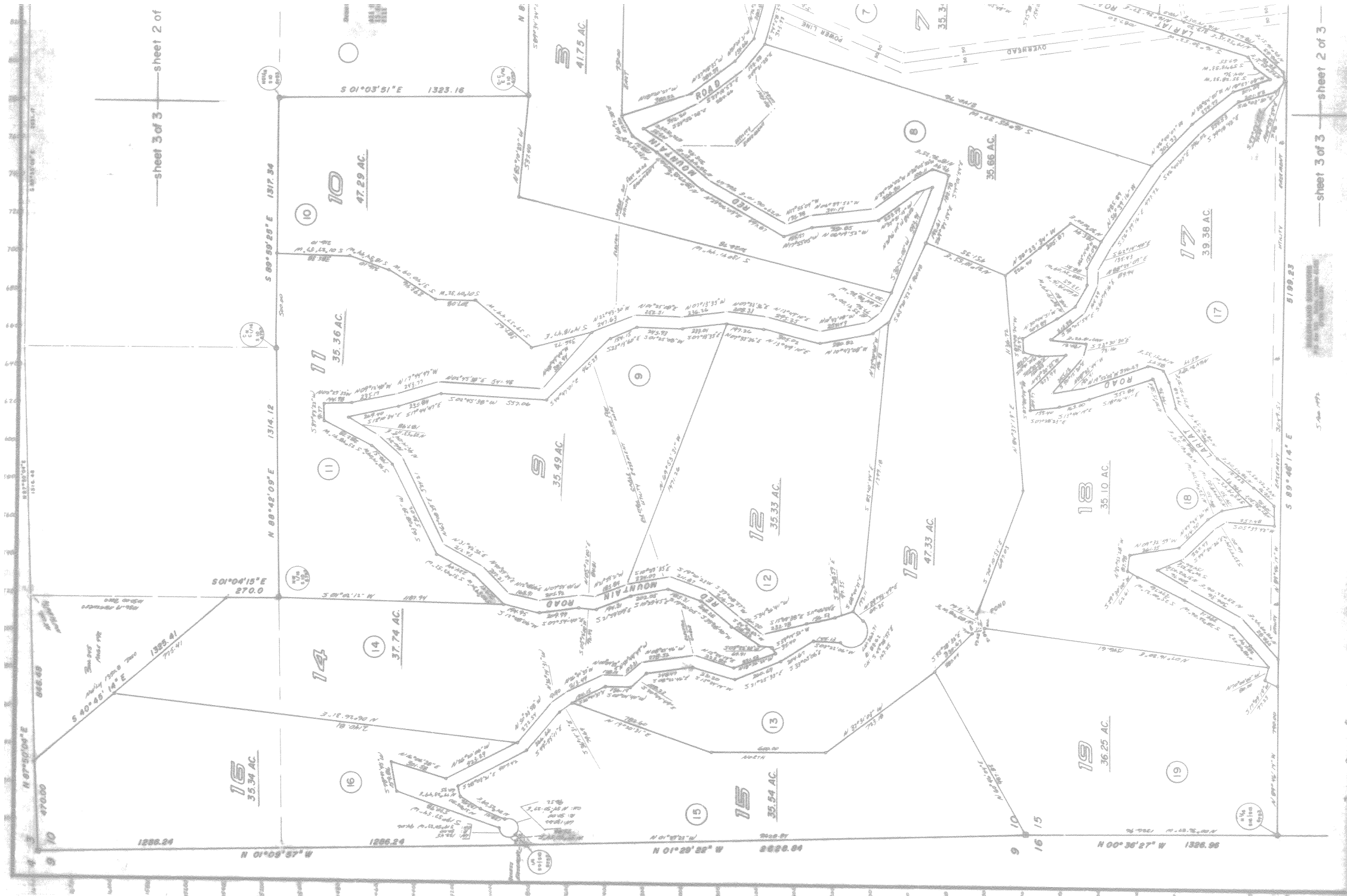


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Address 120 N. Taylor, Gunnison, CO
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THIS PLAT WAS RECORDED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GUNNISON COUNTY, COLORADO ON THIS 7TH DAY OF AUGUST, 1992 AT 4:55 P.M. THE 4:00 P.M. RECEPTION HOURS.

County Clerk *James M. Ritzinger*





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— sheet 3 of 3 — sheet 2 of 3



—sheet 3 of 3 — sheet 2 of 3 —

SCALE: 1 INCH = 200 FEET

Division Recommended North Section Building Site
 All South Section boundaries which affect roads and have not been shown are subject to
 25 foot utility easement and distance for easementment and
 25 ft slope.

—sheet 3 of 3 — sheet 2 of 3 —

5 Aug. 1992