

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

DEC - 9 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SANDSTONE RANCH

and/or common MORSE H. COFFIN RANCH

2. Location

street & number 3 miles east of Longmont off Highway 119 n/a not for publication

city, town n/a Longmont Vic. vicinity of Longmont

state Colorado code 08 county Weld code 123

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Niwot Corporation; DBA Specialty Products Company; c/o Frank S. Bigelow

street & number P.O. Box 891

city, town Longmont n/a vicinity of state Colorado 80501

5. Location of Legal Description

courthouse, registry of deeds, etc. Weld County Clerk & Recorder

street & number P.O.Box 459

city, town Greeley state Colorado 80632

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Colorado Preservation Office, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

--A pleasant dancing party was held at Morse Coffin's residence on Tuesday evening.

Longmont Ledger
Henry L. Hayward, Editor
Friday, February 3, 1882

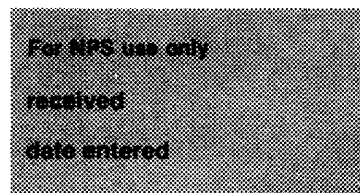
The Sandstone Ranch, with its approximately 325 acres of fenced land and its on-site stone quarry, lies just over three miles east of the city of Longmont, Colorado with parts of its area in four adjacent sections of Weld County. Its initial development occurred in the early 1870s by Morse H. Coffin. Most of it is St. Vrain river-bottom land; 90 acres continue under cultivation, the remainder in grain. Part of its northern boundary and its main access is on Colorado Highway 119. The north western portion of the property--which contains the major built development--is higher in elevations than the remainder of the ranch. The residence is almost completely hidden from view on any public road. The St. Vrain River runs through the central portion of the land and it with its valley provides a beautiful view of the south, a fact which obviously was of importance to the initial builder. This southwest slope allows also an excellent view of the foothills of the Rocky Mountains and the Continental Divide beyond. The lane which gives access from the highway to the ranch buildings branches to provide access also to the sandstone quarry which lies just east of the residence. The land is crossed also by a branch of the then Burlington and Missouri Railroad; a spur into the stone quarry has been abandoned for many years (since the stone eventually proved deficient as a building material because of its poor weatherability.)

The Morse H. Coffin home, in vernacular Second Empire style, is the major element within the complex of nine farm structures--both in terms of its scale and its level of maintenance through the years. Construction of the two-level, free-standing residence occurred in the early 1880s, probably begun in 1882.¹ The house was later expanded by the addition of a small wing on the rear. Some of this construction could have occurred as late as the 1920s when a small detached structure was built just east of the main house, this detached building remains in use today. The east yard is crossed by a walkway leading to a drying yard and to a "cold cellar", dug into a rise in the terrain as the quarry cliff is approached, for year-round food storage. A path continues on to the area of the quarry. Ground immediately adjacent to the house is level and maintained as a lawn. A few large trees are related to the house but the major wooded area is across the approach lane west of the house. Farm service buildings (four) are sited south of the house as the land gradually slopes down-wind to the St. Vrain River; these four structures are connected to the residential portion of the complex by a well-developed lane. At the beginning of this lane, a well-house sits at the south edge of the lawn just before the start of the land slope. The equivalent of a double garage with attic had deteriorated badly and has been replaced by new construction which follows form-lines and material usage of the residence. The four stock and storage buildings² are simple wood frame with board exterior.

¹Reference 3 states "Probably just after his marriage to Julia A. Dunbar on December 18, 1865 the present sandstone house was constructed on the north bank of the St. Vrain. . . ." Most other references however refer to an early 1880s construction date.

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Continuation sheet Sandstone Ranch

Item number 7

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The Mansard residence uses sandstone from the quarry on the site for the first floor solid rubble bond walls. Discovery of some deficiency in the ability of the stone³ to weather properly resulted in the application of white stucco to the stone walls. Stone sills and lintels are incorporated in all openings for doors and windows. No cellar or basement has ever been included. The second floor is enclosed by wood-shingled walls, the same shingles being used to cover the hipped roof which tops the inward-sloping walls of the Mansard. This two-stage slope is covered finally by a small area of flat roof through which emerge two brick chimneys (very inconspicuous from ground level) and around which was originally a 2'8" high widow's walk. This detail has been missing for many years but is being replaced by the present owners from existing early photographs. The addition to the rear was incongruous with the main body of the house in both form and materials; it is currently being replaced in a more compatible manner.

Wood windows are double-hung, vertical sliding; the originals had become much too loose for today's energy conservancy needs and are being replaced by identical, custom-built double-glazed wood units. Three bay windows project from the building walls; these are of wood, two occurring on the second floor and one in the first floor stone wall. Windows in the Mansard roof of the second floor project in dormer fashion and are topped by a plain cornice. Operable exterior shutters originally were hung at all windows; these have disintegrated or disappeared through the years. At the southwest corner of the building is a two-story porch, originally screened in a series of long vertical panels and much later enclosed with corrugated fiberglass sheets. This has been completely rebuilt consistent with its original exterior appearance and using screen and transparent insulating glass. Most exterior and interior door openings carry operable transoms of plain glass.

In detail the residence is very plain. Simple mouldings at the base and at the top of the Mansard portion and above the second floor windows are the major decorative elements. Most interior doors and trim still carry their clear finish. An otherwise, single leaf sliding door between living room and library continues to provide a touch of elegance of materials to the interior. In its austerity, the Coffin residence represents well the rural life which it housed and the climate elements from which it protected its tenants.

²The frame stock and storage buildings, in addition to the well house are all thought to date to the turn of the century.

³Stucco was applied probably around 1910.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c.1882 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Sandstone Ranch, located in rural Weld County, Colorado, is important in being a well-preserved example of a late nineteenth century ranch complex. Of particular interest is the stone ranch house, significant as a vernacular interpretation of Second Empire styling.

"Just forty years ago Wednesday morning Morse, H. Coffin landed in Boulder. The next day, with a party, he took pick and shovel and went prospecting in Left Hand Canyon. A year after this, to a day, he began whip-sawing lumber in the same canon. Those were days when neighbors were none too close and the howl of the coyote was an every night affair. Just think what has been accomplished in Colorado in that time, and Mr. Coffin has been here all these years to see the country grow."

Longmont Ledger
Charles W. Boynton, Editor
Friday, July 21, 1899

"--M. H. Coffin and J. George Leyner and probably some other old Boulder County barnacles went to Boulder yesterday afternoon to attend the annual meeting of the Pioneer Association."

Longmont Ledger
Henry L. Hayward, Editor
Friday, October 28, 1887

". . . Walnut Grove. I cry every time we go past the feed lots where the trees used to be. And I remember the family reunions we used to have there --the long tables and the people.¹ I have a picture of the stone quarry. . . shows it being worked. It was always a favorite spot of mine as a kid, too."

A letter from a Coffin descendant,
"Jean"; January 27, 1968.

The last half of the nineteenth century brought, first, transitory settlement and, later, permanent settlement to the Front Range area of the Rocky Mountains. Prior to Colorado statehood, gold rush enthusiasm brought temporary settlement to those areas in which mineral strikes occurred or were hoped for. Disappointment in these ventures or in their supporting activities often led the new arrivals to make more permanent settlement just east of the foothills on the high plains. The Sandstone Ranch is evidence of such transfer of energy on the part of one newcomer from the economy of mining to that of agriculture. The individuals who "took up" parcels of land in these homesteading situations

9. Major Bibliographical References

(see continuation sheets)

10. Geographical Data

Acreeage of nominated property 323.43 acres "more or less"

Quadrangle name Longmont Quadrangle - Colorado

Quadrangle scale 1:24000

UTM References (Nominated Area outlined in yellow.)

A	<u>1</u> <u>3</u>	<u>4</u> <u>9</u> <u>6</u> <u>9</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>4</u> <u>5</u> <u>3</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>3</u>	<u>4</u> <u>9</u> <u>7</u> <u>3</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>4</u> <u>4</u> <u>5</u> <u>4</u> <u>5</u>
	Zone	Easting	Northing

C	<u>1</u> <u>3</u>	<u>4</u> <u>9</u> <u>7</u> <u>3</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>4</u> <u>3</u> <u>3</u> <u>7</u> <u>0</u>
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D	<u>1</u> <u>3</u>	<u>4</u> <u>9</u> <u>6</u> <u>1</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>4</u> <u>4</u> <u>2</u> <u>9</u> <u>0</u>
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E	<u>1</u> <u>3</u>	<u>4</u> <u>9</u> <u>6</u> <u>1</u> <u>4</u> <u>0</u>	<u>4</u> <u>4</u> <u>4</u> <u>5</u> <u>3</u> <u>2</u> <u>0</u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	<u>n/a</u>	code	county	code
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state		code	county	code
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11. Form Prepared By

name/title DeVon M. Carlson

organization _____ date July, 1983

street & number 502 Mapleton Avenue telephone (303) 442-2710

city or town Boulder state Colorado 80302

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date November 29, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Carl Dink

date 1/23/1983

Keeper of the National Register

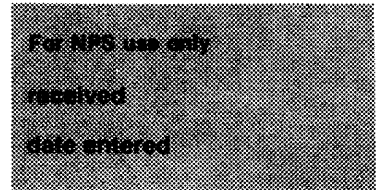
Attest:

date

Chief of Registration

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Continuation sheet Sandstone Ranch Item number 8 Page 2

and proceeded to "proof" them usually became stimuli to the establishment of local governments and often served as principals in these early governments. Their residences such as that of Sandstone Ranch, serve as tangible evidence of the architectural tastes and techniques in the rural communities of Colorado in the late nineteenth century and of the living pattern of that time.

The Coffin family of Sandstone Ranch brought to Colorado a proud heritage tracing back to England, 1066 and William the Conqueror. Through Tristram Coffyn (b.1605;d.1681) one branch of the family came to Massachusetts in 1642. The lure of the West brought his eight generation descendant, Morse H. Coffin (b.1836; d.1913) to Colorado with two friends to work among the support services (shipping, lumbering, milling) to the burgeoning mining industry. They arrived in Boulder July 18, 1859, having travelled through Fort Laramie and learned there of Horace Greeley's visit two days earlier and his report on the birth of Colorado. With the decline in mineral activity in 1860 Morse Coffin turned his interests to agriculture and came to the area of Burlington (slightly south of present-day Longmont) in the Spring of 1860. Both Morse H. and his brother Reuben F. (b.1842; d.1920) took up land and became two of the most prominent agriculturists of Weld County. Reuben, with his planting of 2,000 Walnut trees, established "Walnut Grove" which prospered and became a favorite picnic and recreation spot for family and neighbors, as well as being one of the first homestead claims taken with plans for irrigation. It was sold in 1920. Morse chose a site of almost 325 acres approximately three miles east of Burlington. This ranch land its buildings, its layout--remains today as tangible evidence of an important Weld County pioneer family.

Here he established "the Sandstone Ranch" with its necessary farm buildings and its stone quarry lying north of the St. Vrain River, sheltered slightly from wild Colorado winds by a slight rise in terrain. The land supported the family and has continued in service to today. In 1889 the site was crossed by the Burlington and Missouri River Railroad which shortly thereafter provided a spur to the quarry just east of the family residence. The quarry supplied stone to Denver, other parts of the state and as far east as Chicago. The cornerstone (now in Longmont Museum) of Longmont's Bryant Grade School (built 1891; razed 1959) came from the Coffin quarry.

Through the years the Coffin name has been a part of notices of social and civic affairs in the region. Brother George was at one time treasurer of Weld County and Longmont city councilman and mayor. Morse was co-founder of the first public school district in Colorado (Idaho Creek District). Among his public writings is a series of installment accounts, running from December 14, 1878 through March 15, 1879, on the famous Sand Creek Massacre of 1864. He was a member of Capt. Nichols Company D, the purpose of which was to keep open the highways to the East, to protect ranches from Indian attack, etc. The contribution of Morse H. Coffin to the agricultural economy of the region is attested to by the continued productivity of Sandstone Ranch. In recent years the land has been worked by local tenants responsible to members of the family who now live out-of-state. The Ranch was sold in 1981 to its present owners who are near completion of renovation of the residence as a home for their family of five. The land will continue in production under their supervision.

The residence is the key architectural element on the site. Its basic material is sandstone

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date entered

Continuation sheet Sandstone Ranch Item number 8 Page 3

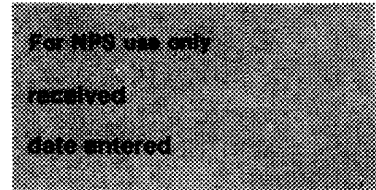
from the on-site quarry and its original rectangular form has been altered only slightly. The present owners are highly sensitive to its historic importance and have invested generously both personal time and resources to make the renovation faithful to the original concept. The building has been adequately maintained. Both interior and exterior have retained authenticity. Most doors and interior woodwork are original. Now custom manufactured windows are currently being installed to maintain original composition. The widow's walk which originally topped the entire form but was lost at some later date is being replaced in a manner faithful to early photographic records.

This vernacular Second Empire farmhouse, along with its complex of supporting outbuildings provides an excellent picture of late nineteenth century rural life generally and of the specific life setting for a family important to the settlement of the region. The ranch, with its historic boundaries unchanged since they were established in the 1880s, can be said to be one of the least altered ranches in Weld County. In an area important for farming as well as ranching, it represents those ranches that exhibit a good combination of cultivation and grazing.

In that area along the Front Range which encompasses Longmont, Boulder, Loveland, and Fort Collins, subdivision of land--particularly for housing--presents a real threat to the historic ranch. Recognition of the Sandstone Ranch, with its original configuration and historic complex intact, increases in importance.

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Continuation sheet Sandstone Ranch Item number 9 Page 2

Boyles, Berlyn L. (Billy). The St. Vrain Valley-Its Early History. Longmont Colorado: Times-Call Publishing Co., 1967.

_____. The St. Vrain Valley in Northeastern Colorado.

_____. "Gunplay at Old Burlington", Denver Westerners'
Round-Up, June 1963.

The Coffin Family, Editor, Louis Coffin. Cincinnati: General Printing Company copyright 1962 by Nantucket Historical Association: Nantucket, Massachusetts.

History of Clear Creek and Boulder Valleys. Chicago: O.L. Baskin & Company, 1880.

They Came to Stay. Longmont, Colorado: St. Vrain Historical Society, 1971.

Portrait and Biographical Record of Denver and Vicinity, Colorado; Chicago: Chapman Publishing Company, 1898; pp. 95¹; 95².

Hoyt, Edwin P. Nantucket: The Life of An Island. Bratteboro, Vermont: Stephen Greene Press, 1978.

_____. Tales of the St. Vrain Valley.

_____. "Alonzo H. Allen Comes to Colorado", Chapter 4.

Newspaper Files. Longmont Ledger
Longmont Daily Call

Special Assistance: Greeley Municipal Museum; Peggy A. Ford, Coordinator Family Letters:

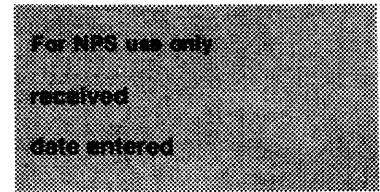
1. M. H. Coffin to "Sister Libbie"; August 10, 1898.
2. "Jean" to "Ruby".

Speech by Ruby Coffin Harrington.

Interview with Federick Barbos.

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Sandstone Ranch, Weld County, Colorado
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VERBAL BOUNDARY DESCRIPTION

LEGAL DESCRIPTION

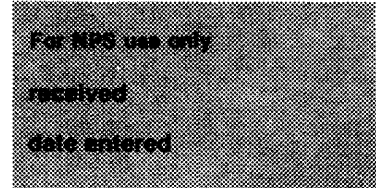
A tract of land located in the E $\frac{1}{2}$, E $\frac{1}{2}$, Section 7 all land North and East of the Union Reservoir Outlet Ditch in the Northeast corner of the W $\frac{1}{2}$, SE $\frac{1}{4}$, Section 7 except that part of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ lying South of the North right-of-way line of the Denver Utah and Pacific Railroad Company; the W $\frac{1}{2}$, NE $\frac{1}{4}$, Section 7; the W $\frac{1}{2}$, SW $\frac{1}{4}$, Section 8; the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 17, except part lying South of the North right-of-way line of the Denver Utah and Pacific Railroad Company; a part of the NE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 18 (0.54 acres more or less) lying North of the North right-of-way line of said railroad; all in T2N, R68W of the 6th P.M. in Weld County, Colorado; together with all ditch and water rights appertaining to said premises, including 2 $\frac{5}{6}$ shares of the capital stock of the Oligarchy Irrigation Company; 4 $\frac{7}{10}$ shares of the capital stock of the Oligarchy Irrigation Company; 11 $\frac{1}{4}$ shares of the Oligarchy Extension Ditch Company; 6 shares of the capital stock of the Lower Oligarchy Ditch Company and 45 acre foot units of the Northern Colorado Water Conservancy District, all rights, decrees and priorities to water from "Spring Gulch" and "Dry Creek." The above described tract is more particularly described as follows:

Beginning at the North Quarter corner of Section 7 from whence the Northeast corner of said Section 7 bears N87°37'38"E, 2592.88 feet and with all other bearings contained herein relative thereto; thence S00°24'48"W, 141.00 feet to the True Point of Beginning; thence along the South right-of-way line of Colorado Highway 119 the following courses and distances:

N87°36'05"E, 512.36 feet; S67°22'55"E, 165.50 feet;
N87°36'05"E, 400.00 feet; N62°35'05"E, 165.50 feet;
N87°36'05"E, 1384.50 feet to a point on the East line
of the NE $\frac{1}{4}$, Section 7, from whence the Northeast corner
of said NE $\frac{1}{4}$ bears N1°10'29"W, 139.70 feet;

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thence leaving said highway right-of-way, S1°10'29"E, 2512.58 feet to the E $\frac{1}{4}$ corner, Section 7; thence S88°55'22"E, 1306.41 feet to the Northeast corner of the W $\frac{1}{2}$, SW $\frac{1}{4}$, Section 8; thence S00°55'36"W, 2700.88 feet to the Southeast corner of said W $\frac{1}{2}$, SW $\frac{1}{4}$; thence S00°08'49"E, 1167.45 feet along the West line of the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 17 to a point on the Northerly right-of-way line of the Denver Utah and Pacific Railroad Company; thence along said Northerly right-of-way line the following courses and distances:

N51°19'22"W, 1720.88 feet to a point on the East line of the NE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 18; thence N51°19'22"E, 145.44 feet to a point on the North line of said Section 18; thence N51°19'22"W, 774.98 feet to the Point of Curve of a curve to the left; thence 694.66 feet along the arc of said curve, said arc being subtended by a chord bearing N54°53'55"W, 694.21 feet to a point on the West line of the E $\frac{1}{2}$, SE $\frac{1}{4}$, Section 7;

thence leaving said railroad right-of-way, N1°10'11"E, 1421.28 feet along the West line of said E $\frac{1}{2}$, SE $\frac{1}{4}$, Section 7 to a point on the centerline of the Union Reservoir Outlet Ditch; thence along said ditch centerline the following courses and distances:

N52°48'48"W, 116.28 feet; N50°04'26"W, 180.19 feet;
N47°02'12"W, 99.93 feet; N36°23'38"W, 125.37 feet to
a point on the South line of the NE $\frac{1}{4}$, Section 7;

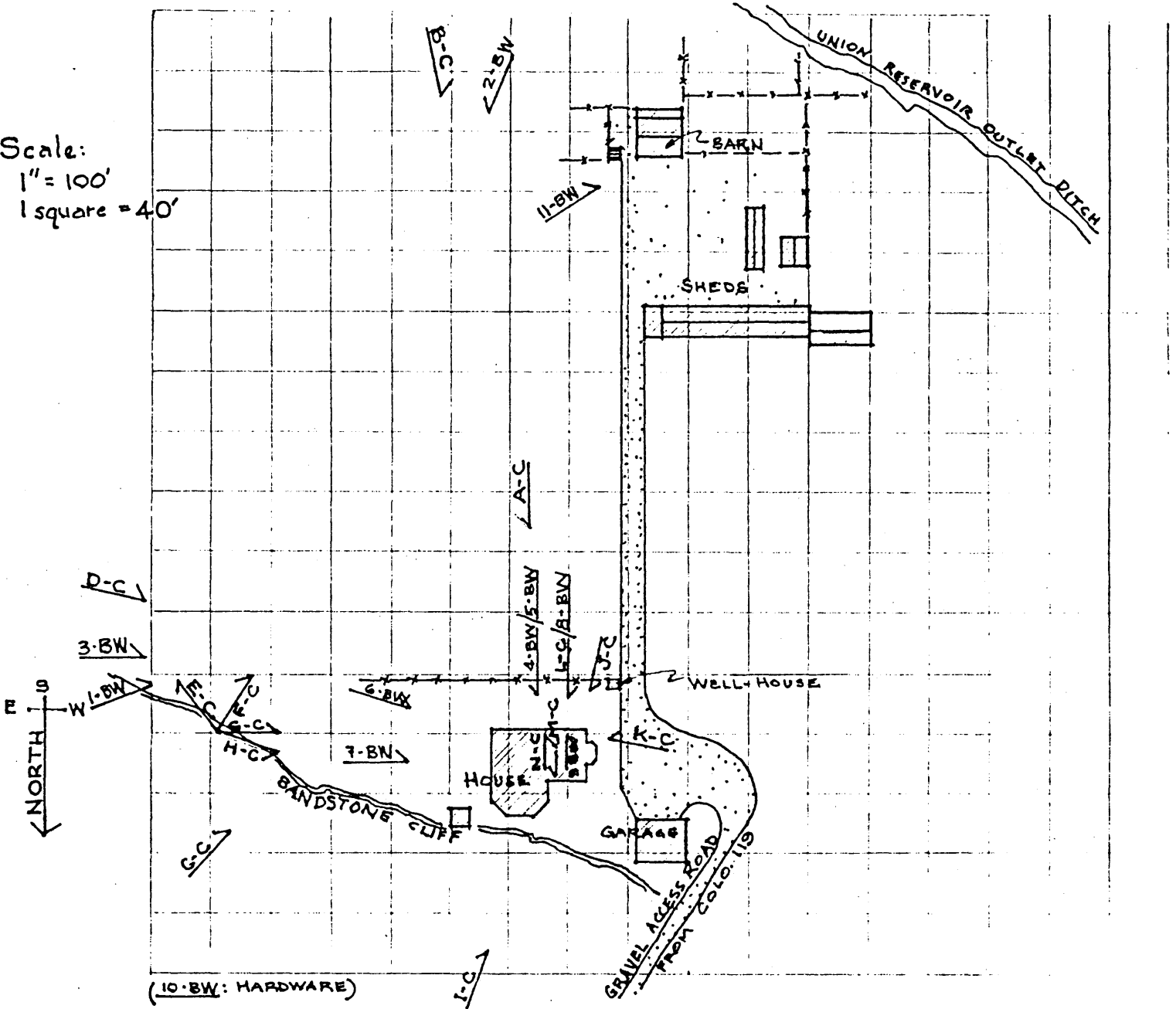
thence leaving said ditch centerline; S87°46'30"W, 947.76 feet to the Southwest corner of said NE $\frac{1}{4}$, Section 7; thence N00°24'48"E, 2506.95 feet along the West line of said NE $\frac{1}{4}$ to the True Point of Beginning; thus described tract of land containing 323.43 acres, more or less.

TOGETHER WITH AND SUBJECT TO all rights-of-way and easements which are of public record.

SKETCH MAP SANDSTONE RANCH

Showing the complex of ranch buildings

Scale:
1" = 100'
1 square = 40'



NOTE: NORTH IS TOWARD
BOTTOM OF SHEET.