

191

1 of 2 pages

SUBDIVISION PLAT

RASPBERRY MOUNTAIN RANCH

PHASE 3
AMENDMENT 1

THIS AMENDMENT TO REVISE THE MAP OF RASPBERRY MOUNTAIN RANCH PHASE 3, AS RECORDED IN RECEPTION NUMBER 365417, DATED OCTOBER 25, 2004, IN THE HUERFANO COUNTY CLERK'S OFFICE
PART OF SW1/4NW1/4, SECTION 7, TOWNSHIP 30 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
& PART OF SECTIONS 11, 12, 13, & 14, TOWNSHIP 30 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF HUERFANO, STATE OF COLORADO.



Map **483**
Pkt **10**
File **1**

RASPBERRY MOUNTAIN RANCH - PHASE 3 BOUNDARY

A TRACT OF LAND LYING IN PART OF SW1/4NW1/4, SECTION 7, TOWNSHIP 30 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND PART OF SECTIONS 11, 12, 13, & 14, TOWNSHIP 30 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF HUERFANO, STATE OF COLORADO, BEING A PART OF THAT TRACT OF LAND AS SHOWN ON A PLAT OF "GOEMMER RANCH", BY WACHOB AND WACHOB, INC., COLORADO CITY, COLORADO, DATED MARCH 30, 1995 FOR MR. J. LOWELL GOEMMER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF LONGHORN ROAD, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS N 54°31'44" W, 1747.38 FEET; THENCE DEPARTING THE CENTERLINE OF SAID LONGHORN ROAD, S 71°29'00" W, ALONG THE NORTH LINE OF TRACT 14 OF RASPBERRY MOUNTAIN PHASE 1, 1170.79 FEET TO A POINT; THENCE S 23°06'04" E, ALONG THE WEST LINE OF SAID TRACT 14 OF PHASE 1, 823.71 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO GRACE, AS SHOWN ON A MAP RECORDED IN MAP 436, POCKET 10 IN FOLDER 1 IN THE HUERFANO COUNTY CLERK & RECORDER'S OFFICE; THENCE N 90°00'00" W, 2349.57 FEET TO THE NORTHWEST CORNER OF SAID GRACE TRACT; THENCE S 01°15'18" W, ALONG THE WEST LINE OF SAID GRACE TRACT, 474.77 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID "GOEMMER RANCH PLAT"; THENCE N 88°46'44" W, 1554.59 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS SHOWN ON SAID "GOEMMER RANCH" PLAT; THENCE ALONG THE WEST LINE OF SAID TRACT, N 28°56'24" E, 146.20 FEET TO A POINT; THENCE N 70°51'42" E, 161.11 FEET TO A POINT; THENCE N 27°17'54" E, 145.34 FEET TO A POINT; THENCE N 41°55'06" E, 236.11 FEET TO A POINT; THENCE N 32°18'52" E, 145.32 FEET TO A POINT; THENCE N 10°20'51" W, 125.62 FEET TO A POINT; THENCE N 23°57'08" E, 228.69 FEET TO A POINT; THENCE N 07°40'02" E, 223.71 FEET TO A POINT; THENCE N 09°15'22" W, 478.08 FEET TO A POINT; THENCE N 33°31'01" E, 162.47 FEET TO A POINT; THENCE N 22°55'57" E, 178.06 FEET TO A POINT; THENCE N 15°59'25" E, 222.73 FEET TO A POINT; THENCE N 12°33'26" E, 233.06 FEET TO A POINT; THENCE N 40°51'46" E, 176.50 FEET TO A POINT; THENCE S 08°56'17" E, 265.07 FEET TO A POINT; THENCE N 36°18'10" E, 288.79 FEET TO A POINT; THENCE N 21°53'55" W, 2145.97 FEET TO A POINT; THENCE N 12°29'42" W, 661.86 FEET TO A POINT; THENCE N 30°36'31" W, 1819.79 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE SE1/4NW1/4 OF SAID SECTION 11; THENCE S 88°15'43" E, 1314.65 FEET TO THE NC1/16 CORNER OF SAID SECTION 11; THENCE S 88°15'39" E, 2618.16 FEET TO THE N1/16 CORNER COMMON TO SECTIONS 11 AND 12; THENCE N 88°54'10" E, 2708.83 FEET TO THE NC1/16 CORNER OF SAID SECTION 12; THENCE N 88°54'17" E, 2697.46 FEET TO THE N1/16 CORNER COMMON TO SECTION 12 AND SECTION 7; THENCE N 88°59'39" E, 545.08 FEET TO THE NORTHWEST BOUNDARY LINE OF RASPBERRY MOUNTAIN RANCH PHASE 2, SAID POINT BEING IN THE CENTERLINE OF RILLING CANYON ROAD; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID PHASE 2, AND ALONG THE CENTERLINE OF RILLING CANYON ROAD THE FOLLOWING (28) COURSES:

- 1) S 31°04'37" W, 164.77 FEET TO A POINT;
- 2) S 38°57'12" W, 92.41 FEET TO A POINT;
- 3) S 49°04'55" W, 229.95 FEET TO A POINT;
- 4) S 64°19'00" W, 70.75 FEET TO A POINT;
- 5) S 83°57'47" W, 34.01 FEET TO A POINT;
- 6) N 71°54'22" W, 73.47 FEET TO A POINT;
- 7) S 86°04'08" W, 104.19 FEET TO A POINT;
- 8) S 76°17'19" W, 312.49 FEET TO A POINT;
- 9) S 73°03'27" W, 219.22 FEET TO A POINT;
- 10) S 59°20'48" W, 172.99 FEET TO A POINT;
- 11) S 40°12'34" W, 234.11 FEET TO A POINT;
- 12) S 54°16'23" W, 274.98 FEET TO A POINT;
- 13) S 50°39'42" W, 259.94 FEET TO A POINT;
- 14) S 57°14'49" W, 448.05 FEET TO A POINT;
- 15) S 84°16'37" W, 272.08 FEET TO A POINT;
- 16) S 88°00'23" W, 275.53 FEET TO A POINT;
- 17) N 80°41'04" W, 256.86 FEET TO A POINT;
- 18) N 65°31'17" W, 273.08 FEET TO A POINT;
- 19) S 83°07'36" W, 247.68 FEET TO A POINT;
- 20) S 72°05'44" W, 391.18 FEET TO A POINT;
- 21) S 76°00'33" W, 319.54 FEET TO A POINT;
- 22) S 80°26'25" W, 507.70 FEET TO A POINT;
- 23) S 60°54'18" W, 321.26 FEET TO A POINT;
- 24) S 41°37'29" W, 227.75 FEET TO A POINT;
- 25) S 65°36'31" W, 249.76 FEET TO A POINT;
- 26) S 48°18'53" W, 271.77 FEET TO A POINT;
- 27) S 09°59'13" W, 79.90 FEET TO A POINT,
- 28) S 19°43'06" E, 47.11 FEET TO A POINT,

SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF RILLING CANYON ROAD WITH THE CENTERLINE OF LONGHORN ROAD;

(cont.)

THENCE ALONG THE CENTERLINE OF SAID LONGHORN ROAD THE FOLLOWING (9) COURSES:

- 1) S 19°43'06" E, 92.74 FEET TO A POINT;
- 2) S 32°18'02" E, 470.14 FEET TO A POINT;
- 3) S 08°13'05" E, 698.53 FEET TO A POINT;
- 4) S 03°59'43" E, 291.48 FEET TO A POINT;
- 5) S 19°25'41" E, 352.61 FEET TO A POINT;
- 6) S 34°49'03" E, 593.79 FEET TO A POINT;
- 7) S 21°28'34" E, 139.97 FEET TO A POINT;
- 8) S 22°17'29" E, 260.13 FEET TO A POINT;
- 9) S 23°56'56" E, 182.40 FEET TO A POINT;

SAID POINT BEING THE POINT OF BEGINNING.

SAVE AND EXCEPT THE "ROBINO TRACT", BEING A TRACT OF LAND LYING IN PART OF THE SE1/4 OF SECTION 11 AND IN PART OF THE NW1/4SW1/4, SECTION 12, TOWNSHIP 30 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF HUERFANO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE CENTERLINES OF LONGHORN ROAD AND RILLING CANYON ROAD, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 12 BEARS S 10°38'24" W, 1842.16 FEET; THENCE ALONG THE CENTERLINE OF SAID RILLING CANYON ROAD THE FOLLOWING (3) COURSES:

- 1) S 67°32'04" W, 341.66 FEET TO A POINT;
- 2) S 59°32'36" W, 238.91 FEET TO A POINT;
- 3) S 52°35'52" W, 209.50 FEET TO A POINT;

THENCE DEPARTING THE CENTERLINE OF SAID ROAD, S 36°13'15" E, 81.00 FEET TO A POINT; THENCE S 54°59'16" W, 634.26 FEET TO A POINT; THENCE N 36°13'16" W, 87.22 FEET TO A POINT IN THE CENTERLINE OF SAID RILLING CANYON ROAD;

THENCE ALONG THE CENTERLINE OF SAID RILLING CANYON ROAD THE FOLLOWING (5) COURSES:

- 1) S 55°41'07" W, 154.40 FEET TO A POINT;
- 2) S 40°30'03" W, 294.57 FEET TO A POINT;
- 3) S 61°17'55" W, 164.88 FEET TO A POINT;
- 4) S 49°17'33" W, 312.92 FEET TO A POINT;
- 5) S 60°38'23" W, 98.68 FEET TO A POINT;

SAID POINT BEING THE INTERSECTION OF SAID RILLING CANYON ROAD WITH THE CENTERLINE OF RAWHIDE ROAD; THENCE ALONG THE CENTERLINE OF SAID RAWHIDE ROAD THE FOLLOWING (7) COURSES:

- 1) N 32°14'34" E, 195.70 FEET TO A POINT;
- 2) N 00°40'37" W, 389.11 FEET TO A POINT;
- 3) N 08°16'17" W, 245.24 FEET TO A POINT;
- 4) N 44°55'20" E, 52.56 FEET TO A POINT;
- 5) S 54°47'56" E, 98.21 FEET TO A POINT;
- 6) N 75°17'14" E, 55.87 FEET TO A POINT;
- 7) N 28°20'19" W, 435.44 FEET TO A POINT;

THENCE DEPARTING THE CENTERLINE OF SAID RAWHIDE ROAD, N 60°36'57" E, 1940.99 FEET TO A POINT IN THE CENTERLINE OF A LATIGO LANE; THENCE ALONG THE CENTERLINE OF SAID LATIGO LANE THE FOLLOWING (2) COURSES:

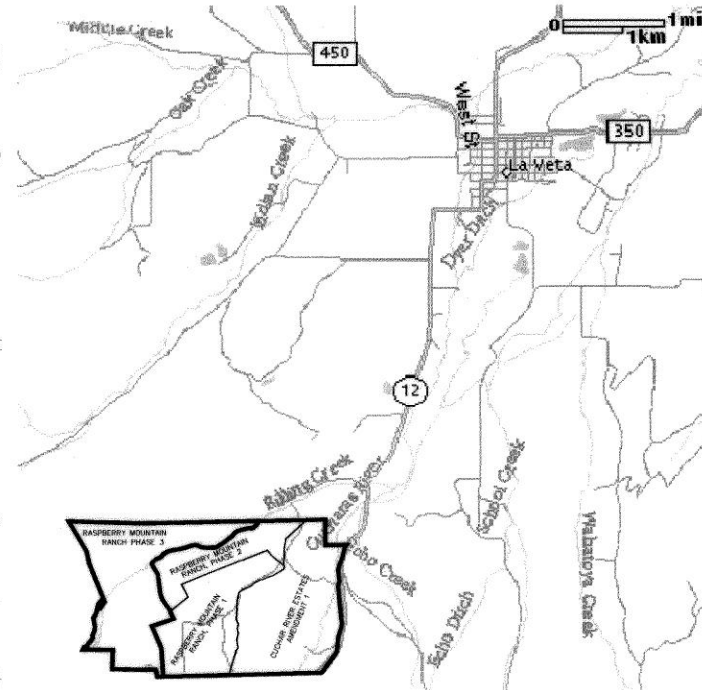
- 1) S 20°09'49" E, 470.01 FEET TO A POINT;
- 2) S 36°02'09" E, 213.08 FEET TO A POINT,

SAID POINT BEING THE INTERSECTION OF SAID LATIGO LANE WITH THE CENTERLINE OF SAID RILLING CANYON ROAD; THENCE ALONG THE CENTERLINE OF SAID RILLING CANYON ROAD THE FOLLOWING (3) COURSES:

- 1) S 48°18'53" W, 16.05 FEET TO A POINT;
- 2) S 09°59'13" W, 79.90 FEET TO A POINT;
- 3) S 19°43'06" E, 47.11 FEET TO THE POINT OF BEGINNING, CONTAINING 40.14 ACRES.

NOTE: RILLING CANYON ROAD ALONG THE SOUTH BOUNDARY, LATIGO LANE AND AND RAWHIDE ROAD, WHICH BOUND THE ABOVE DESCRIBED ROBINO TRACT ON THE EAST AND WEST, ARE SUBJECT TO A 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, SAID EASEMENT BEING 30 FEET EACH SIDE OF THE CENTERLINE AS SHOWN ON THE PLAT HEREON, FOR THE BENEFIT OF THE SAID ROBINO TRACT AND THE OWNERS OF RASPBERRY MOUNTAIN RANCH, PHASE 3, AND OTHER ADJOINING OWNERS.

TOTAL AREA FOR RASPBERRY MOUNTAIN PHASE 3, EXCEPTING ROBINO TRACT, IS 608.09 ACRES



INDEMNITY

Raspberry Mountain Ranch Property Owners Association, Inc., a Colorado non-profit corporation ("POA") shall indemnify, release and hold harmless individual tract owners, their guests, licensees and invitees from any and all causes of action, liabilities, damages, costs and expenses, including all fees and costs arising out of, or relating to, use, operation and maintenance of the roads, as depicted on the plat(s) for Raspberry Mountain Ranch, Phase 1, 2 and 3 and Cuchara River Estates, Amendment 1.

ROADS

The roads, as depicted on the plat(s) for Raspberry Mountain Ranch, Phase 3 will be owned by individual Tract owners subject to an easement of ingress and egress over and across such roads to all tract owners within Raspberry Mountain Ranch, Phases 1, 2 and 3, the POA, Cuchara River Estates, Cuchara River Estates Property Owners Association, Cuchara River Ranch, as well as Cuchara River, LLC. The roads are private and not publicly dedicated. The POA shall maintain, at its cost and expense, all such roads, including without limitation, binding adequate insurance coverage for the use of such roads. In addition, the owner, Cuchara River, LLC, grants an easement for ingress and egress over and across Mountain Valley Road as depicted on the Cuchara River Estates Amendment 1 plat map recorded September 29, 2000 at reception # 346143, to individual tract owners of Raspberry Mountain Ranch, and the POA.

UTILITY EASEMENTS

A 60 foot utility easement, being 30 foot on either side of centerline, is hereby set aside over and across all roads as depicted on the plat(s) for Raspberry Mountain Ranch, Phase 3. In addition, a 30 foot utility easement is hereby set aside over and across Cuchara River Ranch Road as depicted on the plat of Raspberry Mountain Ranch, Phase 1, and on the plat of Cuchara River Estates, Amendment 1.

RECREATIONAL EASEMENTS

The owner of Raspberry Mountain Ranch hereby grants unto all individual owners within Raspberry Mountain Ranch, the POA, Cuchara River Ranch, Cuchara River Estates, the POA, and Cuchara River, LLC, recreational easements, being 15 feet in width, for non-vehicular, pedestrian, and equestrian use, over and across all side and rear set-backs for Raspberry Mountain Ranch, Phases 1, 2 and 3, as depicted on plats.

FENCE LINE

The exterior ranch fence, as depicted on the plat(s) for Raspberry Mountain Ranch, Phase 3, is owned, and shall be maintained by the POA at its cost and expense.

PRIVATE EASEMENTS

Private easements exist for ingress and egress for the sole benefit of Cuchara River, LLC and the adjoining owner(s), as depicted on the plat of Raspberry Mountain Ranch, Phase 3.

BASIS OF BEARINGS

BEARINGS WERE OBTAINED FROM USING NGS CONTROL STATION "GREYSEN" (BEING AN ALUMINUM CAP SET IN A CONCRETE HEADWALL) AND USING PUBLISHED NAD83(1992) DATA, BY GPS OBSERVATION OF THE SOUTH LINE OF SECTION 7, T30S, R68W, BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER, WHICH BEARS S 89°27'23" W. MONUMENTS ARE 3/4"x30" REBAR WITH 2" ALUMINUM CAPS MARKED LS 12160.

NOTE: BOUNDARY INFORMATION IS TAKEN FROM THE PLAT OF "GOEMMER RANCH", BY WACHOB AND WACHOB, INC., COLORADO CITY, COLORADO, DATED MARCH 30, 1995 FOR MR. J. LOWELL GOEMMER. (BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM SAID WACHOB PLAT)

NOTE: CLIENT DID NOT REQUEST THAT UTILITIES EASEMENTS OR R.O.W. BE RESEARCHED AND SHOWN.

NOTE: TERRY SURVEYING DID NOT DO A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHT OF WAY, OR EASEMENT OF RECORD.

DEDICATION

THE FOLLOWING MANAGER HAS CAUSED THE PARCEL SHOWN AND DESCRIBED HEREON TO BE SURVEYED AND SUBDIVIDED INTO TRACTS AND EASEMENTS AS SHOWN, DEFINED AND DESCRIBED HEREON TO BE KNOWN AS RASPBERRY MOUNTAIN RANCH, PHASE 3. ALL EASEMENTS ARE HEREBY SET ASIDE ACCORDING TO THE DEFINITIONS HEREON.

IN WITNESS WHEREOF

JAMES E. YOUNG HAS CAUSED THE PRESENTS TO BE EXECUTED THIS 17th DAY OF November 2005 A.D.

SIGNED James E. Young
MANAGER, CUCHARA RIVER, LLC.

STATE OF COLORADO) SS
COUNTY OF Huerfano

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF November 2005 A.D. BY 11111 AND James E. Young, manager of Cuchara River, LLC

WITNESS MY HAND AND SEAL Donetta Paulsons
MY COMMISSION EXPIRES 9-16-06

SURVEYOR'S CERTIFICATE

I, GARY L. TERRY, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS SURVEYED UNDER MY DIRECTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



GARY L. TERRY DATE:
COLORADO P.L.S. 12160

TERRY SURVEYING, INC.
P.O. BOX 851, TRINIDAD, CO. 81082 (719) 846-6921

RASPBERRY MOUNTAIN RANCH
PHASE 3
AMENDMENT 1

PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 68 WEST,
AND PART OF SECTIONS 11, 12, 13 & 14, TOWNSHIP 30 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

DRAWN BY:	nle	DATE:	11/07/2005
CHECKED BY:	Gary Terry	DRAWING NO.:	1209-05
JOB NO.:	3941-05	SHEET	1 OF 2

UNOFFICIAL DOCUMENT

92

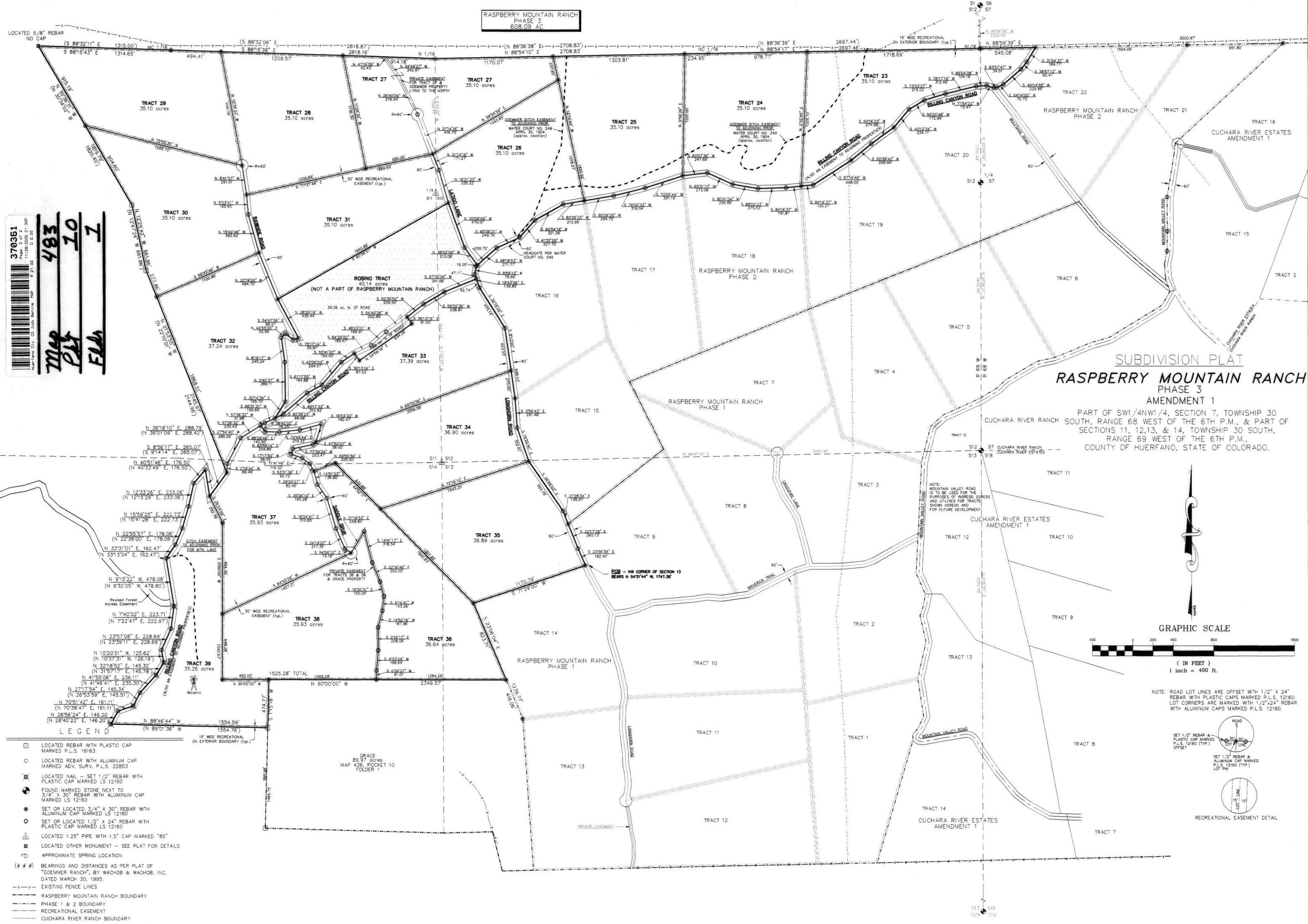
DRAWING NUMBER
483

DRAWING NUMBER
483

92

DRAWING NUMBER
483

2 of 2 pages



RASPBERRY MOUNTAIN RANCH PHASE 3 - AMENDMENT 1 PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 68 WEST, AND PART OF SECTIONS 11, 12, 13 & 14, TOWNSHIP 30 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF HUERFANO, STATE OF COLORADO.	
DATE:	11/07/05
DRAWN BY:	nle
CHECKED BY:	Gary Terry
DRAWING NO.:	1209-05
SHEET:	2 of 2

UNOFFICIAL DOCUMENT

TERRY SURVEYING, INC.
P.O. BOX 851, TRINIDAD, CO. 81082 (719) 846-6921