

# PLAT IDENTIFICATION SHEET

RECEPTION NO/DATE/TIME

1898103 04/15/99 0430PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00

PLAT/CONDO BOOK 17 PAGE 43

DRAWER NO C-6-123

FEE \$ 2/10 1025.

NAME OF PLAT

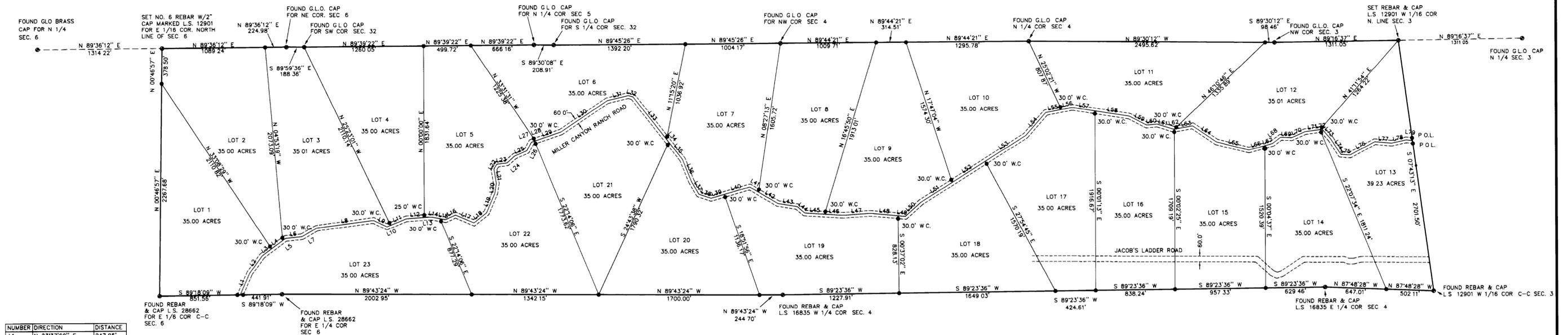
Miller Canyon Ranch

OWNERS/NAME OF COMMON INTEREST COMMUNITY/ NAME OF ASSOCIATION

Little Park Land LTD Liability Co.

# MILLER CANYON RANCH

(LOCATED IN SECTIONS 3, 4, 5 & 6, T. 13 S., R. 101 W., 6th P.M.)



NUMBER	DIRECTION	DISTANCE
L1	N 23°37'60" E	247.95'
L2	N 35°39'51" E	231.56'
L3	N 53°05'58" E	123.89'
L4	N 53°05'58" E	146.38'
L5	N 53°05'58" E	37.73'
L6	N 84°11'52" E	174.33'
L7	N 59°47'29" E	182.85'
L8	N 82°16'37" E	603.15'
L9	S 64°32'04" E	159.33'
L10	N 67°25'25" E	41.24'
L11	N 67°25'25" E	179.70'
L12	N 85°58'06" E	190.01'
L13	N 85°58'06" E	89.90'
L14	S 79°31'42" E	97.50'
L15	S 79°31'42" E	60.67'
L16	N 64°59'05" E	115.09'
L17	S 66°36'18" E	212.39'
L18	N 51°24'00" E	171.32'
L19	N 22°52'19" E	225.39'
L20	N 08°36'31" W	109.12'
L21	N 09°05'03" W	152.29'
L22	N 30°59'45" E	59.67'
L23	N 83°06'18" E	107.84'
L24	N 48°31'17" E	111.25'
L25	N 66°25'57" E	138.50'
L26	N 28°04'51" E	105.07'
L27	N 71°05'20" E	34.62'
L28	N 71°05'20" E	8.38'
L29	N 71°05'20" E	287.11'
L30	N 55°46'39" E	592.93'
L31	N 76°29'41" E	228.92'
L32	S 74°27'17" E	53.35'
L33	S 37°51'39" E	573.84'
L34	S 37°51'39" E	39.17'
L35	S 37°51'39" E	232.10'
L36	S 21°56'30" E	251.67'
L37	S 29°41'14" E	160.83'
L38	S 71°03'34" E	135.36'
L39	N 73°35'05" E	145.47'
L40	N 73°35'05" E	281.67'
L41	S 58°36'24" E	108.43'
L42	S 58°36'24" E	237.67'
L43	S 80°53'30" E	203.11'
L44	S 49°39'07" E	107.69'
L45	S 86°23'18" E	208.90'
L46	S 86°23'18" E	198.11'
L47	N 86°00'26" E	286.62'
L48	S 84°41'43" E	291.86'
L49	S 84°41'43" E	77.59'
L50	N 47°42'53" E	221.58'
L51	N 57°27'21" E	393.46'
L52	N 57°27'21" E	415.14'
L53	N 57°27'21" E	507.11'
L54	N 41°00'18" E	324.83'
L55	N 79°10'53" E	169.29'
L56	N 79°10'53" E	115.80'
L57	S 80°59'15" E	241.30'
L58	S 80°59'15" E	367.45'
L59	S 82°04'53" E	207.70'
L60	N 84°04'13" E	109.36'
L61	S 72°25'50" E	185.68'
L64	S 55°47'31" E	304.13'
L65	S 75°27'43" E	354.10'
L66	N 74°22'26" E	174.85'
L67	N 74°22'26" E	83.84'
L68	N 52°53'38" E	108.10'
L69	S 87°25'45" E	114.99'
L70	N 65°56'02" E	157.89'
L71	N 82°24'08" E	159.73'
L72	N 82°24'08" E	23.05'
L73	S 41°16'26" E	139.72'
L74	S 32°25'12" E	194.64'
L75	S 85°46'41" E	96.38'
L76	N 61°32'56" E	299.03'
L77	S 84°42'33" E	177.98'
L78	N 77°30'51" E	160.03'
L79	S 82°58'28" E	86.67'

**MILLER CANYON RANCH ROAD**  
 LEGAL DESCRIPTION FOR THE CENTERLINE OF MILLER CANYON RANCH ROAD, SAID ROAD BEING 80.0' IN WIDTH  
 Beginning at the Southwest Corner of Lot 23, Miller Canyon Ranch and considering the South line of the NE 1/4 of Sec. 6, T. 13 S., R. 101 W., 6th P.M. to bear S 89°18'09" W with all bearings contained herein to be relative thereto Thence N 23°37'60" E 247.95 feet, Thence N 35°39'51" E 231.56 feet, Thence N 53°05'58" E 123.89 feet, Thence N 53°05'58" E 146.38 feet, Thence N 53°05'58" E 37.73 feet, Thence N 84°11'52" E 174.33 feet, Thence N 59°47'29" E 182.85 feet, Thence N 82°16'37" E 603.15 feet, Thence S 64°32'04" E 159.33 feet, Thence N 67°25'25" E 41.24 feet, Thence N 67°25'25" E 179.70 feet, Thence N 85°58'06" E 190.01 feet, Thence N 85°58'06" E 89.90 feet, Thence S 79°31'42" E 97.50 feet, Thence S 79°31'42" E 60.67 feet, Thence N 64°59'05" E 115.09 feet, Thence S 66°36'18" E 212.39 feet, Thence N 51°24'00" E 171.32 feet, Thence N 22°52'19" E 225.39 feet, Thence N 09°05'03" W 152.29 feet, Thence N 30°59'45" E 59.67 feet, Thence N 83°06'18" E 107.84 feet, Thence N 48°31'17" E 111.25 feet, Thence N 66°25'57" E 138.50 feet, Thence N 28°04'51" E 105.07 feet, Thence N 71°05'20" E 34.62 feet, Thence N 71°05'20" E 8.38 feet, Thence N 71°05'20" E 287.11 feet, Thence N 55°46'39" E 592.93 feet, Thence N 76°29'41" E 228.92 feet, Thence S 74°27'17" E 53.35 feet, Thence S 37°51'39" E 573.84 feet, Thence S 37°51'39" E 39.17 feet, Thence S 37°51'39" E 232.10 feet, Thence S 21°56'30" E 251.67 feet, Thence N 29°41'14" E 160.83 feet, Thence S 71°03'34" E 135.36 feet, Thence N 73°35'05" E 145.47 feet, Thence N 73°35'05" E 281.67 feet, Thence S 58°36'24" E 108.43 feet, Thence S 58°36'24" E 237.67 feet, Thence S 80°53'30" E 203.11 feet, Thence S 49°39'07" E 107.69 feet, Thence S 86°23'18" E 208.90 feet, Thence S 86°23'18" E 198.11 feet, Thence N 86°00'26" E 286.62 feet, Thence S 84°41'43" E 291.86 feet, Thence S 84°41'43" E 77.59 feet, Thence N 47°42'53" E 221.58 feet, Thence N 57°27'21" E 393.46 feet, Thence N 57°27'21" E 415.14 feet, Thence N 57°27'21" E 507.11 feet, Thence N 41°00'18" E 324.83 feet, Thence N 79°10'53" E 169.29 feet, Thence N 79°10'53" E 115.80 feet, Thence S 80°59'15" E 241.30 feet, Thence S 80°59'15" E 367.45 feet, Thence S 82°04'53" E 207.70 feet, Thence N 84°04'13" E 109.36 feet, Thence S 72°25'50" E 185.68 feet, Thence S 55°47'31" E 304.13 feet, Thence S 75°27'43" E 354.10 feet, Thence N 74°22'26" E 174.85 feet, Thence N 74°22'26" E 83.84 feet, Thence N 52°53'38" E 108.10 feet, Thence S 87°25'45" E 114.99 feet, Thence N 65°56'02" E 157.89 feet, Thence N 47°07'58" W 222.82 feet, Thence N 89°39'15" W 1926.62 feet, Thence N 89°47'05" W 442.73 feet to the point of terminus

**JACOB'S LADDER ROAD**  
 LEGAL DESCRIPTION FOR THE CENTERLINE OF JACOB'S LADDER ROAD, SAID ROAD BEING 80.0 FEET IN WIDTH  
 Beginning at a point on the East line of Lot 13, Miller Canyon Ranch which bears N 07°43'13" W 334.67 feet from the Southeast corner of said Lot 13; Thence N 89°21'36" W 717.40 feet, Thence S 76°54'11" W 87.81 feet; Thence S 88°43'19" W 51.56 feet, Thence N 66°49'09" W 50.80 feet; Thence N 89°45'36" W 431.66 feet, Thence S 56°02'45" W 276.66 feet; Thence S 73°31'27" W 53.40 feet, Thence N 65°08'46" W 55.19 feet; Thence N 47°07'58" W 222.82 feet, Thence N 89°39'15" W 1926.62 feet, Thence N 89°47'05" W 442.73 feet to the point of terminus

**CERTIFICATE OF OWNERSHIP**  
 THE PROPERTY SHOWN ON THIS PLAT OF MILLER CANYON PARK RANCH IS OWNED BY LITTLE PARK LAND LIABILITY COMPANY AS EVIDENCED BY WARRANTY DEEDS RECORDED IN BOOK 2182 AT PAGE 64 THRU 67, BOOK 2295 AT PAGE 35 AND BOOK 2575 AT PAGE 192 IN THE MESA COUNTY CLERK & RECORDERS OFFICE. SAID PROPERTY IS DESCRIBED AS FOLLOWS.

THE WEST 1/2 OF THE NW 1/4 OF SEC 3, T. 13 S., R. 101 W., 6th P.M., THE NORTH 1/2 OF SEC 4, T. 13 S., R. 101 W., 6th P.M., THE NORTH 1/2 OF SEC 5, T. 13 S., R. 101 W., 6th P.M., AND THE E 1/2 OF THE NE 1/4 OF SEC. 6, T. 13 S., R. 101 W., 6th P.M. THERE ARE NO LIENS ON THE ABOVE DESCRIBED PROPERTY.

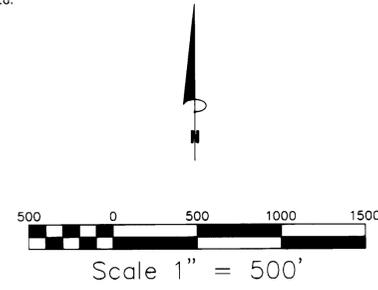
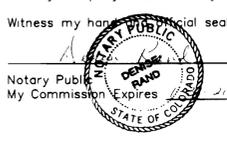
IN WITNESS WHEREOF said owner has caused their name to be hereunto subscribed this 15th day of April, A.D., 1999

Peter Heineman, President of Foothills Land and Development Inc., managing member of Little Park Land Liability Co.

*Peter Heineman*  
 PETER HEINEMAN

**NOTARY PUBLIC CERTIFICATION**  
 STATE OF COLORADO )  
 COUNTY OF MESA ) SS  
 The foregoing instrument was acknowledged before me by Peter Heineman as managing member of Little Park Land Liability Company this 15th day of April, A.D., 1999

Witness my hand and official seal  
 Notary Public  
 My Commission Expires 2001



- = FOUND OR SET MONUMENT AS NOTED
- = SET NO. 5 REBAR W/CAP L.S. 12901
- WC = WITNESS CORNER

**CLERK AND RECORDERS CERTIFICATE**  
 STATE OF COLORADO )  
 COUNTY OF MESA ) S.S.  
 I hereby certify that this instrument was filed in my office at 4:30 o'clock P.M. this 15th day of April, A.D., 1999 and is duly recorded in Plat Book No. 17, Page 43  
 Drawer No. 66123 Reception No. 1898103  
*Monika Jodd* Clerk and Recorder  
*Stephen Henderson* Deputy  
 Fees \$ 10.00 1.00

I, WILLIAM O. ROY DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME.  
*William O. Roy*  
 WILLIAM O. ROY P.L.S. 12901  
 DATED THIS 15th DAY OF April, 19 99

**CENTURY SURVEYING**  
 P.O. BOX 356, GRAND JCT., CO 81502  
 970-241-2667

MILLER CANYON RANCH  
 LOCATED IN SECTIONS 3, 4, 5 AND 6,  
 TOWNSHIP 13 SOUTH, RANGE 101 WEST  
 6th P.M., MESA COUNTY, COLORADO

JOB NO. SHEET 1 OF 1