

# PLAT IDENTIFICATION SHEET

RECEPTION#: 230582

DATE: 1-18-79

TIME:

FEE: \$

GRANTOR:  
(owner/signer)

GRANTEE:  
(subdivision name or name of plat)

Burning Tree

LEGAL:  
(section-township-range)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

APPROVAL OF PLANNING COMMISSION

This plat approved by the Douglas County Planning Commission this 15<sup>th</sup> day of Jan A.D., 1979.

Cap Ed  
Chairman

APPROVAL OF COUNTY COMMISSIONERS

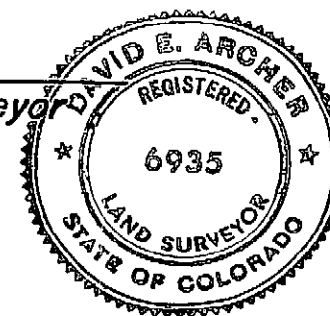
This plat approved by the Board of County Commissioners of Douglas County, Colorado, this 17 day of January A.D., 1979, for filing, subject to the conditions that the county will undertake maintenance of any such roads after construction has been satisfactorily completed by the subdivider at no expense to the County, provided in the judgement of the County Commissioners, public need and necessity is shown therefore. Prior to acceptance for maintenance by Douglas County the subdivider shall maintain such roads and the removal of snow from same at his expense.

Bill B. Whitman  
Chairman

SURVEYOR'S CERTIFICATE

I, David E. Archer, a Registered Land Surveyor, in the State of Colorado, do hereby certify that the Survey of "BURNING TREE RANCH" was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

David E. Archer  
David E. Archer, Registered Land Surveyor



NOTES

- 1.) No lot shall be further subdivided.
- 2.) The State Engineer recommends if wells are to be drilled approximately 400 feet deep, irrigation must be limited to 5,000 square feet lot. If wells are drilled so as to totally penetrate the Dawson Formation (approximately 900 feet), irrigation of up to one acre per lot would be allowed. Approximately 150 feet of solid casing will be required to insure tributary water will not be intercepted.
- 3.) Individual lot owners shall be responsible for obtaining their own septic tank site approval from County or State Health Departments.
- 4.) Each lot owner will implement erosion control measures on his lot in accordance with a master erosion control plan on file with the Douglas County Soil Conservation District Office.
- 5.) A 20' roadway easement is hereby reserved along all roadways for construction slopes, maintenance, snow storage, and public utilities.
- 6.) No dwelling may be erected within the 100 year floodplain as shown on this plat.

PROPERTY DESCRIPTION

A Tract of land situated in Sections 36, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of said Section 36;  
Thence N 89° 38' 26" W along the South line of said Section 36 a distance of 2661.93 feet to the South 1/4 corner of said Section 36;  
Thence S 89° 34' 05" W along the South line of said Section 36 a distance of 2630.10 feet to the Southwest corner of said Section 36;  
Thence N 0° 04' 09" E along the West line of said Section 36 a distance of 2653.94 feet to the West 1/4 corner of said Section 36;  
Thence N 0° 05' 53" E along the West line of said Section 36 a distance of 880.00 feet;  
Thence S 84° 56' 43" E a distance of 5323.20 feet to the East line of said Section 36;  
Thence S 0° 17' 11" W along said East line a distance of 3061.82 feet to the point of beginning;  
Containing 400.00 acres, more or less.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being all of the persons having an interest in certain lands situated in Douglas County, Colorado, said lands being part of Section 36, Township 7 South, Range 66 West of the 6th Principal Meridian, County of Douglas, State of Colorado, as more particularly described hereon, have laid out, subdivided, and platted into lots and roads with dimensions as shown hereon under the same name and style of "BURNING TREE RANCH" and by these presents do dedicate to the County of Douglas, State of Colorado, the roads as shown hereon and utility easements for utility purposes. Prior to the acceptance of the streets and roads by the Douglas County Commissioners, the subdivider does hereby agree to construct, maintain and remove snow from same when warranted. Tract "A" as shown hereon is hereby dedicated to Douglas County for public use. The bridge paths as shown on this plat have not been dedicated for public use and shall only be used by residents of Burning Tree Ranch and their guests.

OWNERS

Four Hundred Plus, a limited partnership.  
General Partner: Four Hundred and One Corporation. Attested by:

Keith Yates, President

Robert W. Walker  
Robert W. Walker

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December A.D., 1978, by Keith Yates as President, and Robert W. Walker as Secretary for Four Hundred and One Corporation.

My commission expires August 11, 1982

Saren E. Archer  
Notary Public

MORTGAGEE

Helen Weatherly  
Helen Weatherly

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December A.D., 1978, by Helen Weatherly.

My commission expires August 11, 1982

Saren E. Archer  
Notary Public

ATTORNEY'S OPINION

I, James B. Folkes, an attorney at law, duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land platted hereon and that title to such land is in the dedicators. Dated this 20<sup>th</sup> day of December, 1978 A.D.

James B. Folkes  
Attorney at Law

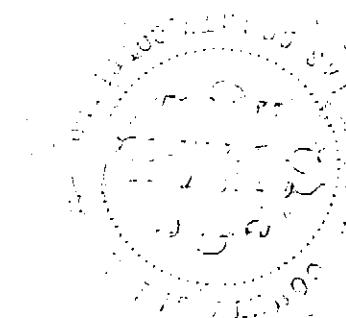
RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

I hereby certify that this plat was filed in my office on the 18<sup>th</sup> day of January A.D., 1979, at 9:10 o'clock and was recorded in Plat Book at Page

County Clerk and Recorder

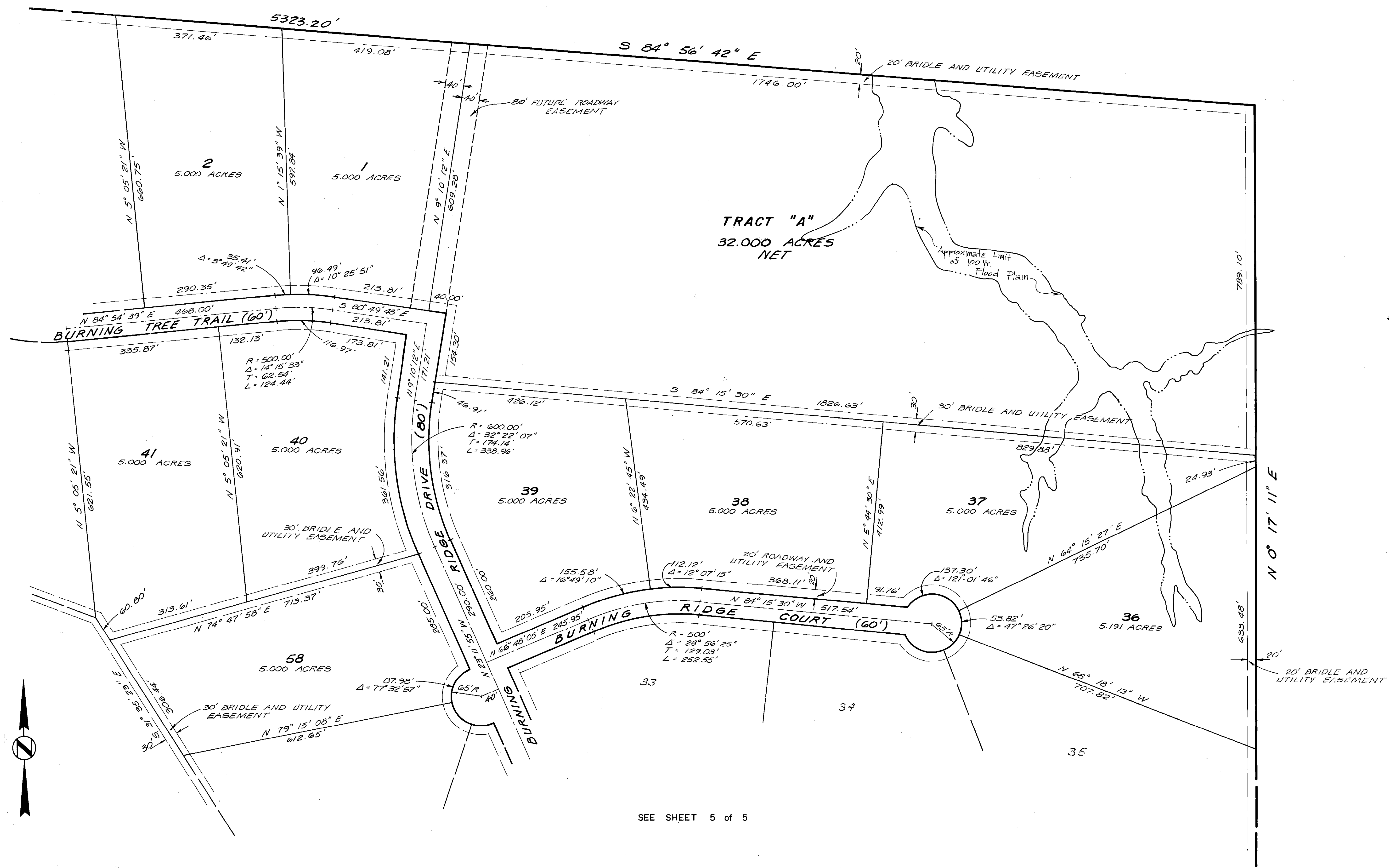
RECEPTION No. 230582



BURNING TREE RANCH  
A Subdivision of a part of Sec. 36, T.7 S., R.66 W., Douglas County, Colorado

|                                                                                                                                                                      |                                               |                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------|
| DAVID E. ARCHER<br>B ASSOCIATES, INC.<br>LAND DEVELOPMENT CONSULTING<br>SURVEYING & ENGINEERING<br>PHONE (303) 688-4642<br>222 FRONT ST. CASTLE ROCK, COLORADO 80104 | SCALE N.A.<br>DATE 11-30-78<br>DRN EM<br>APVD | TITLE<br>BURNING TREE RANCH                    |
|                                                                                                                                                                      |                                               | CLIENT<br>SHEET 1 of 5<br>JOB NUMBER<br>77-084 |

SEE SHEET 3 of 5

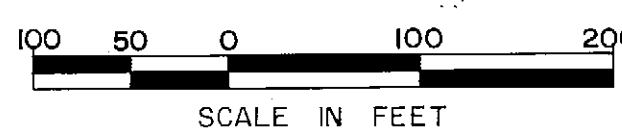
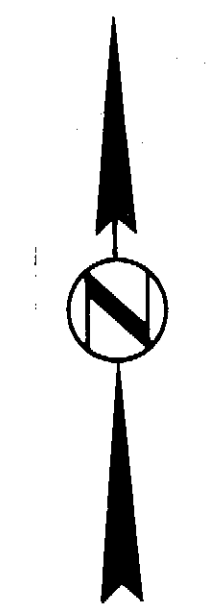


SEE SHEET 5 of 5

# BURNING TREE RANCH

A Subdivision of a part of Sec. 36, T.7 S., R.66 W., Douglas County, Colorado

|                                                                                                                                                                            |  |                             |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------|--|
| <br>DAVID E<br>ARCHER<br>& ASSOCIATES, INC.<br>LAND DEVELOPMENT CONSULTING<br>SURVEYING & ENGINEERING<br>PHONE (303) 688-6642<br>222 FRONT ST. CASTLE ROCK, COLORADO 80104 |  | TITLE<br>BURNING TREE RANCH |  |
|                                                                                                                                                                            |  | CLIENT                      |  |
|                                                                                                                                                                            |  | JOB NUMBER<br>77-084        |  |
|                                                                                                                                                                            |  | Sheet 2 of 5                |  |

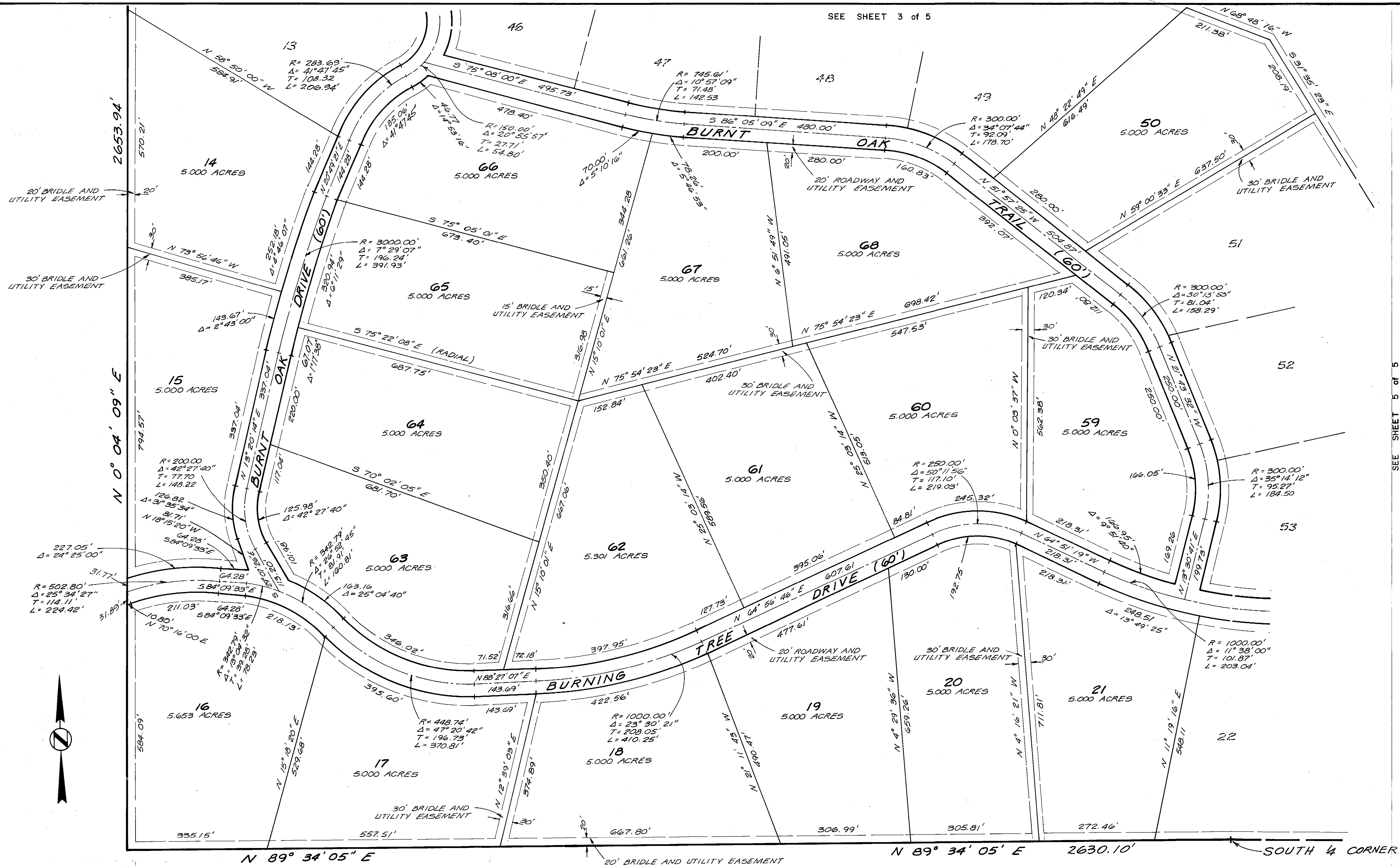


SEE SHEET 4 of 5

# BURNING TREE RANCH

A Subdivision of a part of Sec. 36, T.7S., R.66W., Douglas County, Colorado

|            |       |                    |        |          |
|------------|-------|--------------------|--------|----------|
|            | TITLE | BURNING TREE RANCH |        |          |
|            | SCALE | 1"=100'            | DATE   | 11-30-78 |
|            | DRN.  | CRD.               | CLIENT |          |
|            | APVD. |                    |        |          |
| SHEET      |       | 3                  | of 5   |          |
| JOB NUMBER |       | 77-084             |        |          |



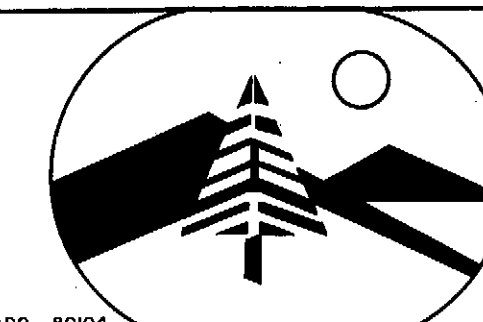
# **BURNING TREE RANCH**

*A Subdivision of a part of Sec. 36, T.7S., R.66W., Douglas County, Colorado*

|                                                                                                                                                                              |  |                                                      |                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>DAVID E. ARCHER &amp; ASSOCIATES, INC.</b><br>LAND DEVELOPMENT CONSULTING<br>SURVEYING & ENGINEERING<br>PHONE (303) 688-4642<br>222 FRONT ST. CASTLE ROCK, COLORADO 80044 |  | SCALE 1"=100'<br>DATE 11-30-78<br>DRN. CKD<br>AP'VD. | TITLE<br><b>BURNING TREE RANCH</b><br>CLIENT<br>SHEET 4 of 5<br>JOB NUMBER<br><b>77-084</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------|---------------------------------------------------------------------------------------------|



*A Subdivision of a part of Sec. 36, T.7 S., R.66 W., Douglas County, Colorado*



|                    |                   |
|--------------------|-------------------|
| TITLE              |                   |
| BURNING TREE RANCH |                   |
| 8                  |                   |
| CLIENT             |                   |
| Sheet 5 of 5       | JOB NUMBER 77-084 |