

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF DEED OF TRUST OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF SADDLEBACK MOUNTAIN, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE SADDLEBACK METROPOLITAN DISTRICT ALL EASEMENTS SHOWN HEREON FOR DISTRICT ROADS, DRAINAGE, UTILITIES, BUS TURNAROUNDS, FIRE CISTERNS AND FIRE TRUCK PULLOUTS, AND GRANT AND CONVEY TO THE COUNTY OF CLEAR CREEK AN EASEMENT OVER ANY DISTRICT ROADS FOR THE PURPOSE OF PASSAGE OF SERVICE AND EMERGENCY VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID DISTRICT ROADS FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

DESCRIPTION:

A TRACT OF LAND LOCATED WITHIN SECTIONS 3, 4, AND 10, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CLEAR CREEK COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () BEING RECORDED INFORMATION:

COMMENCING AT A FOUND IN PLACE 1-1/2" ALUMINUM CAP ON A NO. 5 REBAR, L.S. 2568, BEING ACCEPTED AS THE COMMON CORNER TO SAID SECTIONS 3, 4, 9 AND 10, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BY THE LAND SURVEY PLAT FILED UNDER CASE NO. 2-91-EX OF SAID COUNTY RECORDS. FROM WHENCE A FOUND IN PLACE 16"X9"X6" STONE BEARS S 47'49'34" E. 477.61 FFFT: THENCE N 89"10"17" W (N 89"38"01" W), 4062.70 FEET ALONG THE COMMON LINE OF SAID SECTIONS 4 AND 9, AS SHOWN ON SAID LAND SURVEY PLAT, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 33'00'02" E, 3604.71 FEET TO THE SOUTHEAST CORNER OF LOT 1. BLOCK 3. SADDLEBACK RIDGE ESTATES FILING NO. 4 AMENDED, AS FILED IN SAID COUNTY RECORDS; THENCE ALONG A COMMON LINE WITH SAID SUBDIVISION PLAT THE FOLLOWING TWO (2) COURSES:

1. N 23'37'19" E, 563.29 FEET;

2. THENCE N 77'07'02" E, 226.36 FEET TO A POINT ALONG THE RIGHT OF WAY OF SQUAW MOUNTAIN DRIVE AS SHOWN ON SAID SUBDIVISION PLAT:

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

THENCE S 73"11"04" E, 726.78 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 161.86 FEET, HAVING A RADIUS OF 106.92 FEET, A CENTRAL ANGLE OF 86'44'08", AND WHICH

CHORD BEARS N 63"26"52" E, 146.84 FEET; THENCE N 20'04'48" E, 30.00 FEET:

FILED IN SAID COUNTY RECORDS:

THENCE N 69"55'12" W, 239,47 FEET: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 203.05 FEET, HAVING A RADIUS OF 376.24 FEET, A CENTRAL ANGLE OF 30'55'15", AND WHICH CHORD BEARS N 5427'36" W, 200.59 FEET TO THE SOUTHERNMOST CORNER OF LOT 2, BLOCK 5, SADDLEBACK RIDGE ESTATES FILING NO. 4, AS

THENCE ALONG A COMMON LINE WITH SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

N 32'08'18" E (N 32'14'41" E), 176.71 (177.10) FEET;

THENCE S 65'51'41" E (S 65'52'31" E), 1081.86 (1081.63) FEET: THENCE S 06"26"25" W (S 06"29"33" W), 300.41 (300.00) FEET TO A FOUND IN PLACE 3 1/4" DIAMETER ALUMINUM CAP L.S. 20680, REPLACING A 1 1/4" PLASTIC CAP ON A NO. 4 REBAR L.S. 2690, AND BEING THE WEST ONE QUARTER TO SAID SECTION 3, AS SHOWN ON SAID SUBDIVISION PLAT:

THENCE CONTINUING ALONG SAID COMMON LINE AND A COMMON LINE WITH SADDLEBACK RIDGE ESTATES FILING NO. 3 AS FILED IN SAID COUNTY RECORDS, BEING ALSO THE EAST-WEST CENTERLINE OF SAID SECTION 3 AS SHOWN ON SAID SUBDIVISION PLATS, N 87'57' 47" E (N 87"52'04" E), 2735.19 (2735.30) FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SADDLEBACK DRIVE AS SHOWN ON SAID SUBDIVISION PLAT. THE FOLLOWING TWO (2) COURSES:

- 1. ALONG THE ARC OF A CURVE TO THE LEFT 129.78 (130.10) FEET, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 70'49'07" (70'59'32") AND WHICH CHORD BEARS S 6174'02" E (S 6172'42" E), 121.68 (121.94) FEET;
- THENCE N 83"21'25" E (N 83"17'32" E), 34.80 (34.14) FEET TO A POINT ALONG THE EAST LINE OF SAID SECTION 3 AS SHOWN ON THE SUBDIVISION PLAT OF SADDLEBACK RIDGE ESTATES FILING NO. 2, AS FILED IN SAID COUNTY RECORDS:

SADDLEBACK MOUNTAIN

A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CLEAR CREEK, STATE OF COLORADO

THENCE ALONG THE EAST LINE OF SAID SECTION, AS SHOWN ON SAID SUBDIVISION PLAT, S 00'43'13" W (S 00'41'10" W), 1304.23 (1304.61) FEET; THENCE ALONG A COMMON LINE WITH SAID SUBDIVISION PLAT THE FOLLOWING TWO COURSES:

N 75°04'42" E (N 75°00'00" E), 821.76 (822.00) FEET; 2. THENCE N 60°50'45" E (N 60°55'59" E), 561.46 (561.53) FEET TO A POINT ALONG A COMMON LINE WITH SADDLEBACK RIDGE ESTATES FILING NO. 1 AS FILED IN SAID COUNTY RECORDS:

THENCE ALONG A COMMON LINE WITH SAID SUBDIVISION, THE FOLLOWING FOURTEEN (14) COURSES:

ALONG THE ARC OF A CURVE TO THE RIGHT 126.78 FEET, HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 70°22'29". AND WHICH CHORD BEARS S 3312'03" E, 126.69 FEET;

THENCE S 29'30'48" E (S29'25'34" E), 55.38 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 276.45 FEET, HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 291013", AND WHICH CHORD BEARS S 44"05"55" E, 273.47 FEET: THENCE S 58'41'01" E (S 58'35'47" E), 140.33 FEET:

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.35 FEET, HAVING A RADIUS OF 230.00 FEET. A CENTRAL ANGLE OF 0519'07", AND WHICH

CHORD BEARS S 56"01'28" E, 21.34 FEET; THENCE S 53"21"54" E (S 53"16"40" E), 103.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 70.38 FEET, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 23'43'11", AND WHICH

CHORD BEARS S 65"13"30" E, 69.88 FEET: THENCE S 77"05"05"E (S 76"59"51" E), 124.04 FEET;

9. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 83.79 FEET, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 20"52'23" AND WHICH CHORD BEARS S 66"38"54" E, 83.33 FEET;

10. THENCE S 5672'42" E (S 56'07'28" E), 128.59 FEET;

11. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 44.11 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09"21"34". AND WHICH CHORD BEARS S 60"53"29" E, 44.06 FEET;

12. THENCE S 65'34'16" E (S 65'29'02" E), 40.06 (40.18) FEET; 13. THENCE N 24"24'44" E (N 24"30'58" E). 174.54 (174.50) FEET; 14. THENCE N 88"12'12" E (N88"16'54" E), 298.64 (300.00) FEET TO A

POINT ALONG THE EASTERLY LINE OF SAID SECTION 3:

WAY THE FOLLOWING FIFTEEN (15) COURSES:

THENCE ALONG SAID EASTERLY LINE S 01' 43'06" E, 556.66 FEET TO A POINT ALONG THE NORTH LINE OF SADDLEBACK HEIGHTS. AS FILED IN SAID COUNTY RECORDS: THENCE ALONG A COMMON LINE WITH SAID SUBDIVISION S 59"16"02" W (S 59"09" 13" W), 125.74 (126.44) FEET TO A POINT ALONG THE RIGHT OF WAY OF BEAVER BROOK DRIVE AS SHOWN ON SAID SUBDIVISION PLAT; THENCE ALONG SAID RIGHT OF

1. ALONG THE ARC OF A CURVE TO THE RIGHT 112.23 FEET, HAVING A RADIUS OF 118.61 FEET, A CENTRAL ANGLE OF 54"12'43", AND WHICH

CHORD BEARS S 03'45'21" E. 108.09 FEET: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 45.78 FEET, HAVING A RADIUS OF 24.01 FEET, A CENTRAL ANGLE OF 10975'03", AND WHICH

CHORD BEARS S 77"58'32" W, 39.15 FEET; THENCE N 47°23'59" W (N 47°23'01" W), 429.77 FEET; 4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 137.27 (136.99) FEET,

HAVING A RADIUS OF 201.60 FEET, A CENTRAL ANGLE OF 39°00'49", AND WHICH CHORD BEARS N 66'54'21" W, 134.64 FEET; 5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 104.22 FEET, HAVING A RADIUS OF 210.40 FEET, A CENTRAL ANGLE OF 28"22'52" (28"22'54").

AND WHICH CHORD BEARS N 72"3"00" W. 103.16 FFFT.

THENCE N 58"01"34" W (N 58"00"56" W), 7.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 159.32 FEET, HAVING A RADIUS OF 434.23 FEET, A CENTRAL ANGLE OF 21"01'19" (21"01'21"), AND WHICH CHORD BEARS N 68'32'14" W, 158.43 FEET:

8. THENCE N 79"02'55" W (N 79"02'17" W), 272.68 FEET: 9. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 156.45 FEET, HAVING A

RADIUS OF 655.20 FEET, A CENTRAL ANGLE OF 13'40'52" (13'40'53"). AND WHICH CHORD BEARS N 85"53'21" W, 156.08 FEET;

10. THENCE S 8716'12" W (S 8716'50" W), 99.86 FEET; 11. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 192.95 FEET, HAVING A

RADIUS OF 80.28 FEET, A CENTRAL ANGLE OF 137'42'30" (137'42'28"), AND WHICH CHORD BEARS S 18"24'57" W. 149.75 FEET: 12. THENCE S 50"26'16" E (S 50"25'38" E), 219.14 FEET;

13. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 198.25 FEET, HAVING A RADIUS OF 3498.00 FEET, A CENTRAL ANGLE OF 03"14'50". AND WHICH CHORD BEARS S 48'48'51" E, 198.22 FEET;

14. THENCE S 47"11'26" E (S 47"10'48" E), 119.28 FEET;

15. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 162.09 FEET, HAVING A RADIUS OF 876.14 FEET, A CENTRAL ANGLE OF 10'36'00", AND WHICH CHORD BEARS S 52"29'26" E, 161.86 FEET TO A POINT ALONG THE WESTERLY LINE OF SAID SADDLEBACK HEIGHTS:

THENCE ALONG A COMMON LINE WITH SAID SUBDIVISION THE FOLLOWING FOUR (4)

1. S 04"59'22" W (S 05'00'00" W), 333.52 FEET:

2. THENCE S 70'04'38" E (S 70'04'00" E), 358.65 FEET; THENCE S 04'59'22" W (S 05'00'00" W), 831.98 FEET;

4. THENCE S 00°04'27" E (S 00°03'49" E), 890.00 FEET;

THENCE S 87'34'57" W, 1955.19 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 495, PAGE 19 OF SAID COUNTY RECORDS; THENCE ALONG A COMMON LINE WITH SAID TRACT N 02'42'41" W (N 02'59'16" W), 1295,92 FEET TO A POINT ALONG THE COMMON LINE OF SAID SECTIONS 3 AND 10; THENCE ALONG SAID COMMON SECTION LINE S 89"07"59" W, 2678.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 583.44 ACRES MORE OR LESS.

COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE OR TRANSFER:

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF CLEAR CREEK COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE. SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF CLEAR CREEK UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY CLEAR CREEK COUNTY, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

- (a) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, AS RECORDED IN THE RECORDS OF THE CLEAR CREEK COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF CLEAR CREEK, APPLICABLE SPECIAL DISTRICT, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED PURSUANT TO SUBSECTION (b) HEREOF, HAS BEEN SUBMITTED TO AND ACCEPTED BY CLEAR CREEK COUNTY, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND THE TIME SPECIFICATIONS, AND.
- (b) THE APPLICABLE SPECIAL DISTRICT OR SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO CLEAR CREEK COUNTY THAT ALL NECESSARY WATER TAPS NEEDED TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE HAVE OR WILL IN FACT BE ISSUED BY SUCH DISTRICT OR AUTHORITY.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

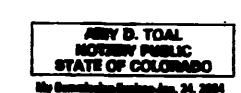
APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 27 DAY OF ATPLL . 2000 .

UPHILL LIMITED LIABILITY COMPANY

COUNTY OF Danie STATE OF COLORADO

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ___ A.D. , 20____ BY STEPHEN A. HELLERSTEIN, TRUSTEE, AS MANAGER OF UPHILL LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL



MY COMMISSION EXPIRES: 1-24-04

SUBDIVIDER:

SADDLEBACK MOUNTAIN DEVELOPMENT CORPORATION A COLORADO CORPORATION

BY EXECUTING THIS PLAT, THE SUBDIVIDER, SADDLEBACK MOUNTAIN DEVELOPMENT CORPORATION A COLORADO CORPORATION, CONSENTS AND AGREES TO PERFORM AND COMPLY WITH THE OBLIGATIONS AND DUTIES OF THE SUBDIVIDER CONTAINED IN THE PLAT, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS.

JAMES HOSCH, PRESIDENT L. Tuech

STATE OF COLORADO

THE FOREGOING CONSENT AND AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Luguest A.D., 2000, BY JAMES HOSCH, AS PRESIDENT AND MARY JANE HOSCH, AS SECRETARY OF SADDLEBACK MOUNTAIN DEVELOPMENT CORPORATION. A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL

Wheat Ridge, Colorado 80033

Phone 303-403-4706 FAX 303-403-0800

) Wasyorth Blel 学习编制 PULLIC

MY COMMISSION EXPIRES: 3/15/2004

SURVEYOR'S CERTIFICATE:

I, NOEL L. POTTER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY STATE LAWS AND THAT THE MONUMENTS DESCRIBED HEREIN HAVE BEEN PLACED AS DESCRIBED.

AL# 25.∞

25296 CONSULTANTS, INC. L. POTTER LAND SURVEYOR NO. 126296

ATTORNEY'S CERTIFICATE:

AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S). FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

REGISTRATION NUMBER 3/77

NOTES:

- 1. BEARINGS ARE BASED UPON THE SOUTH LINE OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N 89"10"17" W. BETWEEN THE MONUMENTS SHOWN HEREON.
- 2. 1/2" REBAR WITH 1-1/4" PLASTIC CAP L.S. NUMBER 26296, SET AT ALL LOT AND BOUNDARY CORNERS, ANGLE POINTS, P.C. AND P.T. ALONG DEDICATED RIGHTS-OF-WAY EXCEPT AS NOTED. LOT CORNERS THAT FALL WITHIN DISTRICT ROADS SHALL BE MONUMENTED ON THE LOT LINE OFFSET AT THE BOUNDARY OF THE DISTRICT ROAD EASEMENT BOUNDARY.
- 3. ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- 4. THE SADDLEBACK METROPOLITAN DISTRICT, AS IDENTIFIED HEREIN WAS FORMED BY THE "ORDER AND DECREE CREATING DISTRICT" ENTERED ON APRIL 25, 1997 AND RECORDED ON APRIL 30, 1997 AT BOOK 549, PAGES 622-628 INCLUSIVE, CLEAR CREEK COUNTY, COLORADO.
- 5. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE SADDLEBACK METROPOLITAN DISTRICT AND EXCEPT FOR APPROVED DRAINAGE FACILITIES, NO OTHER STRUCTURES SHALL BE ALLOWED IN DRAINAGE EASEMENTS AS SHOWN HEREON. NO ALTERATIONS OR MODIFICATIONS TO SUCH DRAINAGE FACILITIES AND APPURTENANCES SHALL BE MADE WITHOUT PRIOR APPROVAL BY CLEAR CREEK COUNTY. THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES SHALL BE MAINTAINED BY THE SADDLEBACK METROPOLITAN DISTRICT.
- 6. BENCH MARK: SOUTH 1/4 CORNER, SECTION 3, T4S, R72W, MONUMENT U.S.G.S. 9170.50.
- 7. THE NATURAL DRAINAGE WAYS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ACCESS, OWNERSHIP AND MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE GRANTED TO THE SADDLEBACK METROPOLITAN DISTRICT. EXCEPT FOR ROUTINE AND REGULAR MAINTENANCE BY THE SADDLEBACK METROPOLITAN DISTRICT, NO MODIFICATIONS WITHIN THESE EASEMENTS ARE PERMITTED WITHOUT PRIOR APPROVAL BY CLEAR CREEK COUNTY.
- 8. UTILITY AND DRAINAGE EASEMENTS ARE PROVIDED ON EACH LOT. SAID EASEMENTS SHALL BE 7.5 FEET WIDE ON EACH SIDE OF ALL COMMON SIDE AND REAR LOT LINES. SAID EASEMENT SHALL BE 15.0 FEET WIDE ON ALL SIDE AND REAR LOT LINES NOT COMMON TO ANOTHER LOT AND ARE DEDICATED TO THE SADDLEBACK METROPOLITAN DISTRICT.

(PLAT NOTES CONTINUED ON SHEET 4 OF 8)

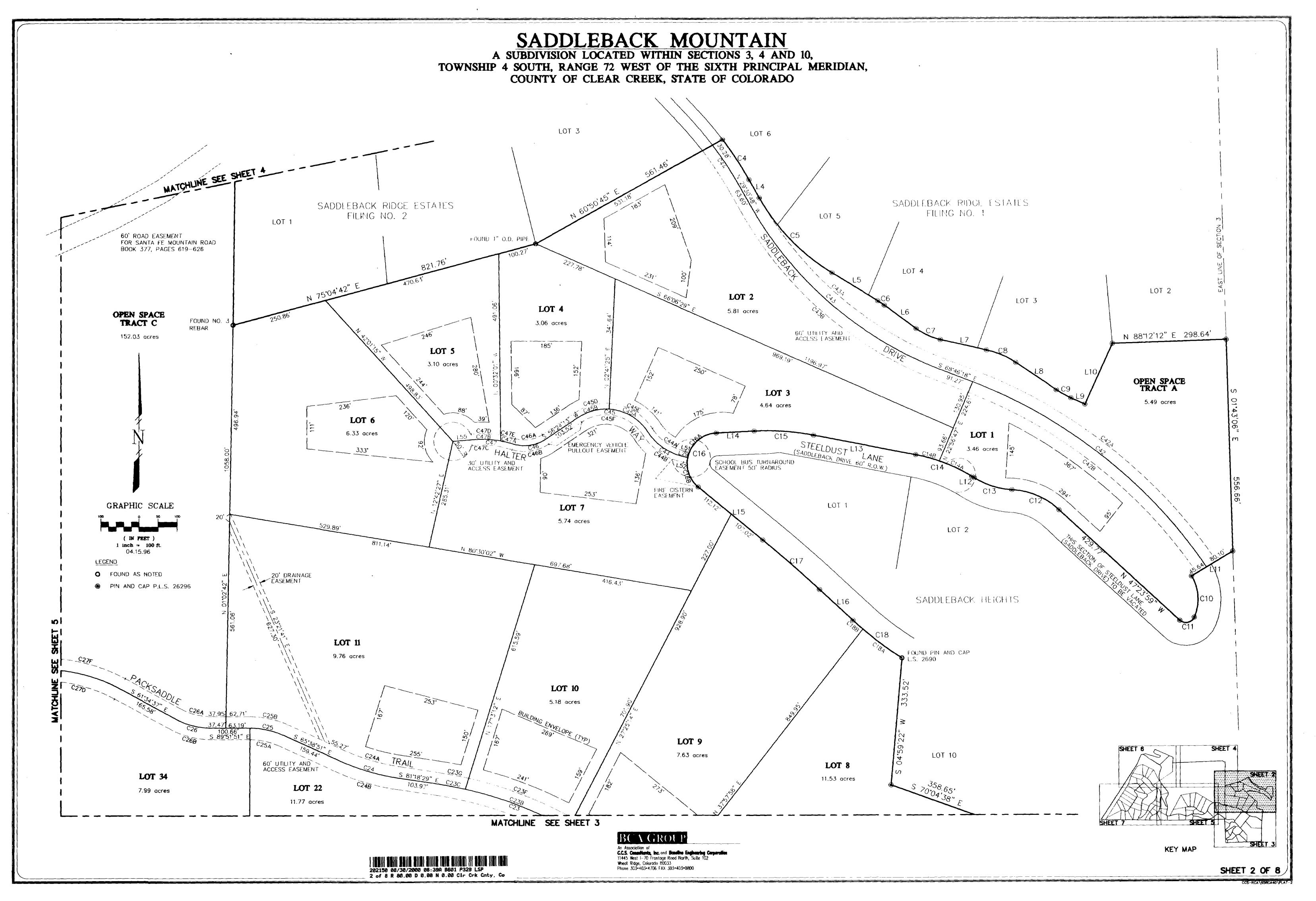
ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE EASEMENTS IS ACCEPTED BY CLEAR CREEK COUNTY, STATE OF COLORADO, THIS 29 DAY OF AUGUST 2000.

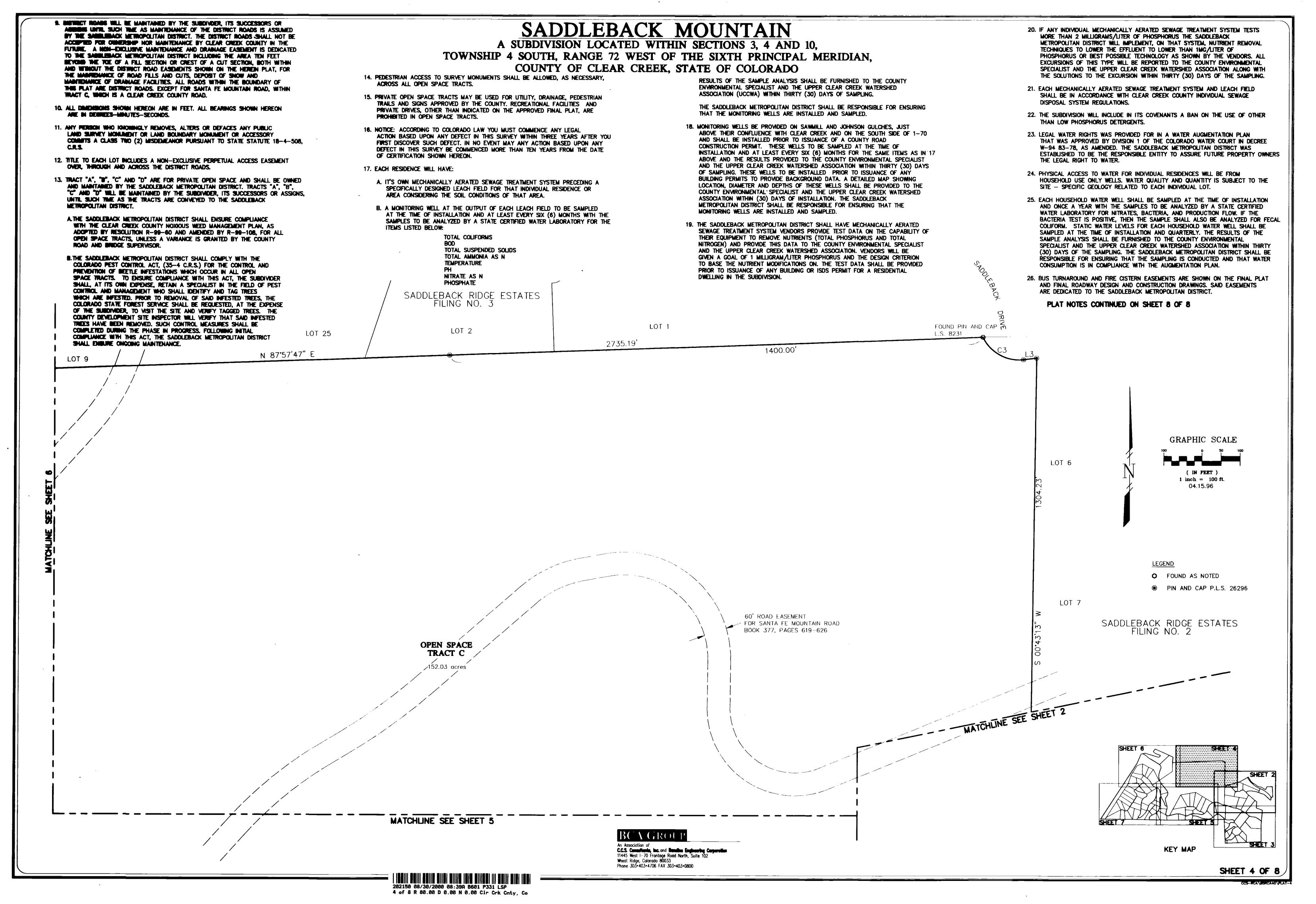
CLERK AND RECORDER'S CERTIFICATE:

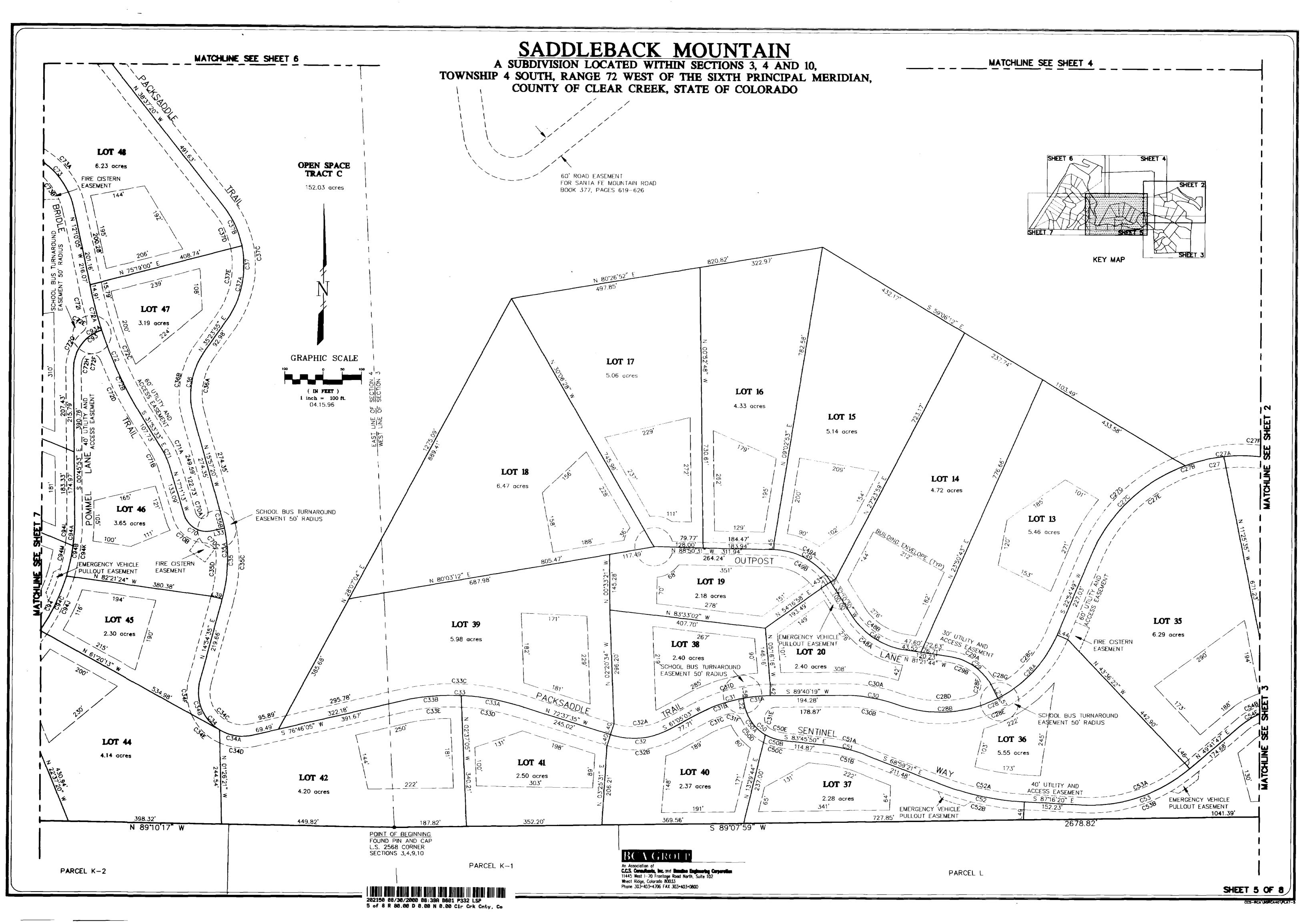
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CLEAR CREEK COUNTY AT GEORGETOWN, COLORADO, THIS 3000 DAY OF AUGUST AT BOOK LOL , PAGES 328 , RECEPTION NO. _________

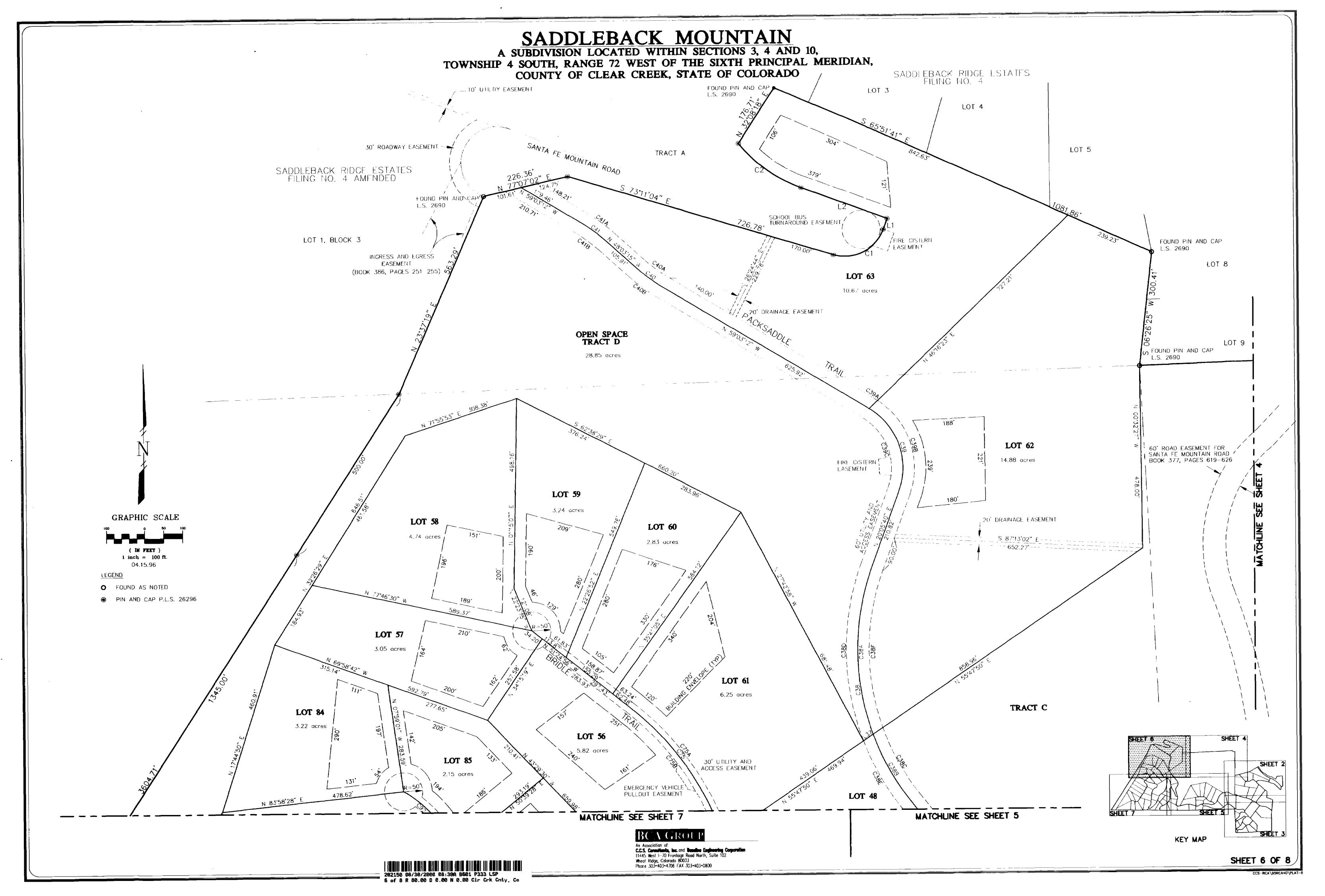
3CA GROU C.C.S. Consultants, Inc. and Baseline Engineering Corporation 11445 West 70 Frontage Road North, Suite

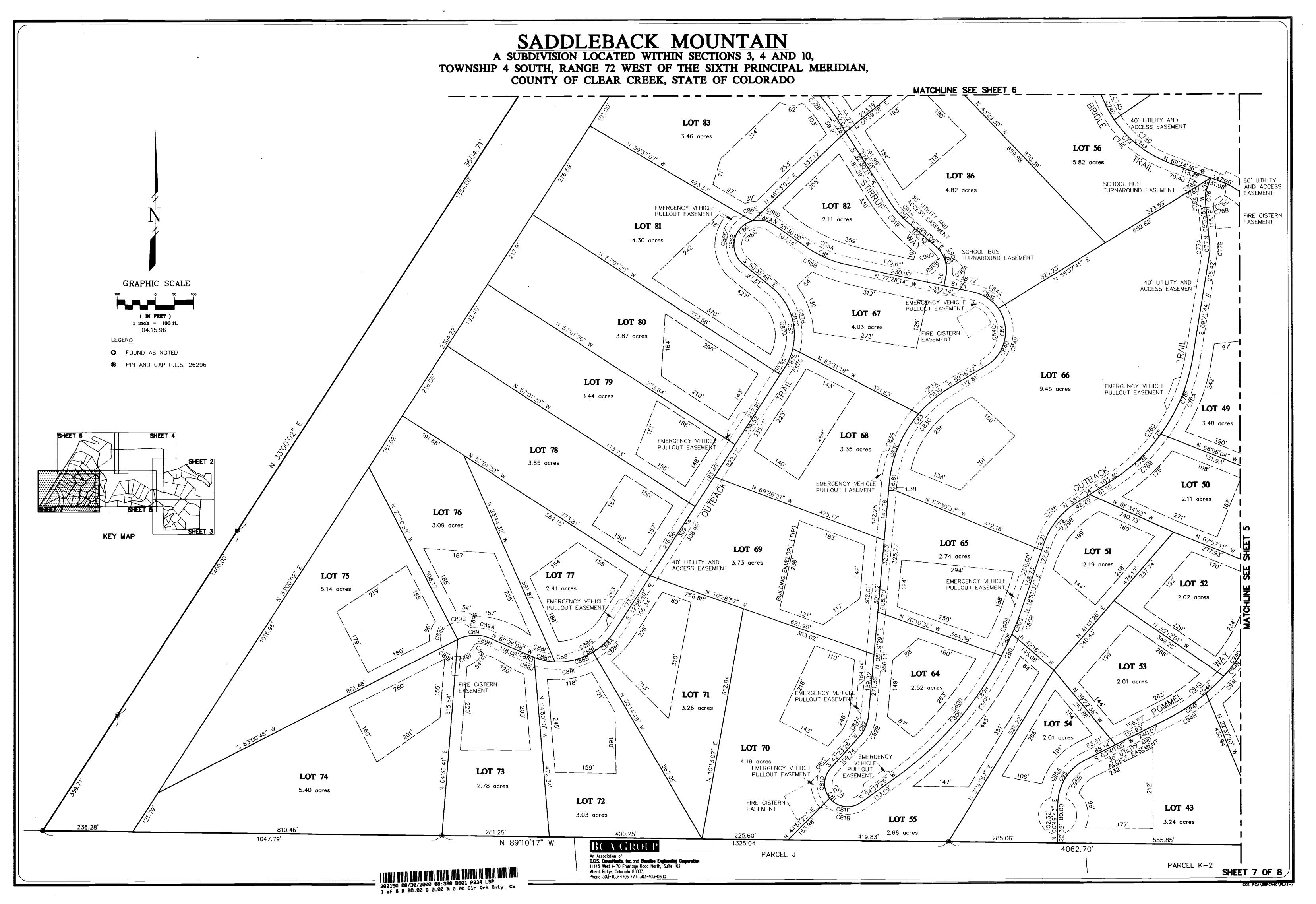


SADDLEBACK MOUNTAIN A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CLEAR CREEK, STATE OF COLORADO MATCHLINE SEE SHEET 2 LOT 34 7.99 acres LOT 8 LOT 22 11.53 acres 11.77 acres LOT 9 60' UTILITY AND ACCESS EASEMENT 40' UTILITY AND ACCESS EASEMENT S 88"19'44" E CZOA - - - TRAIL LOT 33 LOT 21 3.38 acres 8.89 acres EMERGENCY VEHICLE PULLOUT EASEMENT SOUTHLINE OF SECTION 3 NORTHLINE OF SECTION 10 FOUND PIN AND CAP L.S. 3314 LOT 11 EMERGENCY VEHICLE FIRE CISTERN GY PULLOUT EASEMENT EASEMENT - SCHOOL BUS TURNAROUND EASEMENT 50' RADIUS LOT 32 LOT 12 EMERGENCY VEHICLE PULLOUT EASEMENT 9.98 acres LOT 31 2.00 acres LOT 23 LOT 12 N 87'35'15" W 40' UTILITY AND ACCESS EASEMENT GRAPHIC SCALE EMERGENCY VEHICLE / PULLOUT EASEMENT 2.08 acres 1 inch = 100 ft. 04.15.96 4.14 acres <u>LEGEND</u> O FOUND AS NOTED PIN AND CAP P.L.S. 26296 LOT 25 OPEN SPACE TRACT B LOT 29 2.75 acres 2.24 acres 17.81 acres LOT 13 EMERGENCY VEHICLE 167 LOT 26 LOT 27 3.36 acres 2.74 acres EMERGENCY VEHICLE PULLOUT EASEMENT 771.66 479.52 1955.19 613.97 S 87'34'57" W CITY OF GOLDEN UNPLATTED C.C.S. Considerts, Inc. and Benefine Engineering Corporation 11445 West 1—70 Frontage Road North, Suite 102 Wheat Ridge, Colorado 80033 Phone 303-403-4706 FAX 303-403-0800 KEY MAP SHEET 3 OF 8 202150 08/30/2000 08:39A B601 P330 LSP 3 of 8 R 80.00 D 0.00 N 0.00 Cir Crk Cnty, Co









SADDLEBACK MOUNTAIN

A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10,

TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CLEAR CREEK, STATE OF COLORADO

TABLE
I A DI.C.

C18A

C19

C198

C20

C20A

C208

C21B

C22

C22A

C22B

C23 C238 C23C C23D C23E C23F C23G

C24

C24B

C25A

C258

C26A

C268

C27A

C27B

C27C C27D

C27E

C28A

C28B

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C28G

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C35A

C358

C35C

C35D

C36A

C36B

C37A

C37B

C37C

C370

C37E

C38A

C388

C38D

C39B

210.00' 8.18'

150.00

210.00' 281.91' 261.21'

207.21 191.12

8.18'

N 57'56'14" W 02'13'55"

N 18'21'49" W 76'54'57"

N 19"28'46" W 79"08'52"

C37

C30

C29

C27

C26

C25

UF	EVE '	TABL:	E								COUNTY (OF	CLEAR	CR	EEK,	STATE	OF	COI	LORA
RVE	RADIUS 106.92	LENGTH 161.86	CHORD 146.84	BEARING N 63"26"52" E	DELTA 86'44'08"	CURVE C40	RADIUS 450.00'	LENGTH 86.39	CHORD 86.25	BEARING S 53'33'13" E	DELTA 10'59'57"			RADIUS 200.00	LENGTH 114.18		BEARING N 59*50*1		DELTA 32'42'38"
	376.24' 105.00'	203.05' 129.7 8 '	200.59' 121.68'	S 54°27'36" E S 61°14'02" E	30°55'15"	C40A C40B	420.00° 480.00°	80.63 92.15	80.50' 92.00'	S 53'33'13" E S 53'33'13" E	10°59'57" 10°59'57"			80.00° 220.00°	102.76 ¹ 125.60′		N 59*50'1 N 59*50'1		32'42'38" 32'42'38"
	985.00' 543.00'	126.78' 276.45'	126.69' 273.47'	N 3312'03" W S 44'05'55" E	07*22'29"	C41 C41A	450.00° 480.00°	86.39' 92.15	86.25 ['] 92.00'		10*59'57"		C 69 1	00.00	59.49 ¹ 71.39 ¹	58.62"	S 60'31'3 S 60'31'3	0" W	34°05'13" 34°05'13"
	230.00° 170.00°	21.35' 70.38'	21.34° 69.88°	N 56"01'28" W S 65"13'30" E		C41B C42	420.00' 1320.00'	80.63′ 795. 84 ′	80.50′ 783.84′	N 53'33'13" W N 51"29'58" W	10"59"57"		C69B 8	30.001	47.59' 88.72'	46.90'	S 60'31'3 S 59'32'4	0" W	34°05'13" 84°43'05"
	230.00° 270.00°	83.79' 44.11'	83.33' 44.06'	N 66'38'54" W S 60'53'29" E	20 " 52'23 "	C42A C42B	1350.00° 1290.00°	794.95' 751.01'	783.52' 743.32'		33'44'20"		C70A 2		66.02' 98.04'	42.32 °	N 73°25'4 S 52°17'4	14" E	178 '46'08 70 '12'56 "
)	118.61	112.23' 45.78'	108.09' 39.15'	N 03"45'21" W N 77"58'32" E		C43 C43A	975.00° 945.00°	668.06' 647.50'	655.06' 634.91'	S 49°08'33" E S 49°08'33" E	3915'30"		C 70C 3	30.00' 30.00'	43.65' 51.33'	39.90'	N 45°43'2 N 24°32'2	25" W	83°21'27" 14'42'21"
! !	24.01' 201.60'	137.27	134.64	N 66°54'21" W	39*00'49"	C43B	1005.00	688.61	675.22		39"15'30"		C71A 2	230.00° 70.00°	59.03' 43.63'	58.87	N 24 32 2 N 24 32 2	23" W	14°42'21" 14°42'21"
	210.40° 434.23°	104.22' 159.32'	103.16 ² 158.43 ²	S 72"13'00" E N 68"32'14" W	28°22'52" 21'01'19"	C44 C44A	150.00° 135.00°	120.29' 108.26'	117.09' 105.38'	S 55°43'36" E	45 *56`51"		C72 1	000.00	344.26' 105.85'	342.56'	S 2'01'49 S 15'12'0)" E	19'43'28" 06'03'53"
B	434.23' 434.23'	95.32' 64.00'	95.13' 63.95'	N 64"18'53" W N 74'49'32" W		C44B C45	165.00' 130.00'	132.32' 206.12'	128.80' 185.20'	S 55'43'36" E N 78'10'29" W	90*50'36"		C72B 1	000.00'	238.41	237.84'	S 25'03'4	16" E	13'39'35"
	655.20° 80.28°	156.45 ['] 192.95 [']	156.08' 149.75'	N 85'53'21" W S 18'24'57" W	137'42'30"	C45A C45B	130.00° 130.00	121.28' 84.83'	116.93' 83.34'	N 59°28'49" W S 75°05'53" W	37°23'20"		C72D 1	9 8 0.00' 020.00'	395.08' 229.21'	228.73	S 23'43'(S 28'49'4	15" E	23°05'55" 12°52'30"
B	80.28' 80.28'	106.45 ¹ 86.50	98.82 [*] 82.38 [*]	S 49°17'05" W S 19°34'10" E	61'44'16"	C45D C45E	171.97' 171.97	147.66' 140.58'	143.16' 136.70'	S 71'07'59" W N 60'50'57" W	46*50'20"		C72F 3	30.00' 30.00'	36.29' 75.28'	57.03'	N 18'42'5 S 85'43'1	9" W	69'18'21" 143'46'22
' 	3498.00' 876.14'	198.25' 162.09'	198.22' 161.86'	S 52"29'26" E	03"14'50" 10"36'00"	C 45 F C 46	141.97' 100.00'	237.95' 87.45'	211.06′ 84.69′	N 85°26'51" W N 81°27'21" E	50'06'15"		C72H 8	35.74	118.80° 21.85°	21.79'	S 26 18 0 S 06 32 0)7" W	54°07'56" 14'36'00"
ia B	876.14° 876.14°	127.45' 34.64'	127.34' 34.63'	S 53'37'23" E S 48'19'23" E	08'20'06" 02'15'54"	C46A C46B	85.00 ° 115.00°	7 4.33 ' 100.57'	71.98' 97.39'	N 81°27'21" E N 81°27'21" E	50°06'14" 50°06'14"		C73 2	200.00	67.12° 200.39°	192.12'	S 14'03'1 N 40'52':	21" W	03'46'13" 57'24'31"
) A	200.00 [°] 230.00 [°]	119.70' 137.65'	117.92' 135.61'	N 7111'00" W N 7111'00" W	3417'28" 3417'28"	C47 C47A	300.00° 300.00°	111.34' 34.97'	110.71 ' 34.95'	N 84'07'30" W N 76'49'54" W				2 20.00' 80.00'	220.43' 139.50'	136.03'	N 40'52'2 N 34'22'1	1" W	57'24'31" 44'24'10"
1 8	170.00' 200.00'	101.74 [*] 129.39 [*]	100.23' 127.1 4 '	N 7141'00" W S 69'47'45" E	34 ¹¹ 7'28" 37'03'58"	C47B C47C	300.00° 285.00°	76.38' 105.78'	76.17 ' 105.17'	N 87°27'51" W N 84°07'30" W				300.00° 300.00°	242.91 ¹ 186.40 ¹		S 46"22"4 S 51"46"3		46'23'34" 35'35'58"
)A XR	230.00' 170.00'	148.79′ 109.98′	146.21' 108.07'	S 69'47'45" E S 69'47'45" E	37 * 03 *58 *	C47D C47E	315.00° 315.00'	77.45' 39.46'	77.26' 39.43'	N 87'42'49" W N 77'04'51" W	14'05'17"		C74B 3	300.00' 285.00'	56.51' 177.14'	56.43'	S 28'34'5 S 51'46'1	50" E	10"47"36" 35"36"41"
	200.00° 170.00°	49.48' 42.06'	49.36' 41.95'	N 58"21'02" W N 58"21'02" W	1410'33"	C48 C48A	200.00' 215.00'	171.70 1 84 .57	166.47 178.96	S 56'46'07" E S 56'46'07" E			C74D 2	2 85.00 ° 315.00°	53.63' 255.06'	53.55'	S 28'34'3 S 46'22'	29" E	10'46'54" 46"23'34"
B	230.00' 200.00'	56.91' 36.16'	56.76' 36.11'			C48B	185.00	158.82' 387.30'	153.99' 374.63'	S 56'46'07" E S 57'40'53" E			C75	740.00' 755.00'	364.63' 372.02'	360.95'	N 3717'5 N 3717'5	69" W	2813'55" 2813'55"
ŽA	230.00'	41.58'	41.52	S 60°15'34" E	10'21'30"	C48C C49	435.00' 180.00'	178.02	170.86	N 60'30'30" W	56'40'01"		C75B 7	725.00	357.24	353.63	N 37175 S 0724'4	59" W	2813'55" 26'01'17"
; ;	170.00° 1 012.28 °	30.73' 463.38'	30.69' 459.35'	S 60°15'34" E N 68°11'39" W		C49A C49B	195.00' 165.00'	192.86' 163.19'	185.10° 156.62°	N 60'30'30" W N 60'30'30" W	56'40'01"		C76A 9	75.00° 35.00°	34.06' 30.00'	29.88	5 03'26'5	5 8" E	18'05'42"
SE SC	1012.28 1012.28	2 8 9.99 ' 73.21	289.00' 73.19	N 68"57'28" W N 79"14'10" W	04*08'37"	C50 C50A	115.00° 115.00°	147.15' 98.99	137.31 ² 95.96	S 47'06'27" E S 35'06'40 <u>"</u> E	49"19'12"		C76C 5	25.00° 50.00°	54.70' 93.47'	80.44		59" W	125°21'47 107°06'27
SE SE	982.28 1042.28	449.65 ¹ 104.12 ¹	445.74 ¹ 104.07	N 6811'39" W N 57'56'31" W	05*4 3'25 *	C50B C50C	1 15.00 " 135.00"	48.16' 50.56'	47.81 ' 50.26'	S 71°46′03″ E S 73°02′07″ E	24'27'25"		C 76E 5	25.00 ' 50.00'	35.81' 66.40'	61.62'	N 28'32'; N 48'48';	34" W	82°04'25" 76°05'07"
SF SG	1042.28' 1042.28'	295.32' 77.68'	294.34' 77.66'	N 68'55'15" W N 79'10'23" W		C50D C50E	135.00' 95.00'	84.07' 48.05'	82.72' 47.54'	S 44"28'01" E S 76'52'47" E	35'40'48" 28'58'44"			75.00° 55.00°	19.58' 14.36'		N 01°52°5 N 01°52°5	55" W	14 ' 57'37" 14'57'37"
l IA	600.00° 570.00°	164.08' 155.80'	163.49' 155.31'	S 73"28'40" E S 73"28'40" E	15'39'38" 15'39'38"	C51 C51A	400.00' 420.00'	103.15' 108.30'	102.86' 108.00'	N 76°22'35" W N 76°22'35" W				95.00' 175.00'	24.81' 405.65'		N 01'52'5 N 33'49'3		14'57'37" 48'55'50"
HB S	630.00' 215.00'	172.20' 90.87'	17 1.66' 90.20'		1 5 '39' 38 "	C51B C52	380.00° 700.00°	97.99' 223.37'	97.72' 222. 4 2'	N 76"22'35" W S 78"07'50" E			C78A 4	195.00' 195.00'	224.25' 198.48'	222.33'	N 22*20*3 N 46*48*3	26" E	25"27"23" 22"58"27"
A IR	185.00' 245.00'	7 8 .19' 103.55'	77.61' 102.78'	N 77*45'21" W S 77*45'21" W		C52A C52B	680.00° 720.00°	216.99' 229.75'	216.07' 228.78'	S 78*07'50" E S 78*07'50" E	1816'59" 1816'59"		C78D 4	155.00° 175.00°	388.57' 185.68'	376.87	N 33'49'. N 47'05'.	39" E	48"55'50" 22"23'52"
	200.00	98.74	97.74' 83.08'	S 75'43'14" E S 75'43'14" E	281714"	C53 C53A	400.00° 380.00°	300.41' 285.39'	293.40' 278.73'	N 71"12'44" E N 71"12'44" E			C78F 4	475.00' 200.00'	219.96' 137.65'	218.00'		43" E	26'31'58" 39'25'57"
8	170.00° 230.00°	83.93' 113.55'	112.40'	S 75'43'14" E	281714"	C53B	420.00	315.44	308.07	N 71"12'44" E	43°01'52"		C79A 2	220.00° 220.00°	151.41° 123.88°	148.44	5 38'34'3 5 38'34'3	35" W	39°25'57" 39°25'57"
'A	425.00° 425.00°	708.45 ¹ 258.78 ¹	629.23' 254.81'	S 70"40"06" W N 79"01"15" W	3 4 "53'16"	C54 C54A	200.00° 220.00°	283.17' 204.71'	260.11' 197.41'	N 89*44'30" W N 75*50'14" W	5318'53"		C80 9	00.00	56 1. 77 ′	552.70'	N 36'44'	31" E	35'45'48"
'B 'C	425.00° 425.00°	103.79' 3 45.88 '	103.54 ² 336.41	S 76°32'20" W S 46°13'41" W	46'37'44"	C54B C54C	220.00° 180.00°	106.78' 254.86'	105.73' 234.10'	S 63'36'03" W N 89'44'30" W	81*07'25*		C80B 9	380.00' 320.00'	137.38' 82.48'	82.45	N 2319'5 N 21'25'4	13" E	08'56'41" 05'08'12"
'D 'E	395.00' 395.00'	237.91' 420.53'	234.33 ¹ 400.95 ¹	N 78'49'55" W S 53'24'48" W	60'59'58"	C54D C54E	200.00° 200.00°	186.48′ 96.70′	179.79' 95.76'	N 75"53'27" W S 63"32"51" W	27 *4 2 ` 07 *		C80D 8	920.00° 380.00°	491.78' 411.91	408.16	N 3918'3 N 4112'5	1" E	30'37'37" 26'49'08"
'F 'G	455.00' 455.00'	411.68° 346.78°	397.78' 3 38.45 '	N 87'29'51" W S 44'44'52" W	43'40'05"	C55 C55A	360.00° 340.00°	300.73° 91.59°	292.06' 91.31'		15*26'02"		C80F 9	900.00' 900.00'	424.07' 137.70'	137.56'	N 41'07'. N 23'14'.	36" E	26'59'50" 08'45'58"
BA	330.00° 330.00°	499.77 ' 230.30'	453.36 ' 225.66'	N 6617'59" E N 42'54'23" E	86 °4 6°19 " 39°59°08"	C55B C55C	340.00' 380.00'	192.43' 46.32'	189.88' 46.29'	S 80°49'41" E S 52°40'18" E	32 °25 '42" 06 °5 9'01"		C80H 9	900.00' 900.00'	184.81' 487.10'	48 1.18	N 19'32'5 N 39'07'0	08" E	10°35'19" 31°00'35"
SEB SC	330.00' 300.00'	269. 47 ° 162.29'	262.05° 160.31'	N 8617'33" E N 38'24'39" E		C55D C55E	380 .00' 360 .00'	271.12' 30.69'	265.40° 30.68°	S 76"36'10" E S 51"37'19" E	40°52°43" 04°53'02"			50.00 ' 10.00'	175.69' 117.12'	79.54'	S 41 29 3 S 41 29 3	54" E	167°46°01 167°46°01
SID SIE	300.00' 360.00'	188.21° 545.20°	185.14' 494.57'	S 8817'13" E N 6617'59" E	35°56°41" 86°46°19"	C55F C55G	360 .00' 360 .00'	106.35' 194.38'	105.96 ' 192.02'	S 57°38'35" E S 81°34'27" E	16'55'34" 30'56'10"			30.00 ' 30.00'	118.99' 115.26'		\$ 82 '46' (\$ 01 '07 '(85'13'10" 82'32'51"
¥F 3G	30.00° 30.00°	62.74' 46.74'	51.91' 42.15'	N 13'49'51" E S 81"27'42" E	119'49'12" 89'15'38"	C55H C56	360 .00' 71.50'	270.04 ' 218.98'	263.75 ' 142.89 '	S 75°33'11" E N 09'18'11" W	42'58'42" 175'28'41"			50.00° 50.00°	84.70' 90.99'		S 01°57′0 S 81°55′5		80'52'43" 86'53'18"
)))	150.00' 165.00'	142.22 [°] 129.05 [°]	136.95' 125.79'	N 54'12'04" W N 58'57'22" W	54'19'20"	C56A C56B	71.50' 71.50'	135.87' 42.00'	116.33° 41.39°	N 42°36°12" W N 28°39'43" W	108*52'40"		C82 1	100.00° 30.00°	64.98' 51.99'	63.85'	N 23'46': N 23'46':		37'13'57" 37'13'57"
XB	135.00' 400.00'	84.13' 139.72'	82.77' 139.01'	N 63'30'36" W N 80'19'16" W		C56C C56D	71.50° 91.50°	41.12' 52.16'	40.55 [°] 51.46	N 61*57'44" W N 62*06'17" W	32 :56'53"		C82B 1	20.00° 325.00′	77.98' 306.99'	76.61"	N 23'46': S 32'13'0	28" E	37'13'57" 54'07'13"
, }A vo	430.00' 370.00'	150.20' 129.24'	149.44' 128.59'	N 801916" W N 801916" W	20°00'49" 20°00'49"	C56E C56F	91.50° 91.50°	54.20' 173.88'	53.41° 148.87	N 28'48'16" W	3 3 *56*16"		C83A 3	345.00° 345.00°	115.79' 210.09'	115.24	S 49'39'4 S 22'36'	19" W	19"13'46" 34"53'27"
<i>A</i> D	400.00	199.58' 70.67'	197.52'	S 75'22'41" W S 84'36'38" W	28'35'16"	C57 C57A	65.00' 85.00'	150.67' 79.70'	119.13' 76.82'	N 50'26'22" E N 10'53'44" E	132*48'51"		C83C 3	305.00' 325.00'	288.10' 104.61'	277.50	S 3213'(S 5003';)6" W	54°07'13" 18°26'31"
B	400.00' 400.00'	128.91	70.58' 128.35'	S 7019'00" W	18"27"54"	C57B	85.00	117.33	108.23	N 77'18'09" E N 50'26'22" E			C83E 3	325.00	202.38' 268.66'	199.12'		50" W	35°40'42" 146°36'12
D	370.00' 430.00'	/1.81 214.55'	71.70 212.33'	S 66'38'38" W S 75'22'41" W	2 8 *35'16"	C57C C57D	45.00° 65.00°	104.31 57.76'	82.48' 55.88'	N 09°29'16" E	50*54'40"		C84A 1	25.00	94.48'	92.25'	N 55'49'	00" W	43'18'27"
E F	30.00° 30.00°	79.62' 42.50'	58.23' 39.03'	S 13'38'27" W N 67'12'42" W	81'10'09"	C57E C58	65.00 ' 110.00'	92.92' 127.60'	85.20 ′ 120.57′	N 75°53'42" E S 45°12'12" W	66°27'55"		C84C 8	25.00° 35.00°	203.86' 202.87'	158.03'	N 12'33'2 N 09'05'	46" W	93°26'29" 136°44'57
ZA	200.00° 170.00°	161.58' 137.34'	157.22' 133.64'	N 84"13'44" E N 84"13'44" E	46" 17'22"	C58A C58B	130.00° 90.00°	150.08' 104.40'	142.49' 98.65'	S 45'12'12" W S 45'12'12" W			C84E 1	105.00° 105.00°	172.22' 78.39'	76.58		58" W	93°58'25" 42°46'32"
2 8 5	230.00' 600.00'	185.82' 320.50'	1 8 0. 80' 316.70'	N 84"13'44" E N 87"55'45" W	30°36 °19"	C59 C59A	150.00° 130.00°	105.68' 91.59'	103.51° 89 .71'	N 32°09'16" E N 32°09'16" E	40"22'03"		C85A 2	300.00' 280.00'	115.04 107.37	106.71	S 66'29'(S 66'29'()7" E	21'58'14" 21'58'14"
SA SB	600.00, 600.00,	157.91' 162.59'	157.46' 162.09'	N 80'09'59" W S 84'31'52" W	15'31'33"	C59B C60	170.00° 50.00°	119.77 ¹ 150.00	117.31 ² 99.75	N 32'09'16" E S 33'36'19" E	171°53'14"		C86 6	320.00' 55.00'	122.71 ' 198.64'	129.88	S 66*29*0 S 36*57*0)7" W	21°58'14" 1750'05'4
SC SD	630.00 ° 570.00°	336.52' 147.44'	332.54° 147.03'	N 87"55"45" W N 80"02'12" W		C60A C60B	30.00' 70.00'	90.00' 173.12'	59.85' 132.25'	S 33'36'19" E S 18'30'47" E	171°53′14″ 141°42'09″			35.00′ 35.00′	56.28 ' 142.36'	115.57		57" W	49'36'19" 125'29'27
SE I	570.00' 115.00'	157.04 ' 237.13'	156.54 ¹ 197.29 ¹	S 84"39"38" W S 44"09"40" E		C60C C61	70.00 ° 330.00°	36.88' 64.85'	36.45 ' 64.74'	N 75°32'36" E N 54°49'17" E	3011'06" 1115'33"			45.00° 35.00'	137.52' 44.88'		S 36°57'(N 70'37')		175°05'46 30'15'02"
ia IB	115.00' 115.00'	88.77' 148.36'	86.58 [°] 138.28 [°]	S 81'07'08" E S 22'02'53" E	44"13'34"	C61A C61B	310.00' 350.00'	60.92 ['] 68.78 [']	60.82' 68.67'	N 54*49'17" E N 54*49'17" E	1175'33" 1175'33"		C 8 6E 8	35.00' 35.00'	46.65' 168.23'	46.07	S 78'31'3 S 06'06'6	31" W	31°26'55" 113°23'50
iC in	85.00′ 145.00′	175.27' 93.55'	145.83' 91.94'	S 44*09'40" E S 84*44'56" E	11 8°08 °29"	C62 C62A	50.00° 50.00°	157.08' 107.65'	100.00' 88.03'	N 40"48"29" W N 69"07"42" W	180'00'00"		C87 1	60.00° 40.00°	233.38' 204.21	213.24	N 08'48'. N 08'48'.	33" ₩	83'34'26" 83'34'26"
Æ	145.00' 145.00'	107.59' 97.84'	105.14' 96.00'	S 45'00'32" E S 04"25'16" E	42'30'51"	C62B C62C	50.00° 30.00°	49.43' 94.25'	47.44' 60.00'	N 20"52'18" E N 40"48'29" W	56'38'25"		C87B 1	80.00° 80.00°	205.81' 56,74'	194.78		24" W	65'30'44" 18'03'42"
, , ,	400.00' 400.00'	215.48' 187.20'	212.88' 185.50'	N 00'31'23" W N 01"30'09" E	30°51'55 "	C62D C62E	70.00' 70.00'	122.56' 70.62'	88.03' 67.66'	N 69'42'30" W N 20'17'30" E	12211'58"		C87D 1	60.00' 60.00'	178.47' 54.91'	169.36'	N 18'38'2 N 23'08'	26" W	63'54'40" 19'39'46"
iB C	400.00	28.28	28.27	N 13"55'49" W N 00"31'23" W	04'03'03"	C63	150.00	75.90'	75.09	S 34'41'45" W S 34'41'45" W	2 8'59'3 2"		C88 1	175.00' 175.00'	246.14 78.72	226.35	N 7316'1 N 45'51'5	6" E	80'35'12" 34'10'05"
iD iD	430.00° 370.00°	231.64' 122.40'	228.85' 121.85'	N 05'25'56" E	18 * 57 * 17 *	C63A C63B	170.00° 130.00°	86.02' 65.78'	85.11' 65.08'	S 34'41'45" W	2 8'59' 32"		C888 1	175.00	160.54	154.97	N 85°01'5	52" E	52'33'36"
A	200.00° 170.00°	179.26' 152.37'	173.32' 147.32'	S 09'43'17" W S 09'43'17" W	51°21'15"	C64 C64A	400.00° 380.00°	107.84° 102.45°	107.51 ¹ 102.14 ¹	N 15"24'52" E N 15"24'52" E	15*26'48" 15*26'48"		C88D 1	175.00° 175.00°	63.06' 6.88'	6.88	S 76'45'	44" E	20'38'43" 02'15'12"
8	230.00' 250.00'	206.15' 322. 98 '	199.32' 300.98'	N 01'36'43" W	7 4 °01'15 "	C64B C65	420.00° 200.00°	113.23° 102.43'	112.89' 101.31'	N 15"24'52" E N 34'52'17" E	15°26'48" 29°20'38 <u>"</u>		C 88 F 1	175.00' 155.00'	183.08' 45.63'	45.47	N 62'56': S 74'52'	11" E	59'56'54" 16'52'05"
7A 7B	250.00° 250.00°	206.71° 116.27°	200.87° 115.22	N 11°42'41" E N 25°17'56" W		C65A C65B	200.00° 200.00°	84.64 ' 17.78'	84 .01 ° 17.78 °	N 32°19'26" E N 46°59'45" E			C88H 1	155.00° 195.00°	172.38' 88.07'	87.32	N 64°50' N 45°54'	57" E	63°43'07" 25°52'34"
rc ro	280.00° 220.00°	361.73° 104.83°	337.10' 103. 84 '	N 01"36"43" W N 24"58"17" W	7 4 ′01'15″	C65C C65D	180.00′ 180.00′	70.42' 21.77'	69.97' 21.76'	N 31"24'24" E N 46"04'43" E	22°24'51"		C88I 1	195.00' 195.00'	168.83' 17.37'	163.60'	S 83'39'2 S 68'59'	2 5 " E	49'36'22" 05'06'16"
E B	220.00' 640.00'	179.39' 655.87'	174.46' 627.55'	N 12'02'21" E S 09"15'50" E	46'43'08" 58'43'00"	C65E C66	220.00° 55.00°	112.67' 147.21'	111.44' 107.04'	N 34'52'17" E S 27'07'56" E	29°20'38"		C 89 1	100.00'	88.23' 55.17'	85.40'	N 88171 N 79361	8" W	50'33'07" 26'20'25"
BA BA	640.00° 640.00°	449.47' 206.40'	440.29' 205.50'	S 00'01'30" E S 29"23'00" E	40"14'20" 18"28'40"	C66A C66B	55.00° 55.00°	106.29' 40.92'	90.50' 39.98'	S 05'49'11" E S 82'29'43" E	110'43'34" 42'37'31"		C89B 1	15.00' 15.00'	11.29' 53.03'	11.02'	S 7112'5 N 83'25'	9" E	43'07'08" 67'31'32"
ic in	610.00' 670.00'	204.25' 478.05'	203.29' 467.97'	S 29'01'48" E S 00'20'45" E	19"11 '04"	C66C C66D	35.00' 75.00'	93.68' 154.09'	68.12' 128.38'	N 27'07'56" E N 09'18'48" E	153*21'05"		C89D 4	45.00' 45.00' 45.00'	70.53' 45.87'	63.53'	S 17'54'S S 56'11'1	54" W	89°48'17" 58°24'04"
E E	670.00'	208.57	207.73	S 29'42'15" E	17°50'10°	C66E	75.00	46.65'	45.90'	N 85'59'20" E	35 '38'16"		C89F 4	45.00 ′	55.15	51.77'	N 59*29's	58" E	7013'26"
\$ 	610.00' 180.00'	420.88° 248.65°	412.58' 229.35'	S 00"19"42" W N 19"28'46" W	วย ⁻ วา 56 79'08'52"	C67 C67A	200.00' 220.00'	131.86' 145.05'	129.49' 142.43'	S 81"14'16" W S 81"14'16" W				15.00° 30.00°	19.32' 21. 4 6'	18.01 ['] 21.39 [']	S 61173 N 7407	i ₩ I1" W	73°48'31" 15°22'05"

LIN	E	TAB	L]	E
LINE		IRECTION		D
11	~~~~	2004 48	W	-3

		_
LINE	DIRECTION	DISTANCE
	S 20'04'48" W	30.00
L2	N 69°55'12" W	239.47
L3	N 83'21'25" E	34.80'
L4	N 29'30'48" W	55. 38 '
L5	S 58'41'01" E	140.33
L6	S 53'21'54" E	103.26
L7	S 77'05'05" E	124.04
L8	S 5612'42" E	128.59
L9	S 65 34 16" E	40.06
L10	N 24°24'44" E	174.54
L11	S 5916'02" W	125.74
L12	S 58'01'34" E	7.56'
L13	N 79'02'55" W	272.68
L14	N 87'16'12" E	99.86'
L15	S 50°26'16" E	219.14
L16	S 47"1"26" E	119.28
L21	N 27°02'25" W	31.1 8 '
L22	S 10"27'04" E	16.82'
L23	N 49"11"31" E	77.77
L24	S 78'09'52" W	83.41'
L29	N 78'42'02" W	8.58'
L33	S 78°05'43" W	35.65
L36	N 12'31'46" E	25.21'
L38	S 84*50'31" E	20.00'
L39	N 75'05'25" W	30.00'
L40	S 17"22'25" W	30.00'
L 4 2	N 00'19'41" W	30.00'
L43	S 57'49'30" W	15.00
L44	S 67°05'11" E	30.00 °
L45	S 01'09'29" W	15.00′
L 46	N 40'18'13" W	20.00
L47	N 78"01'45" W	20. 00 °
L48	N 69'48'01" W	20. 00 °
L49	N 02'43'40" E	46.26'
L50	N 00°44°52° E	44.23
L51	S 78'42'02" E	9.99'
L52	N 78'42'02" W	9.99'
L54	N 46'31'07" W	20.00'
L55	N 8574'33" W	49.50'
L56	N 20°25'24" W	28.45

PLAT NOTES CONT.

C90A 30.00'

C90B 30.00'

65.00' 200.00

185.00

215.00

320.00

335.00

305.00

105.74

105.74 500.00

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C99 45.00'

520.00

41.14

70.73

57.07

52.79

61.35**°**

152.**43**°

159.58

145.29

133.86 27.95

562.28

69.70

81.10 158.25

307.07

185.51

121.17

175.41

119.69

1**4**5.77°

165.60

1**53**.71

61.61

302.77

132.07

142.58

120.64

157.01

25.23

25.23

79.02

73.08

64.97

61.**14**

145.30

297.77

135.54

149.94

69.25

65.31

27. A COLORADO LICENSED PROFESSIONAL ENGINEER WHO SPECIALIZES IN GEOTECHNICAL ENGINEERING WITH A MINIMUM OF FIVE (5) YEARS GEOLOGICAL EXPERIENCE/BACKGROUND, WITH OVERVIEW AUTHORITY BY THE COUNTY DEVELOPMENT SITE INSPECTOR, SHALL REVIEW ALL EARTH MOVING CONSTRUCTION TO INSURE THE FOLLOWING. SUCH QUALIFIED SPECIALIST SHALL BE HIRED AT THE EXPENSE OF THE SUBDIVIDER WITH FINAL COUNTY APPROVAL OF THE INDIVIDUAL RETAINED. REPORTS AND UPDATES SHALL BE PROVIDED CONCURRENTLY TO THE SUBDIVIDER, COUNTY DEVELOPMENT SITE INSPECTOR, AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION.

N 18'09'41" W 61'22'55"

N 34*59'12" E 135*05'08" N 23°52'47" W 49°56'43" N 40°42'15" W 16°17'47"

S 40'40'40" E 16'20'58'

S 40'40'40" E 16'20'58" S 40'40'40" E 16'20'58"

N 46'08'58" W 27'17'34"

N 46'08'58" W 27'17'34"

N 46*08'58" W 27*17*34" S 35'30'04" W 72'31'54'

S 6411'40" W 15'08'42'

N 31'27'06" E 64'25'57'

N 0313'44" E 07'59'13" N 11*52'07" E 09*17'35"

N 25'34'56" E 18'08'02'

N 24'48'59" E 35'11'17' N 53'02'21" E 21'15'27"

N 56'43'31" E 13'53'07'

N 53'11'55" E 20'56'19'

N 42°26'57" E 16°03'44"

N 2517'41" E 1814'48"

N 07'42'12" E 16'56'10"

N 02'54'45" E 07'21'15"

N 24'39'34" E 36'08'24'

N 4212'57" E 36'08'24

S 32°14'54" W 62'50'22"

S 33'40'53" W 59'58'24"

S 32°14'54" W 62°50'22

N 53'28'25" E 48'11'23"

N 78'20'12" W 48'11'23"

S 79'41'16" W 100'37'03"

N 03'28'56" W 93'02'34"

N 84°23'56" E 82°43'08"

N 57'04'27" E

S 38"11'20" E 78'33'48"

- (1) CONSTRUCTION OF CUTS AND FILLS HIGHER THAN 5 FEET IN AREAS COVERED BY SLOPE WASH OR TALUS ON SLOPES STEEPER THAN 2 1/2: 1 SHALL BE
- (2) ACROSS STEEP AREAS WHERE BEDROCK IS CLEARLY EXPOSED, CUTS CAN BE EXCAVATED. HOWEVER, THIS RECOMMENDATION IS APPLICABLE FOR ONLY WEST, EAST AND SOUTH FACING CUT SLOPES. NORTH FACING BEDROCK CUT SLOPES COULD "DAY-LIGHT" JOINTS AND FRACTURES ALONG METAMORPHIC ROCK FOLIATION POTENTIALLY CAUSING FAILURES. IF CUTS ARE PLANNED HIGHER THAN 10 FEET, BLOCK WEDGE TYPE FAILURES OF THE BEDROCK UNIT ITSELF COULD OCCUR.

(3) IN STEEP AREAS MANTLED BY TALUS OR SLOPE WASH, ROADS SHALL BE FIRST PIONEERED, THENCE ADDITIONAL GEOTECHNICAL STUDIES SHALL BE PERFORMED TO MAP THE SITE-SPECIFIC GEOLOGIC CONDITIONS AND ALLOW THE ROAD DESIGN TO BE PROPERLY ENGINEERED.

(4) ON SLOPES NO STEEPER THAN 2 1/2:1 BUT STEEPER THAN 5:1 EXCAVATION OF CUTS AND FILLS SHALL BE CAREFULLY PLANNED. GENERALLY IN THESE AREAS BEDROCK CUTS SHALL BE EXCAVATED NO STEEPER THAN 1/2:1 TO HEIGHTS OF 10 FEET, THENCE NO STEEPER THAN 1 1/2:1 FOR CUTS GREATER THAN 10

(5) FILLS SHALL BE KEYED INTO SOUND BEDROCK AT THE FILL TOE, THENCE BENCHED IN STAIR-STEP LIKE FASHION AS THE FILL IS CONSTRUCTED TO ROAD GRADE. IN THIS MANNER, PLANER SURFACES ON WHICH THE FILL IS EMPLACED IS BROKEN, THUS AVOIDING POTENTIAL FILL SLIPPAGE.

(6) FILL SLOPES SHALL BE BERMED TO PREVENT SURFACE WATER RUNOFF FROM FLOWING OVER THE SLOPES CAUSING EROSION AND SILTATION OF DOWNSTREAM AREAS.

(7) SUBJECT TO THE RECOMMENDATIONS OF THE SOIL ENGINEER, FILL SLOPES SHALL BE PLANNED NO STEEPER THAN 1 1/2:1.

(9) THE FOOTPRINT OF ALL OCCUPIED STRUCTURES SHALL AVOID SLOPES IN

(8) PRIOR TO FILL CONSTRUCTION, DOWN SLOPE AREAS SHALL BE PROTECTED BY THE INSTALLATION OF SILT FENCES IN THE EVENT SURFACE WATER RUNOFF OCCURS. AS SOON AS CONSTRUCTED, FILL SLOPES SHALL BE PLANTED TO MINIMIZE EROSION AND SILTATION OF DOWNSTREAM AREAS.

EXCESS OF 30% BUILDING PERMITS SHALL NOT BE ISSUED FOR THE CONSTRUCTION OF HOMES WHEN THE FOOTPRINT PROPOSED IS ON A SLOPE BETWEEN 20% AND 30% UNTIL THE SITE—SPECIFIC ANALYSIS HAS BEEN REVIEWED AND APPROVED BY THE COLORADO GEOLOGICAL SURVEY. (10) ALL ROADS CROSSING DRAINAGE CHANNELS SHALL BE PROTECTED FROM

EROSION THROUGH THE INSTALLATION OF ADEQUATELY SIZED CULVERTS AND RIP-RAP ROAD EMBANKMENTS. (11) BASEMENT WALLS SHALL BE PROVIDED WITH PERIPHERAL DRAINS TO

COLLECT AND TRANSPORT SHALLOW GROUND WATER FROM THE SITE.

(12) TO ADDRESS THE POTENTIAL PROBLEMS ASSOCIATED WITH TALUS SLOPES, A DETAILED SITE—SPECIFIC ENGINEERING GEOLOGIC AND FOUNDATION ANALYSIS SHALL BE PERFORMED ON LOTS 17, 62, 74 AND 75 TO INSURE THE STABILITY OF THE DWELLINGS. A BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE SITE-SPECIFIC ANALYSIS HAS BEEN REVIEWED AND APPROVED BY THE COLORADO GEOLOGICAL SURVEY. WHEN THESE LOTS ARE DEVELOPED, FOLLOWING APPROVAL BY THE COLORADO GEOLOGICAL SURVEY, THE SUBDIVIDER SHALL RECORD A NOTICE WHICH STATES: "THIS LOT HAS BEEN SPECIFICALLY ENGINEERED TO INSURE THE STABILITY OF THE DWELLING FROM POTENTIAL PROBLEMS ASSOCIATED WITH GEOLOGIC

HAZARDS CONNECTED WITH TALUS SLOPES". THE NOTICE SHALL SPECIFICALLY REFERENCE ALL PROPERTIES BY LOT AND BLOCK, OR OTHER SUBDIVISION DESCRIPTION SO THAT THE NOTICE WILL BE NOTED ON ALL FUTURE TITLE COMMITMENTS.

28. WILDLIFE MITIGATION MEASURES:

- (1) BUILDABLE ENVELOPES SHALL NOT EXCEED 50% OF ACTUAL LOT ACREAGE OR MORE THAN ONE ACRE IN SIZE, WHICHEVER IS LESS.
- (2) A COMPENSATORY MITIGATION AND WILDLIFE HABITAT ENHANCEMENT PLAN SHALL BE DEVELOPED COOPERATIVELY BETWEEN SADDLEBACK MOUNTAIN DEVELOPMENT CORP., THE COLORADO DIVISION OF WILDLIFE AND THE U.S. FOREST SERVICE TO HELP OFFSET HABITAT IMPACTS OF THE PROPOSED DEVELOPMENT. THE COMPENSATORY MITIGATION AND WILDLIFE HABITAT ENHANCEMENT PLAN SHALL BE DEVELOPED AND AGREED UPON BY THE SUBDIVIDER, DIVISION OF WILDLIFE AND THE U.S. FOREST SERVICE PRIOR TO ISSUANCE OF ANY COUNTY BUILDING PERMIT. THE PLAN SHALL BE IMPLEMENTED BY SMDC IN PHASES CONCURRENT WITH THE TIME LINE AND WORK TO BE PERFORMED IN THE WILDFIRE HAZARD MITIGATION PLAN. FIFTY PERCENT OF THE COMPENSATORY MITIGATION/ENHANCEMENT MEASURES WITHIN A GIVEN PHASE SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS IN THE SUBSEQUENT PHASE. THE REMAINING FIFTY PERCENT OF THE COMPENSATORY MITIGATION/ENHANCEMENT MEASURES FOR THAT PHASE SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN THE SECOND SUBSEQUENT PHASE. THE FOLLOWING GOALS AND OBJECTIVES SHALL BE CONSIDERED IN DEVELOPING THE COMPENSATORY MITIGATION AND WILDLIFE HABITAT ENHANCEMENT PLAN: (A) SPECIFIC CANDIDATE AREAS FOR HABITAT TREATMENTS WILL BE

SELECTED BASED ON LOCATION RELATIVE TO PROPOSED DEVELOPMENT ACTIVITIES AND ECOLOGICAL SITE CHARACTERISTICS. CURRENT WILDLIFE USE OF THE 578 ACRE SITE AND SURROUNDING AREAS, AS WELL AS MOVEMENTS OF BIG GAME THROUGH THE SUBDIVISION WILL ALSO BE CONSIDERED IN PLANNING THE LOCATION OF WILDLIFE HABITAT ENHANCEMENT AREAS.

(B) THE PLAN SHALL SPECIFICALLY IDENTIFY THE IMPACTS ON WILDLIFE HABITATS FROM THE DEVELOPMENT. SUCH IMPACTS, DESIGNATED BY THIS ANALYSIS, SHALL BE THE BASIS FOR THE HABITAT WORK TO BE CONDUCTED, HABITAT ENTICEMENT TECHNIQUES TO BE CONSIDERED WILL INCLUDE VEGETATION MANIPULATION AND MANAGEMENT TREATMENT SUCH AS SELECTIVE THINNING AND CLEAR CUTTING DENSE CONIFEROUS STAND IN OPEN SPACE AREAS. TRANSPLANTING OF TREES AND/OR SHRUB WEDGES, OVERSEEDING, FERTILIZATION AND ALTERATION OF RUNOFF AND SURFACE WATER FLOW PATTERNS TO IMPROVE UNDERSTORY GROWTH AND FORAGE AVAILABILITY.

(3) ALL RESIDENTIAL BUILDING ACTIVITIES INCLUDING CONSTRUCTION OF OUT BUILDINGS AND FENCING, AND WHERE POSSIBLE, DRIVEWAYS AND ISDS'S SHALL BE LIMITED TO BUILDABLE ENVELOPES. EARTH DISTURBING ACTIVITIES ASSOCIATED WITH ISDS'S WHICH ARE LOCATED OUTSIDE OF BUILDABLE ENVELOPES SHALL BE RESTORED TO THEIR NATURAL STATE. WHEN DRIVEWAYS CANNOT BE CONSTRUCTED WITHIN THE BUILDABLE ENVELOPES, THEY SHALL BE LOCATED TO MINIMIZE HABITAT AND VEGETATIVE DISTURBANCE. DRIVEWAY CONSTRUCTION OUTSIDE OF BUILDABLE ENVELOPES SHALL BE APPROVED BY THE COUNTY DEVELOPMENT SITE INSPECTOR IN CONJUNCTION WITH PLAT NOTE 28(8).

(4) ALL RESIDENTS SHALL COMPLY WITH THE STATE AND COUNTY REGULATIONS PERTAINING TO FREE RANGING PETS AND DOMESTIC LIVESTOCK. (5) ALL RESIDENTS SHALL COMPLY WITH THE COUNTY ZONING REGULATIONS

PERTAINING TO FENCING, ANIMAL-PROOF TRASH CONTAINERS, AND DOG KENNEL/RUN RESTRICTIONS. (6) THE SADDLEBACK METROPOLITAN DISTRICT SHALL DESIGN, INSTALL, AND

MAINTAIN SIGNAGE AIMED AT MINIMIZING OR ELIMINATING DOG-WILDLIFE CONFLICTS. SIGNAGE DESIGN AND LOCATION OF SIGNS SHALL BE APPROVED BY COLORADO DIVISION OF WILDLIFE PRIOR TO INSTALLATION.

(7) THE SADDLEBACK METROPOLITAN DISTRICT SHALL PREPARE AND DISTRIBUTE EDUCATIONAL MATERIALS DISCUSSING WAYS OF MINIMIZING HUMAN— WILDLIFE CONFLICTS TO POTENTIAL PURCHASERS. PREFERABLY PRIOR TO CLOSING OR PURCHASE OF A LOT. MATERIAL CONTENTS SHALL BE APPROVED BY COLORADO DIVISION OF WILDLIFE PRIOR TO PUBLICATION AND DISTRIBUTION.

(8) DRIVEWAYS SHALL BE LOCATED AS TO MINIMIZE LOSS OF WILDLIFE HABITAT THROUGH RETENTION OF NATIVE VEGETATION AND LANDSCAPE FEATURES.

(9) ALL FORMAL LANDSCAPING IS LIMITED TO THE BUILDABLE ENVELOPE, LEAVING NATIVE VEGETATION AS THE REMAINDER HABITAT ON THE UNDEVELOPED PORTION OF THE LOT. SUCH FORMAL LANDSCAPING SHALL UTILIZE PLANT SPECIES THAT ARE NOT HIGHLY PREFERRED BY THE NATIVE

(10) THE SADDLEBACK METROPOLITAN DISTRICT SHALL PREPARE AND DISTRIBUTE EDUCATIONAL MATERIALS DISCUSSING TYPES OF PLANT SPECIES THAT ARE NOT HIGHLY PREFERRED BY THE NATIVE WILDLIFE TO POTENTIAL PURCHASERS, PREFERABLY PRIOR TO CLOSING OR PURCHASE OF A LOT. MATERIAL CONTENTS SHALL BE APPROVED BY COLORADO DIVISION OF WILDLIFE PRIOR TO PUBLICATION AND DISTRIBUTION.

29. THE NON-BUILDABLE PORTION OF EACH LOT IS A DRAINAGE EASEMENT.

C.C.S. Consultante, Inc. and Bandha Enghanting Corporation 11445 West 1-70 Frontage Road North, Suite 102 Wheat Ridge, Colorada 80033 Phone 303-403-4706 FAX 303-403-0800

S 81"14'16" W 37'46'32

118.68

180.00