

444905
REPLAT
WILSON MESA RANCH
HOLDINGS LLC
TO
REPLAT
SOUND OF MUSIC RANCH
PARCELS
AR BR & CR

State of Colorado)
County of San Miguel) ss
Filed for Record at 10:32 O'Clock
A.M. NOVEMBER 9, 2016
and duly recorded in plat
book PLAT 1 page 4826

M. Kathleen Erie
County Clerk & Recorder
By: *Thomas G. Kennedy* Deputy
Fees: \$11.00

SURVEYOR'S CERTIFICATE:

I, David R. Bulson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of SOUND OF MUSIC RANCH PARCELS AR, BR, AND CR (I) was made under my direct supervision, responsibility and checking (ii) is true and accurate to the best of my knowledge and belief (iii) is clear and legible (iv) contains all the information required by C.R.S. 38-33.3-208.

Dated this 4th day of November, 2016.

David R. Bulson
David R. Bulson LS 37662

BASIS OF BEARINGS:

The basis of bearings for this Revised Parcel Map is the line between the found BLM cap at the northwest corner of Section 5, Township 42 North, Range 10 West, New Mexico Principal Meridian, County of San Miguel, State of Colorado and the found BLM cap at the north K corner of said Section 5 has an assumed bearing of North 89°43'10" East.

NOTICE:

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR'S NOTES:

1. Ownership of the Parcels shown on this Revised Parcel Map have been verified by a title search by Land Title Guaranty Company, Order Number ABS86006423-3, dated October 20, 2016 at 5:00 P.M.

2. The sizes of Parcel AR, Parcel BR and Parcel CR as depicted on this Revised Parcel Map are calculated based upon the written parcel descriptions and have not been field verified.

MAPS OF RECORD:

1) Sound of Music boundary survey recorded April 6, 1990 in Plat Book 1 at page 1034 - Reception No. 264531.

2) Amended Replat of Sound of Music boundary survey recorded February 6, 1992 in Plat Book 1 at page 1239 - Reception No. 275099.

OWNERSHIP CERTIFICATE:

Wilson Mesa Ranch Holdings, LLC, a Delaware limited liability company ("Wilson Mesa Ranch Holdings") does hereby certify as follows:

1. By plat ("Original Plat") recorded on August 10, 2000 in Plat Book 1, Page 2779, the owner of certain property commonly referred to as the "Sound of Music Ranch" caused the property to be configured and divided into three parcels, namely Parcel A, Parcel B and Parcel C (each, a "Parcel"). The Original Plat established both the exterior boundary lines associated with Parcel A, Parcel B and Parcel C ("Exterior Property Boundary Lines") as well as the interior boundary lines separating Parcel A, Parcel B and Parcel C ("Interior Parcel Boundary Lines").

2. The Owner is the current fee simple owner of the Parcels as the same are depicted on this Revised Parcel Map.

3. The Owner is filing this Revised Parcel Map for the purpose of: (a) vacating and extinguishing the Interior Parcel Boundary Lines of Parcel A, Parcel B and Parcel C as shown on the Original Plat, and (b) establishing the newly configured Interior Parcel Boundary Lines for Parcel AR, Parcel BR and Parcel CR as designated, depicted and described herein. The Owner has caused the Revised Parcel Map to be recorded for the purpose of depicting Parcel AR, Parcel BR and Parcel CR and such other purposes stated in the Revised Parcel Map.

4. Nothing herein is intended to, nor shall it modify, alter or otherwise affect the Exterior Property Boundary Lines as indicated on the Original Plat, the dimensions and establishment of which are being carried forward by this Revised Parcel Map.

5. That Owner intends that this Revised Parcel Map be filed in the Land Survey Records of the Office of the San Miguel County Clerk and Recorder ("Survey Plats") and may be relied upon, together with the Original Map (with respect to the Exterior Property Boundary Lines) for purposes of conveying Parcel AR, Parcel BR and/or Parcel CR.

6. Parcel AR, Parcel BR and Parcel CR each contain at least thirty-five acres of land.

7. Use and development on Parcel AR, Parcel BR and Parcel CR are subject to the terms, conditions, limitations and requirements set forth in that certain Wilson Mesa Amended Conservation Easement held by the Rocky Mountain Elk Foundation ("RMEF") which was duly recorded in the San Miguel County, Colorado Clerk and Recorder's Office on December 23, 1996 in Reception No. 30944 (the "Original Conservation Easement"), as amended by the Amended Deed of Conservation Easement recorded in the records of San Miguel County, Colorado on August 3, 2000 in Reception Nos. 335848 and 335849 (the "First Amendment"), and the Second Amendment to the Conservation Easement recorded on August 3, 2000 in Reception No. 341112 (the "Second Amendment") (the Original Conservation Easement, the First Amendment and the Second Amendment are collectively referred to as "Amended Conservation Easement"), as further reflected in that certain Notice of Exercise of Reserved Right recorded on August 3, 2016 in Reception No. 444905 ("2016 Notice"), including the number and siting of Building Areas and Accessory Building Areas allocated to Parcel AR, Parcel BR and Parcel CR and allowed pursuant to Sub-Section III(A) of the Amended Conservation Easement. Parcel AR, Parcel BR and Parcel CR may be further subdivided only in accordance with the Amended Conservation Easement and the 2016 Notice and applicable county and state law.

8. Certain "access roads" are depicted and described on this Revised Parcel Map. As indicated on this Revised Parcel Map, the use of such access roads are being allocated for the exclusive use of particular owners of the Parcels and may only be used by the designate owners of the Parcels. The owners of the other parcels for whom the use of the "access roads" have not been designated shall not use such roads for any purposes (vehicular, pedestrian, recreational, etc.). The owner of the Parcels within which the access road is located and has been allocated is responsible for maintaining, repairing, upgrading the road, including any winter maintenance required or desired by the Parcel owner. The foregoing shall not preclude the respective owners of the parcels from establishing usage rights for the other parcels owners over their respective properties by separate agreement.

Executed as of November 8, 2016.

Wilson Mesa Ranch Holdings, LLC
a Delaware limited liability company

By: Thomas G. Kennedy
Title: Authorized Agent

STATE of Colorado)
COUNTY of San Miguel) ss.

The foregoing instrument was acknowledged before me this 8th day of November, 2016, by Thomas G. Kennedy, as the Authorized Agent of Wilson Mesa Ranch Holdings, LLC, a Delaware limited liability company.

My commission expires: 10/22/18
Witness my hand and official seal.

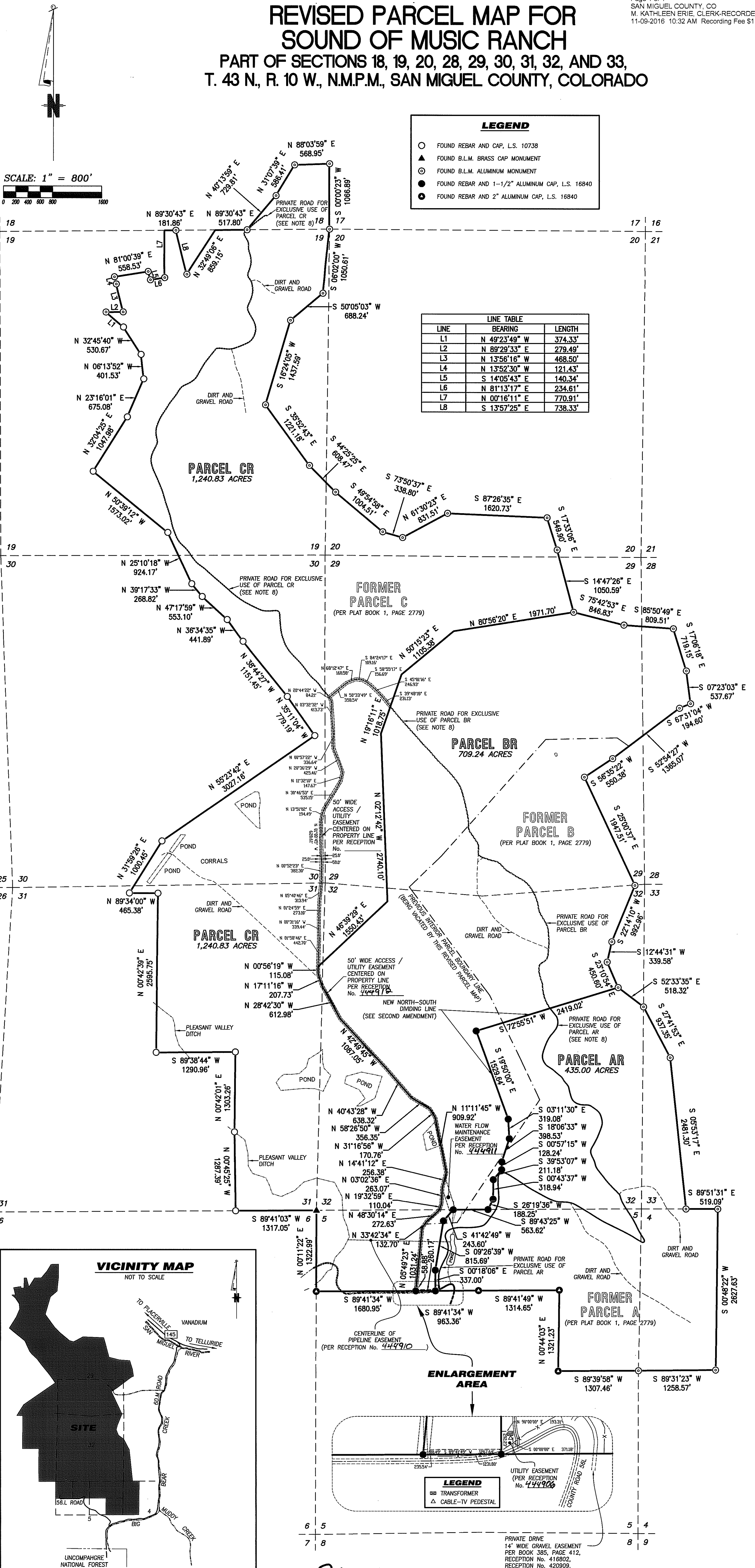
Anne M. Connor
Notary Public

ANNE M. CONNOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20104042840
My Commission Expires October 22, 2018

RECORDER'S CERTIFICATE:

This Revised Parcel Map was filed for record in the Land Survey Records of the San Miguel County Clerk and Recorder on this 16th day of November, 2016, at 10:32 AM.
Time 10:32 AM.

M. Kathleen Erie
San Miguel County Clerk



PAGE 4826

Project Mgr:	DB
Rev:	
description:	
date:	
by:	
Technician:	
Checked by:	DBV
Start date:	8-9-16

FOLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING

970-728-6153 970-728-6050 fax
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TELLURIDE, COLORADO 81435

Drawing path: dwg\TRACT MAP AMENDMENT Oct 2016.dwg Sheet 1 of 1 Project #: 07044