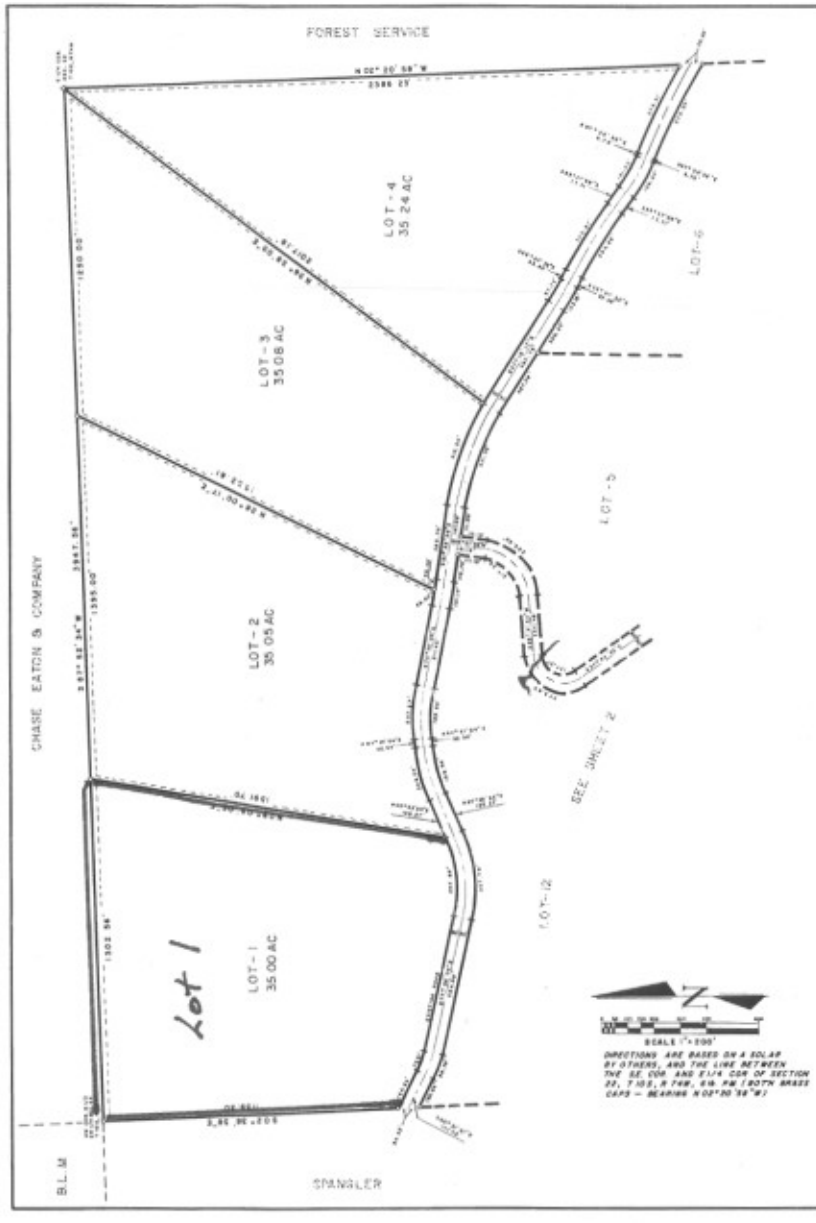
TARRYALL GATE 1 of 2



TARRYALL GATE SUBDIVISION

CERTIFICATE OF DEDICATION AND OWNERSHIP

STATE OF COLORADO
COUNTY OF PARK

KNOW BY THESE PRESENTS THAT TARRYALL GATE ASSOCIATES A COLORADO CORPORATION BEING THE OWNERS OF THAT PART OF SECTIONS 22 AND 27, TOWNSHIP 10 SOUTH, RANGE 74 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 74 WEST, A GOVERNMENT BRASS CAP, THENCE N 02° 20' 58" W A DISTANCE OF 2387.28 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 22, A BRASS CAP, THENCE S 87° 52' 34" W A DISTANCE OF 3947.56 FEET TO A POINT, THENCE S 08° 36' 38" E A DISTANCE OF 2714.67 FEET TO A POINT, THENCE S 06° 40' 33" W A DISTANCE OF 401.98 FEET TO A POINT, THENCE S 88° 14' 33" E A DISTANCE OF 3978.33 FEET TO A POINT, THENCE N 01° 14' 22" W A DISTANCE OF 4009.76 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 614.93 ACRES. LESS 5.60 ACRES FOR COUNTY DEDICATED ROAD, HAVING A 60 FOOT RIGHT-OF-WAY.

SAID OWNERS HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT UNDER THE NAME STYLE OF TARRYALL GATE SUBDIVISION, DOES HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, COURTS AND PLACES HEREON SHOWN. ALSO, THE EASEMENTS AS SHOWN HEREON ARE RESERVED AND OR DEDICATED FOR THE PURPOSES SHOWN. IN WITNESS HEREOF David R. Pickett AS Managing Partner

STATE OF COLORADO
COUNTY OF PARK } SS.

ATTEST David R. Pickett

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF March, 1981

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES October 27, 1984

Brian N. West
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS THIS 21st DAY OF September, 1981

Jerry C. Carpenter
CHAIRMAN

PLANNING COMMISSION APPROVAL

APPROVED BY THE PARK COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 198

CHAIRMAN

SURVEYOR'S CERTIFICATE

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Michael K. Henderson
MICHAEL K. HENDERSON
L.S. No 16117

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER AT 1:30 AM ON THE 22 DAY OF September, 1981.

325631 Robert L. Anderson
PARK COUNTY CLERK and RECORDER

CERTIFICATE OF TITLE

Attorneys Title Guaranty Co. Inc. A TITLE INSURANCE COMPANY HEREBY CERTIFIES THE TITLE TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE DEDICATORS

DATE March 6, 1981

Attorneys Title Guaranty Co. Inc.
by Rebecca S. Crowley
REBECCA S. CROWLEY - AGENT

1. THE PERIMETER COURSE AND DISTANCE DATA, AS SHOWN ON THESE PLATS, IS BASED ON A PLAT DATED MARCH 6, 1972, PREPARED BY NORMAN E. BOSTROM, COLO. REG. LAND SURVEYOR NO L.S. 9477.
2. TRACT A WILL BE DEEDED TO PARK COUNTY.
3. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN WELL AND BUILDING PERMITS.
4. ⊥ DENOTES A 5/8" REBAR TO BE SET WITH A 1 1/2" ALUMINUM CAP STAMPED L.S. 16117
5. ⊥ DENOTES A B.L.M. BRASS CAP FOUND
6. THE FOLLOWING EASEMENTS ARE PROVIDED, 7.5 FEET ON ALL SIDE AND REAR LOT LINES, AND 15 FEET ON ALL BOUNDARIES NOT ADJACENT TO ANOTHER SUBDIVISION. ALL EASEMENTS AS SHOWN ARE FOR UTILITY PURPOSE UNLESS OTHERWISE NOTED.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN SEPTIC TANK SITE APPROVAL FROM COUNTY OR STATE HEALTH DEPARTMENT AND THEIR OWN WELL FROM THE ENGINEER'S OFFICE.
8. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING A DRIVEWAY PERMIT FROM THE COUNTY.

SHEET 1 OF 2