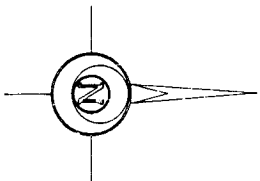


2nd AMEND

COMMON

SAN

SECTION



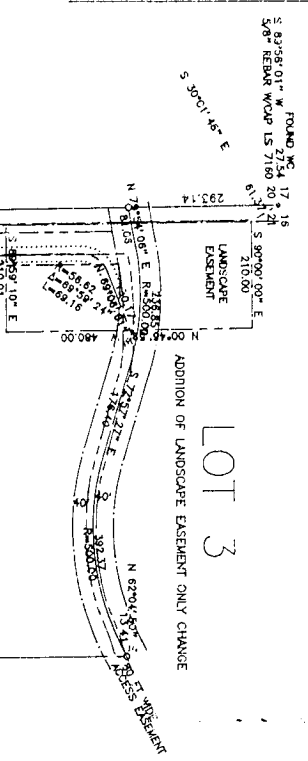
REPLAT
TO
SAN JUAN RANCH PARTNERS, LTD.

REPLAT SAN JUAN RANCH LOTS 2 & 3.
2ND AMENDED

PLAT #1
GAY CARRIS
SEPTEMBER 30, 1994
10.00

LOT 3

ADDITION OF LANDSCAPE EASEMENT ONLY CHANGE



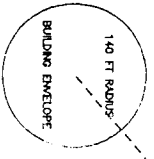
OPEN SPACE

LINGHAM LAND COMPANY

CH 1/16 SEC 21

LOT 2B

67.9143 ACRES



LOT 2A

73.6907 ACRES

FOUND WC 17.418
S 89°58'24\"/>

FOUND WC 20.941
S 89°58'24\"/>

FOUND WC 31.113
S 89°58'24\"/>

FOUND WC 20.941
S 89°58'24\"/>

FOUND WC 17.418
S 89°58'24\"/>

FOUND WC 31.113
S 89°58'24\"/>

FOUND WC 20.941
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FOUND WC 17.418
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S 89°58'24\"/>

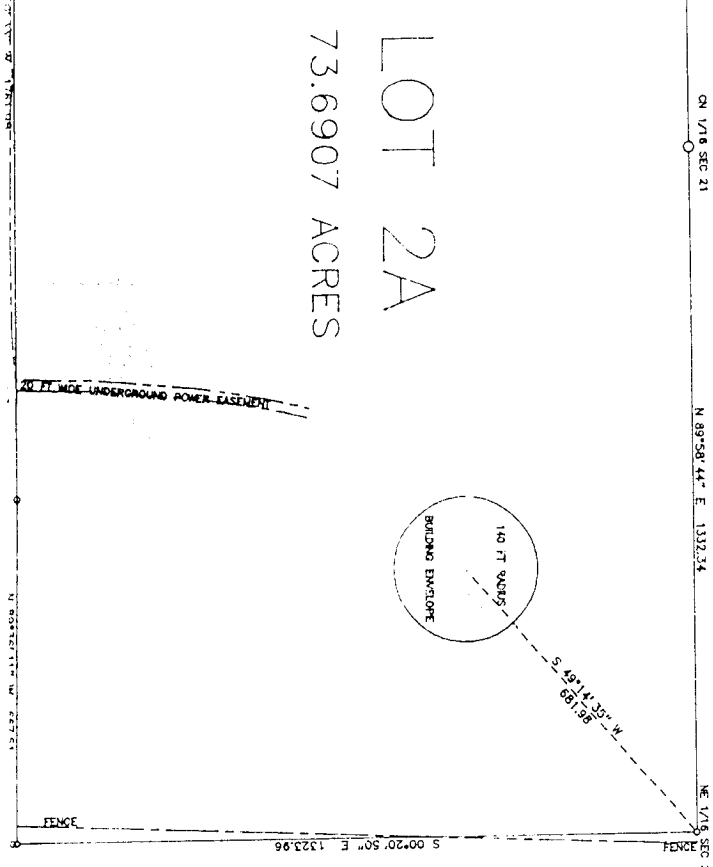
FOUND WC 20.941
S 89°58'24\"/>

AMENDED PLAT: LOTS 2 & 3

COMMON INTEREST COMMUNITY MAP FOR AMENDED FILING NO. 1

SAN JUAN RANCH

SECTION 21 T.45 N. R.10 W. N.M.P.M.



LINGHAM LAND COMPANY

CERTIFICATE OF OWNERSHIP AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING THE OWNERS OF CERTAIN LANDS IN SAN MIGUEL COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

SW1/4, NW1/2, NW1/4, SW1/4, S1/2 NW1/4, S1/2 NW1/4, SW1/4 NE1/4 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 10 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, SAN MIGUEL COUNTY, COLORADO, AND RECORDERS OFFICE.

HAVE BY THESE PRESENTS CAUSED THE SAME TO BE Laid Out, PLATED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF 2nd AMENDED PLAT LOTS 2 & 3, SAN JUAN RANCH COMMON INTEREST COMMUNITY MAP, AND WE HEREBY DEDICATE TO THE SAN JUAN RANCH COMMON INTEREST COMMUNITY PURSUANT TO OURS HEREBY DEED TO THE SFO, AND DOES HEREBY GRANT AND DEDICATE TO THE OWNERS THEIR GUESTS AND INTERESTS OF LOTS OF SAN JUAN RANCH, THE USE OF ROADS AND RIGHTS-OF-WAY, RANCH ROAD ACCESS DRIVES, AND OTHER EASEMENTS SHOWN HEREOF EXCEPT THOSE DENOTED AS LIMITED COMMON ELEMENTS, FURTHER DEDICATES TO THE OWNERS (THEIR GUESTS AND INTERESTS) HEREOF THE RIGHT OF FIRST REFUSAL TO USE OF UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER AND SEWER LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THE SAN JUAN RANCH, COMMON INTEREST COMMUNITY IS SUBJECT TO THE PROVISIONS, COVENANTS, DECLARATIONS, EASEMENTS, TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN THAT CERTAIN "DECLARATION OF COMMON INTEREST COMMUNITY FOR SAN JUAN RANCH," AND BYLAWS, ARTICLES OF INCORPORATION OF SAN JUAN OWNERS ASSOCIATION, ALL RECORDED IN THE RECORDS OF THE COUNTY CLERK AND RECORDER FOR SAN MIGUEL COUNTY, COLORADO.

OWNERS:
 SAN JUAN RANCH PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP BY:
 GEORGE J. ABRAMAK, PRESIDENT OF SAN JUAN RANCH DEVELOPMENT CORPORATION, A COLORADO CORPORATION, GENERAL PARTNER OF SAN JUAN DEVELOPMENT PARTNERS, LIMITED, A COLORADO LIMITED PARTNERSHIP, AS GENERAL PARTNER OF SAN JUAN RANCH PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP,
 AS GENERAL PARTNER

STATE OF COLORADO }
 COUNTY OF SAN MIGUEL } SS.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF September, A.D. 1994 BY GEORGE J. ABRAMAK, PRESIDENT OF SAN JUAN RANCH DEVELOPMENT CORPORATION, A COLORADO CORPORATION, GENERAL PARTNER OF SAN JUAN DEVELOPMENT PARTNERS, LIMITED, A COLORADO LIMITED PARTNERSHIP, AS GENERAL PARTNER OF SAN JUAN RANCH PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: 11.1.97

CAROL KOHN
 NOTARY PUBLIC
 STATE OF COLORADO

ATTORNEY'S TITLE OPINION

I, ROBERT KOHN BEING AN ATTORNEY AT LAW IN THE STATE OF COLORADO, STATE THAT THE ABOVE DESCRIBED PROPERTY IS VESTED IN SAN JUAN RANCH COMMON INTEREST COMMUNITY PURSUANT TO THE SAN JUAN RANCH COMMON INTEREST COMMUNITY MAP, AND DOES HEREBY GRANT AND DEDICATE TO THE SAN JUAN RANCH COMMON INTEREST COMMUNITY PURSUANT TO OURS HEREBY DEED TO THE SFO, AND DOES HEREBY GRANT AND DEDICATE TO THE OWNERS THEIR GUESTS AND INTERESTS OF LOTS OF SAN JUAN RANCH, THE USE OF ROADS AND RIGHTS-OF-WAY, RANCH ROAD ACCESS DRIVES, AND OTHER EASEMENTS SHOWN HEREOF EXCEPT THOSE DENOTED AS LIMITED COMMON ELEMENTS, FURTHER DEDICATES TO THE OWNERS (THEIR GUESTS AND INTERESTS) HEREOF THE RIGHT OF FIRST REFUSAL TO USE OF UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER AND SEWER LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

DATED THIS 22ND DAY OF September, 1994.

0+45.52" E 2388.99

N 00°01'22" W 2273.4

S 01°01'22" W 2273.4

N 89°56'33" E 1285.70

S 00°20'54" E 1323.28

N 89°56'33" E 1285.70

S 00°20'54" E 1323.28

N 89°56'33" E 1285.70

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N 89°56'33" E 1285.70

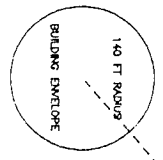
S 00°20'54" E 1323.28

N 89°56'33" E 1285.70

S 00°20'54" E 1323.28

N 89°56'33" E 1285.70

LOT 2B
67.9143 ACRES



LOT 2A
73.6907 ACRES

LOT 1B

SET 5/8" REBAR W/CAP IS 25643 AT ALL CORNERS UNLESS OTHERWISE NOTED.

LOT 1A

N 89°56'33" E 1285.70
S 00°20'54" E 1323.28
N 89°56'33" E 1285.70
S 00°20'54" E 1323.28

30 FT WIDE UNDERGROUND POWER EASEMENT
30 FT WIDE UNDERGROUND POWER EASEMENT
30 FT WIDE UNDERGROUND POWER EASEMENT
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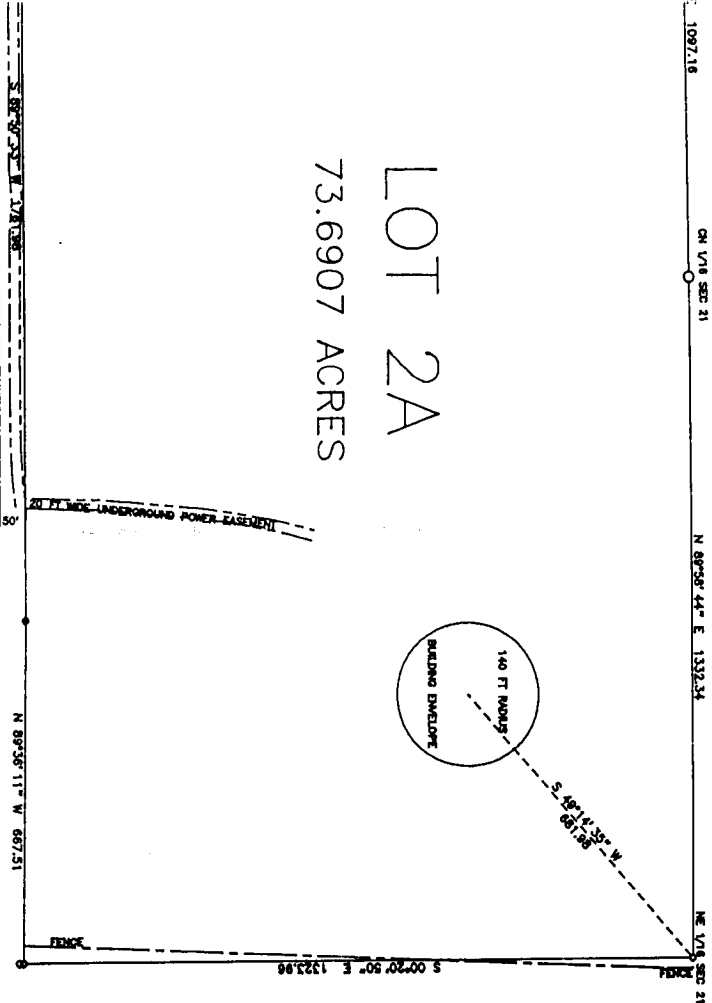
Surveyor's Certificate
I, Richard S. Tandlich, a Registered Land Surveyor in the State of Colorado do hereby certify that this survey was performed under my direct supervision, and checking and to the best of my knowledge the information herein is true.
Richard S. Tandlich
S 25643



Notice: according to Colorado Law you must commence any legal action based upon any defect in this survey within 3 years after you first discover such a defect. In no event may any action based upon any defect in this survey be commenced more than 10 years from the date of the certificate shown herein.

1997.18 ON V18 SEC 21 N 89°56'44" E 1332.34 N V18 SEC 21

LOT 2A
73.6907 ACRES



LOT 1A

SAN JUAN RANCH AMENDED PLAT NO. 1 RECORDED AT:
SAN MIGUEL COUNTY PLAT BOOK 1 PAGES 1541-1545
MONTROSE COUNTY PLAT BOOK 12 PAGE 1215
OURAY COUNTY RECEPTION AND FILE NO. 154189

LINGHAM LAND COMPANY



commence any legal action based upon any defect in this survey be the certificate shown hereon.

COUNTY TREASURER'S CERTIFICATE
According to the records of the San Miguel County Treasurer there are no liens against the property or any part thereof for taxes, assessments, county, municipal, or other taxes, or for any other indebtedness, and no payments in accordance with Land Use Code Section 3-101.
Dated this 29th day of April, 1994
Treasurer *Shirley M. Spivey*

OWNERS:
SAN JUAN RANCH PARTNERS, LTD. COLORADO LIMITED PARTNERSHIP BY:
GEORGE J. ARROYAL, PRESIDENT OF SAN JUAN RANCH DEVELOPMENT CORPORATION, A COLORADO CORPORATION,
GENERAL PARTNER OF SAN JUAN RANCH DEVELOPMENT LIMITED PARTNERSHIP,
AS GENERAL PARTNER

STATE OF COLORADO }
COUNTY OF SAN MIGUEL } SS.
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, THIS 20 DAY OF September, A.D., 1994, BY GEORGE J. ARROYAL, PRESIDENT OF SAN JUAN RANCH DEVELOPMENT CORPORATION, A COLORADO CORPORATION, GENERAL PARTNER OF SAN JUAN RANCH DEVELOPMENT LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP, PARTNER OF SAN JUAN RANCH PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP.
WITNESS MY HAND AND SEAL
AT COMMISSION EXPOSURE
10.2.94
CAROL KOHN
NOTARY PUBLIC
STATE OF COLORADO

ATTORNEY'S TITLE OPINION
I, ROBERT KOHN BEING AN ATTORNEY AT LAW IN THE STATE OF COLORADO, STATE THAT THE ABOVE DESCRIBED REAL PROPERTY DESCRIBED HEREIN IS RESTED IN SAN JUAN RANCH PARTNERS, LIMITED, A COLORADO LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP, PARTNER OF SAN JUAN RANCH PARTNERS, LTD., A COLORADO LIMITED PARTNERSHIP. FURTHER THAT THE ABOVE ATTORNEY STATES THAT THE SAN JUAN RANCH COMMON INTEREST COMMUNITY IS FULLY EXEMPT FROM ALL SUBDIVISION REGULATIONS AND RESOLUTIONS OF SAN MIGUEL COUNTY, COLORADO, PURSUANT TO C.R.S. 30-28-101 AND 30-28-102, AND THAT THE SAN JUAN RANCH COMMON INTEREST COMMUNITY IS IN FULL COMPLIANCE WITH ALL APPLICABLE STATUTES OF THE COUNTY OF COLORADO.
DATED THIS 29th DAY OF April, 1994.
ROBERT KOHN #06011

RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk, Recorder of San Miguel County, Colorado on this 29th day of April, 1994. Reception No. 97007 Time 9:12 AM
Robert Kohn
County Clerk



2ND AMENDED PLAT
LOTS 2 & 3
SAN JUAN RANCH

SAN MIGUEL COUNTY, COLORADO
SAN MIGUEL SURVEYING
SCALE 1" = 200 FT.
JOB: L25R-570
DATE: 8/7/94
DRAWN BY: MST