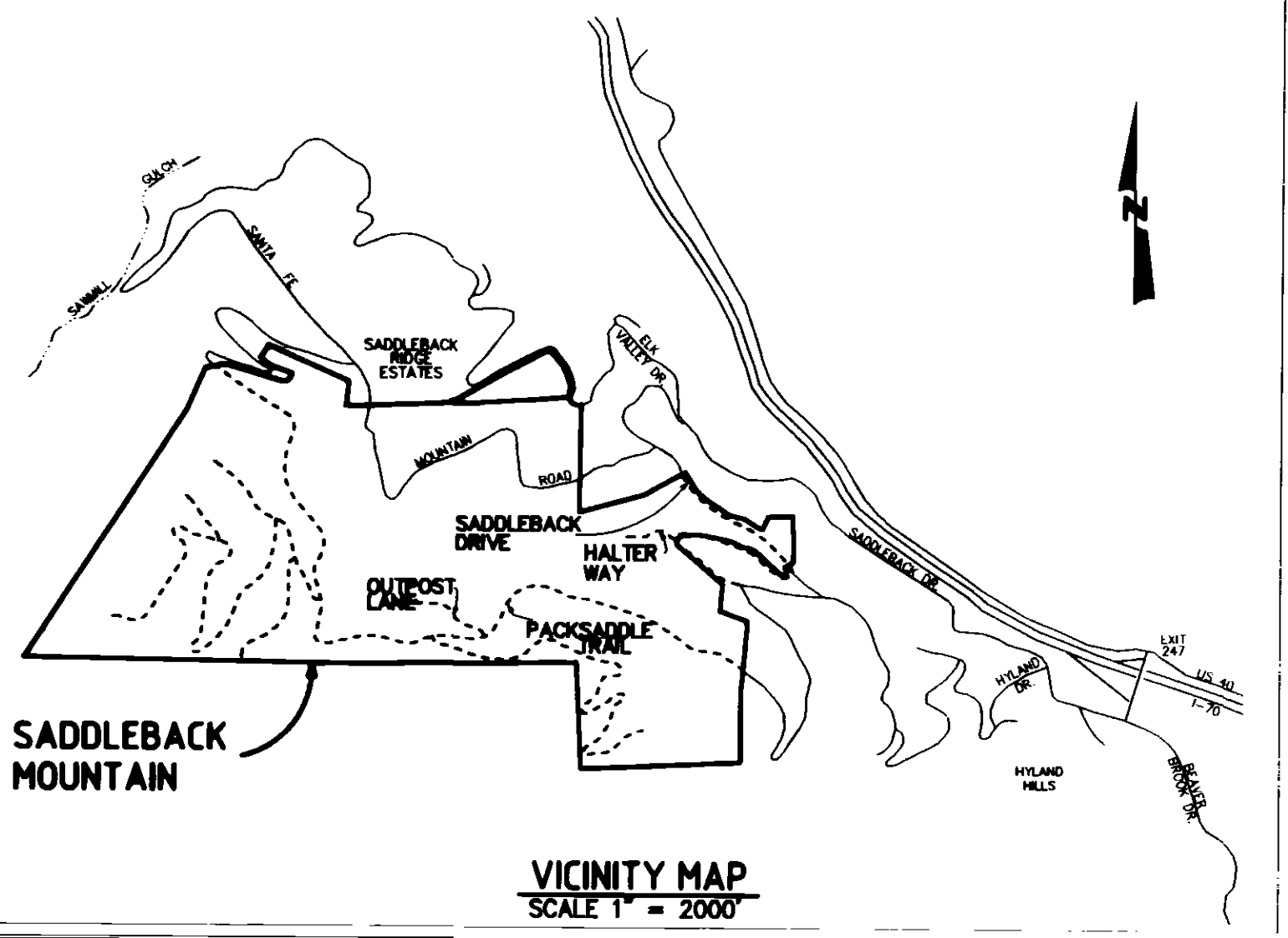


# SADDLEBACK MOUNTAIN

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



VICINITY MAP  
SCALE 1" = 2000'

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;
- 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 33°12'03" E, 126.69 FEET;
- THENCE S 29°30'48" E (S 29°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 29°10'13", AND WHICH CHORD BEARS S 44°05'58" 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 05°19'07", 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;
- 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;
- THENCE S 56°12'42" E (S 56°07'28" E), 128.59 FEET;
- 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;
- THENCE S 65°34'16" E (S 65°29'02" E), 40.06 (40.18) FEET;
- THENCE N 24°24'44" E (N 24°30'58" E), 174.54 (174.50) FEET;
- THENCE N 88°12'12" E (N 88°16'54" E), 298.64 (300.00) FEET TO A POINT ALONG THE EASTERLY LINE OF SAID SECTION 3;

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 WAY THE FOLLOWING FIFTEEN (15) COURSES:

- 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 109°15'03", AND WHICH CHORD BEARS S 77°58'32" W, 38.15 FEET;
- THENCE N 47°23'59" W (N 47°23'01" W), 429.77 FEET;
- 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 68°54'21" W, 134.64 FEET;
- 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°13'00" W, 103.16 FEET;
- 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;
- THENCE N 79°02'55" W (N 79°02'17" W), 272.68 FEET;
- 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;
- 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;
- THENCE S 50°26'16" E (S 50°25'38" E), 219.14 FEET;
- 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;
- THENCE S 47°11'26" E (S 47°10'48" E), 119.28 FEET;
- 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) COURSES:

- S 04°59'22" W (S 05°00'00" W), 333.52 FEET;
- 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;
- 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:

- 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 SERVING 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,
- THE APPLICABLE SPECIAL DISTRICT OR SERVING 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<sup>TH</sup> DAY OF APRIL, 2000.

### OWNER:

UPHILL LIMITED LIABILITY COMPANY  
A COLORADO LIMITED LIABILITY COMPANY

*Stephen A. Hellerstein, Trustee/Manager*  
STEPHEN A. HELLERSTEIN, TRUSTEE/MANAGER

COUNTY OF Denver }  
STATE OF COLORADO }SS

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON SALE, CONVEYANCE, OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 25<sup>TH</sup> DAY OF August, A.D. 2000, BY STEPHEN A. HELLERSTEIN, TRUSTEE, AS MANAGER OF UPHILL LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

**AMY B. TOAL**  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires: 03/31/2004

### 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 E. Hosch*  
JAMES HOSCH, PRESIDENT

COUNTY OF Jefferson }  
STATE OF COLORADO }SS

THE FOREGOING CONSENT AND AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>TH</sup> DAY OF August, 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

*Mary Jane Hosch*  
MARY JANE HOSCH, SECRETARY  
COUNTY OF Jefferson }  
STATE OF COLORADO }SS  
MY COMMISSION EXPIRES: 01/15/2007

**BCA GROUP**  
An Association of  
C.C.S. Consultants, Inc. and Baseline Engineering Corporation  
13443 West 70 Frontage Road North, Suite 102  
West Ridge, Colorado 80033  
Phone: 303-403-4708 FAX: 303-403-0980

### SURVEYOR'S CERTIFICATE:

I, NOEL L. POTTER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SADDLEBACK MOUNTAIN SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 25<sup>TH</sup> DAY OF August, 2000, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF AND THAT THE PLAT CONFORMS TO THE CLEAR CREEK COUNTY SUBDIVISION REGULATIONS AND ALL APPLICABLE STATE LAWS AND THAT THE MONUMENTS DESCRIBED HEREIN HAVE BEEN PLACED AS DESCRIBED.

August 25, 00  
DATE

*Noel L. Potter*  
NOEL L. POTTER  
LAND SURVEYOR NO. 28296

### ATTORNEY'S CERTIFICATE:

I, Russell J. Smith, 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.

*Russell J. Smith*  
ATTORNEY AT LAW  
REGISTRATION NUMBER 3177

### NOTES:

- 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.
- 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.
- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- 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.
- 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. 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.
- BENCH MARK: SOUTH 1/4 CORNER, SECTION 3, T4S, R72W, MONUMENT U.S.G.S. 9170.50.
- 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.
- 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<sup>TH</sup> DAY OF August, 2000.

*Robert J. Stewart*  
COUNTY CLERK deputy

BOARD OF COUNTY COMMISSIONERS,  
*Robert J. Stewart*  
CHAIRMAN

### CLERK AND RECORDER'S CERTIFICATE:

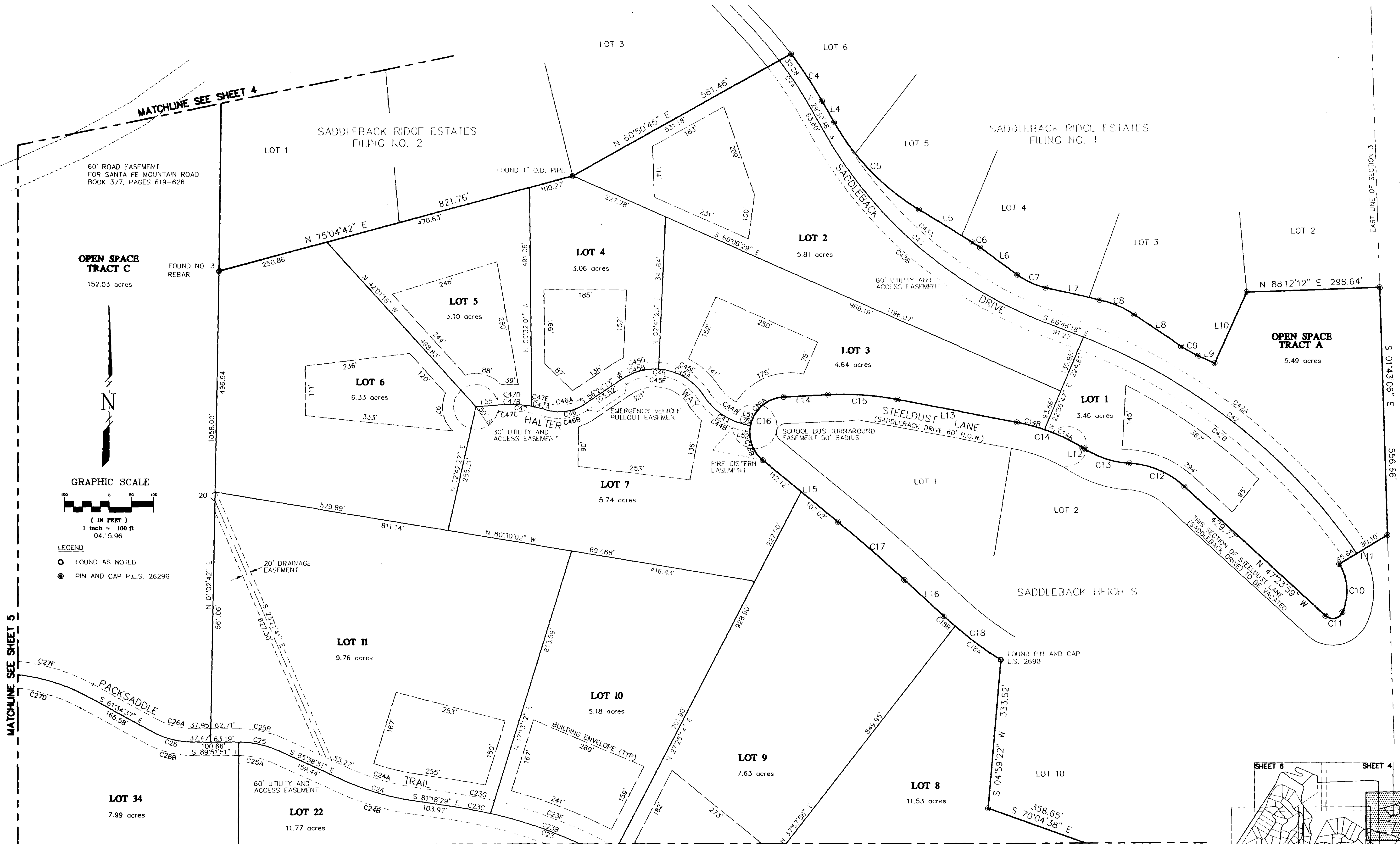
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CLEAR CREEK COUNTY AT GEORGETOWN, COLORADO, THIS 30<sup>TH</sup> DAY OF August, 2000, AT BOOK 601, PAGES 328, RECEPTION NO. 200270.

*Pamela Papp*  
CLERK AND RECORDER

*Alan Saffa*  
BY: DEPUTY CLERK

# 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

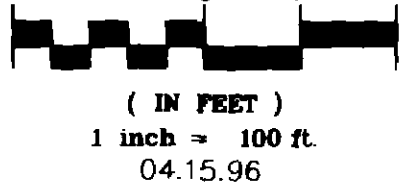


60' ROAD EASEMENT FOR SANTA FE MOUNTAIN ROAD BOOK 377, PAGES 619-626

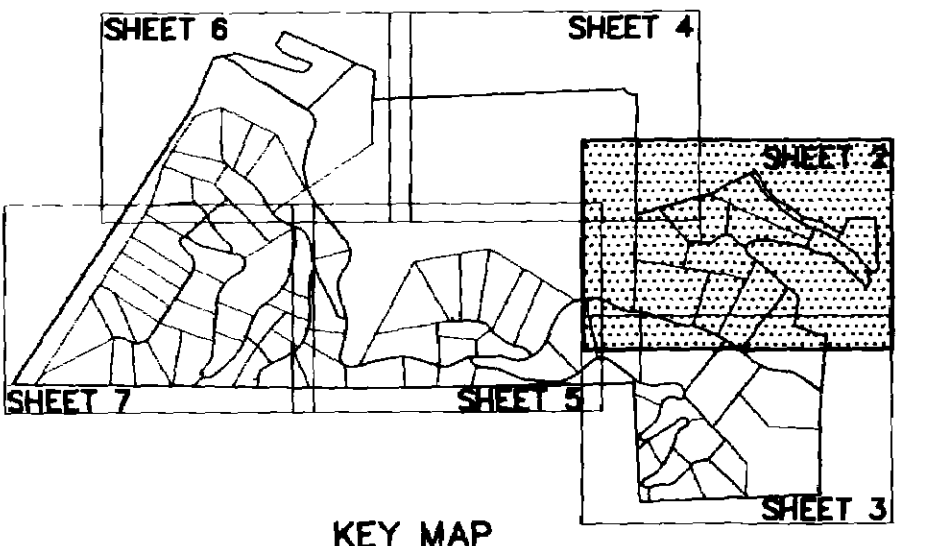
**OPEN SPACE TRACT C**  
152.03 acres



**GRAPHIC SCALE**



- LEGEND**
- FOUND AS NOTED
  - PIN AND CAP P.L.S. 26296



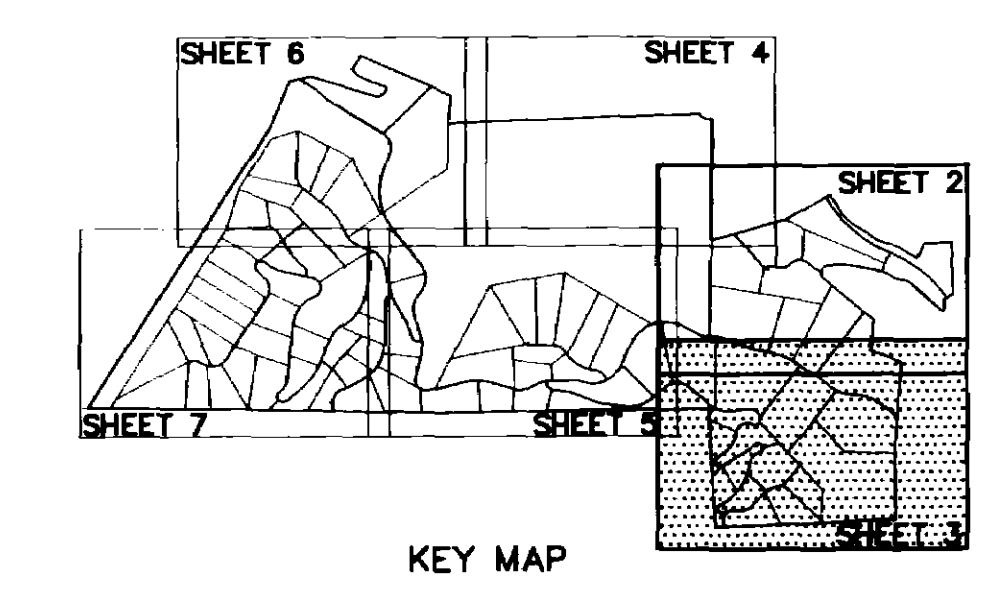
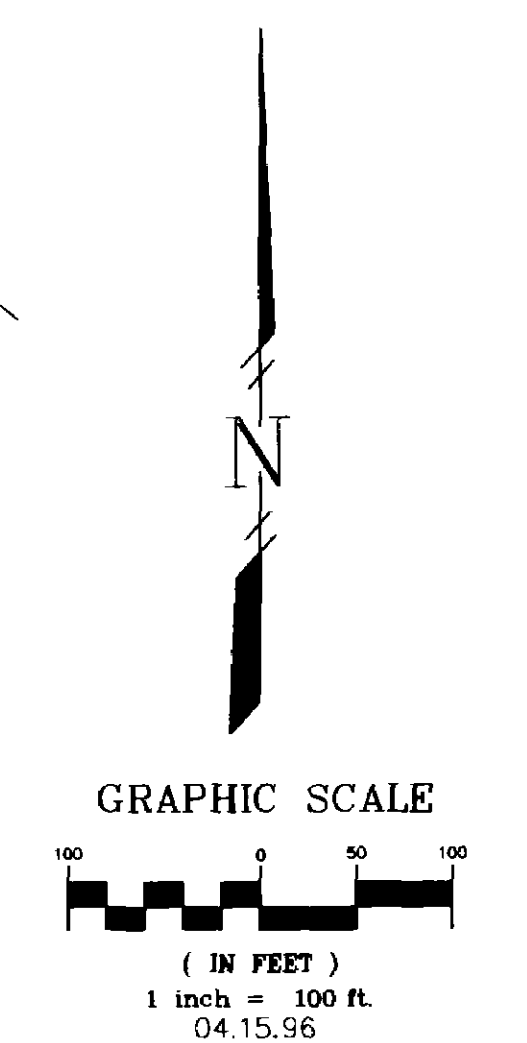
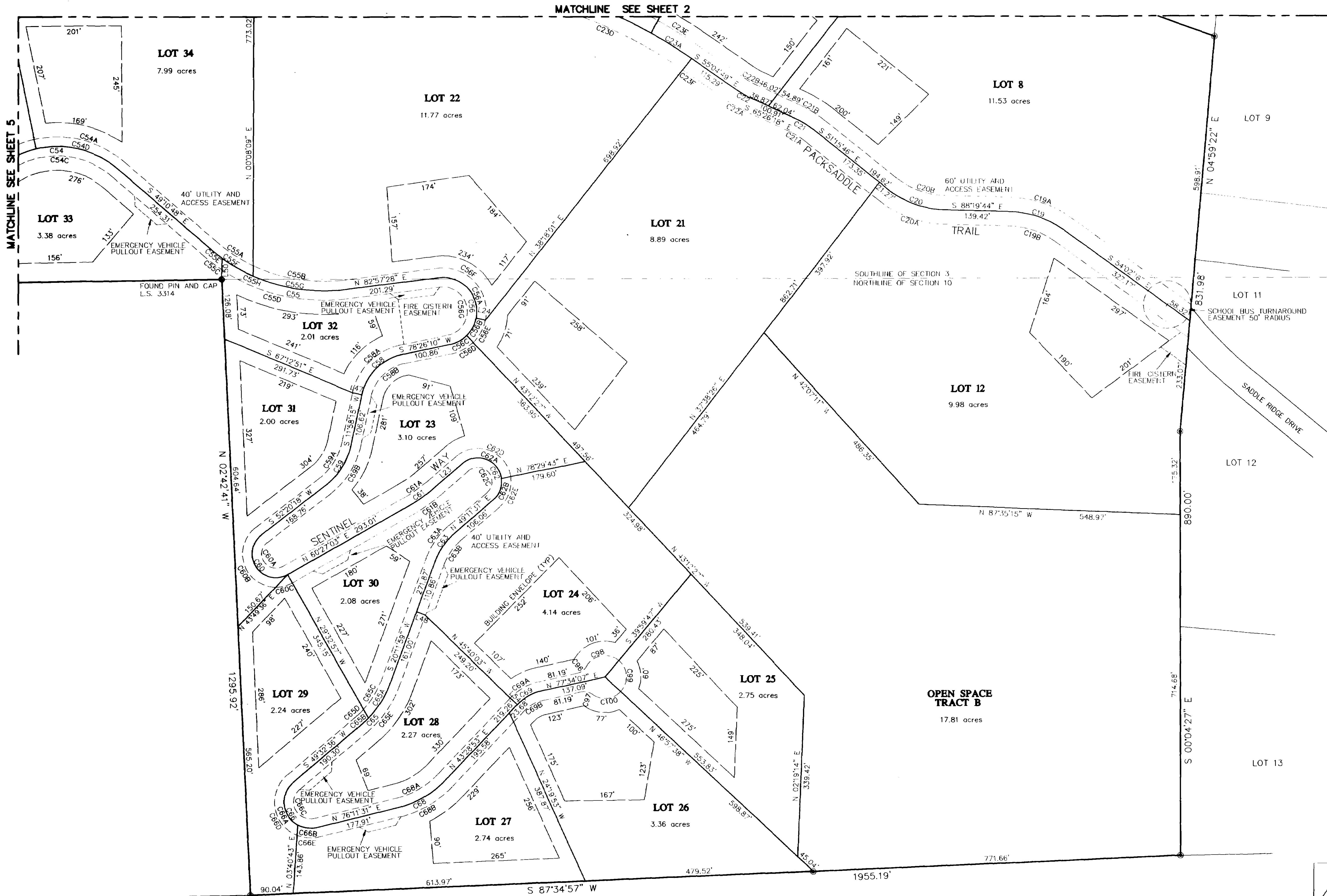
**BCA GROUP**

An Association of  
C.E.S. Consultants, Inc. and Basilio Engineering Corporation  
11445 West I-70 Frontage Road North, Suite 102  
Wheat Ridge, Colorado 80033  
Phone 303-403-4706 FAX 303-403-0800

202150 00/30/2000 00:39R B601 P329 LSP  
2 of 8 R 00.00 D 0.00 N 0.00 Cl- 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



CITY OF GOLDEN  
UNPLATTED

**BCA GROUP**  
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Wheat Ridge, Colorado 80033  
Phone: 303-403-4706 FAX: 303-403-0800

202150 08/30/2000 08:39A B501 P330 LSP  
3 of 8 R 88.00 D 8.00 N 6.00 Clr 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

9. DISTRICT ROADS WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR AGENTS UNTIL SUCH TIME AS MAINTENANCE OF THE DISTRICT ROADS IS ASSUMED BY THE SADDLEBACK METROPOLITAN DISTRICT. THE DISTRICT ROADS SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY CLEAR CREEK COUNTY IN THE FUTURE. A NON-EXCLUSIVE MAINTENANCE AND DRAINAGE EASEMENT IS DEDICATED TO THE SADDLEBACK METROPOLITAN DISTRICT INCLUDING THE AREA TEN FEET BEYOND THE TIE OF A FULL SECTION OR CREST OF A CUT SECTION, BOTH WITHIN AND WITHOUT THE DISTRICT ROAD EASEMENTS SHOWN ON THE HEREIN PLAT, FOR THE MAINTENANCE OF ROAD FILLS AND CUTS, DEPOSIT OF SNOW AND MAINTENANCE OF DRAINAGE FACILITIES. ALL ROADS WITHIN THE BOUNDARY OF THIS PLAT ARE DISTRICT ROADS. EXCEPT FOR SANTA FE MOUNTAIN ROAD, WITHIN TRACT C, WHICH IS A CLEAR CREEK COUNTY ROAD.

10. ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY CORNERS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

12. TITLE TO EACH LOT INCLUDES A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THE DISTRICT ROADS.

13. TRACT "A", "B", "C" AND "D" ARE FOR PRIVATE OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE SADDLEBACK METROPOLITAN DISTRICT. TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE SADDLEBACK METROPOLITAN DISTRICT.

A. THE SADDLEBACK METROPOLITAN DISTRICT SHALL ENSURE COMPLIANCE WITH THE CLEAR CREEK COUNTY NOXIOUS WEED MANAGEMENT PLAN, AS ADOPTED BY RESOLUTION R-99-80 AND AMENDED BY R-99-108, FOR ALL OPEN SPACE TRACTS, UNLESS A VARIANCE IS GRANTED BY THE COUNTY ROAD AND BRIDGE SUPERVISOR.

B. THE SADDLEBACK METROPOLITAN DISTRICT SHALL COMPLY WITH THE COLORADO PEST CONTROL ACT, (35-4 C.R.S.) FOR THE CONTROL AND PREVENTION OF BEETLE INFESTATIONS WHICH OCCUR IN ALL OPEN SPACE TRACTS. TO ENSURE COMPLIANCE WITH THIS ACT, THE SUBDIVIDER SHALL, AT ITS OWN EXPENSE, RETAIN A SPECIALIST IN THE FIELD OF PEST CONTROL AND MANAGEMENT WHO SHALL IDENTIFY AND TAG TREES WHICH ARE INFESTED. PRIOR TO REMOVAL OF SAID INFESTED TREES, THE COLORADO STATE FOREST SERVICE SHALL BE REQUESTED, AT THE EXPENSE OF THE SUBDIVIDER, TO VISIT THE SITE AND VERIFY TAGGED TREES. THE COUNTY DEVELOPMENT SITE INSPECTOR WILL VERIFY THAT SAID INFESTED TREES HAVE BEEN REMOVED. SUCH CONTROL MEASURES SHALL BE COMPLETED DURING THE PHASE IN PROGRESS. FOLLOWING INITIAL COMPLIANCE WITH THIS ACT, THE SADDLEBACK METROPOLITAN DISTRICT SHALL ENSURE ONGOING MAINTENANCE.

14. PEDESTRIAN ACCESS TO SURVEY MONUMENTS SHALL BE ALLOWED, AS NECESSARY, ACROSS ALL OPEN SPACE TRACTS.

15. PRIVATE OPEN SPACE TRACTS MAY BE USED FOR UTILITY, DRAINAGE, PEDESTRIAN TRAILS AND SIGNS APPROVED BY THE COUNTY. RECREATIONAL FACILITIES AND PRIVATE DRIVES, OTHER THAN INDICATED ON THE APPROVED FINAL PLAT, ARE PROHIBITED IN OPEN SPACE TRACTS.

16. 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 CERTIFICATION SHOWN HEREON.

17. EACH RESIDENCE WILL HAVE:

A. ITS OWN MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM PRECEDING A SPECIFICALLY DESIGNED LEACH FIELD FOR THAT INDIVIDUAL RESIDENCE OR AREA CONSIDERING THE SOIL CONDITIONS OF THAT AREA.

B. A MONITORING WELL AT THE OUTPUT OF EACH LEACH FIELD TO BE SAMPLED AT THE TIME OF INSTALLATION AND AT LEAST EVERY SIX (6) MONTHS WITH THE SAMPLES TO BE ANALYZED BY A STATE CERTIFIED WATER LABORATORY FOR THE ITEMS LISTED BELOW:

- TOTAL COLIFORMS
- BOD
- TOTAL SUSPENDED SOLIDS
- TOTAL AMMONIA AS N
- TEMPERATURE
- PH
- NITRATE AS N
- PHOSPHATE

RESULTS OF THE SAMPLE ANALYSIS SHALL BE FURNISHED TO THE COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION (UCCWA) WITHIN THIRTY (30) DAYS OF SAMPLING.

THE SADDLEBACK METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THAT THE MONITORING WELLS ARE INSTALLED AND SAMPLED.

18. MONITORING WELLS BE PROVIDED ON SAWMILL AND JOHNSON GULCHES, JUST ABOVE THEIR CONFLUENCE WITH CLEAR CREEK AND ON THE SOUTH SIDE OF 1-70 AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF A COUNTY ROAD CONSTRUCTION PERMIT. THESE WELLS TO BE SAMPLED AT THE TIME OF INSTALLATION AND AT LEAST EVERY SIX (6) MONTHS FOR THE SAME ITEMS AS IN 17 ABOVE AND THE RESULTS PROVIDED TO THE COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION WITHIN THIRTY (30) DAYS OF SAMPLING. THESE WELLS TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS TO PROVIDE BACKGROUND DATA. A DETAILED MAP SHOWING LOCATION, DIAMETER AND DEPTHS OF THESE WELLS SHALL BE PROVIDED TO THE COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION WITHIN (30) DAYS OF INSTALLATION. THE SADDLEBACK METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THAT THE MONITORING WELLS ARE INSTALLED AND SAMPLED.

19. THE SADDLEBACK METROPOLITAN DISTRICT SHALL HAVE MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM VENDORS PROVIDE TEST DATA ON THE CAPABILITY OF THEIR EQUIPMENT TO REMOVE NUTRIENTS (TOTAL PHOSPHORUS AND TOTAL NITROGEN) AND PROVIDE THIS DATA TO THE COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION. VENDORS WILL BE GIVEN A GOAL OF 1 MILLIGRAM/LITER PHOSPHORUS AND THE DESIGN CRITERION TO BASE THE NUTRIENT MODIFICATIONS ON. THE TEST DATA SHALL BE PROVIDED PRIOR TO ISSUANCE OF ANY BUILDING OR ISDS PERMIT FOR A RESIDENTIAL DWELLING IN THE SUBDIVISION.

20. IF ANY INDIVIDUAL MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM TESTS MORE THAN 2 MILLIGRAMS/LITER OF PHOSPHORUS THE SADDLEBACK METROPOLITAN DISTRICT WILL IMPLEMENT, ON THAT SYSTEM, NUTRIENT REMOVAL TECHNIQUES TO LOWER THE EFFLUENT TO LOWER THAN 1MG/LITER OF PHOSPHORUS OR BEST POSSIBLE TECHNOLOGY AS SHOWN BY THE VENDORS. ALL EXCURSIONS OF THIS TYPE WILL BE REPORTED TO THE COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION ALONG WITH THE SOLUTIONS TO THE EXCURSION WITHIN THIRTY (30) DAYS OF THE SAMPLING.

21. EACH MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM AND LEACH FIELD SHALL BE IN ACCORDANCE WITH CLEAR CREEK COUNTY INDIVIDUAL SEWAGE DISPOSAL SYSTEM REGULATIONS.

22. THE SUBDIVISION WILL INCLUDE IN ITS COVENANTS A BAN ON THE USE OF OTHER THAN LOW PHOSPHORUS DETERGENTS.

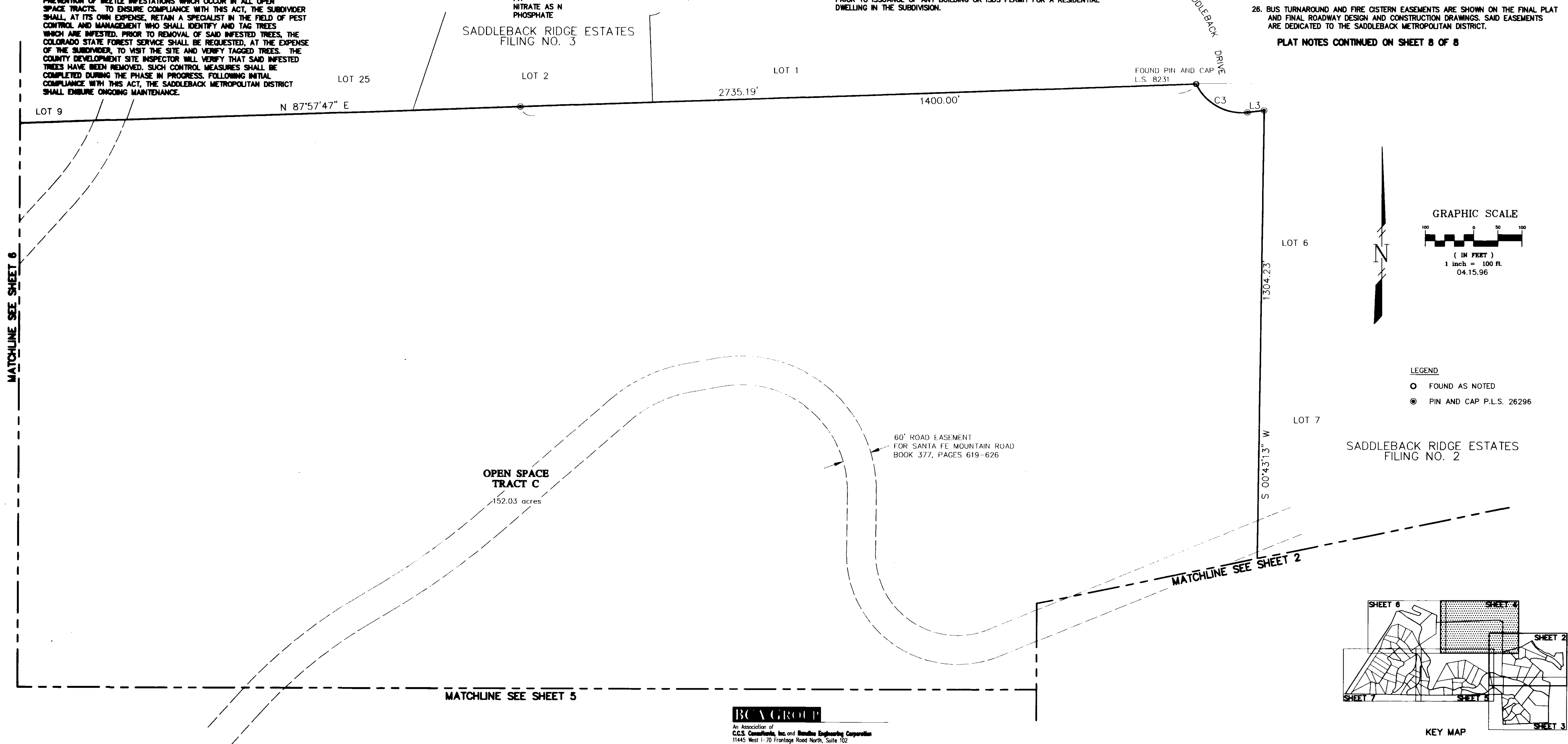
23. LEGAL WATER RIGHTS WAS PROVIDED FOR IN A WATER AUGMENTATION PLAN THAT WAS APPROVED BY DIVISION 1 OF THE COLORADO WATER COURT IN DECREE W-94 83-78, AS AMENDED. THE SADDLEBACK METROPOLITAN DISTRICT WAS ESTABLISHED TO BE THE RESPONSIBLE ENTITY TO ASSURE FUTURE PROPERTY OWNERS THE LEGAL RIGHT TO WATER.

24. PHYSICAL ACCESS TO WATER FOR INDIVIDUAL RESIDENCES WILL BE FROM HOUSEHOLD USE ONLY WELLS. WATER QUALITY AND QUANTITY IS SUBJECT TO THE SITE - SPECIFIC GEOLOGY RELATED TO EACH INDIVIDUAL LOT.

25. EACH HOUSEHOLD WATER WELL SHALL BE SAMPLED AT THE TIME OF INSTALLATION AND ONCE A YEAR WITH THE SAMPLES TO BE ANALYZED BY A STATE CERTIFIED WATER LABORATORY FOR NITRATES, BACTERIA, AND PRODUCTION FLOW. IF THE BACTERIA TEST IS POSITIVE, THEN THE SAMPLE SHALL ALSO BE ANALYZED FOR FECAL COLIFORM. STATIC WATER LEVELS FOR EACH HOUSEHOLD WATER WELL SHALL BE SAMPLED AT THE TIME OF INSTALLATION AND QUARTERLY. THE RESULTS OF THE SAMPLE ANALYSIS SHALL BE FURNISHED TO THE COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION WITHIN THIRTY (30) DAYS OF THE SAMPLING. THE SADDLEBACK METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THAT THE SAMPLING IS CONDUCTED AND THAT WATER CONSUMPTION IS IN COMPLIANCE WITH THE AUGMENTATION PLAN.

26. BUS TURNAROUND AND FIRE CISTERN EASEMENTS ARE SHOWN ON THE FINAL PLAT AND FINAL ROADWAY DESIGN AND CONSTRUCTION DRAWINGS. SAID EASEMENTS ARE DEDICATED TO THE SADDLEBACK METROPOLITAN DISTRICT.

PLAT NOTES CONTINUED ON SHEET 8 OF 8

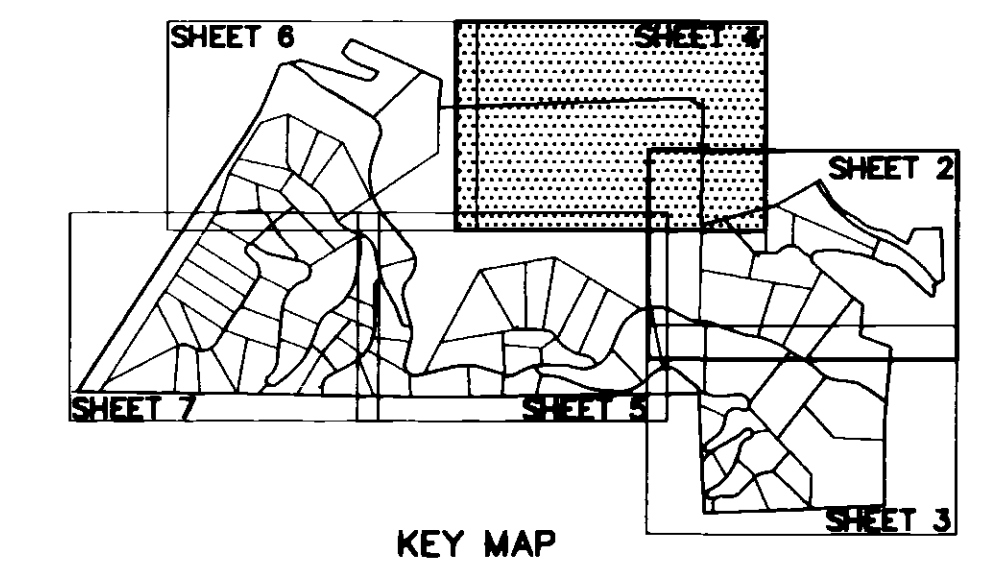


MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5

**BCA GROUP**  
An Association of  
C.C.S. Consultants, Inc. and Beutling Engineering Corporation  
11445 West 1-70 Frontage Road North, Suite 102  
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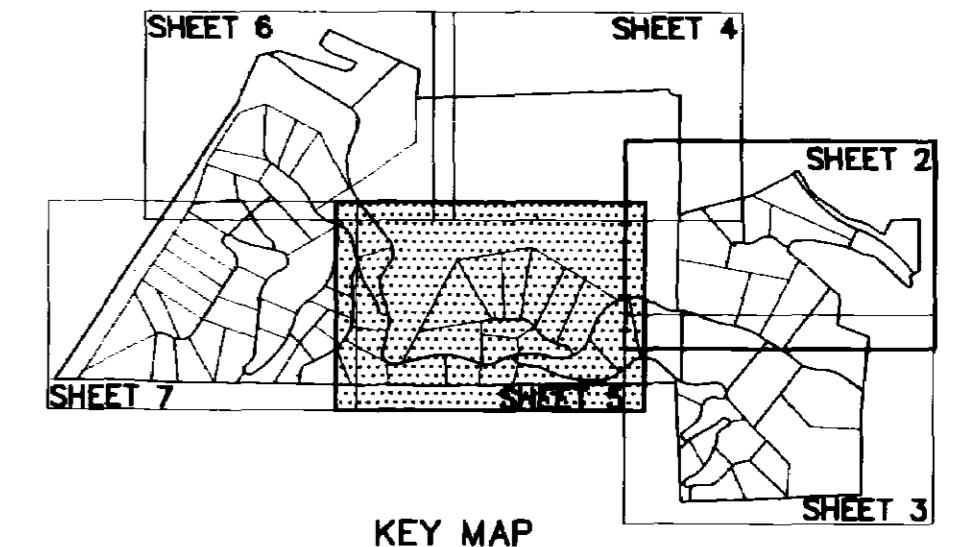


# SADDLEBACK MOUNTAIN

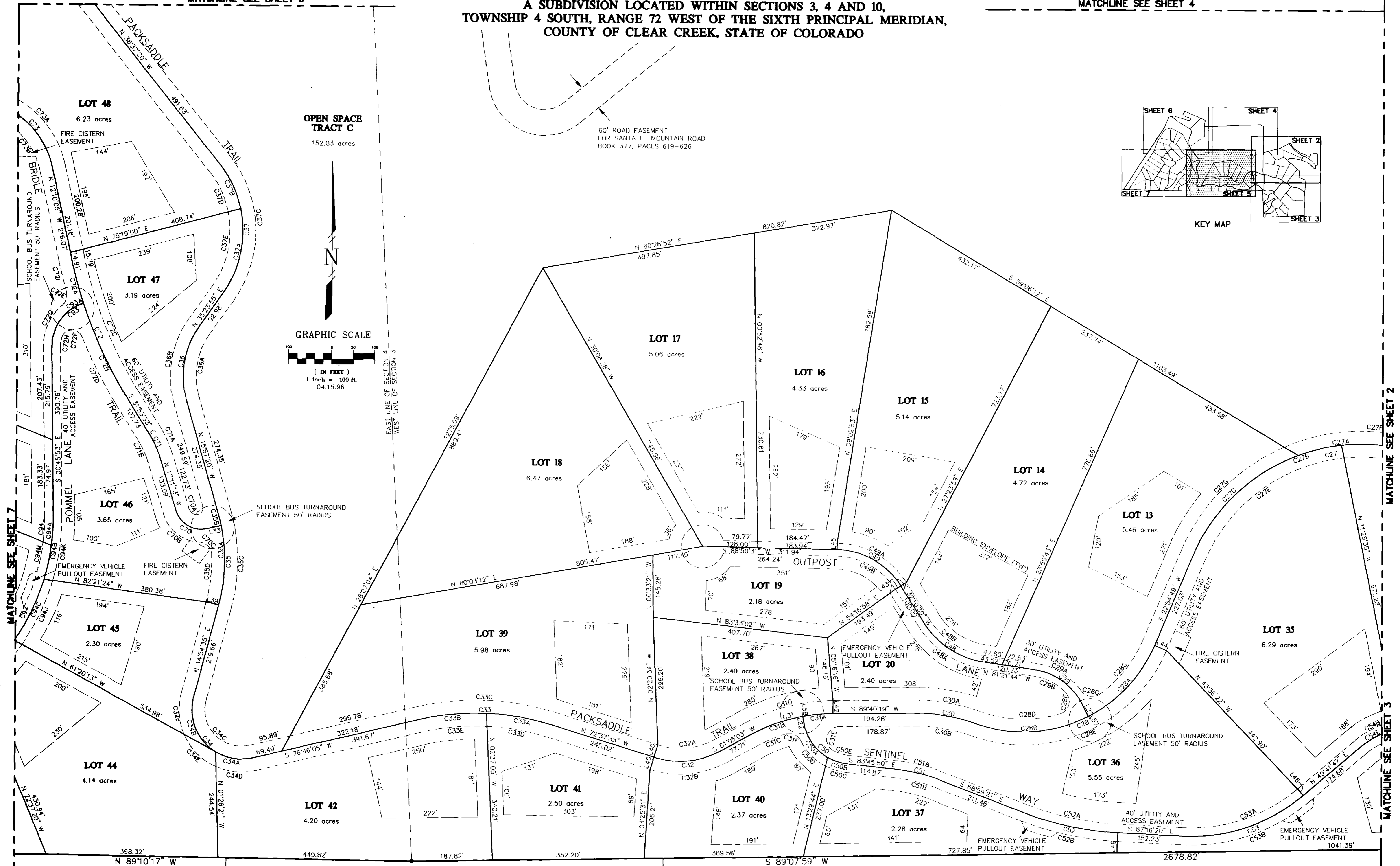
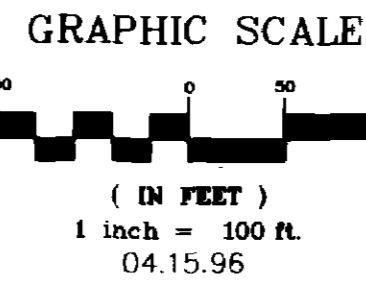
A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10,  
TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF CLEAR CREEK, STATE OF COLORADO

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4



**OPEN SPACE TRACT C**  
152.03 acres

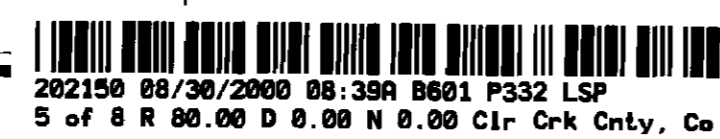


MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 3

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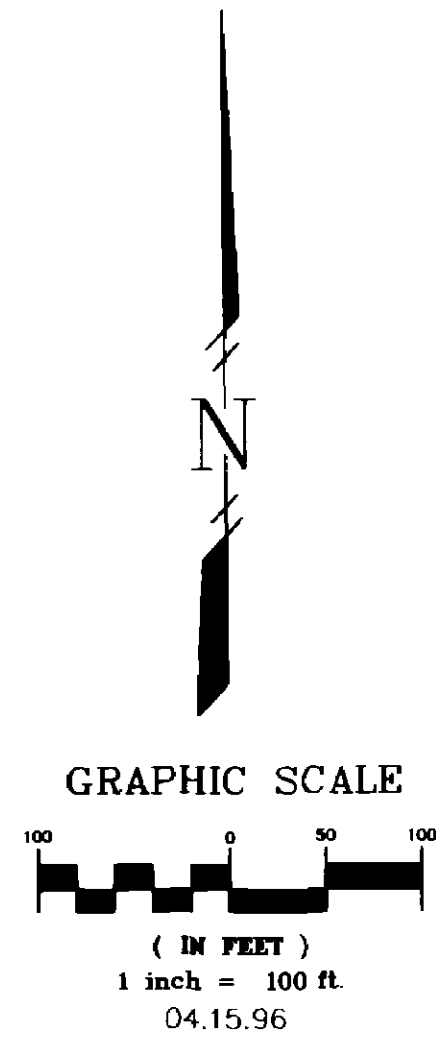


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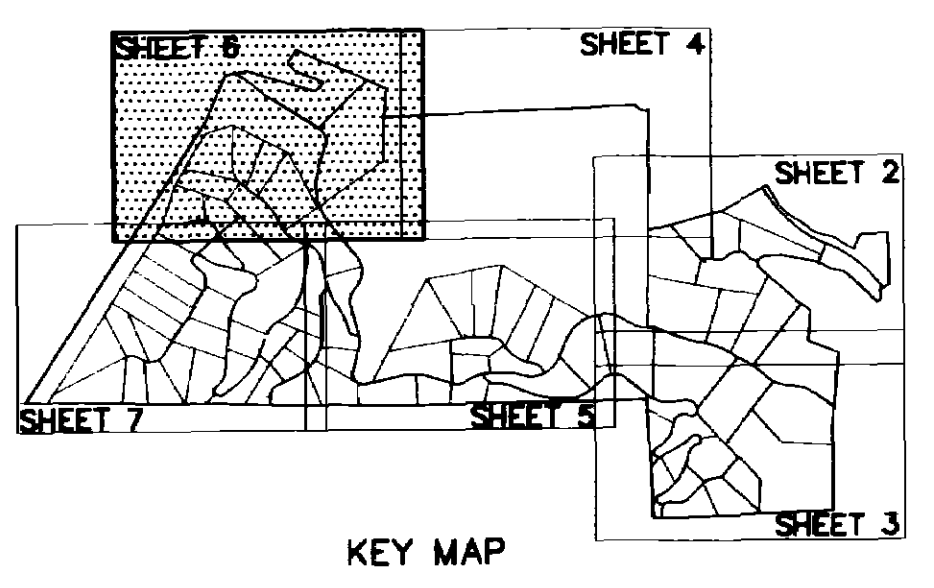
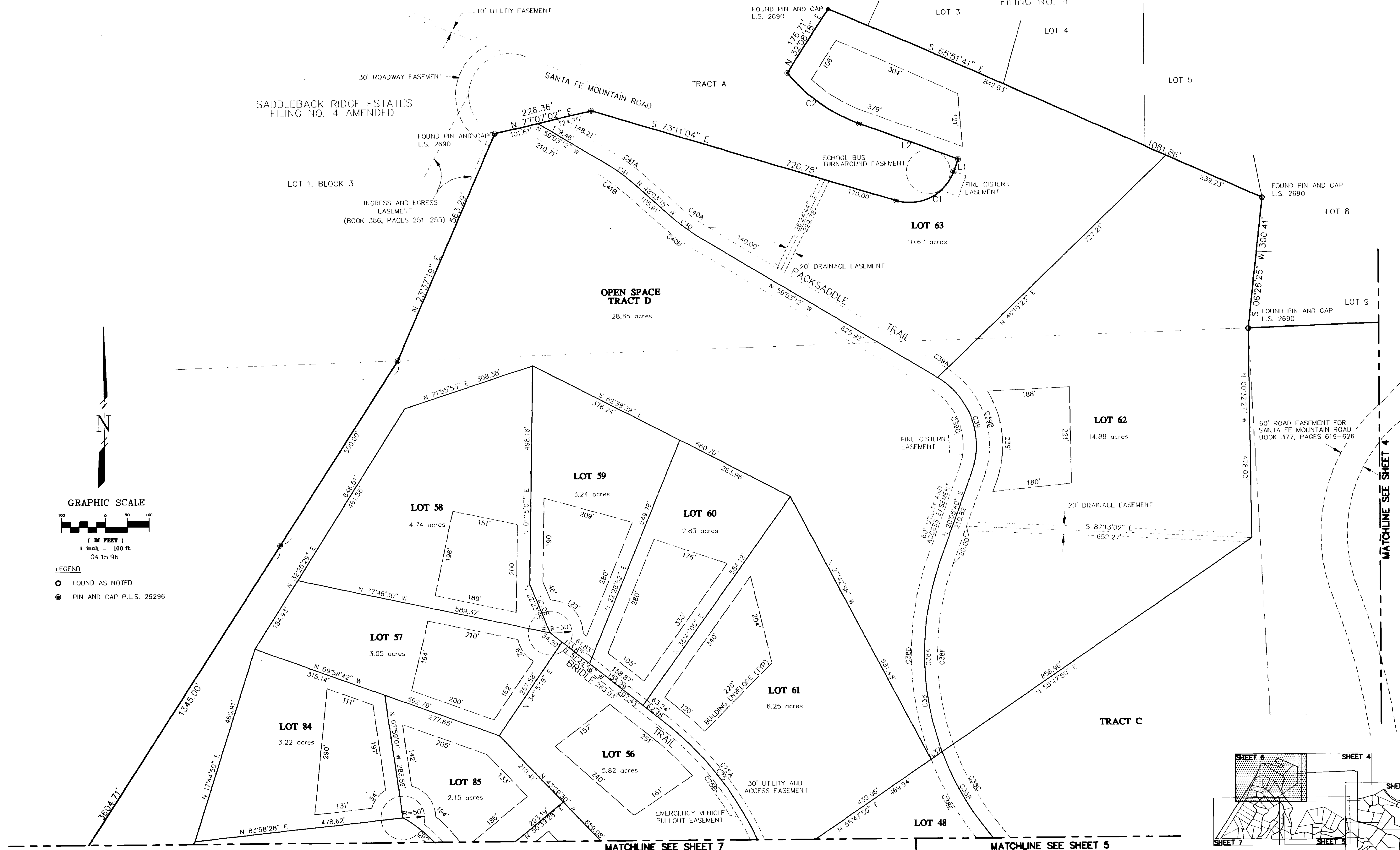
A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10,  
TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF CLEAR CREEK, STATE OF COLORADO

SADDLEBACK RIDGE LSTATS FILING NO. 4

SADDLEBACK RIDGE ESTATES FILING NO. 4 AMENDED



**LEGEND**  
 ○ FOUND AS NOTED  
 ● PIN AND CAP P.L.S. 26296



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

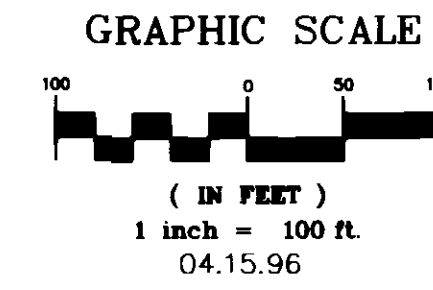
**BCV GROUP**  
 An Association of  
 C.C.S. Consultants, Inc. and Baseline Engineering Corporation  
 11445 West I-70 Frontage Road North, Suite 102  
 West Ridge, Colorado 80033  
 Phone 303-403-4706 FAX 303-403-0800

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# SADDLEBACK MOUNTAIN

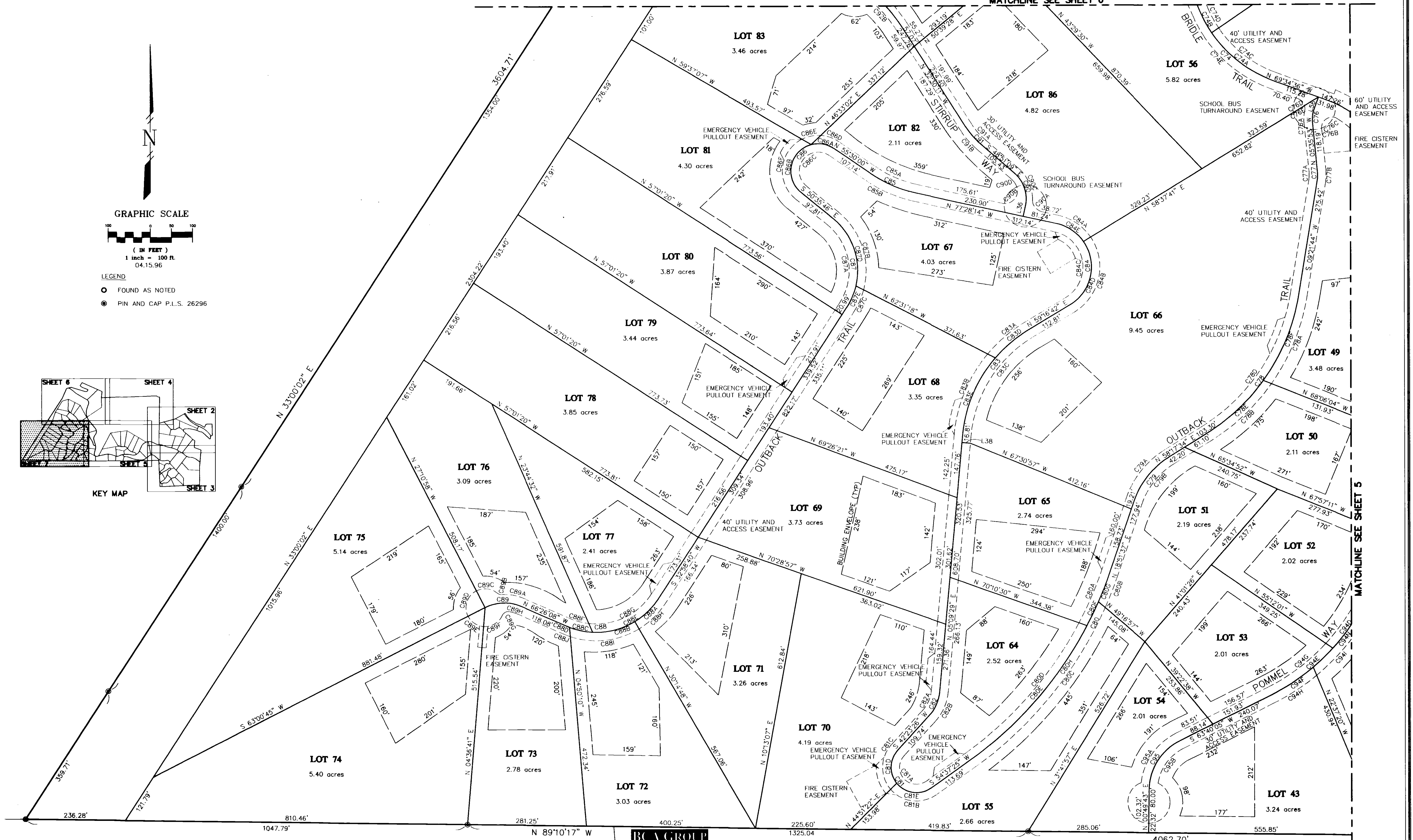
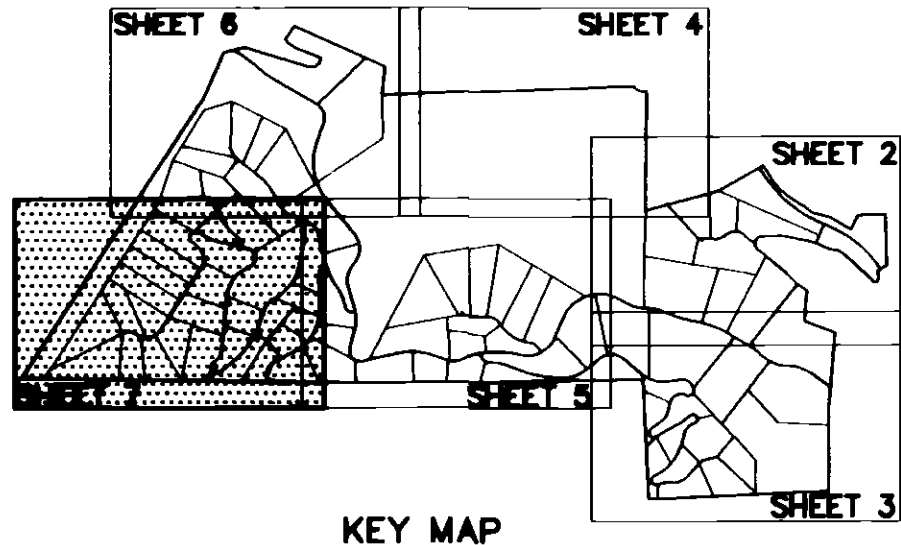
A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10,  
TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF CLEAR CREEK, STATE OF COLORADO

MATCHLINE SEE SHEET 6



**LEGEND**

- FOUND AS NOTED
- PIN AND CAP P.L.S. 26296



MATCHLINE SEE SHEET 5

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7 of 8 R 00.00 D 0.00 N 0.00 Clr 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

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curve data for curves C1 through C39C.

CHORD TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists chord data for curves C40 through C89C.

LINE TABLE

Table with columns: LINE, DIRECTION, DISTANCE. Lists line data for lines L1 through L56.

PLAT NOTES CONT.

27. A COLORADO LICENSED PROFESSIONAL ENGINEER WHO SPECIALIZES IN GEOTECHNICAL ENGINEERING WITH A MINIMUM OF FIVE (5) YEARS GEOLOGICAL EXPERIENCE/BACKGROUND WITH OVERSIC 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.

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) 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.
(3) ALL RESIDENTIAL BUILDING ACTIVITIES INCLUDING CONSTRUCTION OF OUT BUILDINGS AND FENCING, AND WHERE POSSIBLE, DRIVEWAYS AND ISO'S SHALL BE LIMITED TO BUILDABLE ENVELOPES, EARTH DISTURBING ACTIVITIES ASSOCIATED WITH ISO'S WHICH ARE LOCATED OUTSIDE OF BUILDABLE ENVELOPES SHALL BE RESTORED TO THEIR NATURAL STATE...
(4) ALL ROADS CROSSING DRAINAGE CHANNELS SHALL BE PROTECTED FROM EROSION THROUGH THE INSTALLATION OF ADEQUATELY SIZED CULVERTS AND RIP-RAP ROAD EMBANKMENTS.



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