

SV History by John Rhine

History supporting Article # 1

SPORTSMAN'S VALLEY INC.

320 Acres

The south fence on Sportsman's Valley property was there when my in-laws (Jayne's) purchased lot 32 in 1965 from the Martin brothers and had a cabin built on the property (now owned by Dan Tekavec).

In 1965 SVPOA was formed because of the number of people coming to the property looking for their lots. Many of the people had lots (30' x 120') that they had purchased at shows and other events. Sportsman's Valley property was never surveyed and most of the lots were staked from a TOPO map with lots drawn on map.

SVPOA members decided to acquire an attorney (Bob Eberhardt) and a surveyor (Bob Stollard) to try and get Sportsman's Valley accepted by Park County.

Since Sportsman's Valley had over 250 people with lots or land, it was required to quiet title the land on two different postings over a two-year period (1973-74). The individuals who contacted Sportsman's Valley were given a chance to bring the lot up to one (1) acre which was then required by Park County. Each lot requirement was determined by the Board and the property owners on the plat which was accepted by Park County were the final property owners.

During this two-year (1973-1974) period, the Martin brothers contacted Sportsman's Valley to purchase the remaining land. The Martin brothers, who were the original sellers, said they still owned 75 acres and would sell for \$50,000. They were being prosecuted for land fraud in Evergreen at this time and took \$20,000. John Rhine and Frank Elliott purchased the lots listed below from Martin brothers:

Frank Elliott, Lots 29, 29A, B, C & D

John Rhine, Lots 26A, B, C & D; Lots 32A, B, C, D & E

This let Sportsman's Valley be surveyed by Bob Stollard per list of property owners by acres against TOPO map. Each property owner would pay \$100.00 for survey and receive copy of survey, certified by Bob. Bob Stollard was given property for survey and Bob Eberhardt the same for legal work in getting plat accepted by Park County 9/26/74.

Notes: All roads were put in by Martin brothers and all fences have been maintained by SVPOA

John Rhine