

# ANTELOPE HILLS MOBILE HOME SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 22, T. 50N., R. 1W. OF  
THE N.M.F.M., GUNNISON COUNTY, COLORADO

DEDICATION

Antelope Hills Development, Inc., a Colorado corporation, being the owner of the land described as follows:

A TRACT OF LAND SITUATED IN THE SW 1/4 OF SECTION 22, T. 50 N., R. 1 W., N.M.F.M., GUNNISON COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 22, A BRASS CAP IN PLACE;

THENCE N 70° 59' 26" E 844.30' TO A POINT ON THE EAST BOUNDARY OF ANTELOPE HILLS SUBDIVISION 1 RECEIPTION NO. 326847 ON FILE IN THE GUNNISON COUNTY RECORDS OFFICE, THE POINT OF BEGINNING;

THENCE N 31° 10' 00" W 497.85' ALONG SAID EAST BOUNDARY TO A POINT OF CURVE;

THENCE 136.32' ALONG SAID EAST BOUNDARY ON A CURVE TO THE RIGHT HAVING A DELTA OF 0° 34' 58", A RADIUS OF 1030.00' AND A CHORD BEARING OF N 27° 22' 32" W 136.22' TO A POINT OF TANGENCY;

THENCE S 23° 53' 02" W 477.78' ALONG SAID EAST BOUNDARY TO A POINT OF CURVE;

THENCE 264.74' ALONG SAID EAST BOUNDARY ON A CURVE TO THE LEFT HAVING A DELTA OF 22° 38' 10", A RADIUS OF 670.10' AND A CHORD BEARING OF N 34° 54' 03" W 263.02' TO A POINT OF COMPOUND CURVE;

THENCE 206.39' ALONG SAID EAST BOUNDARY ON A CURVE TO THE LEFT HAVING A DELTA OF 20° 53' 38", A RADIUS OF 405.00' AND A CHORD BEARING OF N 60° 50' 00" W 204.36' TO A POINT OF CURVE;

THENCE 260.89' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19° 17' 38", A RADIUS OF 715.17' AND A CHORD BEARING OF N 87° 43' 25" E 237.76' TO A POINT OF CURVE;

THENCE 88.62' ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 125° 37' 24", A RADIUS OF 30.59' AND A CHORD BEARING OF S 16° 35' 38" W 69.66' TO A POINT OF CURVE;

THENCE 88.14' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06° 35' 00", A RADIUS OF 730.10' AND A CHORD BEARING OF S 42° 45' 42" E 88.08' TO A POINT OF TANGENCY;

THENCE S 61° 46' 23" E 174.68' TO A POINT OF CURVE;

THENCE 388.77' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41° 43' 37", A RADIUS OF 333.83' AND A CHORD BEARING OF N 82° 30' 12" E 380.24' TO A POINT OF TANGENCY;

THENCE S 76° 30' 00" E 354.73' TO A POINT;

THENCE S 09° 05' 26" E 163.93' TO A POINT OF CURVE;

THENCE 139.88' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 39° 58' 32" A RADIUS OF 211.05' AND A CHORD BEARING OF S 21° 09' 08" E 137.94' TO A POINT OF TANGENCY;

THENCE S 02° 09' 55" E 658.90' TO A POINT OF CURVE;

THENCE 303.80' ALONG THE ARC OF A CURVE TO RIGHT HAVING A DELTA OF 62° 09' 55", A RADIUS OF 280.00' AND A CHORD BEARING OF S 28° 55' 03" W 289.11' TO A POINT OF TANGENCY;

THENCE S 60° 00' 00" W 138.16' TO A POINT OF CURVE;

THENCE 356.60' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 88° 30' 00", A RADIUS OF 230.00' AND A CHORD BEARING OF N 75° 35' 00" W 321.94' TO THE POINT OF BEGINNING CONTAINING 26.60 ACRES, MORE OR LESS.

under the name of ANTELOPE HILLS MOBILE HOME SUBDIVISION, has laid out, platted and subdivided the same as shown on this plat and does hereby convey to the County of Gunnison, State of Colorado, the roads as shown thereon and hereby dedicates those portions of the land labeled as easements for the installation and maintenance of public utilities as shown thereon, and does further dedicate the easements as set forth in the Declaration of Protective Covenants.

IN WITNESS WHEREOF, this Dedication is executed this 4th day of October, 1980.

ANTELOPE HILLS DEVELOPMENT, INC., a  
Colorado corporation

ATTEST:  
*Richard L. McDonough* Secretary  
*Donald Sammons* President

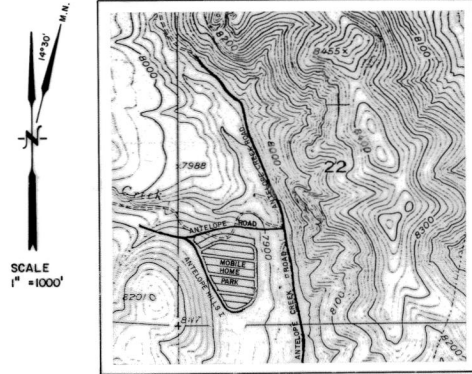
STATE OF COLORADO )  
County of Gunnison ) ss

The above and foregoing Dedication of ANTELOPE HILLS MOBILE HOME SUBDIVISION was acknowledged before me this 4th day of October, 1980 by Donald Sammons as president and RUTH L. MCDONOUGH as Secretary of Antelope Hills Development, Inc., a Colorado corporation.

Witness my hand and official seal  
My commission expires: June 8, 1983

*Thomas E. Wilf*  
Notary Public

VICINITY MAP



SPECIAL CONDITIONS REGARDING ROADS IN ANTELOPE HILLS MOBILE HOME SUBDIVISION

- 1.) GUNNISON COUNTY, COLORADO WILL NOT ACCEPT THE DEDICATION OF THE PUBLIC ROAD FOR MAINTENANCE PURPOSES UNTIL ANTELOPE HILLS DEVELOPMENT COMPANY HAS COMPLIED WITH ALL OF THE SPECIFICATIONS OF GUNNISON COUNTY, COLORADO PERTAINING TO THE CONSTRUCTION OF SUCH ROADS THEREAFTER. MAINTENANCE OF SAID ROAD MUST BE REQUESTED BY A PETITION OF A MAJORITY OF THE LOT OWNERS VERIFYING THAT MORE THAN 50% OF THE LOTS WITHIN THE SUBDIVISION SERVED BY SAID ROADS HAVE BEEN BUILT UPON AND IMPROVED.
- 2.) THE ACCEPTANCE OF SAID ROADS BY GUNNISON COUNTY, COLORADO, IMPOSES NO DUTY OR REQUIREMENT UPON GUNNISON COUNTY, COLORADO TO IMPROVE OR ENLARGE SAID ROADS BEYOND THE CONDITIONS IN WHICH THEY WERE ON THE DATE OF ACCEPTANCE.
- 3.) TO PAVE SAID ROADS, INSTALL CURB AND GUTTER, OR MAKE OTHER MAJOR IMPROVEMENTS WILL BE AT THE COST OF THE LOT OWNERS WITHIN THE SUBDIVISION UNLESS GUNNISON COUNTY, COLORADO WOULD OTHERWISE AGREE.

ATTORNEY'S OPINION

I, Harrison F. Russell, an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined the title to the real property herein dedicted and shown upon this plat and that title to such real property is in the dedicators free and clear of all liens, taxes, and encumbrances except as follows:

1. The reservations as contained in the patent from the United States of America.
2. The Declaration of Protective Covenants, Antelope Hills recorded in Book 511 at page 389 of the records of Gunnison County, Colorado.
3. All easements and rights of way in place or of record.
4. All unpaid taxes and assessments.

Dated this 4th day of Oct, 1980.

*Harrison F. Russell*  
Attorney at Law  
Registration No. 4450

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF GUNNISON COUNTY, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 21st DAY OF October, A.D. 1980.

*James M. Drape*  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL

THE WITHIN PLAT OF ANTELOPE HILLS MOBILE HOME SUBDIVISION IS APPROVED THIS 4th DAY OF October, A.D. 1980; PROVIDED HOWEVER, THAT SUCH APPROVAL SHALL NOT BE CONSIDERED TO ANY WAY AS ACCEPTANCE BY THE BOARD OF THE DEDICATION OF STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS SUCH ACCEPTANCE MUST BE BY SEPARATE RESOLUTION DULY PASSED BY THE BOARD AND ENTERED IN THE OFFICIAL MINUTES.

BOARD OF COUNTY COMMISSIONERS  
GUNNISON COUNTY, COLORADO  
ATTEST: *James E. Hickey* COUNTY CLERK BY *George E. Means* CHAIRMAN

LAND SURVEYOR'S CERTIFICATE

I, RICHARD F. BARTON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT AND CURVE OF ANTELOPE HILLS MOBILE HOME SUBDIVISION WAS MADE UNDER MY SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, STEEL PINS WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS 25th DAY OF April, 1980.

*Richard F. Barton*  
RICHARD F. BARTON L.S. NO. 9872



GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GUNNISON COUNTY, COLORADO ON THIS 4th DAY OF October, A.D. 19 80. RECEIPTION NO. 356307

*James E. Hickey*  
COUNTY CLERK

**CM&J** ENGINEERING  
SURVEYING  
COR-VAN LEO & JASCHKE ENGINEERING, INC.  
108 EAST TOUCHY AVENUE, GUNNISON, COLORADO 81501

# ANTELOPE HILLS MOBILE HOME SUBDIVISION

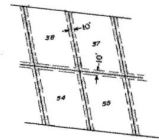


CURVE DATA

NO.	DESCRIPTION	DELTA	ARC LENGTH
1	CL	1000.00'	132.34'
2	CL	700.10'	262.45'
3	Inner	680.00'	208.30'
4	Outer	715.17'	210.90'
5	Inner	38.98'	88.14'
6	Outer	130.18'	189.71'
7	Inner	331.80'	331.81'
8	CL	180.00'	370.09'
9	CL	280.00'	370.09'
10	CL	303.52'	788.41'

ACREAGES

LOT NO.	ACREAGES	LOT NO.	ACREAGES
2	0.21 AC.	47	0.21 AC.
1 & 3-5	0.23 AC.	48-50	0.20 AC.
6-7	0.19 AC.	51-54	0.21 AC.
8-10	0.21 AC.	55	0.22 AC.
11	0.22 AC.	56	0.23 AC.
12	0.23 AC.	57-58	0.21 AC.
13-20	0.21 AC.	59	0.18 AC.
21	0.18 AC.	60	0.18 AC.
22	0.20 AC.	61-62	0.21 AC.
23	0.19 AC.	63	0.19 AC.
24-33	0.21 AC.	64	0.26 AC.
34	0.21 AC.	65	0.27 AC.
35-45	0.20 AC.	66	0.21 AC.
46-48	0.21 AC.	67	0.19 AC.
49	0.17 AC.	68	0.19 AC.



**EASEMENT DETAIL**

**ANTELOPE HILLS  
MOBILE HOME SUBDIVISION**

PREPARED BY: **WILLIAMSON ENGINEERING, INC.**  
 REGISTERED PROFESSIONAL ENGINEER, NO. 10000-0000  
 1500 W. 10TH AVENUE, DENVER, COLORADO 80202-1500  
 DATE: 4-25-80  
 SCALE: 1"=100'  
 SHEET 2 OF 3

JOB NO. **2937**

SW CORNER  
SEC. 22  
BRASS CAP

