

**PARK COUNTY APPLICATION FOR
REZONING
NON-REFUNDABLE APPLICATION FEE: \$1680**

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the acceptance of the complete application the applicant must submit **twenty (20) collated copies, or CD media as requested** to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail pcpd@parkco.us, fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: PARK COUNTY PLANNING DEPARTMENT

Mailing Address: P.O. Box 1598

City: FAIRPLAY

State: CO Zip: 80440

Telephone

(work) 719 836 4254 (home) _____ (fax) _____

Owner's Name: RED HILL FOREST POMWACA

Mailing Address: P.O. Box 270487

Telephone No.: 303 933 6279

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Rezoning (attach additional page, if necessary):

ON DEED

Street Address of Property: _____

Property's Total Acreage: 16

Current Zone District of Property: C, A, R

Proposed Zone District of Property: COMMERCIAL

<p>For County Use Only Planning Department Confirmation of Current Zone District: District: <u>C, A, R</u> <u>JOHN DEAGAN</u> Print Full Name</p>

**Requirements for a Rezoning
Article V, Division 2, Section 5-201**

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of \$1680.00 must be paid at the time of submission of the application. Make the check or money order to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.
4. A legal description of the property proposed for the Rezoning prepared by a licensed Colorado land surveyor. (OWN DEED)
5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed amendment to the Official Zoning Map, this information is at Park County Assessor's Office.
6. A Vicinity Map of where the proposed property is located within Park County.
7. A map or other description of the property proposed to be subject of the Rezoning including the following information:
 - a. The current zone district(s) of the property proposed to be subject of the Rezoning and of the adjacent properties;
 - b. A map showing the boundaries of the property proposed to be subject of the Rezoning;
 - c. Description of the existing uses on the property and on adjacent properties.
8. A map or other description of the Current Conditions of the property proposed to be subject of the Rezoning including the following information:
 - a. Topography of the property subject to rezoning, shown in elevation contours of not greater than twenty (20) or forty (40) foot increments. Applicants are encouraged to use the USGS topographic mapping or other form of commercially produced topographic map;
 - b. Points of access to the property, internal roads and trails including widths, and approximate grades. The Current Conditions Map must illustrate how access is

For County Use Only: Initial Receipt of the Required Information	
(1.)	N/A
(2.)	JCD
(3.)	JCD
(4.)	JCD
(5.)	JCD
(6.)	JCD
(7a.)	JCD
(7b.)	JCD
(7c.)	JCD
(8a.)	JCD

- obtained from the property subject to rezoning to the nearest county road or highway;
- c. Where any access to the property subject to rezoning is obtained from a road, trail, easement, driveway, or other private access other than an adjacent County-owned highway, street or road, the applicant shall provide evidence of permanent legal right of access. Such evidence may include, but not be limited to, deed, easement agreement, or attorney opinion that a permanent legal right of access exists to the property;
 - d. Natural features of the property subject to rezoning including, wetlands, floodplain, riparian areas, water bodies (e.g., lakes, ponds, streams, whether continuous or seasonal), rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);
 - e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas.
9. Applicant must provide a Proposed Development Plan describing in mapped form and/or text the existing and proposed physical improvements of the property and the approximate locations of improvements.
10. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

For properties currently within a Mining Zone District, the following additional materials must be included in a complete application:

- 1. The building envelope must be at an elevation of not more than 11,500 feet.
- 2. The application must include a geo-technical report prepared by a qualified Geo-technical professional utilizing the information and guidelines contained in "Guidelines and Criteria for Identification of Land Use Controls of Geological Hazards and Mineral Resource Areas" Colorado Geological Survey Publication 6, or the updated version of this publication. The geo-technical report must be accompanied by a statement of the engineer's qualifications relative to geology, mine economics and geological hazards. At a minimum, this report must address the following information specific to the property in question, all of which shall be considered in evaluating the Rezoning application.
 - a. The presence and extent of any geological hazards, including but not limited to underground excavations on or adjacent to the subject property and the presence of radioactive or toxic materials and minerals.
 - b. The presence of surface and subsurface minerals, including but not limited to the types and amounts of minerals present and the viability of mineral extraction now and in the future.

For County Use Only:	
Initial Receipt of the Required Information	
(8b.)	JCO
(8c.)	JCO
(8d.)	JCO
(8e.)	N/A
(9.)	JCO
(10.)	JCO
(1.)	N/A
(2a.)	N/A
(2b.)	N/A

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: JOHN DEAGAN, AICP
Print name: JOHN DEAGAN
If company, state Title/Position: PLANNER

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

SEPTEMBER 15th, 2016
Month Day Year

For County Use Only:
Verification of Date of Delivery and
County Receipt of Application
Date: SEPT - 15th, 2016
Print Name: JOHN DEAGAN

Payment of the Applicant Fee was made by: N/A

_____ Personal Check # _____ Amount \$ _____
_____ Cash _____ Amount \$ _____
_____ Other _____ Amount \$ _____

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND TUESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

Park County Website | Treasurer Web Site



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Real Estate TAX/NOTICE RECEIPT FOR PARK COUNTY

SCHEDULE # R 43673 2015

PROPERTY ADDRESS: REDHILL RD 196 FRPLY
TAXABLE VALUE: \$7,100.00 ACTUAL VALUE: \$24,480.00

TAX DISTRICT: 014

Owners Name
**REDHILL FOREST PROP OWNERS MUT
WATER AND CATTLE ASSOCIATION
PO BOX 1233
BUENA VISTA CO 81211-1233**

Legal Description
T11 R76 S05 NE4 A TRACT OF LAND IN THE
5-11-76 LYING ELY OF HWY 9 AND
OF CR 7 AS DESC AT R530579

Select a payment option below.

First Half: Feb 28th
Second Half: June 15th
OR
Full Payment: April 30th

TAX:	\$392.32
INTEREST:	\$15.69
FEE:	\$0.00
TOTAL TAX & ASMTS.:	\$392.32
UNPAID BALANCE:	\$0.00

Pay Full Amount
Paid

Last Payment: 08/04/2016 Amount : \$408.01

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

The Redhill Forest Group, a Colorado General Partnership,
whose address is: c/o Mr. Douglas E. Kingsbery, P.O. Box 1151,
Raleigh, North Carolina 27602

Grantor, for and in consideration of the sum of Twelve Thousand
and no/100-----Dollars, in hand paid, hereby grants,
sells and conveys to: The Redhill Forest Property Owners Mutual
Water and Cattle Association, a Colorado Non-Profit Corporation,

whose address is: P.O. Box 1523, Fairplay, Colorado 80440,

Grantee, the following real property situate in the County of
Park and State of Colorado, to wit:

See, Exhibit A which is incorporated by reference
herein and made a part hereof

also known by street and number as: vacant land

with all appurtenances.

The property conveyed hereunder is sold and conveyed as a bargain
and sale conveyance, "as is" without warranty or representation
except that the undersigned has authority to execute this deed on
behalf of the Grantor and that the Grantor has not previously
conveyed or transferred title to the property herein conveyed to
any other person or entity.

Signed and delivered this ____ day of August, 2000.

THE REDHILL FOREST GROUP,
A COLORADO GENERAL PARTNERSHIP

BY: Douglas E. Kingsbery, Trustee
KINGSBERY FAMILY TRUST, GENERAL
PARTNER
DOUGLAS E. KINGSBERY, TRUSTEE

BY: Marie D. Kingsbery
KINGSBERY FAMILY TRUST, GENERAL
PARTNER
MARIE D. KINGSBERY, TRUSTEE

BY: J.B. Bell
KINGSBERY FAMILY TRUST, GENERAL
PARTNER
J.B. BELL, TRUSTEE

COUNTY OF Johnston)
STATE OF North Carolina) SS.

The foregoing instrument was acknowledged before me this 4th
day of August, 2000 by Douglas E. Kingsbery as Trustee of the
Kingsbery Family Trust, General Partner of The Redhill Forest
Group, a Colorado General Partnership.

Witness my hand and official seal.
My commission expires: 05/17/05


Notary Public

COUNTY OF Travis)
STATE OF Texas) SS.

The foregoing instrument was acknowledged before me this 23
day of August, 2000 by Marie D. Kingsbery as Trustee of the
Kingsbery Family Trust, General Partner of The Redhill Forest
Group, a Colorado General Partnership.

Witness my hand and official seal.
My commission expires: 3-4-2001


Notary Public



530579 08/30/2000 09:37A
3 of 4 R 20.00 D 1.20 BARBARA J PASCO PARK CO

COUNTY OF Trans)
STATE OF Texas) SS.

The foregoing instrument was acknowledged before me this 23
day of August, 2000 by J.B. Bell as Trustee of the Kingsbery
Family Trust, General Partner of The Redhill Forest Group, a
Colorado General Partnership.

Witness my hand and official seal.
My commission expires: 3-4-2001



Notary Public

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 76 WEST OF THE 6TH. P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 5;

THENCE SOUTH 04°26'21" WEST, ALONG THE EAST LINE OF SAID SECTION 5, 1252.69 FEET, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 89°04'45" WEST, ALONG THE EAST - WEST CENTER OF SECTION LINE OF SAID SECTION 5, 30.29 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9;

THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 31°51'37" WEST, 473.68 FEET
- 2) 624.30 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 18°15'00"
- 3) NORTH 50°06'37" WEST, 617.16 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 7

THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES;

- 1) SOUTH 79°13'50" EAST, 24.57 FEET
- 2) 131.90 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.24 FEET AND A CENTRAL ANGLE OF 26°57'58"
- 3) NORTH 73°28'12" EAST, 72.29 FEET
- 4) 228.09 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 694.67 FEET AND A CENTRAL ANGLE OF 18°48'18"
- 5) SOUTH 87°43'30" EAST, 36.38 FEET
- 6) 133.47 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 403.89 FEET AND A CENTRAL ANGLE OF 19°13'06"
- 7) 118.45 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 474.20 FEET AND A CENTRAL ANGLE OF 14°18'42"
- 8) NORTH 87°22'06" EAST, 71.81 FEET
- 9) 86.12 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 81.07 FEET AND A CENTRAL ANGLE OF 60°51'46"
- 10) NORTH 26°30'20" EAST, 48.91 FEET
- 11) 133.62 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 219.15 FEET AND A CENTRAL ANGLE OF 32°09'52"
- 12) 42.89 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 399.97 FEET AND A CENTRAL ANGLE OF 06°02'39"

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 42°13'37" EAST, 303.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 18.661 ACRES, MORE OR LESS.

Owners of Lots Adjacent to 43673, August 22nd, 2016

LONDON JOHN TRUST
PO BOX 5544
BRECKENRIDGE, CO 80424-5544

BISHOP GEORGE N
C/O DALE J IRWIN
81 FAIRWAY LN
LITTLETON, CO 80123

GARDNER JAMI K
PO BOX 1680
FAIRPLAY, CO 80440

MENISH BRIAN
31 REDHILL RD
FAIRPLAY, CO 80440

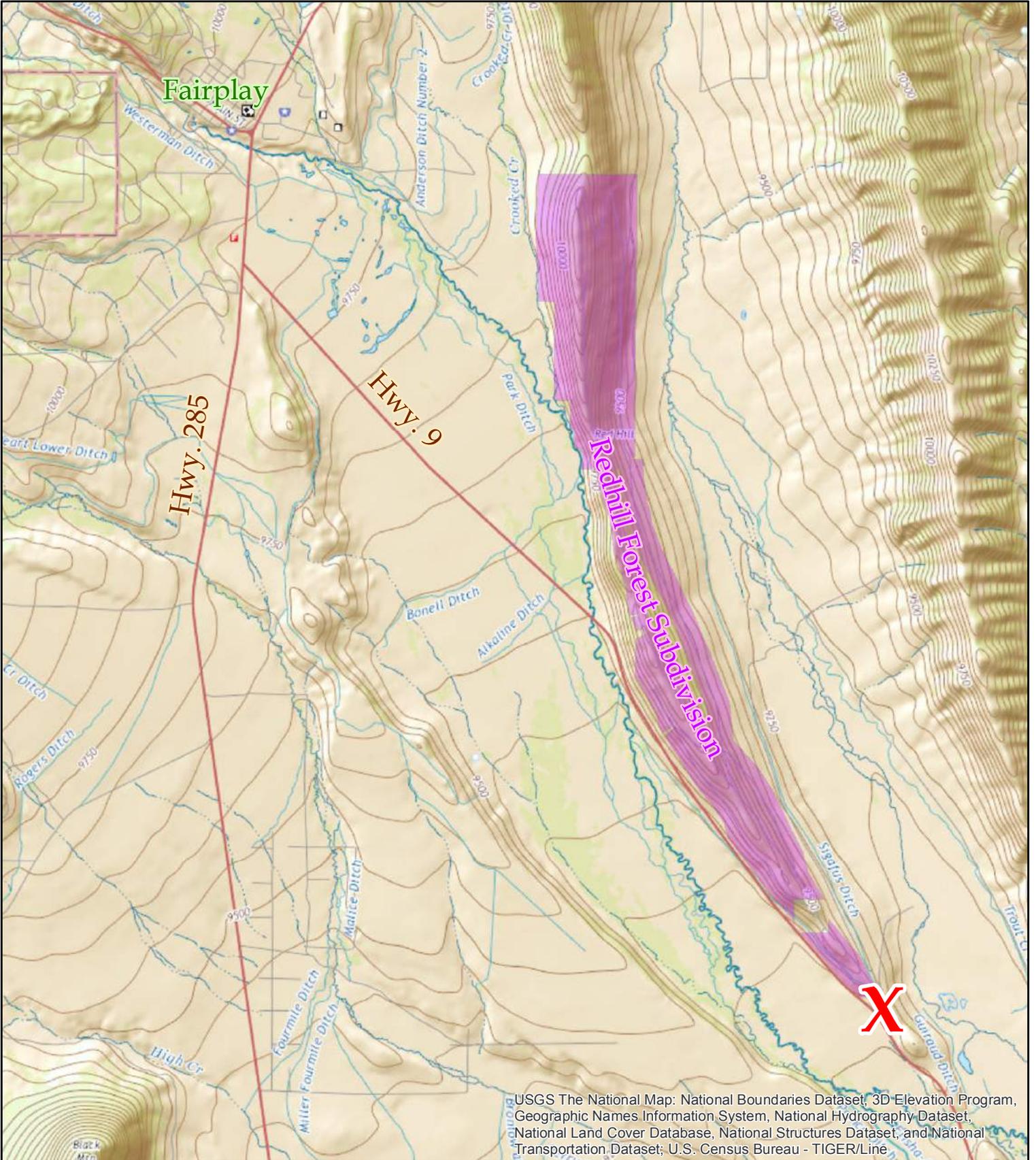
SHEENKUD ELK RANCH LLC
267 INDIAN SPRINGS DR
FLORENCE, AL 35634

BUREAU OF LAND MANAGEMENT
3028 EAST MAIN STREET
CANON CITY, CO 81212

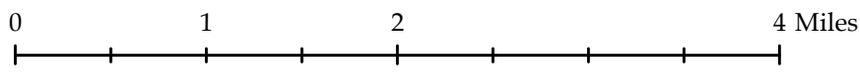
CITY OF AURORA
REAL PROPERTY SERVICES
15151 E ALAMEDA PKWY STE 3200
AURORA, CO 80012

Vicinity Map

Contour Interval is Fifty Feet

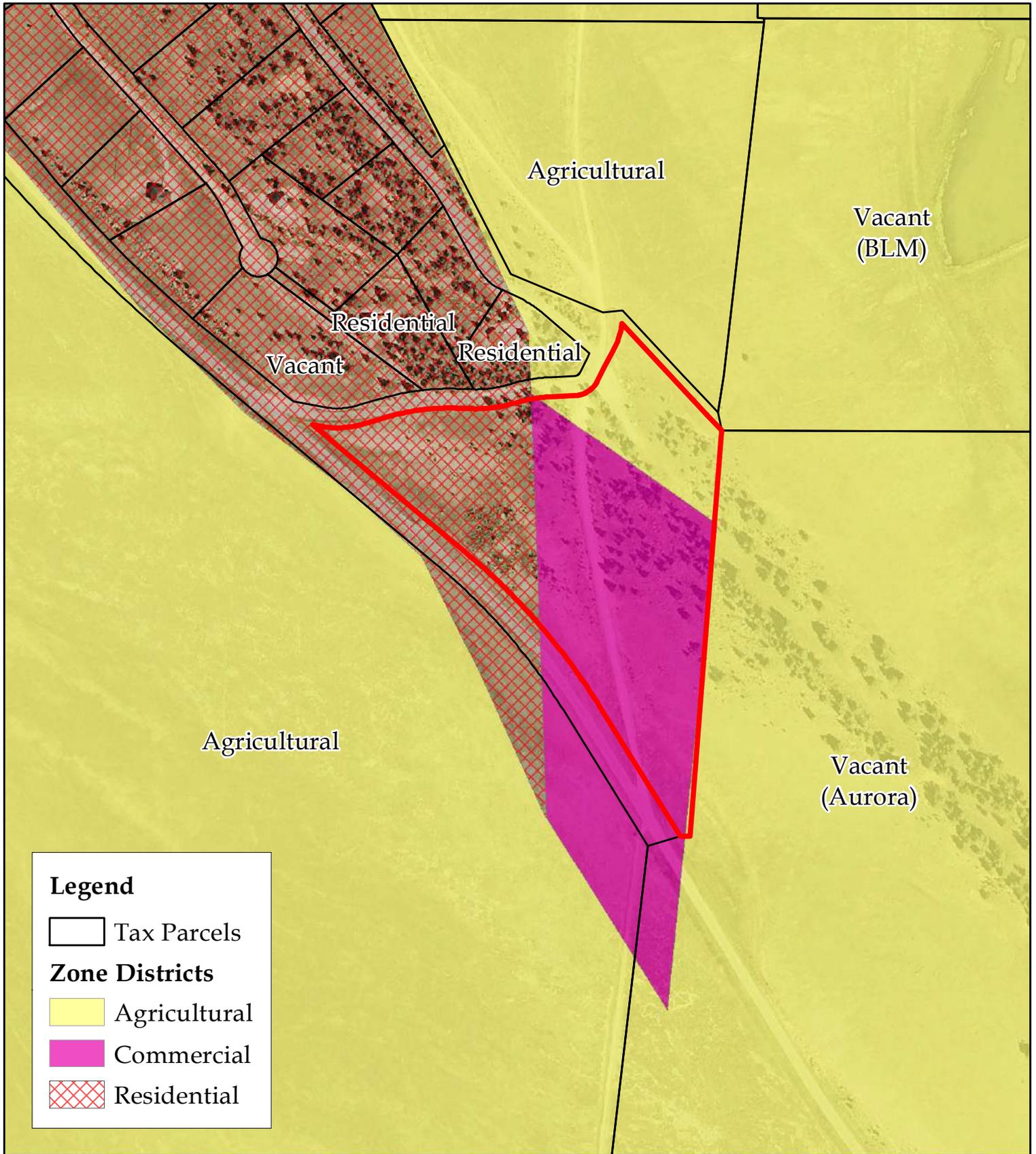


USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line



Park County Planning Department

Zoning and Land Use Map



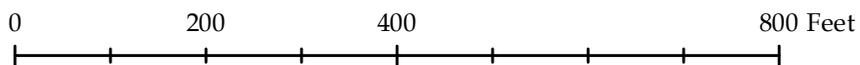
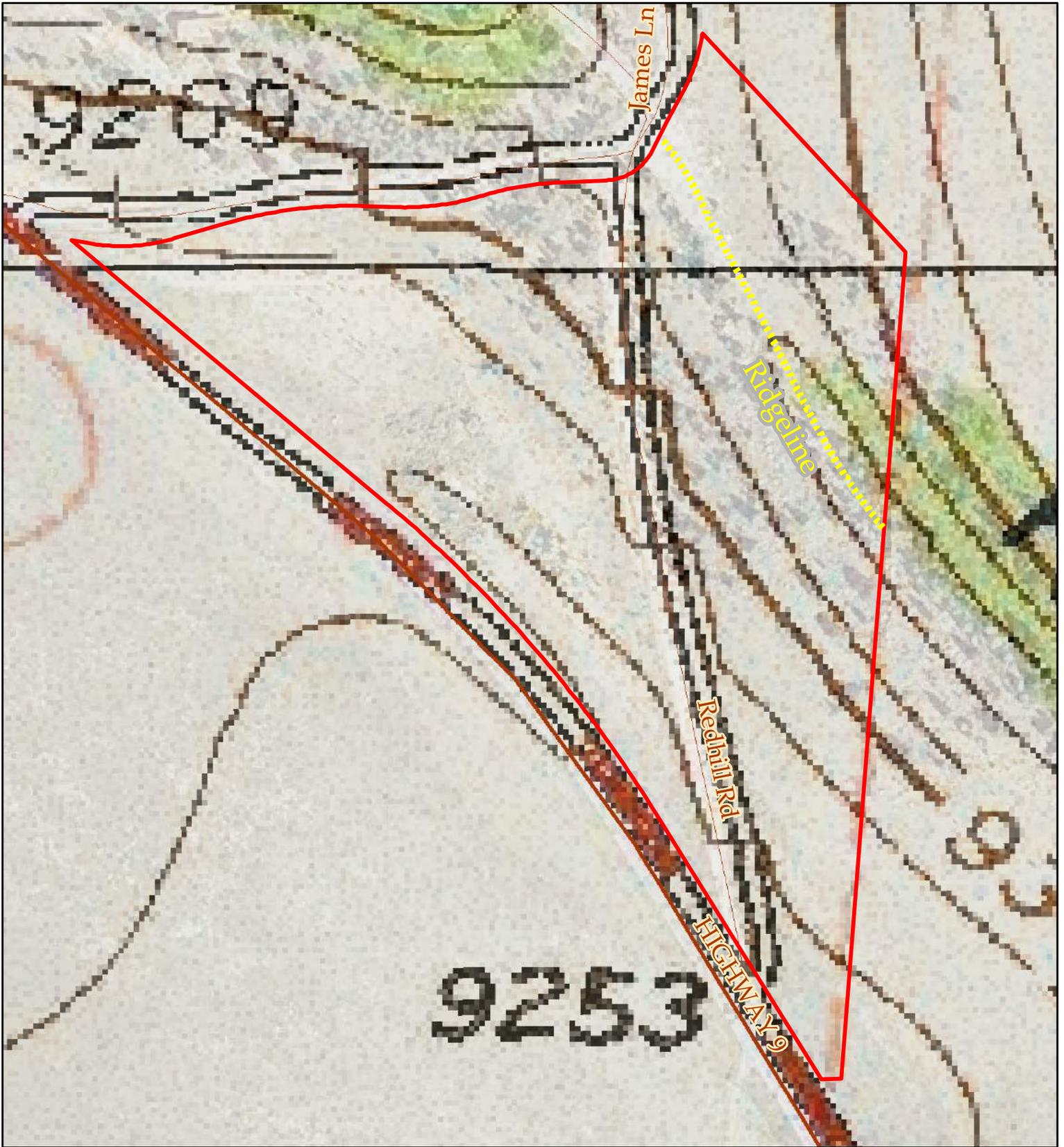
0 400 800 1,600 Feet

Park County Planning Department

This map is not a survey.

Topography

Contour Interval is Twenty Feet

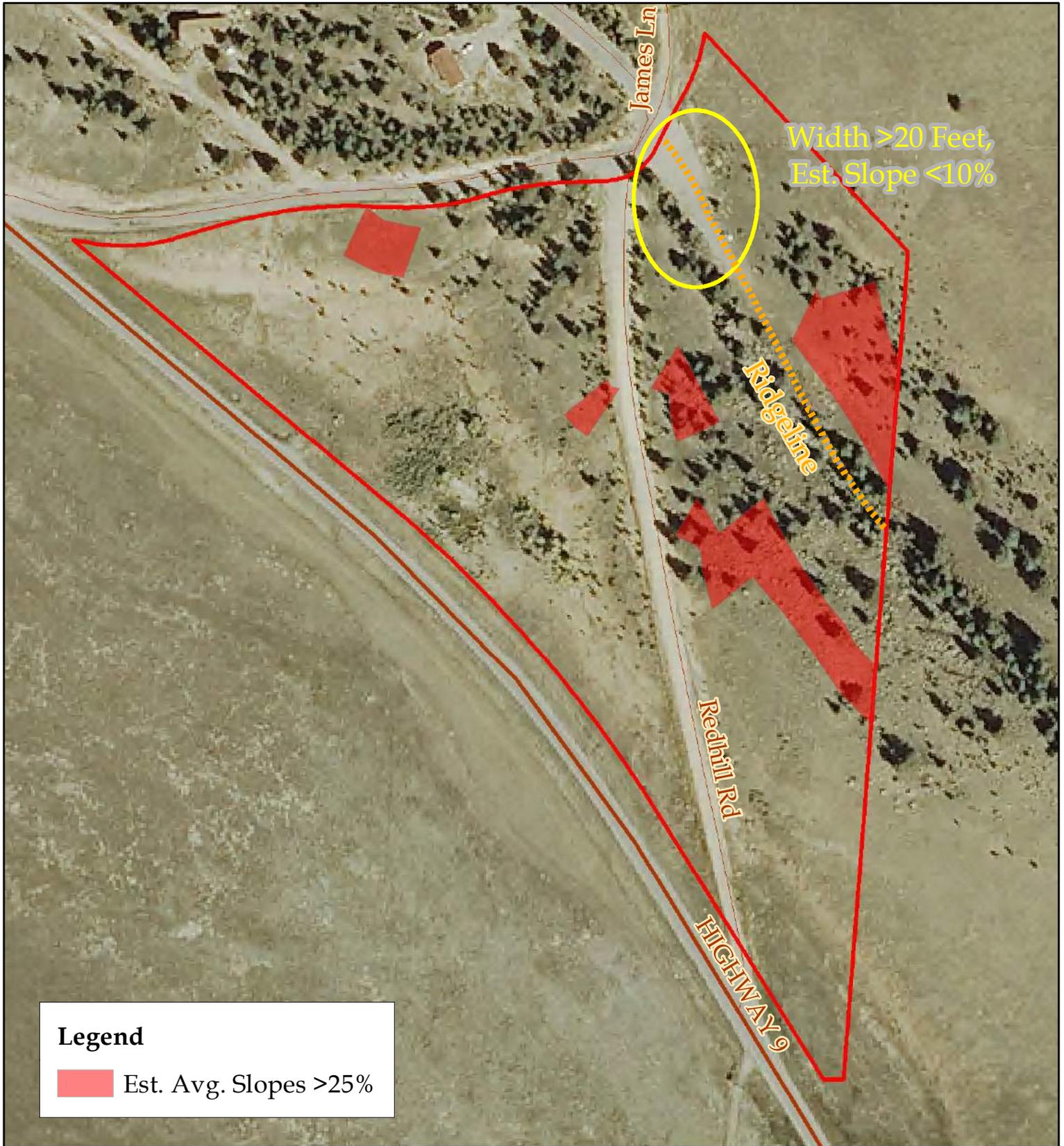


Park County Planning Department

This map is not a survey.

Slopes and Access

Aerially Photographed in 2015



0 200 400 800 Feet

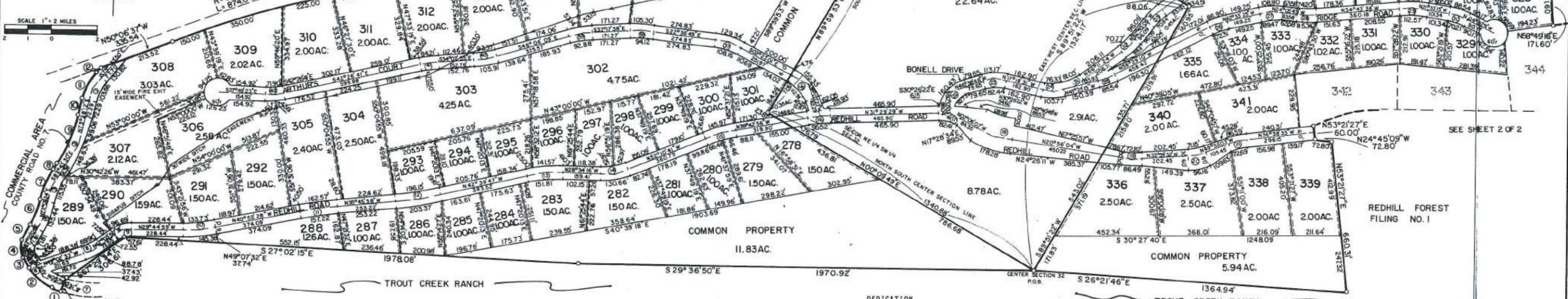
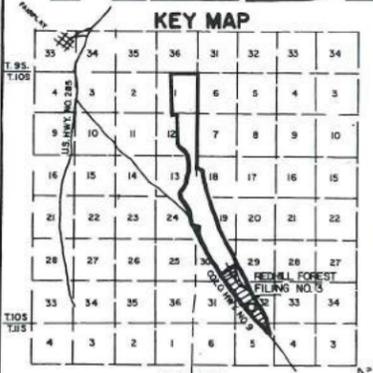
Park County Planning Department

This map is not a survey.

REDHILL FOREST

FILING NO. 3 PARK COUNTY

REDHILL FOREST
Filing 3
Sheet 1 of 2



- 1 Δ=06°08'39" R=399.97 L=42.89
- 2 Δ=32°00'52" R=739.15 L=153.62
- 3 S26°30'22"W Δ=48.91
- 4 Δ=60°51'46" R=810.7 L=86.12
- 5 S67°22'06"W Δ=71.81 L=118.45
- 6 Δ=14°18'42" R=474.20 L=118.45
- 7 Δ=19°15'06" R=403.69 L=126.47
- 8 N87°43'30"W Δ=36.38
- 9 Δ=18°46'18" R=694.67 L=228.00
- 10 S73°28'12"W Δ=72.29
- 11 Δ=26°57'58" R=280.24 L=131.90
- 12 N75°33'50"W Δ=24.57

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS
 DAY OF April A.D. 1980
Constance Saul BY Jim W. Darr
 CLERK

RECORDER'S CERTIFICATE
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 4:00 P.M. ON THE DAY OF April A.D. 1980, AND DULY FILED AT RECEPTION NO. 2058/85
Constance Saul
 COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE
 I, THOMAS L. BURNETT, A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.
 DATE March 25, 1980
Thomas L. Burnett
 THOMAS L. BURNETT L.S. NO. 11944

TITLE CERTIFICATE
 TRANSAMERICA TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE DEDICATORS.
 MARCH 25, 1980
George
 AGENT

APPROVAL OF PLANNING COMMISSION
 APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS DAY OF MARCH A.D. 1980
John C. Hill
 CHAIRMAN

OWNERS CERTIFICATE
 I, MORRIS BURK PARTNER OWNER OF THE ABOVE PLATTED LAND, DO HEREBY STATE THAT TITLE TO SAID LAND IS HELD IN THE NAME OF THE REDHILL FOREST GROUP AS SHOWN ON THE COMMITMENT TO INSURE SAID LAND, AND THAT THE LIENS AND ENCUMBRANCES SHOWN ON THE COMMITMENT TO INSURE FROM TRANSAMERICA TITLE INS. CO. ARE THE ONLY LIENS AFFECTING SAID PROPERTY AT THE TIME OF THE FILING OF SAID PLAT.
 DATE April 7, 1980
Morris Burk
 OWNER

KNOW ALL MEN BY THESE PRESENTS THAT MORRIS BURK AND PARK COUNTY ASSOCIATES, INC. A COLORADO CORPORATION, BEING THE OWNERS OF THAT PORTION OF SECTIONS 29, 30, 31 AND 32, T.10 S., R.76 W., AND SECTION 5, T.11 S., R.76 W., ALL OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, TO WIT:
 BEGINNING AT THE CENTER OF SAID SECTION 32, THENCE S29°36'50"E FOR A DISTANCE OF 1970.92', THENCE S27°02'15"E FOR A DISTANCE OF 1978.08', THENCE S67°28'34"E FOR A DISTANCE OF 306.61' TO A POINT ON THE WESTERLY RIGHT OF WAY OF PARK COUNTY ROAD NO. 7, THENCE N84°29'29"E CROSSING SAID R.O.W. FOR A DISTANCE OF 60.41', TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID COUNTY ROAD NO. 7, THENCE SOUTHERLY AND WESTERLY ALONG SAID R.O.W. FOR THE FOLLOWING 12 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°08'39" AND WHOSE RADIUS IS 399.97' FOR A DISTANCE OF 42.89', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 32°00'52" AND WHOSE RADIUS IS 239.15' FOR A DISTANCE OF 133.62', THENCE S26°30'22"W FOR A DISTANCE OF 48.91', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 60°51'46" AND WHOSE RADIUS IS 810.7' FOR A DISTANCE OF 86.12', THENCE S87°22'06"W FOR A DISTANCE OF 71.81', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 14°18'42" AND WHOSE RADIUS IS 474.20' FOR A DISTANCE OF 118.45', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 19°13'06" AND WHOSE RADIUS IS 403.69', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°46'18" AND WHOSE RADIUS IS 694.67' FOR A DISTANCE OF 228.00', THENCE S73°28'12"W FOR A DISTANCE OF 72.29', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 26°57'58" AND WHOSE RADIUS IS 280.24' FOR A DISTANCE OF 131.90', THENCE N75°33'50"W FOR A DISTANCE OF 24.57' TO A POINT ON THE EASTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE NORTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 3 COURSES, N50°06'37"W FOR A DISTANCE OF 335.54', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 08°49'00" AND WHOSE RADIUS IS 5680.00' FOR A DISTANCE OF 874.04', THENCE N41°17'37"W FOR A DISTANCE OF 2358.52' TO A POINT ON THE SOUTH LINE OF THE NE1/4 SW1/4 OF SAID SECTION 32, THENCE N89°59'53"E ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 1134.22' TO THE SE CORNER OF THE SAID NE1/4 SW1/4, THENCE N00°09'49"E ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 32 FOR A DISTANCE OF 1340.88' TO THE CENTER OF SAID SECTION 32, THE POINT OF BEGINNING, CONTAINING 97.53 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A SOLAR OBSERVATION.

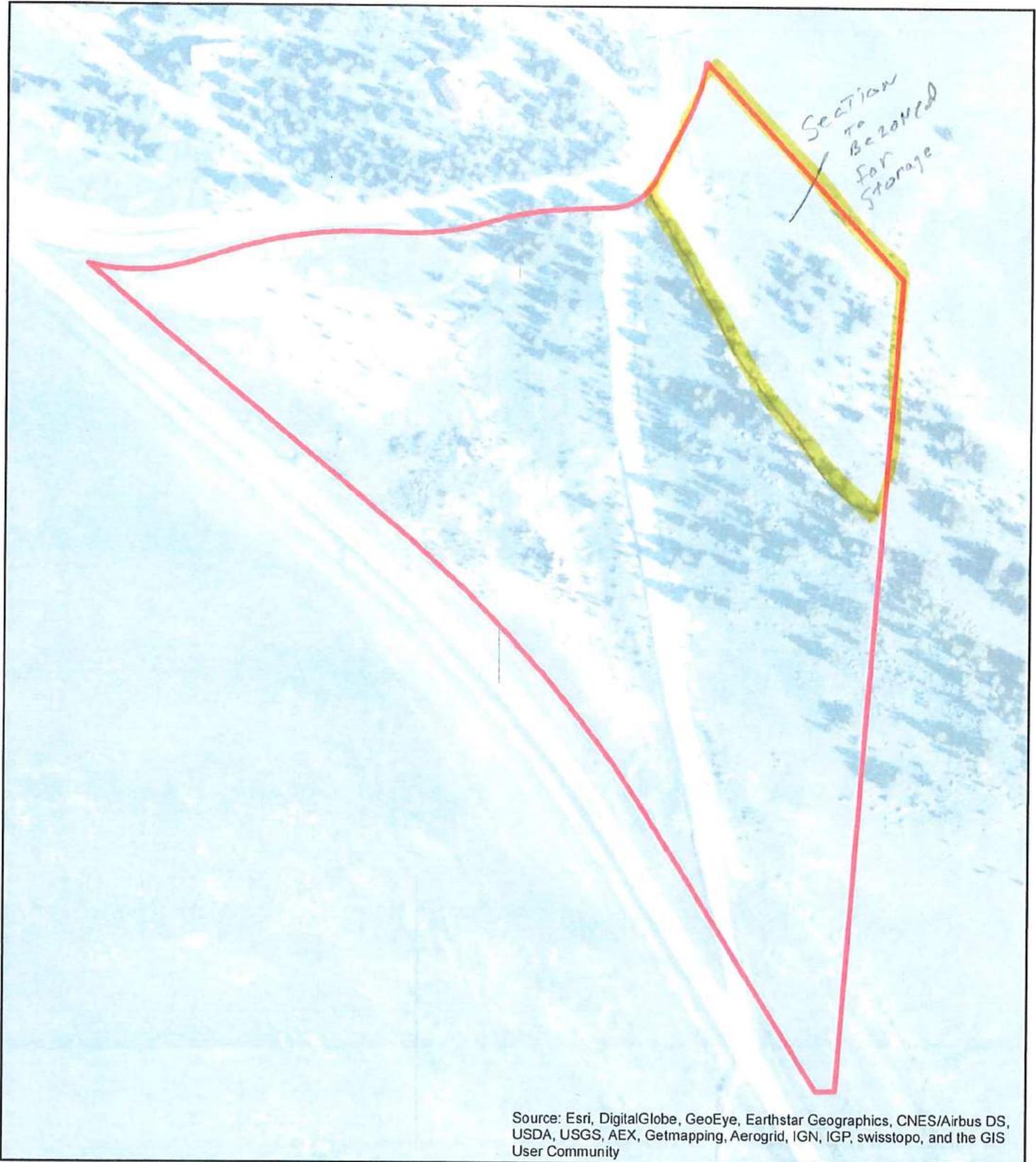
AND
 BEGINNING AT THE CENTER OF SAID SECTION 32, THENCE S89°51'22"W ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 32 FOR A DISTANCE OF 1324.17' TO THE NW CORNER OF THE NE1/4 SW1/4 OF SAID SECTION 32, THENCE S00°07'19"W ALONG THE WEST LINE OF THE SAID NE1/4 SW1/4 SECTION 32 FOR A DISTANCE OF 1122.99' TO A POINT ON THE EASTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE NORTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING SIX COURSES, N41°17'37"W FOR A DISTANCE OF 344.57', THENCE N48°42'26"E FOR A DISTANCE OF 100.00', THENCE N41°17'37"W FOR A DISTANCE OF 696.20', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°54'00" AND WHOSE RADIUS IS 5670.00' FOR A DISTANCE OF 484.90', THENCE N30°10'01"W FOR A DISTANCE OF 915.01', THENCE N36°23'37"W FOR A DISTANCE OF 646.98', THENCE N56°22'53"E LEAVING SAID R.O.W. FOR A DISTANCE OF 608.96' TO A POINT ON THE EASTERLY RIGHT OF WAY OF BONELL DRIVE, THENCE N58°49'16"E LEAVING SAID R.O.W. FOR A DISTANCE OF 175.00', THENCE N24°27'35"W FOR A DISTANCE OF 226.62', THENCE N58°49'16"E FOR A DISTANCE OF 171.60', THENCE N30°00'16"W FOR A DISTANCE OF 1534.05', THENCE N27°12'13"W FOR A DISTANCE OF 921.60', THENCE N37°30'45"W FOR A DISTANCE OF 138.30', THENCE N54°06'43"E FOR A DISTANCE OF 280.71', TO A POINT ON THE WESTERLY RIGHT OF WAY OF TROUT CREEK LANE, THENCE N85°05'17"E CROSSING SAID R.O.W. FOR A DISTANCE OF 60.00' TO A POINT ON THE EASTERLY R.O.W. OF SAID TROUT CREEK LANE, THENCE NORTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 3 COURSES, TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 10°50'24" AND WHOSE RADIUS IS 813.17' FOR A DISTANCE OF 153.85', THENCE N24°04'19"W FOR A DISTANCE OF 226.19', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 06°27'54" AND WHOSE RADIUS IS 1386.49' FOR A DISTANCE OF 156.45', THENCE N75°56'49"E LEAVING SAID R.O.W. FOR A DISTANCE OF 327.21', THENCE S34°10'10"E FOR A DISTANCE OF 1926.55', THENCE S26°50'50"E FOR A DISTANCE OF 1115.75', THENCE N63°06'14"E FOR A DISTANCE OF 171.17' TO A POINT ON THE WESTERLY RIGHT OF WAY OF REDHILL ROAD, THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 5 COURSES, S24°13'07"E FOR A DISTANCE OF 108.89', THENCE T32° TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 04°26'38" AND WHOSE RADIUS IS 1844.14' FOR A DISTANCE OF 143.03', THENCE S28°39'45"E FOR

A DISTANCE OF 655.64', THENCE TO THE RIGHT ALONG THE ARC OF A CURVE WHOSE DELTA IS 18°40'14" AND WHOSE RADIUS IS 446.65' FOR A DISTANCE OF 145.55', THENCE S5°59'37"E FOR A DISTANCE OF 333.53', THENCE S60°17'56"W LEAVING SAID R.O.W. FOR A DISTANCE OF 21.00' TO A POINT ON THE WESTERLY RIGHT OF WAY OF TROUT CREEK LANE, THENCE SOUTHERLY ALONG SAID R.O.W. FOR THE FOLLOWING 3 COURSES, S29°42'04"E FOR A DISTANCE OF 21.00', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 23°24'42" AND WHOSE RADIUS IS 100.00' FOR A DISTANCE OF 229.19', THENCE S53°06'46"E FOR A DISTANCE OF 68.30', THENCE TO THE WESTERLY RIGHT OF WAY OF REDHILL ROAD, THENCE N53°21'27"E CROSSING SAID R.O.W. FOR A DISTANCE OF 60.00' TO A POINT ON THE EASTERLY R.O.W. OF SAID REDHILL ROAD, THENCE N24°45'09"W ALONG SAID R.O.W. FOR A DISTANCE OF 72.80', THENCE N53°21'27"E LEAVING SAID R.O.W. FOR A DISTANCE OF 660.31', THENCE S26°21'46"E FOR A DISTANCE OF 1364.94' TO THE CENTER OF SAID SECTION 32, THE POINT OF BEGINNING, CONTAINING 133.82 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO A SOLAR OBSERVATION. THAT SAID OWNER HAS THESE PRESENTS CONVEYED, TRANSFERRED, AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REDHILL FOREST FILING NO. 3, AND DOES HEREBY CONVEY IN WARRANTY TO THE REDHILL FOREST PROPERTY OWNERS, MUTUAL WATER AND CATTLE ASSOCIATION, FOR AND APPROPRIATE GOVERNMENTAL AGENCIES, THE AVENUES, STREETS, ALLEYS, COURTS, AND PLACES HEREIN SHOWN, ALSO THE EASEMENTS AS SHOWN HEREON ARE RESERVED OR DEDICATED FOR THE PURPOSES SHOWN.

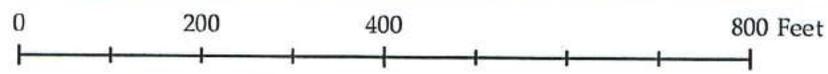
EXECUTED THIS 7th DAY OF April A.D. 1980
 PARK COUNTY ASSOCIATES, INC. A COLORADO CORPORATION
 BY Walter Hamilton BY Morris Burk
 ATTEST: Walter Hamilton
 NOTARY PUBLIC

NOTARIAL
 STATE OF COLORADO
 COUNTY OF PARK
 THE FOREGOING STATEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF April A.D. 1980
 MY COMMISSION EXPIRES _____
 WITNESS MY HAND AND SEAL
Constance Saul, County Clerk
 NOTARY PUBLIC

Site Plan



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

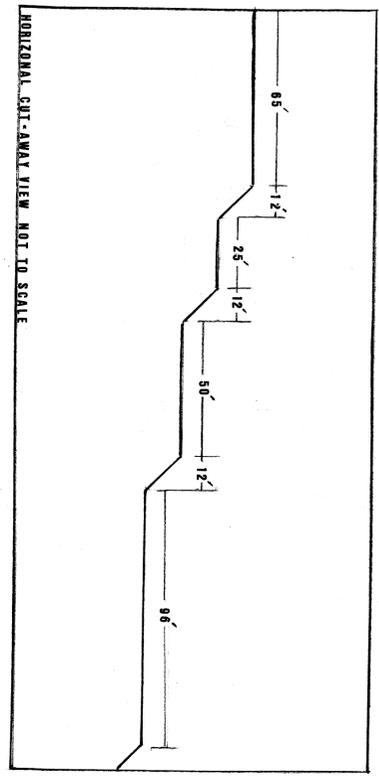
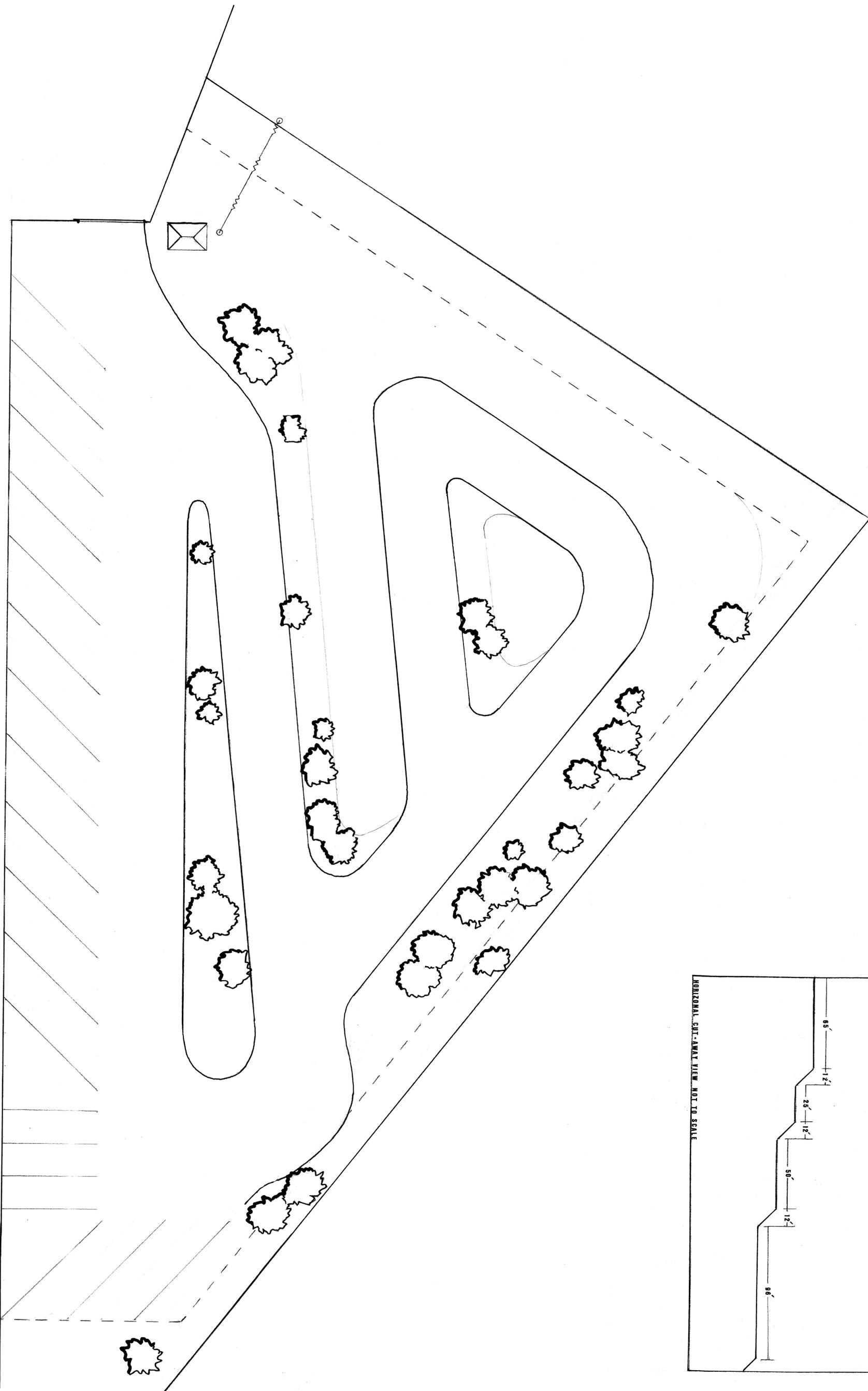


Park County Planning Department

This map is not a survey.

1
6





SCALE:
1" = 16'

RED HILL STORAGE AREA
 RED HILL FOREST
 16 RED HILL RD.
 FAIRPLAY, CO 80440

CONTACT:
STEPHEN WINKEL

DESIGN BY:
AGRISCAPES