Map 1

## Signal Hill Development



Scale 1 = 200'

Slignel HR

Survey of Existing Roads
Correction
Sections 23 and 24,
Township 15 South, Roads 75 West of the 5th P.M.,
Township 15 South, Roads 75 West of the 5th P.M.,
Township 15 South, Roads 75 West of the 5th P.M.,

Grampy Byrrow. By Tracks Point

Lycky Strike View

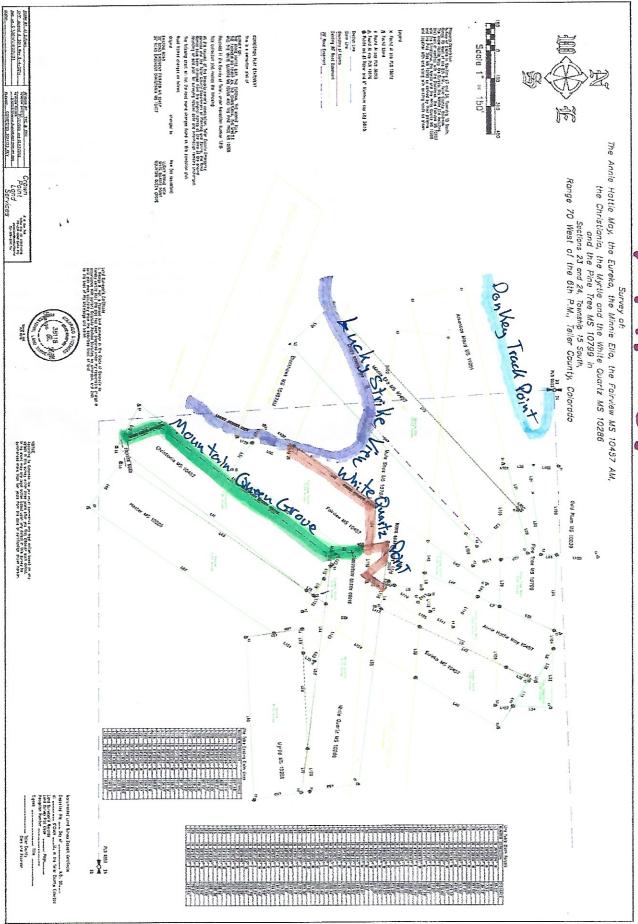
Sygnian Ranch New







Signal Hill Developemen



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Krystal Brown, Clerk & Recorder
Teller County, Colorado RP \$0.00
11-19-2014 08:00 AM Recording Fee \$46.00

## **DEDICATION OF EASEMENTS**

Jack Gaffney, Jr., whose address is P.O. Box 757, Cripple Creek, CO 80813, Marlene J. Chapman, whose address is P.O. Box 1981, Canon City, CO 81215, Spring Creek Realty, Inc., whose address is P.O. Box 633, Cripple Creek, CO 80813 and Icarus Farms, Inc., whose address is 2085 Florence Ave., Butte, MT. 59701, Grantors, hereby grants and dedicates a non-exclusive easement and right of way, 30 feet in width, for ingress, egress and utilities purposes, over and across those roadways, the centerline of which are the centerline of the existing roadways currently in use over and across portions of the following described property in Sections 14, 23, 24, 25 and 26, Township 15 south, Range 70 west of the 6th P.M., Teller County, Colorado, to-wit;

The following patented lode and placer mining claims:

Stars and Stripes, U.S. Mineral Survey No. 14663

Grecco, sometimes described as Greco, U.S. Mineral Survey No. 14724,

Robert H., sometimes described as Robert R., U.S. Mineral Survey No. 14724,

Ironsides, U.S. Mineral Survey No. 14724

Black Hawk, U.S. Mineral Survey No. 10457

Edna W., U.S. Mineral Survey No. 14724

Monte Christo, also known as Monte Criste, U.S. Mineral Survey No. 15015

Arkansas Maud, U.S. Mineral Survey No. 11081

Athens, U.S. Mineral Survey No. 14264

Apex, U.S. Mineral Survey No. 10798

Maggie Lynch, U.S. Mineral Survey No. 9430

Jessee James, U.S. Mineral Survey No. 10135

Gold Plum and Gold Plum #2, U.S. Mineral Survey No. 10039

H0411491

Alma, U.S. Mineral Survey No. 9313

Ollie, U.S. Mineral Survey No. 11006

Mule Shoe, U.S. Mineral Survey No. 10797

Safe Deposit, U.S. Mineral Survey No. 13108

Denver, Denver Extension and Olivia, U.S. Mineral Survey No. 8914

Little Annie, U.S. Mineral Survey No. 10360

Nelia Placer, U.S. Mineral Survey No. 8892

Uncle Tom Placer, U.S. Mineral Survey No. 8892

Little John and Big John, U.S. Mineral Survey No. 13492

Dead Horse, U.S. Mineral Survey No. 14569

Gladys B., U.S. Mineral Survey No. 15909

Silver Spring, U.S. Mineral Survey No. 10528

Pine Tree, U.S. Mineral Survey No. 10799

Minnie Ella, Annie Hattie May, Eureka, Fairview and Christiania, U.S. Mineral Survey No. 10457

White Quartz, Myrtle and Hester, U.S. Mineral Survey No. 10286

Red Jacket No. 5, U.S. Mineral Survey No. 10747

Queen Ann, U.S. Mineral Survey No. 10593, located in Sections 14, 23, 24, 25 and 26, Township 15 south, Range 70 west of the 6th P.M., Teller County, Colorado.

The above described real property is collectively referred to herein as the "Benefited Property". This Dedication of Easements grants and dedicates separate non-exclusive easements and right of ways for the use and benefit of the

persons or entities owning or holding an interest in any of the Benefited Property (collectively the "Benefited Parties"), each easement and right of way to be over and across that portion of the above described roadways to the extent necessary to provide convenient ingress, egress and utilities to the respective Benefited Property of such Benefited Party, and shall be appurtenant to and run with such Benefited Property. It is not intended to grant or dedicate to any person or entity an easement over any portion of the above described real property which is not necessary for convenient ingress, egress and utilities to such persons or entities Benefited Property. The undersigned has previously conveyed to many of the owners of the above described real property the easements hereby granted and dedicated, and executed a previous Dedication of Easements recorded at Reception Number 562032, Teller County, Colorado, records. This Dedication of Easements is intended to be complementary to, and in confirmation of, such easements previously granted or dedicated by the undersigned, and is not intended to grant additional easements to such owners, their successors or assigns. Grantors, for them, their successors and assigns, expressly reserves all rights in and to all or any portion of the above described real property which was previously reserved by Grantors or conveyed to Grantors, including, but not limited to, non-exclusive easements and rights of way for ingress, egress and utilities, and the right to convey non-exclusive easements and rights of way over and across the above described roadways to access adjacent and non-adjacent properties, and nothing herein shall be deemed to in any way affect such prior reservations.

This Dedication of Easements is not intended to, and does not, constitute a dedication of any of the easements, or any portion thereof, as a public road, public parking, or public utilities, nor otherwise confer to or upon the public any rights in or to the above described real property or any portion thereof.

Grantors sell and convey the above interests in real property to the Benefited Parties for the uses and benefits above set forth, this conveyance and the prior Dedication of Easement above referred to being by Bargain and Sale Deed as defined by Colorado statutes, without any warranty of title or other warranty, but shall include and convey any after acquired title.

Map #1+2

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Krystal Brown, Clerk & Recorder
Teller County, Colorado RP \$0.00
01-29-2015 09:18 AM Recording Fee \$56.00

Re-recorded to add maps

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H0420043

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Ollie, U.S. Mineral Survey No. 11006

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