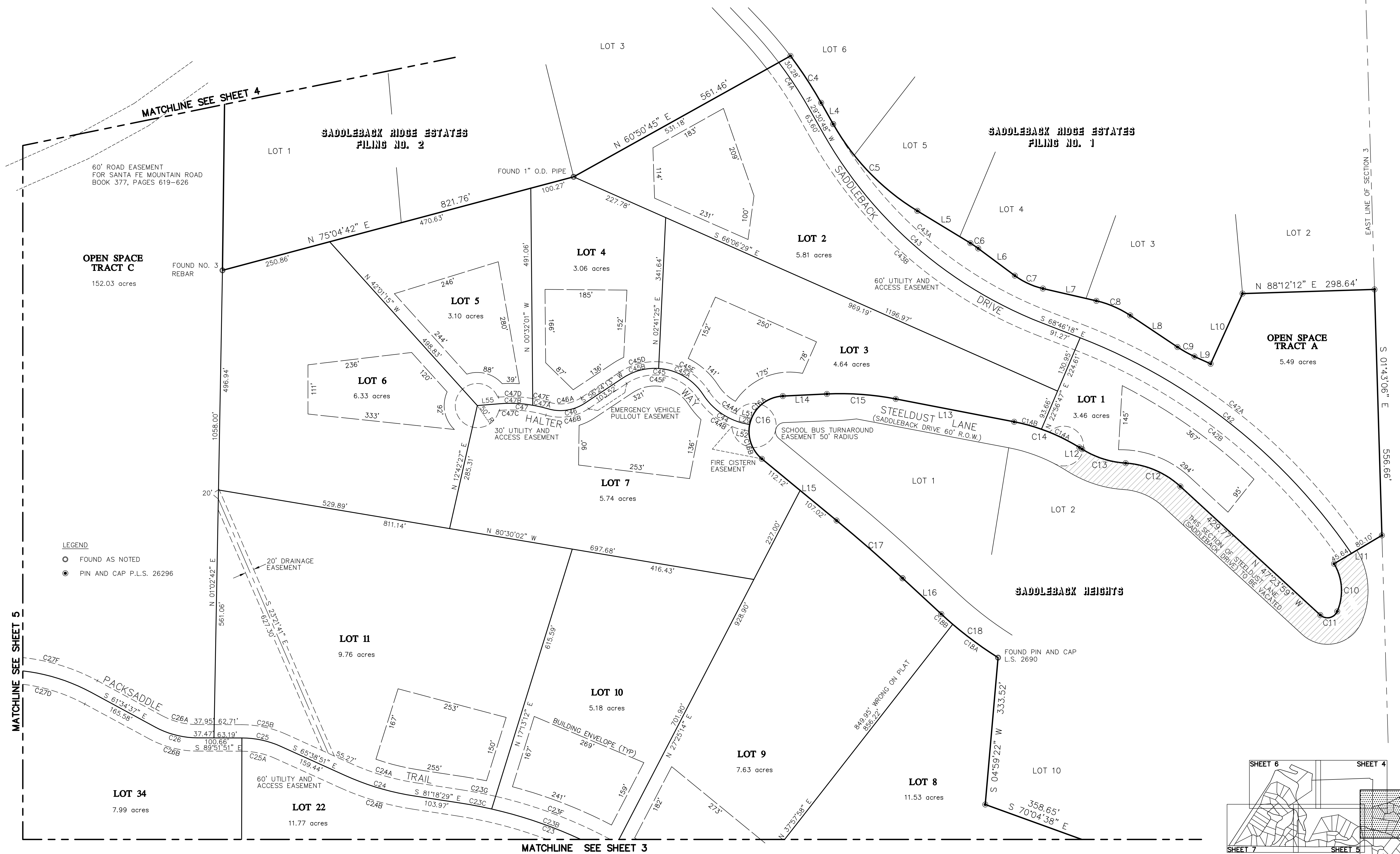


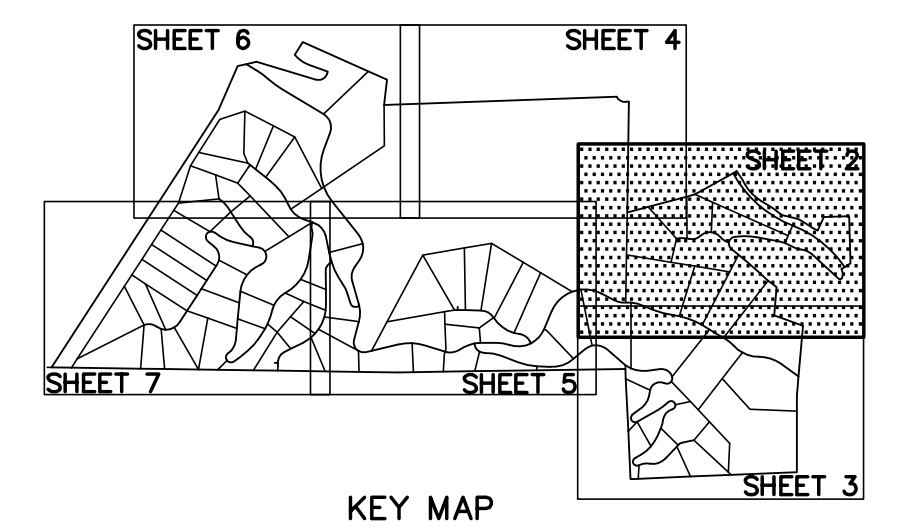


# SADDLEBACK MOUNTAIN

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



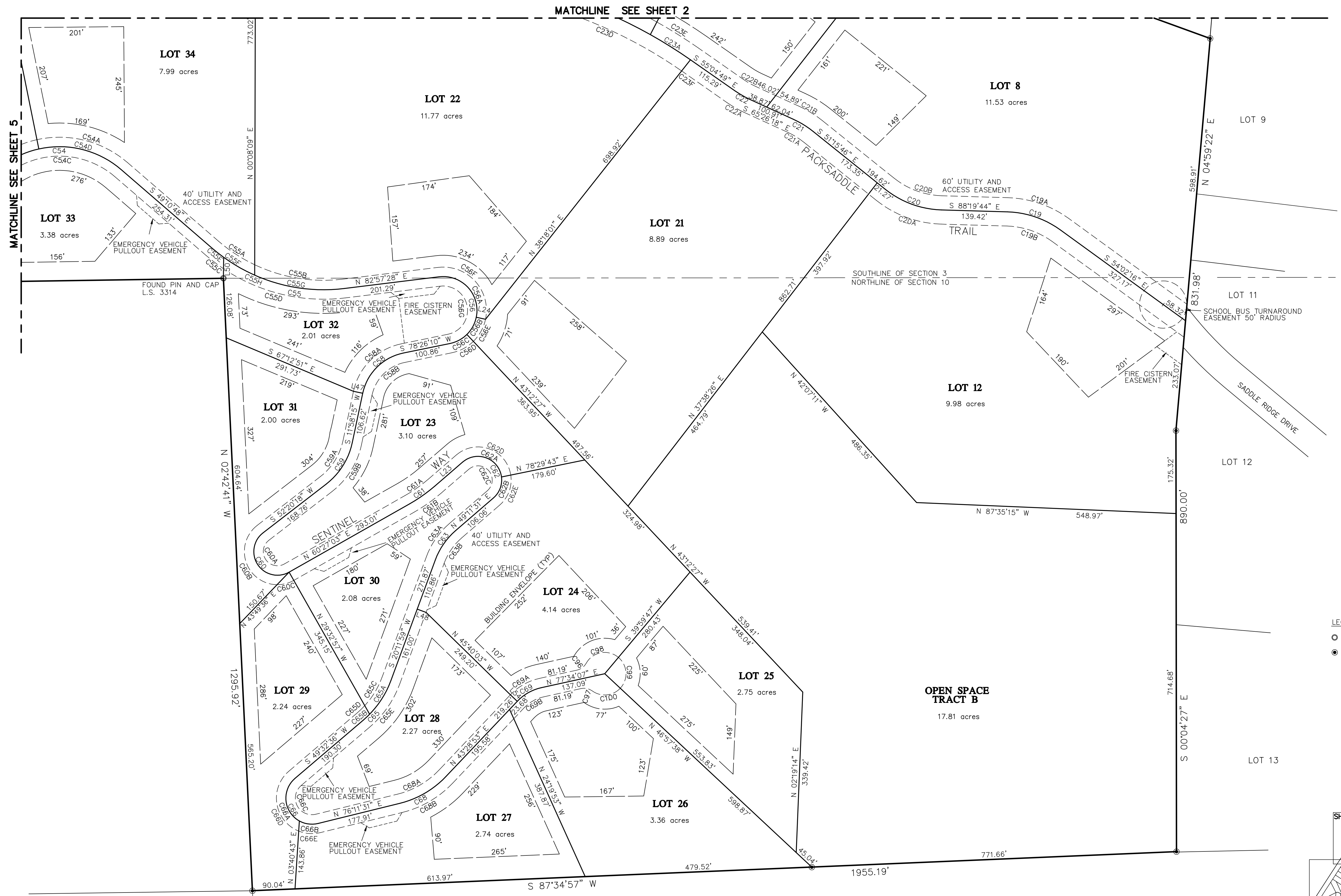
**LEGEND**  
 ○ FOUND AS NOTED  
 ● PIN AND CAP P.L.S. 26296



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 An Association of  
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 11445 West I-70 Frontage Road North, Suite 102  
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# SADDLEBACK MOUNTAIN

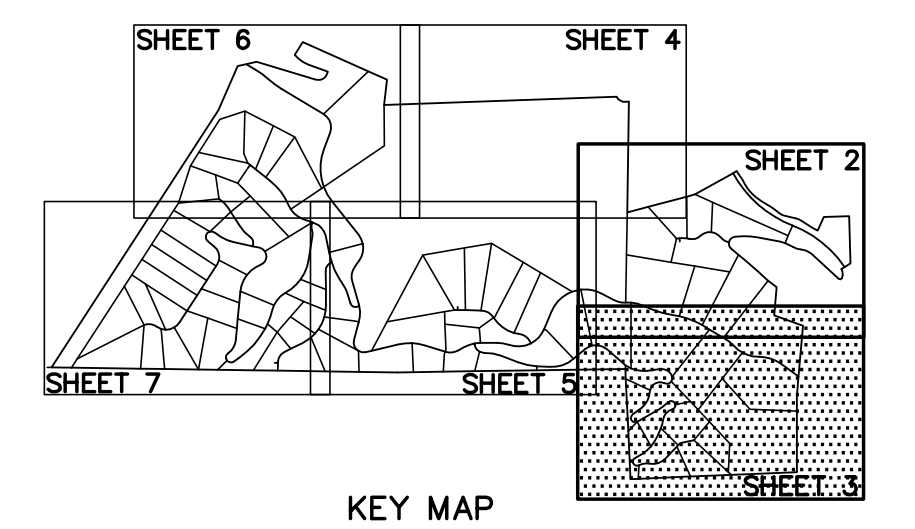
A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10,  
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COUNTY OF CLEAR CREEK, STATE OF COLORADO



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 2

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



CITY OF GOLDEN  
UNPLATTED

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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

9. DISTRICT ROADS WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS 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 TOE OF A FILL 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMISSIONS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B, 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-99-60 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.

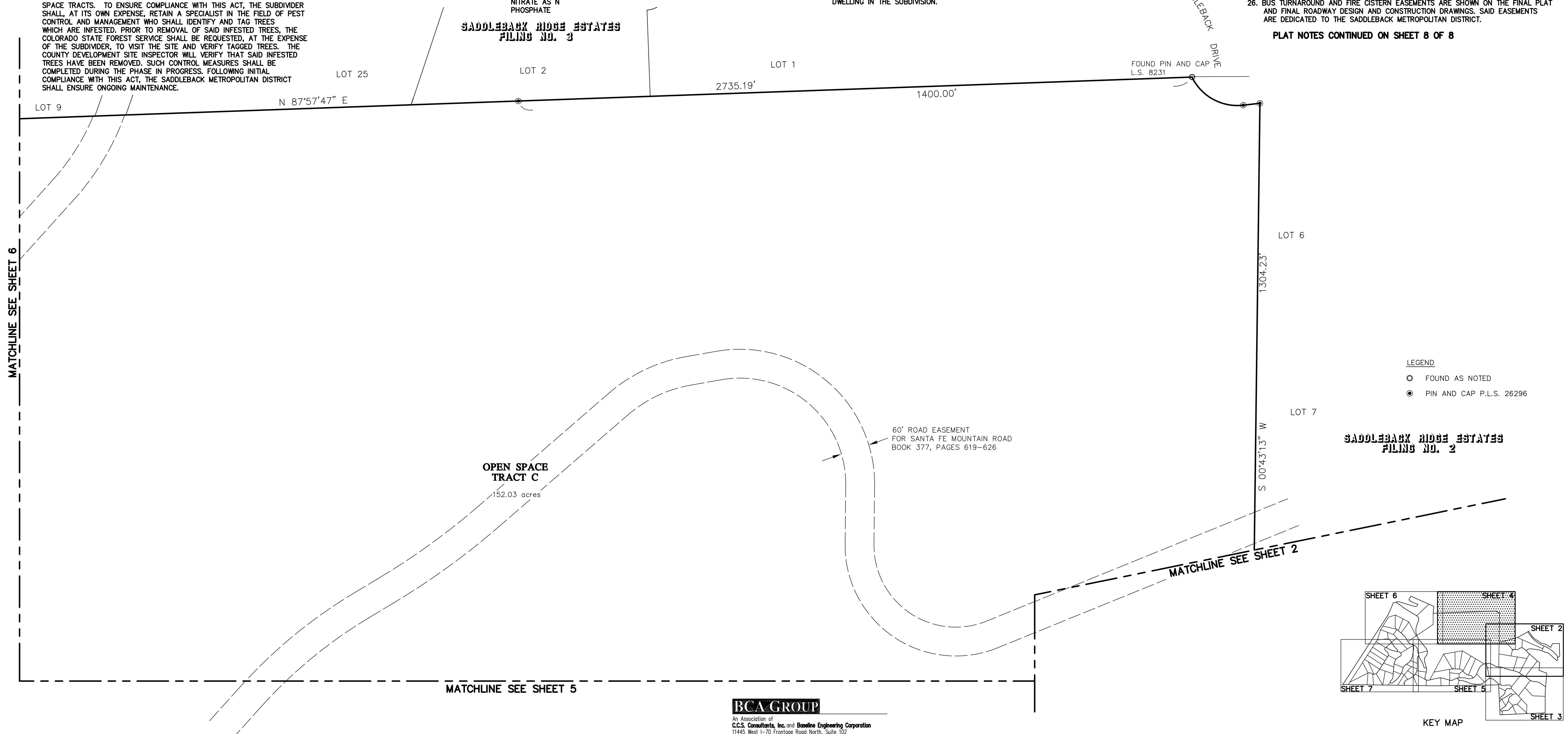
23. LEGAL WATER RIGHTS WAS PROVIDED FOR IN A WATER AUGMENTATION PLAN THAT WAS APPROVED BY DIVISION 1 OF THE COLORADO WATER COURT IN DECREE W-94 83-78, AS AMENDED. THE SADDLEBACK METROPOLITAN DISTRICT WAS ESTABLISHED TO BE THE RESPONSIBLE ENTITY TO ASSURE FUTURE PROPERTY OWNERS THE LEGAL RIGHT TO WATER.

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.

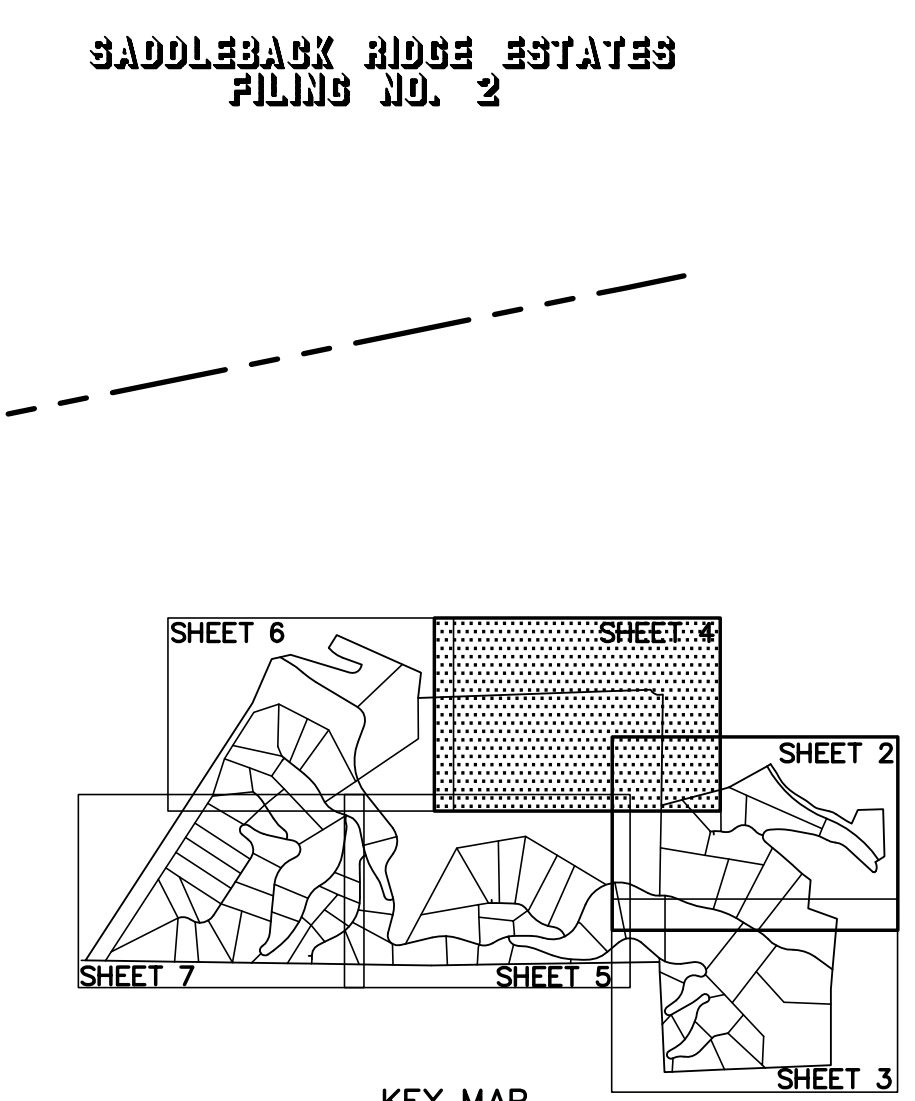
25. EACH HOUSEHOLD WATER WELL SHALL BE SAMPLED AT THE TIME OF INSTALLATION AND ONCE A YEAR WITH THE SAMPLES TO BE ANALYZED BY A STATE CERTIFIED WATER LABORATORY FOR NITRATES, BACTERIA, AND PRODUCTION FLOW. IF THE BACTERIA TEST IS POSITIVE, THEN THE SAMPLE SHALL ALSO BE ANALYZED FOR FECAL COLIFORM. STATIC 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



- LEGEND**
- FOUND AS NOTED
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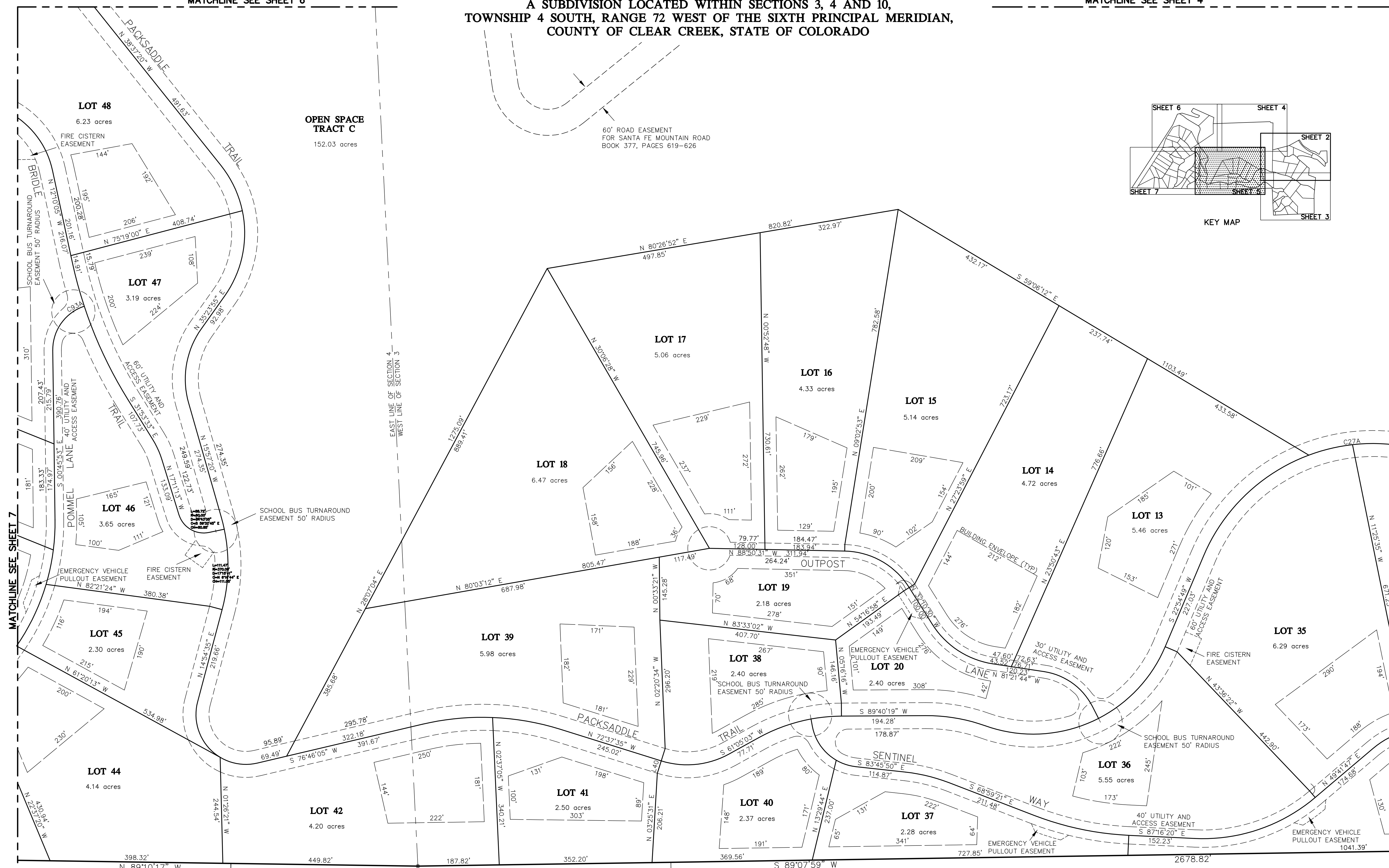
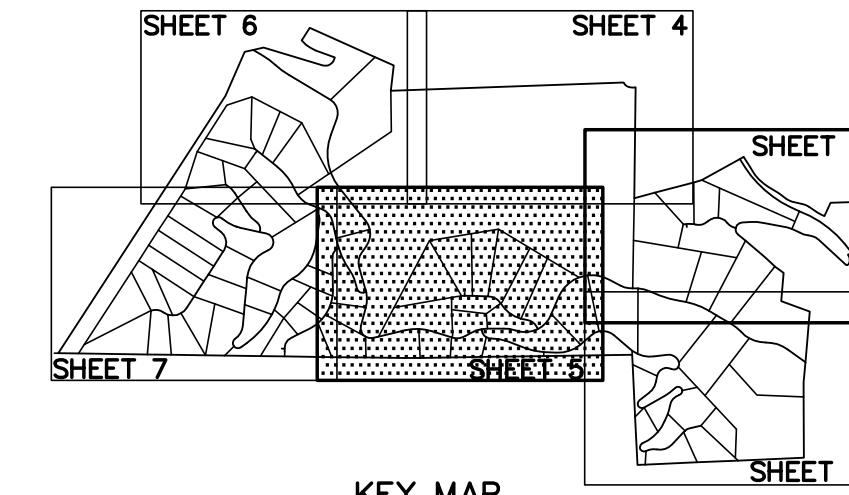
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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 3

PARCEL K-2

PARCEL K-1

PARCEL L

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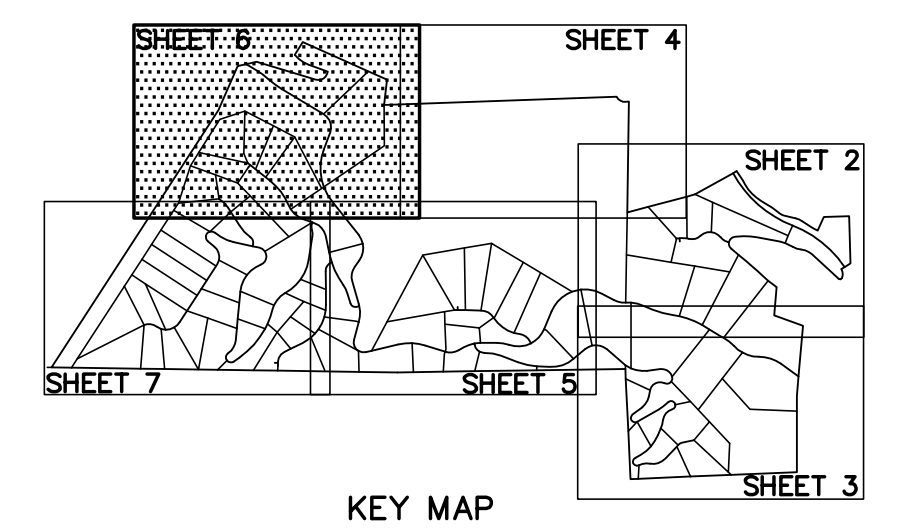
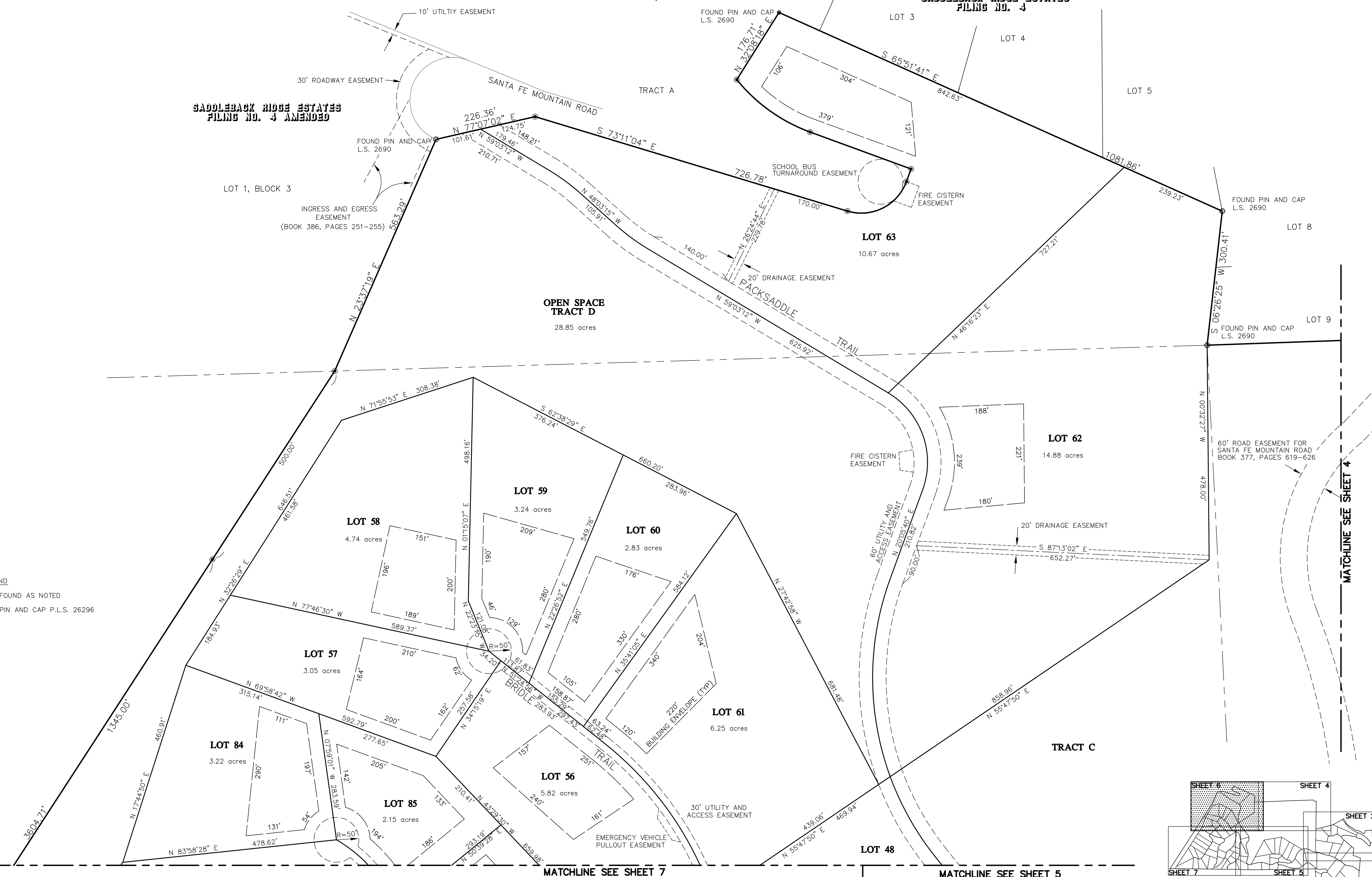
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SADDLEBACK RIDGE ESTATES  
FILING NO. 4

SADDLEBACK RIDGE ESTATES  
FILING NO. 4 AMENDED

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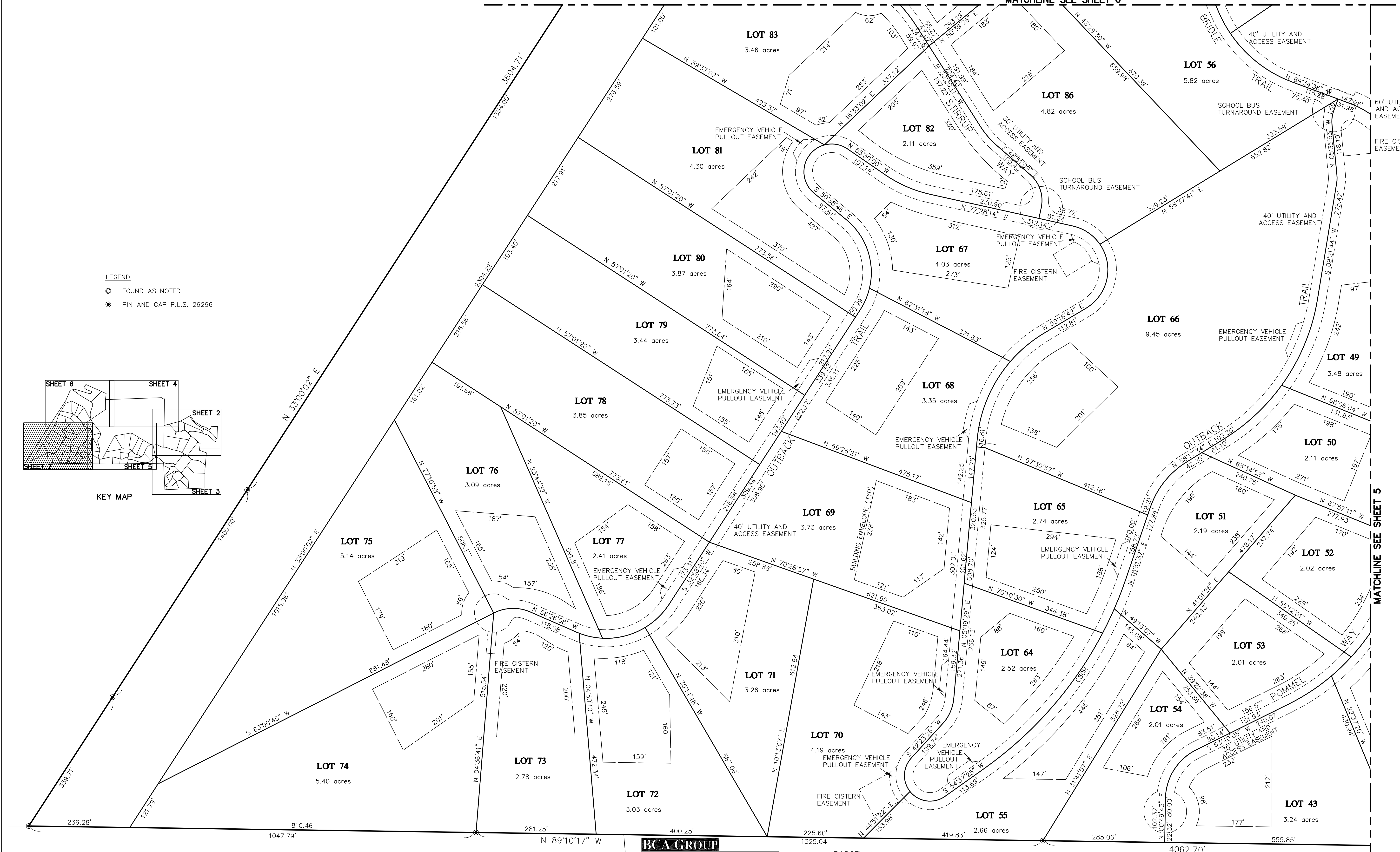
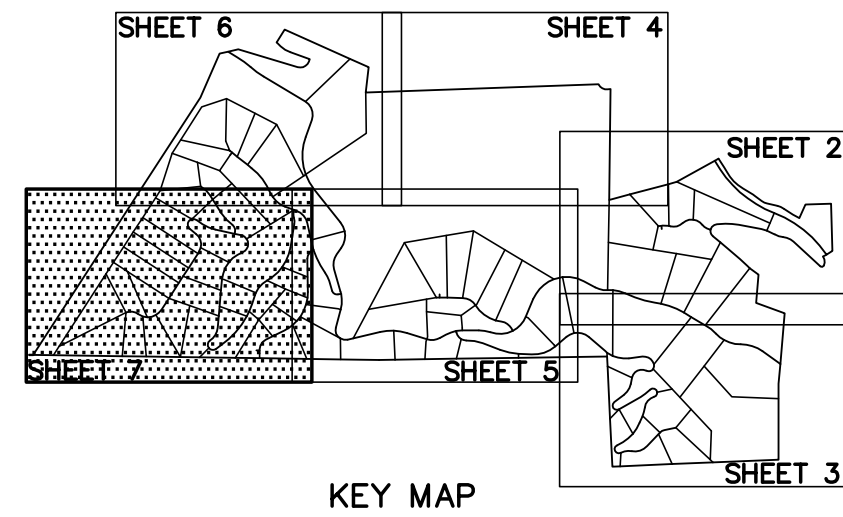
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MATCHLINE SEE SHEET 6

**LEGEND**

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MATCHLINE SEE SHEET 5

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