

AUTUMN CREEK FILING NO. 1

A SUBDIVISION IN SECTIONS 27, 28, AND 33, TOWNSHIP 16 SOUTH, RANGE 73 WEST OF THE 6th. P.M., FREMONT COUNTY, COLORADO

COURSE	BEARING	DISTANCE
L1	N 83°28'39"W	216.91'
L2	S 89°21'30"W	60.16'
L3	N 04°51'51"W	289.65'
L4	N 48°05'15"W	330.71'
L5	N 39°59'12"W	320.84'
L6	N 10°27'20"E	89.09'
L7	N 63°56'01"E	156.35'
L8	N 44°28'52"E	85.03'
L9	N 21°15'34"E	82.86'
L10	N 07°30'52"E	108.52'
L11	N 35°08'17"W	107.56'
L12	N 61°44'17"W	97.99'
L13	N 80°00'18"W	278.29'
L14	N 56°18'48"W	11.20'
L15	N 56°18'48"W	202.97'
L16	N 43°39'30"W	155.69'
L17	N 09°52'24"E	103.56'
L18	N 47°53'57"E	151.28'
L19	N 62°12'10"E	137.44'
L20	N 49°48'08"E	155.46'
L21	N 10°55'20"E	98.43'
L22	N 00°54'13"W	119.50'
L23	N 27°08'22"W	136.07'
L24	N 32°59'31"W	181.62'
L25	N 05°59'05"W	107.88'
L26	N 09°02'57"E	367.75'
L27	N 01°47'47"E	229.88'
L28	N 09°27'25"W	175.01'
L29	N 17°53'06"W	188.56'
L30	N 29°05'22"W	83.74'
L31	N 10°08'05"E	359.23'
L32	N 57°44'10"E	61.94'
L33	N 78°39'32"E	120.85'
L34	S 69°28'21"E	381.72'
L35	S 74°11'31"E	392.86'
L36	S 87°09'28"E	444.07'
L37	N 84°13'02"E	669.88'
L38	N 50°34'45"E	155.69'
L39	N 18°14'57"E	66.56'
L40	N 15°28'42"W	219.95'
L41	N 15°28'42"W	219.95'
L42	N 22°02'41"W	117.18'
L43	N 05°45'11"E	358.35'
L44	N 61°12'33"E	245.78'
L45	N 68°51'05"E	94.77'
L46	N 68°51'05"E	221.22'
L47	N 51°10'14"E	398.52'
L48	N 51°10'14"E	63.89'
L49	S 32°23'49"W	228.26'
L50	S 36°01'35"E	206.50'
L51	S 54°18'26"E	108.10'
L52	S 66°18'01"E	144.47'
L53	N 82°47'42"E	340.08'
L54	N 86°32'20"E	112.98'
L55	N 57°12'31"E	138.52'
L56	N 81°00'32"E	195.38'
L57	N 51°00'32"E	104.59'
L58	N 53°57'09"E	624.34'
L59	S 25°09'34"E	241.38'
L60	N 45°29'05"E	189.25'
L61	N 74°10'00"E	207.67'
L62	S 68°41'36"E	189.25'
L63	S 76°34'55"E	212.98'
L64	N 82°47'27"E	180.06'
L65	S 80°20'54"E	78.28'
L66	S 80°20'54"E	78.28'
L67	S 34°21'54"E	128.72'
L68	S 65°28'09"E	30.86'
L69	N 75°19'51"E	132.85'
L70	S 37°32'04"E	281.31'
L71	S 72°52'48"E	45.51'
L72	N 78°05'21"E	157.44'
L73	N 10°41'08"E	131.51'
L74	N 29°27'30"E	287.44'
L75	N 40°53'22"E	137.95'
L76	N 74°7'10"E	145.38'
L77	S 75°22'47"E	128.52'
L78	S 27°10'23"E	196.90'
L79	S 33°47'28"E	86.40'
L80	S 33°47'28"E	71.74'
L81	S 22°32'29"E	288.03'
L82	S 32°35'25"E	157.31'
L83	S 39°38'45"E	372.03'
L84	N 39°02'40"W	375.15'
L85	N 32°35'25"E	165.97'
L86	N 22°32'29"E	287.26'
L87	N 34°02'29"W	22.18'
L88	S 29°45'39"E	71.22'
L89	S 29°45'39"E	265.63'
L90	S 35°43'51"E	443.04'
L91	S 35°43'51"E	100.00'
L92	N 33°47'28"W	161.61'
L93	N 27°10'23"W	173.53'
L94	N 75°22'30"W	85.70'
L95	N 74°7'10"W	111.09'
L96	S 40°53'22"W	113.86'
L97	S 29°27'30"W	271.51'
L98	N 10°41'08"W	161.61'
L99	S 78°05'21"W	114.50'
L100	N 72°52'48"W	80.16'
L101	N 37°32'04"W	280.60'
L102	S 75°19'51"W	114.50'
L103	N 65°28'09"W	88.92'
L104	N 34°21'54"W	129.58'
L105	N 60°20'54"W	130.82'
L106	N 82°47'27"W	171.42'
L107	N 76°34'55"W	225.37'
L108	N 68°41'36"W	190.52'
L109	N 74°10'00"W	220.14'
L110	N 45°29'05"W	95.30'
L111	N 25°09'34"W	236.73'
L112	N 53°57'09"W	22.40'
L113	N 45°29'05"W	271.51'
L114	S 57°12'33"W	130.77'
L115	S 66°32'20"W	128.45'
L116	N 82°47'42"W	365.24'
L117	N 68°18'01"W	167.36'
L118	N 54°18'26"W	122.98'
L119	N 39°01'35"W	218.03'
L120	N 32°23'24"W	164.06'
L121	N 51°10'14"W	404.38'
L122	N 68°51'05"W	321.38'
L123	S 61°12'33"W	213.23'
L124	S 05°45'11"W	312.99'
L125	S 22°02'41"E	102.14'
L126	S 15°28'42"E	477.36'
L127	S 18°14'57"W	102.14'
L128	S 50°34'45"W	251.87'
L129	S 84°13'02"W	692.35'
L130	N 67°09'28"W	410.21'
L131	N 35°43'51"W	545.43'
L132	N 29°45'39"W	318.14'
L133	N 74°11'31"W	388.95'
L134	N 69°28'21"W	379.37'
L135	N 78°39'32"W	90.12'
L136	S 09°27'25"E	139.65'
L137	S 01°47'47"W	230.59'
L138	N 09°02'57"E	363.64'
L139	N 05°59'05"E	85.56'
L140	S 32°59'31"E	170.28'
L141	S 27°08'22"E	155.12'
L142	N 00°54'13"E	139.69'
L143	N 10°55'20"E	125.80'
L144	N 49°48'08"E	183.15'
L145	N 62°12'10"E	136.44'
L146	N 47°53'57"E	123.08'
L147	N 09°52'24"E	52.83'
L148	N 43°39'36"E	118.77'
L149	N 56°18'48"E	194.94'
L150	N 80°00'18"E	273.35'
L151	N 61°44'17"E	122.95'
L152	N 33°08'17"E	136.50'
L153	N 07°30'52"E	137.94'
L154	N 21°15'34"E	110.58'
L155	N 44°28'52"E	117.64'
L156	N 63°56'01"E	136.40'
L157	N 10°27'20"E	32.50'
L158	N 39°59'12"E	288.70'
L159	N 46°05'15"E	348.50'
L160	N 04°51'51"E	316.85'

KNOW ALL MEN BY THESE PRESENTS

THAT SPRING CREEK MOUNTAIN RANCH, L.L.C. IS OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

TO WIT

A PARCEL OF LAND IN SECTIONS 27, 28, AND 33, TOWNSHIP 16 SOUTH, RANGE 73 WEST OF THE 6th P.M., FREMONT COUNTY, COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ON THE FOLLOWING COURSES
- 1) S 00°30'04" W ON THE EAST LINE OF SAID SECTION 33, 2694.58' TO INTERSECT THE NORTH RIGHT OF WAY LINE OF FREMONT COUNTY ROAD NO. TWO (THE NEXT SIX COURSES SHALL BE ON SAID RIGHT OF WAY LINE)
 - 2) CURVE RIGHT, RADIUS = 3268.80', LENGTH = 330.35', CENTRAL ANGLE = 05°47'25" CHORD = 330.21', CHORD BEARING = N 86°22'21" W
 - 3) N 83°28'39" W, 216.91'
 - 4) CURVE LEFT, RADIUS = 3002.47', LENGTH = 381.22', CENTRAL ANGLE = 07°16'29" CHORD = 380.97', CHORD BEARING = N 87°06'53" W
 - 5) S 89°14'52" W, 2036.92'
 - 6) CURVE RIGHT, RADIUS = 156,390.63', LENGTH = 1581.76', CENTRAL ANGLE = 00°34'46" CHORD = 1581.76', CHORD BEARING = S 89°32'15" W
 - 7) S 89°49'38" W, 807.72'
 - 8) LEAVING SAID RIGHT OF WAY LINE AND PRECEDING ON THE WEST LINE OF SAID SECTION 33, N 07°24'38" E, 2612.75 TO THE NORTHWEST CORNER THEREOF
 - 9) N 00°02'11" W ON THE WEST LINE OF SAID SECTION 28, 2645.64' TO THE WEST 1/4 CORNER THEREOF
 - 10) N 89°38'40" E ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, 1338.83', TO THE NORTHEAST CORNER THEREOF
 - 11) S 00°09'52" W ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, 1325.52', TO THE SOUTHEAST CORNER THEREOF
 - 12) N 89°45'32" E ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, 1334.17' TO THE NORTHEAST CORNER THEREOF
 - 13) N 00°21'52" E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, 1328.24' TO THE CENTER 1/4 CORNER THEREOF
 - 14) N 81°08'54" E, 1220.63'
 - 15) S 22°32'29" E, 288.03'
 - 16) S 32°35'25" E, 157.31'
 - 17) S 39°38'45" E, 372.03'
 - 18) S 32°33'24" E, 228.26'
 - 19) S 38°01'35" E, 206.50'
 - 20) N 42°53'15" E, 1186.70' TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28
 - 21) S 89°11'46" E ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 27 4025.46' TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27
 - 22) S 01°16'35" W ON THE EAST LINE THEREOF, 2638.15' TO THE SOUTHWEST CORNER THEREOF
 - 23) N 88°56'05" W ON THE SOUTH LINE OF SAID SECTION 27, 3981.92' TO THE POINT OF BEGINNING CONTAINING 836.39 ACRES PLUS OR MINUS.

DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED THE TRACT SHOWN AND DESCRIBED ON THESE TWO SHEETS TO BE SURVEYED AND SUBDIVIDED INTO PARCELS AND EASEMENTS AS SHOWN, DESCRIBED, AND DEFINED ON THESE TWO SHEETS. ALL TO BE KNOWN AS "AUTUMN CREEK FILING NUMBER ONE"

EASEMENT DEFINITIONS

- AUTUMN CREEK DRIVE, CANYON COURT, SOUTH MEADOW COURT, AND ROSEBUSH ROAD ARE ALL HEREBY SET ASIDE AS ROAD AND UTILITY EASEMENTS FOR THE USE AND BENEFIT OF ALL AUTUMN CREEK PARCEL OWNERS.
- AN EASEMENT FOR CLUSTER MAILBOXES AND PARCEL DROP CENTER IS HEREBY SET ASIDE AS SHOWN ON SHEET 2 OF THESE TWO SHEETS ON PARCEL NUMBER NINE (9) FOR THE USE AND BENEFIT OF ALL AUTUMN CREEK PARCEL OWNERS.
- A TEN FOOT (10') UTILITY EASEMENT IS HEREBY SET ASIDE ON EACH SIDE OF ALL SIDE AND COMMON REAR PARCEL LINES FOR THE USE AND BENEFIT OF ALL AUTUMN CREEK PARCEL OWNERS
- A TWENTY FOOT (20') UTILITY EASEMENT IS HEREBY SET ASIDE ON THE INTERIOR SIDE OF ALL EXTERIOR PARCEL LINES FOR THE USE AND BENEFIT OF ALL AUTUMN CREEK PARCEL OWNERS.
- EASEMENT "A" AS SHOWN CROSSING PARCELS TWELVE (12) AND FIFTEEN (15) IS HEREBY SET ASIDE AS AN ACCESS AND UTILITY EASEMENT FOR THE EXCLUSIVE USE AND BENEFIT OF PARCELS TWELVE (12), THIRTEEN (13), FIFTEEN (15) AND SIXTEEN (16).

IN WITNESS WHEREOF

SPRING CREEK MOUNTAIN RANCH, L.L.C. AS ORGANIZED UNDER THE LAWS OF THE STATE OF COLORADO HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 29th DAY OF July 1996 A.D. BY LINDA L. MATTSO AS MANAGER OF SPRING CREEK MOUNTAIN RANCH, L.L.C.

Linda L. Mattson
BY LINDA L. MATTSO, MANAGER

STATE OF COLORADO SS COUNTY OF FREMONT

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, 1996, BY LINDA L. MATTSO AS MANAGER OF SPRING CREEK MOUNTAIN RANCH, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 6-15-99
Michelle R. Dumas
NOTARY PUBLIC

MORTGAGE HOLDERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT MERCHANTS MORTGAGE AND TRUST CORPORATION L.L.C. ORGANIZED UNDER THE LAWS OF THE STATE OF COLORADO, BEING THE BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED AT RECEPTION NUMBER 645639 ON 04/04/96 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF FREMONT COUNTY, COLORADO, ENCUMBERING ALL OR CERTAIN PARTS OF THE REAL PROPERTY HEREIN DESCRIBED ON SHEET ONE HEREOF, OWNED BY SPRING CREEK MOUNTAIN RANCH L.L.C., CONSENTS TO AND APPROVES THE RECORDING OF THIS FINAL PLAT FOR AUTUMN CREEK FILING NO. ONE IN ACCORDANCE WITH THE COVENANTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY AND CONDITIONS SET FORTH ON THIS FINAL PLAT AND THE DECLARATION OF PROTECTIVE COVENANTS RECORDED AT RECEPTION NUMBER 650412 ON 07/18/96 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF FREMONT COUNTY, COLORADO AS THOUGH DELIVERED AND RECORDED PRIOR TO THE DELIVERY AND RECORDING OF SAID ENCUMBRANCE, PROVIDED HOWEVER SAID BENEFICIARY SHALL NOT BE LIABLE FOR ANY OF THE OBLIGATIONS OF SPRING CREEK MOUNTAIN RANCH, L.L.C. HEREUNDER.

DATED 7/30 1996
MERCHANTS MORTGAGE AND TRUST CORPORATION L.L.C.

BY Scott A. Karas
VICE PRESIDENT
MERCHANTS MORTGAGE AND TRUST CORPORATION L.L.C.

STATE OF COLORADO SS COUNTY OF DENVER

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 1996, BY SCOTT A. KARAS

WHOSE TITLE IS VICE PRESIDENT OF MERCHANTS MORTGAGE AND TRUST CORPORATION, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 10/24/98
Shelly J. Kelly
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, DO HEREBY, STATE TO SPRING CREEK MOUNTAIN RANCH, L.L.C. THAT A SURVEY WAS MADE UNDER MY SUPERVISION OF THE PARCEL AND SUBDIVISION THEREOF AS SHOWN AND DESCRIBED HEREON. FURTHER, THAT SAID SURVEY AND SUBDIVISION IS MONUMENTED AS SHOWN AND IS CORRECTLY MONUMENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher L. (Kit) Shy
7-29-96
CHRISTOPHER L. (KIT) SHY
COLORADO PLS NO.19883

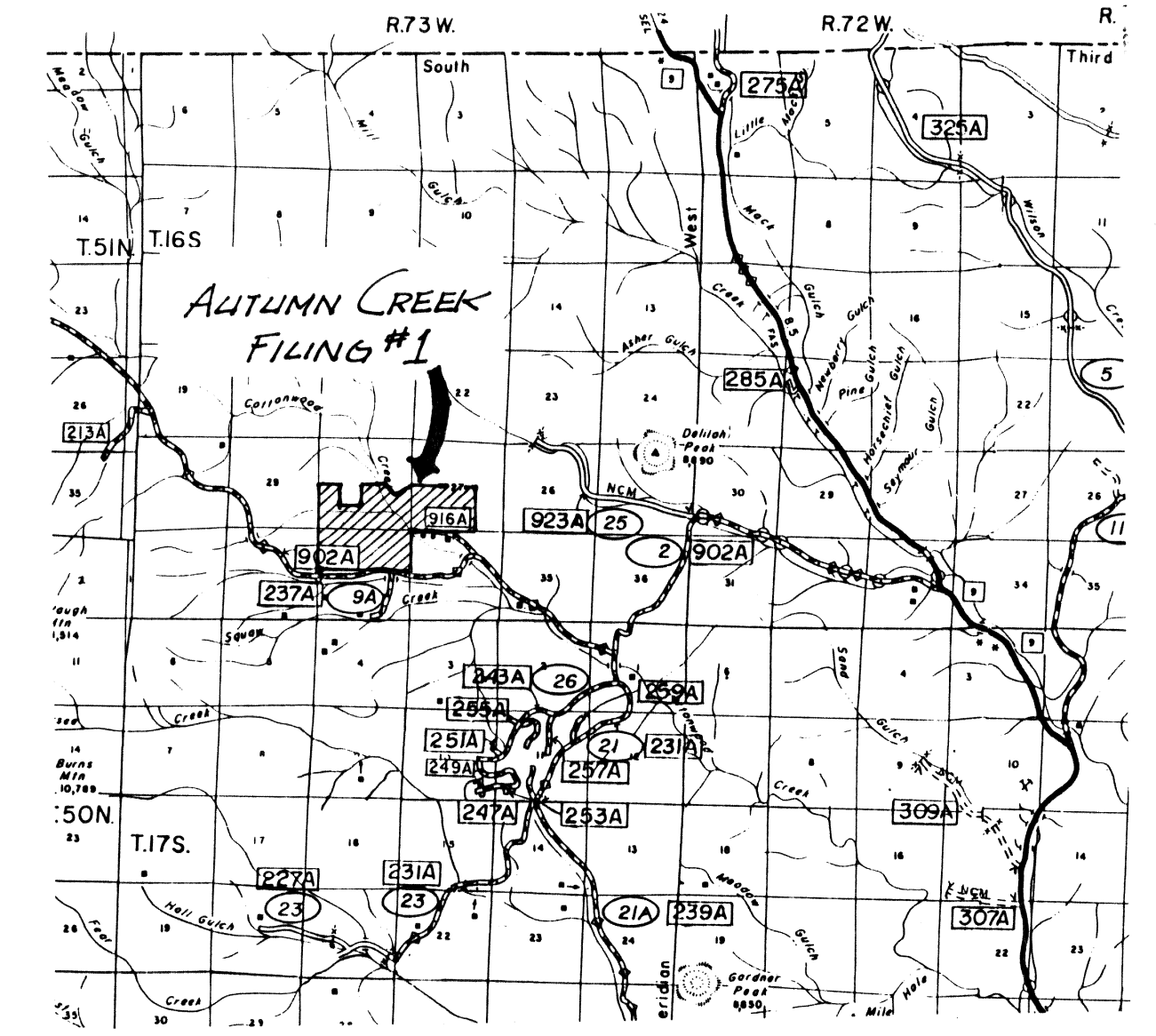
STATE OF COLORADO SS COUNTY OF FREMONT

THIS PLAT FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FREMONT COUNTY, COLORADO AT 11:32 A.M., ON THIS 1st DAY OF Aug. 1996 A.D.

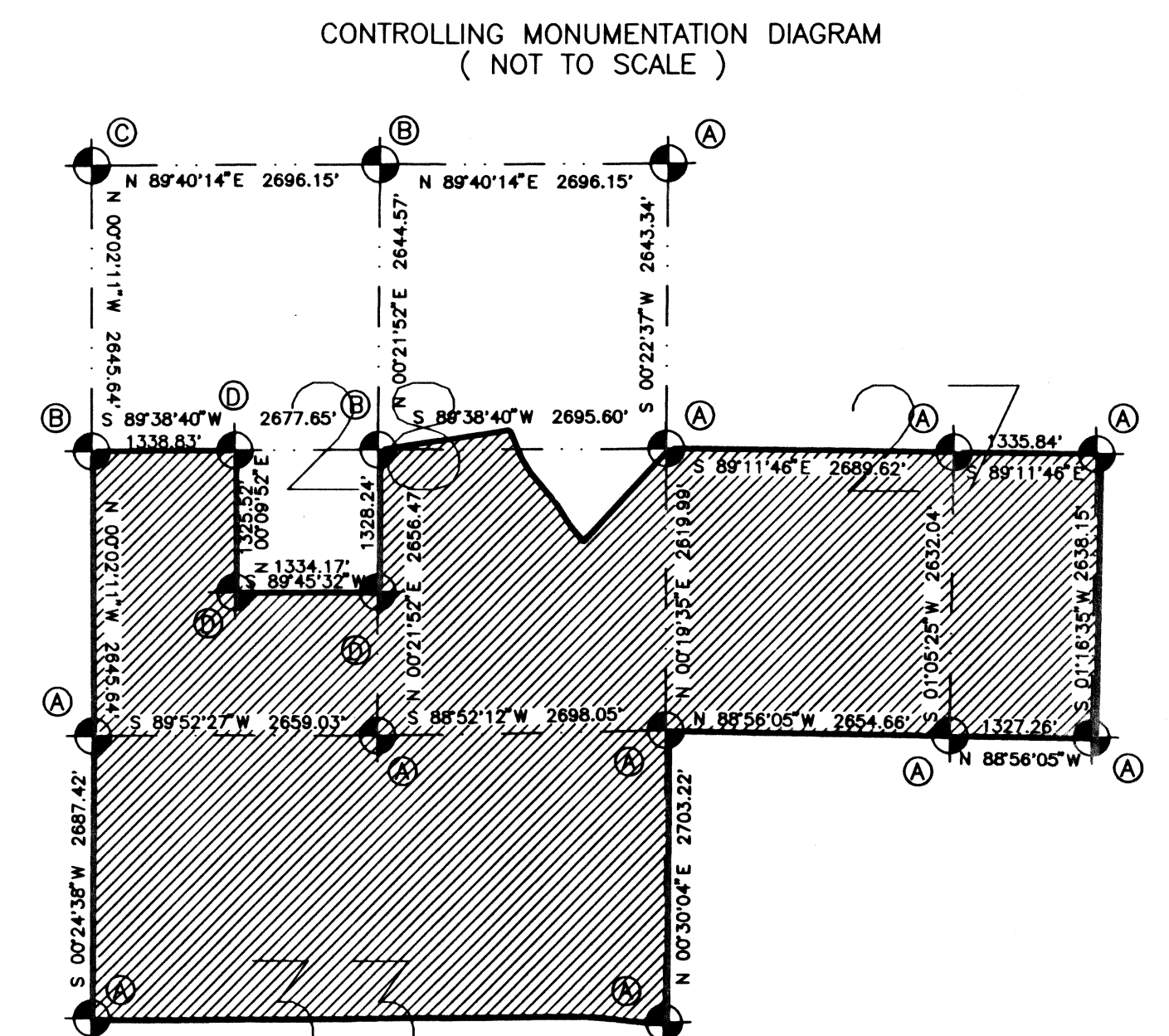
IN BOOK 1255, AT PAGE 999 UNDER RECEPTION NUMBER 651033.

BY Neuma Hatfield

TITLE: Clerk & Recorder



VICINITY MAP
(NOT TO SCALE)

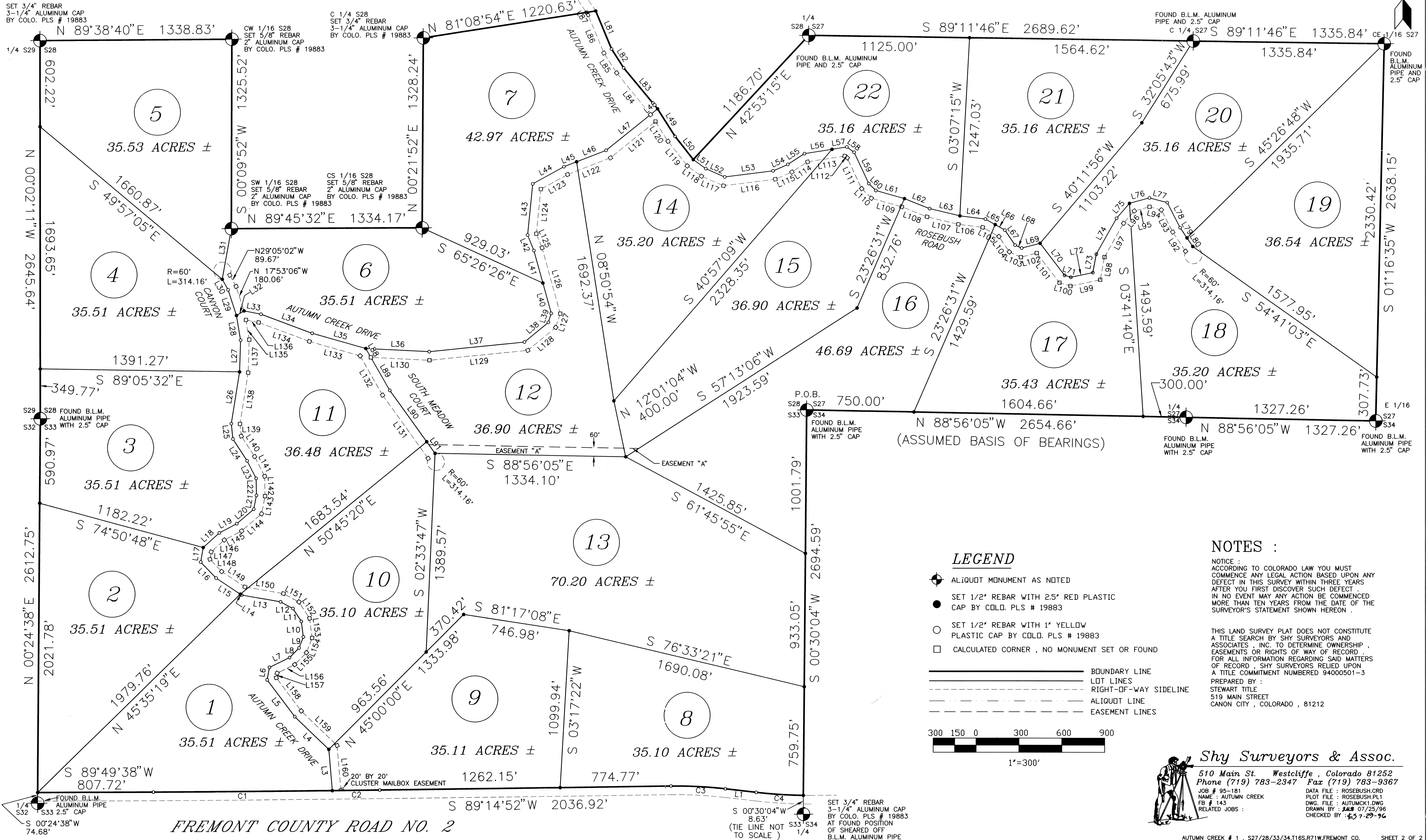


- A = FOUND B.L.M. ALUMINUM PIPE AND CAP DATED 1980
- B = SET 3/4" REBAR WITH 3-1/4" ALUMINUM CAP BY COLO. P.L.S. NO. 19883
- C = FOUND ORIGINAL MARKED STONE
- D = SET 5/8" REBAR WITH 2" ALUMINUM CAP BY COLO. P.L.S. NO. 19883

Shy Surveyors & Assoc.
510 Main St. Westcliffe, Colorado 81252
Phone (719) 783-2347 Fax (719) 783-9367
JOB # 95-181 DATA FILE: ROSEBUSH.CRD
NAME: AUTUMN CREEK # 1 PLOT FILE: ROSEBUSH.PLT
DWG. FILE: AUTUMNCK1.DWG
FB # 143
RELATED JOBS:
DRAWN BY: JLM 07/25/96
CHECKED BY: JLM 7-29-96

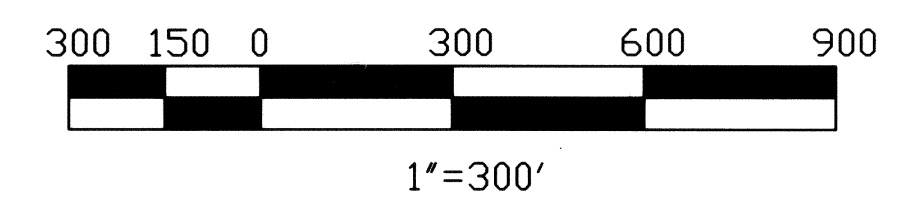
AUTUMN CREEK FILING NO. 1

A SUBDIVISION IN SECTIONS 27, 28, AND 33, TOWNSHIP 16 SOUTH, RANGE 73 WEST OF THE 6th P.M., FREMONT COUNTY, COLORADO



LEGEND

- ALIQUOT MONUMENT AS NOTED
- SET 1/2" REBAR WITH 2.5" RED PLASTIC CAP BY COLO. PLS # 19883
- SET 1/2" REBAR WITH 1" YELLOW PLASTIC CAP BY COLO. PLS # 19883
- CALCULATED CORNER, NO MONUMENT SET OR FOUND
- BOUNDARY LINE
- LOT LINES
- - - RIGHT-OF-WAY SIDELINE
- - - ALIQUOT LINE
- - - EASEMENT LINES



NOTES :

NOTICE :
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY SHY SURVEYORS AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD FOR ALL INFORMATION REGARDING SAID MATTERS OF RECORD, SHY SURVEYORS RELIED UPON A TITLE COMMITMENT NUMBERED 94000501-3

PREPARED BY :
 STEWART TITLE
 519 MAIN STREET
 CANON CITY, COLORADO, 81212

Shy Surveyors & Assoc.

510 Main St. Westcliffe, Colorado 81252
 Phone (719) 783-2347 Fax (719) 783-9367
 JOB # 95-181 DATA FILE : ROSEBUSH.CRD
 NAME : AUTUMN CREEK PLOT FILE : ROSEBUSH.PL1
 FB # 143 DWG. FILE : AUTUMN01.DWG
 RELATED JOBS : DRAWN BY : SLS 07/25/96
 CHECKED BY : SLS 7-29-96