

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 FEET: 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:

- 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;
- 2. 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;
- 3. THENCE N 20°04'48" E. 30.00 FEET:

FILED IN SAID COUNTY RECORDS;

SAID SUBDIVISION PLAT;

THENCE N 69'55'12" W. 239.47 FEET: 5. 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 54°27'36" 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; 3. 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

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:

- 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 61"14'02" E (S 61"12'42" E),
- 121.68 (121.94) FEET; 2. 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

- 1. 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, 126.96 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 29"10'13", 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 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; 8. 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 56"12'42" 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 8812'12" E (N8816'54" 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:

- 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;
- 2. 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, 39.15 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 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"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;
- 10. THENCE S 87"16'12" W (S 87"16'50" 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) 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:

- (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 _____ DAY OF _____, 20____

UPHILL LIMITED LIABILITY COMPANY A COLORADO LIMITED LIABILITY COMPANY

STEPHEN A. HELLERSTEIN, TRUSTEE, MANAGER

COUNTY OF)
STATE OF COLORADO)S

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

ADDRESS	
ADDINESS	

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.

MARY JANE HOSCH, SECRETARY JAMES HOSCH, PRESIDEN

COUNTY OF)
)SS
STATE OF COLORADO)

THE FOREGOING CONSENT AND AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS _, A.D. , 20____, BY JAMES HOSCH, AS PRESIDENT AND MARY JANE HOSCH, AS SECRETARY OF SADDLEBACK MOUNTAIN DEVELOPMENT CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC	,
ADDRESS	
MY COMMISSION EXPIRES:	

BCA GROUP C.C.S. Consultants, Inc. and Baseline Engineering Corporation 11445 West I-70 Frontage Road North, Sui Wheat Ridge, Colorado 80033

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

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 _____ DAY OF _____, 19___, 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 HEREON HAVE BEEN PLACED AS DESCRIBED.

C.C.S. CONSULTANTS, INC. NOEL L. POTTER LAND SURVEYOR NO. 26296

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.

ATTORNEY AT	LAW	
REGISTRATION	NUMBER	

- 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,
- 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)

CCEPTANCE	CERTIFICATE
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THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE EASEMENTS IS ACCEPTED BY CLEAR CREEK COUNTY, STATE OF COLORADO, THIS _____ DAY OF______, 20____.

BOARD	OF	COUNTY	COMMISSIONERS

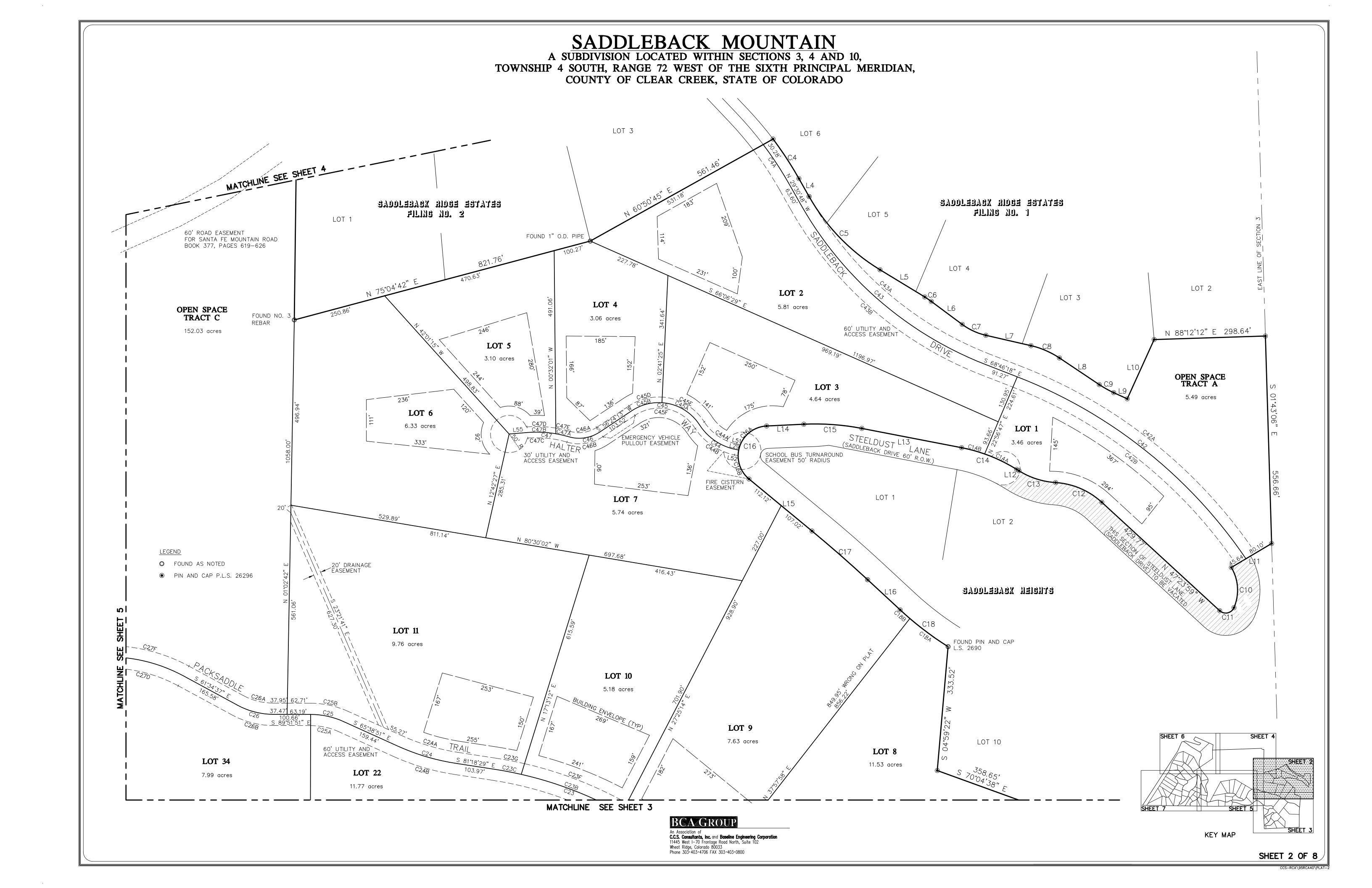
UNIY CLERK	CHAIRMAN

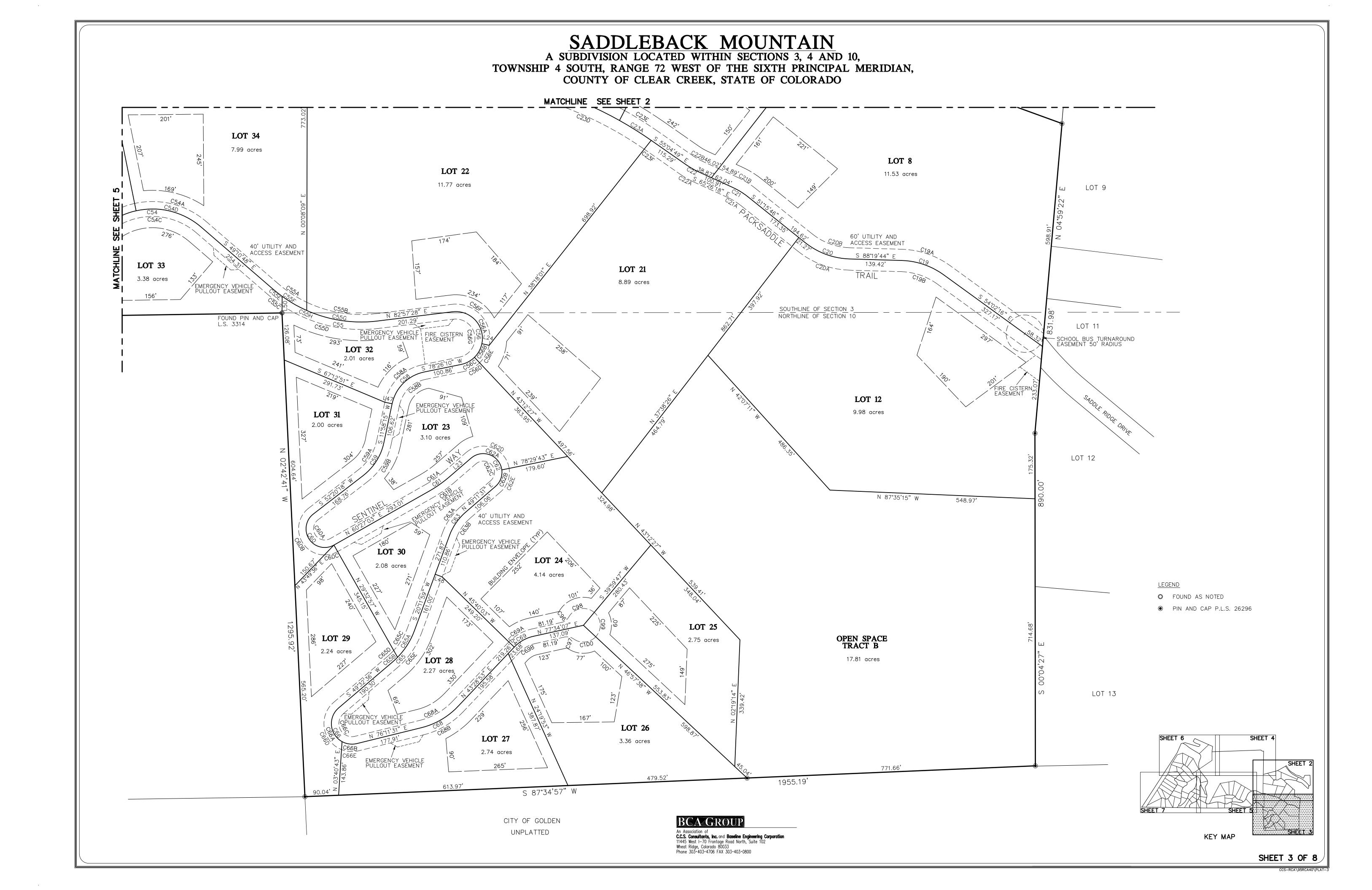
CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CLEAR CREEK COUNTY AT GEORGETOWN, COLORADO, THIS _____ DAY OF ____ AT BOOK ____, PAGES _____, RECEPTION NO. ___

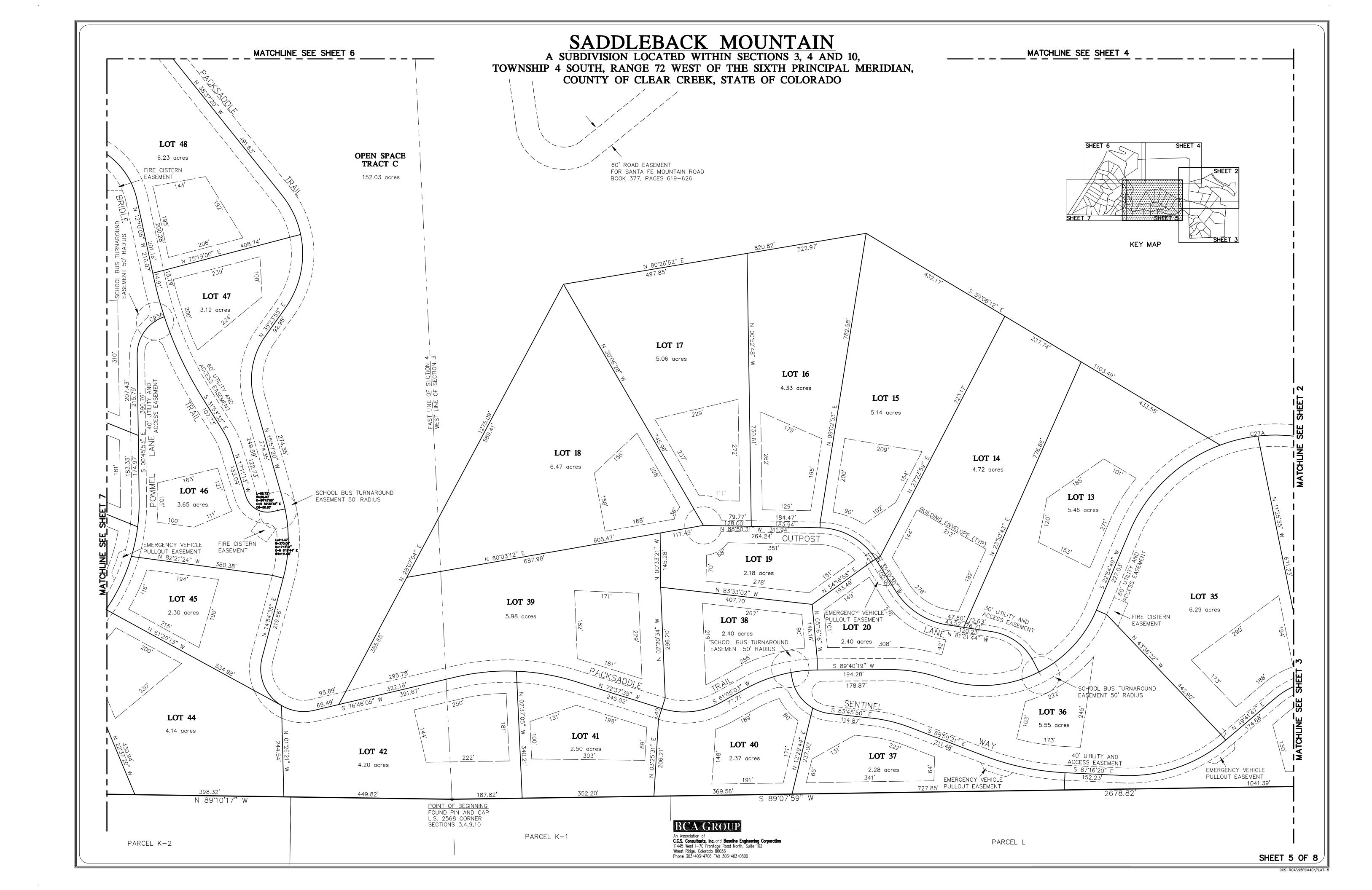
CLERK	AND	RECORDER	

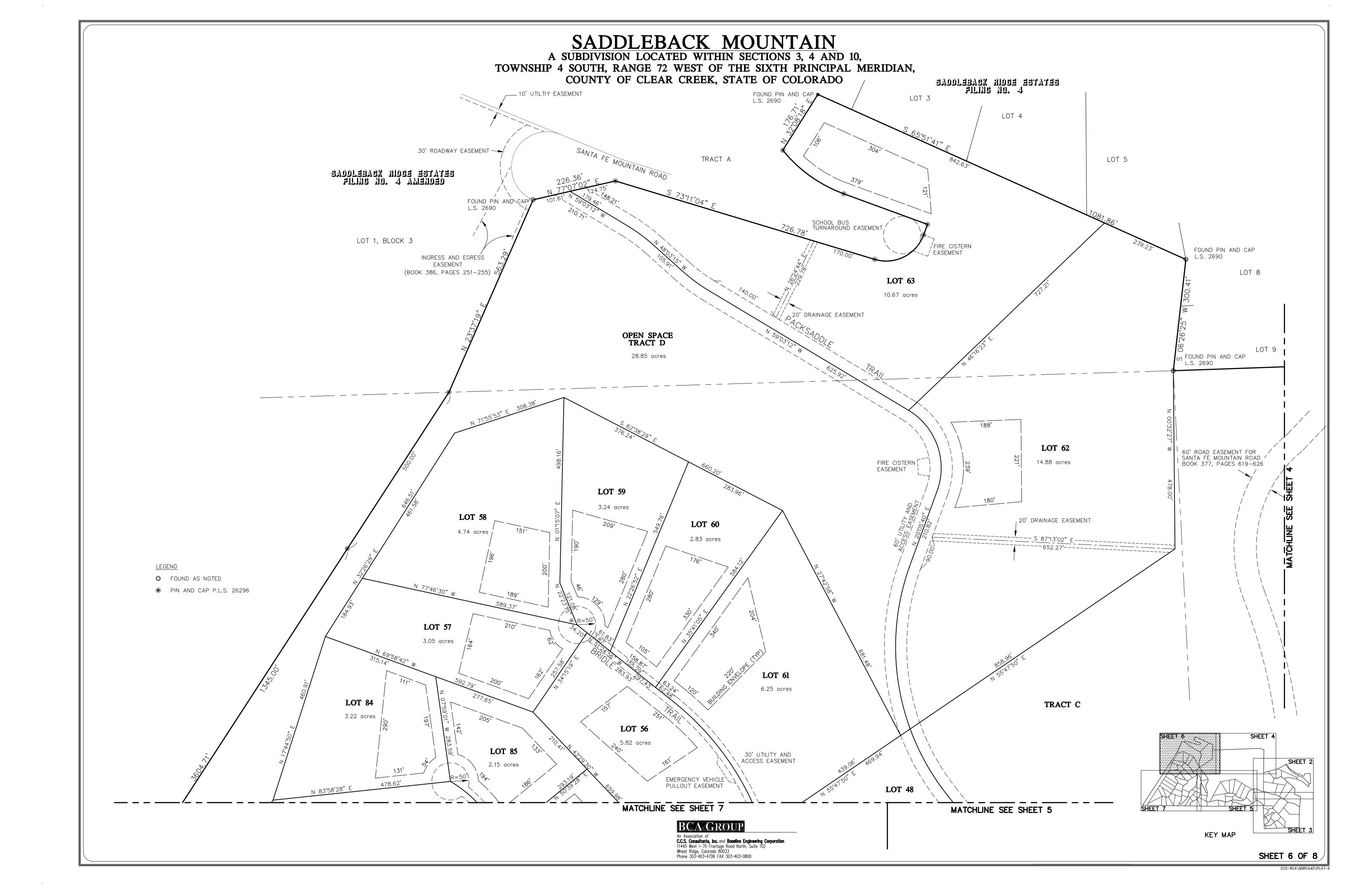
BY: DEPUTY CLERK

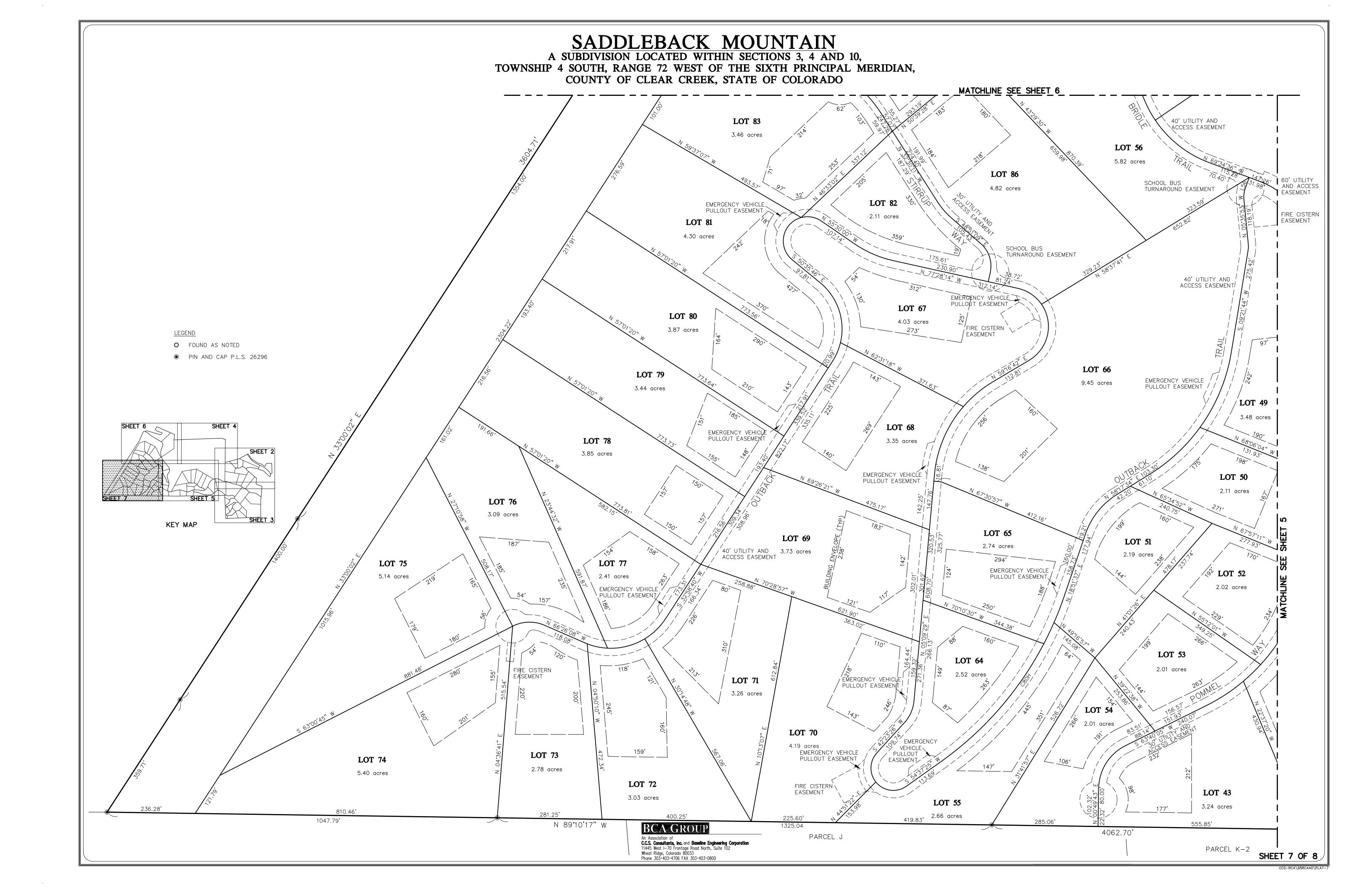




9. DISTRICT ROADS WILL BE MAINTAINED BY THE SUBDIVDER, ITS SUCCESSORS OR SADDLEBACK MOUNTAIN 20. IF ANY INDIVIDUAL MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM TESTS ASSIGNS UNTIL SUCH TIME AS MAINTENANCE OF THE DISTRICT ROADS IS ASSUMED MORE THAN 2 MILLIGRAMS/LITER OF PHOSPHORUS THE SADDLEBACK BY THE SADDLEBACK METROPOLITAN DISTRICT. THE DISTRICT ROADS SHALL NOT BE METROPOLITAN DISTRICT WILL IMPLEMENT, ON THAT SYSTEM, NUTRIENT REMOVAL A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10, ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY CLEAR CREEK COUNTY IN THE TECHNIQUES TO LOWER THE EFFLUENT TO LOWER THAN 1MG/LITER OF FUTURE. A NON-EXCLUSIVE MAINTENANCE AND DRAINAGE EASEMENT IS DEDICATED TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PHOSPHORUS OR BEST POSSIBLE TECHNOLOGY AS SHOWN BY THE VENDORS. ALL TO THE SADDLEBACK METROPOLITAN DISTRICT INCLUDING THE AREA TEN FEET EXCURSIONS OF THIS TYPE WILL BE REPORTED TO THE COUNTY ENVIRONMENTAL BEYOND THE TOE OF A FILL SECTION OR CREST OF A CUT SECTION, BOTH WITHIN COUNTY OF CLEAR CREEK, STATE OF COLORADO SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION ALONG WITH AND WITHOUT THE DISTRICT ROAD EASEMENTS SHOWN ON THE HEREIN PLAT, FOR THE SOLUTIONS TO THE EXCURSION WITHIN THIRTY (30) DAYS OF THE SAMPLING. THE MAINTENANCE OF ROAD FILLS AND CUTS, DEPOSIT OF SNOW AND 14. PEDESTRIAN ACCESS TO SURVEY MONUMENTS SHALL BE ALLOWED, AS NECESSARY, RESULTS OF THE SAMPLE ANALYSIS SHALL BE FURNISHED TO THE COUNTY MAINTENANCE OF DRAINAGE FACILITIES. ALL ROADS WITHIN THE BOUNDARY OF ACROSS ALL OPEN SPACE TRACTS. ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED 21. EACH MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM AND LEACH FIELD THIS PLAT ARE DISTRICT ROADS. EXCEPT FOR SANTA FE MOUNTAIN ROAD, WITHIN ASSOCIATION (UCCWA) WITHIN THIRTY (30) DAYS OF SAMPLING. SHALL BE IN ACCORDANCE WITH CLEAR CREEK COUNTY INDIVIDUAL SEWAGE TRACT C, WHICH IS A CLEAR CREEK COUNTY ROAD. 15. PRIVATE OPEN SPACE TRACTS MAY BE USED FOR UTILITY, DRAINAGE, PEDESTRIAN DISPOSAL SYSTEM REGULATIONS. TRAILS AND SIGNS APPROVED BY THE COUNTY. RECREATIONAL FACILITIES AND THE SADDLEBACK METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENSURING 10. ALL DIMENSIONS SHOWN HEREON ARE IN FEET. ALL BEARINGS SHOWN HEREON PRIVATE DRIVES, OTHER THAN INDICATED ON THE APPROVED FINAL PLAT, ARE THAT THE MONITORING WELLS ARE INSTALLED AND SAMPLED. 22. THE SUBDIVISION WILL INCLUDE IN ITS COVENANTS A BAN ON THE USE OF OTHER ARE IN DEGREES-MINUTES-SECONDS. PROHIBITED IN OPEN SPACE TRACTS. THAN LOW PHOSPHORUS DETERGENTS. 18. MONITORING WELLS BE PROVIDED ON SAWMILL AND JOHNSON GULCHES, JUST 11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC 16. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ABOVE THEIR CONFLUENCE WITH CLEAR CREEK AND ON THE SOUTH SIDE OF 1-70 23. LEGAL WATER RIGHTS WAS PROVIDED FOR IN A WATER AUGMENTATION PLAN LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF A COUNTY ROAD THAT WAS APPROVED BY DIVISION 1 OF THE COLORADO WATER COURT IN DECREE COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY CONSTRUCTION PERMIT. THESE WELLS TO BE SAMPLED AT THE TIME OF W-94 83-78, AS AMENDED. THE SADDLEBACK METROPOLITAN DISTRICT WAS DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE INSTALLATION AND AT LEAST EVERY SIX (6) MONTHS FOR THE SAME ITEMS AS IN 17 ESTABLISHED TO BE THE RESPONSIBLE ENTITY TO ASSURE FUTURE PROPERTY OWNERS OF CERTIFICATION SHOWN HEREON. ABOVE AND THE RESULTS PROVIDED TO THE COUNTY ENVIRONMENTAL SPECIALIST THE LEGAL RIGHT TO WATER. 12. TITLE TO EACH LOT INCLUDES A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION WITHIN THIRTY (30) DAYS OVER, THROUGH AND ACROSS THE DISTRICT ROADS. 17. EACH RESIDENCE WILL HAVE: OF SAMPLING. THESE WELLS TO BE INSTALLED PRIOR TO ISSUANCE OF ANY 24. PHYSICAL ACCESS TO WATER FOR INDIVIDUAL RESIDENCES WILL BE FROM BUILDING PERMITS TO PROVIDE BACKGROUND DATA. A DETAILED MAP SHOWING HOUSEHOLD USE ONLY WELLS. WATER QUALITY AND QUANTITY IS SUBJECT TO THE 13. TRACT "A", "B", "C" AND "D" ARE FOR PRIVATE OPEN SPACE AND SHALL BE OWNED A. IT'S OWN MECHANICALLY AERATED SEWAGE TREATMENT SYSTEM PRECEDING A LOCATION, DIAMETER AND DEPTHS OF THESE WELLS SHALL BE PROVIDED TO THE SITE - SPECIFIC GEOLOGY RELATED TO EACH INDIVIDUAL LOT. AND MAINTAINED BY THE SADDLEBACK METROPOLITAN DISTRICT. TRACTS "A", "B", SPECIFICALLY DESIGNED LEACH FIELD FOR THAT INDIVIDUAL RESIDENCE OR COUNTY ENVIRONMENTAL SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED "C" AND "D" WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, AREA CONSIDERING THE SOIL CONDITIONS OF THAT AREA. ASSOCIATION WITHIN (30) DAYS OF INSTALLATION. THE SADDLEBACK 25. EACH HOUSEHOLD WATER WELL SHALL BE SAMPLED AT THE TIME OF INSTALLATION UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE SADDLEBACK METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THAT THE AND ONCE A YEAR WITH THE SAMPLES TO BE ANALYZED BY A STATE CERTIFIED METROPOLITAN DISTRICT. B. A MONITORING WELL AT THE OUTPUT OF EACH LEACH FIELD TO BE SAMPLED MONITORING WELLS ARE INSTALLED AND SAMPLED. WATER LABORATORY FOR NITRATES, BACTERIA, AND PRODUCTION FLOW. IF THE AT THE TIME OF INSTALLATION AND AT LEAST EVERY SIX (6) MONTHS WITH THE BACTERIA TEST IS POSITIVE, THEN THE SAMPLE SHALL ALSO BE ANALYZED FOR FECAL A.THE SADDLEBACK METROPOLITAN DISTRICT SHALL ENSURE COMPLIANCE SAMPLES TO BE ANALYZED BY A STATE CERTIFIED WATER LABORATORY FOR THE 19. THE SADDLEBACK METROPOLITAN DISTRICT SHALL HAVE MECHANICALLY AERATED COLIFORM. STATIC WATER LEVELS FOR EACH HOUSEHOLD WATER WELL SHALL BE WITH THE CLEAR CREEK COUNTY NOXIOUS WEED MANAGEMENT PLAN, AS ITEMS LISTED BELOW: SEWAGE TREATMENT SYSTEM VENDORS PROVIDE TEST DATA ON THE CAPABILITY OF SAMPLED AT THE TIME OF INSTALLATION AND QUARTERLY. THE RESULTS OF THE ADOPTED BY RESOLUTION R-99-60 AND AMENDED BY R-99-108. FOR ALL TOTAL COLIFORMS THEIR EQUIPMENT TO REMOVE NUTRIENTS (TOTAL PHOSPHORUS AND TOTAL SAMPLE ANALYSIS SHALL BE FURNISHED TO THE COUNTY ENVIRONMENTAL OPEN SPACE TRACTS, UNLESS A VARIANCE IS GRANTED BY THE COUNTY NITROGEN) AND PROVIDE THIS DATA TO THE COUNTY ENVIRONMENTAL SPECIALIST SPECIALIST AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION WITHIN THIRTY ROAD AND BRIDGE SUPERVISOR. TOTAL SUSPENDED SOLIDS AND THE UPPER CLEAR CREEK WATERSHED ASSOCIATION. VENDORS WILL BE (30) DAYS OF THE SAMPLING. THE SADDLEBACK METROPOLITAN DISTRICT SHALL BE GIVEN A GOAL OF 1 MILLIGRAM/LITER PHOSPHORUS AND THE DESIGN CRITERION TOTAL AMMONIA AS N RESPONSIBLE FOR ENSURING THAT THE SAMPLING IS CONDUCTED AND THAT WATER B.THE SADDLEBACK METROPOLITAN DISTRICT SHALL COMPLY WITH THE **TEMPERATURE** TO BASE THE NUTRIENT MODIFICATIONS ON. THE TEST DATA SHALL BE PROVIDED CONSUMPTION IS IN COMPLIANCE WITH THE AUGMENTATION PLAN. COLORADO PEST CONTROL ACT. (35-4 C.R.S.) FOR THE CONTROL AND PRIOR TO ISSUANCE OF ANY BUILDING OR ISDS PERMIT FOR A RESIDENTIAL PREVENTION OF BEETLE INFESTATIONS WHICH OCCUR IN ALL OPEN NITRATE AS N DWELLING IN THE SUBDIVISION. 26. BUS TURNAROUND AND FIRE CISTERN EASEMENTS ARE SHOWN ON THE FINAL PLAT SPACE TRACTS. TO ENSURE COMPLIANCE WITH THIS ACT, THE SUBDIVIDER PHOSPHATE AND FINAL ROADWAY DESIGN AND CONSTRUCTION DRAWINGS. SAID EASEMENTS SHALL, AT ITS OWN EXPENSE, RETAIN A SPECIALIST IN THE FIELD OF PEST ARE DEDICATED TO THE SADDLEBACK METROPOLITAN DISTRICT. CONTROL AND MANAGEMENT WHO SHALL IDENTIFY AND TAG TREES eetatee eddik xoakelddae WHICH ARE INFESTED. PRIOR TO REMOVAL OF SAID INFESTED TREES, THE PLAT NOTES CONTINUED ON SHEET 8 OF 8 בורוות מורובי 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 LOT 1 FOUND PIN AND CAP A LOT 2 COMPLETED DURING THE PHASE IN PROGRESS. FOLLOWING INITIAL L.S. 8231 LOT 25 COMPLIANCE WITH THIS ACT, THE SADDLEBACK METROPOLITAN DISTRICT 2735.19 SHALL ENSURE ONGOING MAINTENANCE. 1400.00 N 87°57'47" E LOT 9 LOT 6 <u>LEGEND</u> FOUND AS NOTED PIN AND CAP P.L.S. 26296 LOT 7 60' ROAD EASEMENT EELVLEE EDOIU NAVRETOOVE FOR SANTA FE MOUNTAIN ROAD 4171Ng NO' 3 BOOK 377, PAGES 619-626 **OPEN SPACE** TRACT C 152.03 acres MATCHLINE SEE SHEET 5 BCA GROUI KEY MAP C.C.S. Consultants, Inc. and Baseline Engineering Corpor 11445 West I-70 Frontage Road North, Suite 102 Wheat Ridge, Colorado 80033 Phone 303*403*4706 FAX 303*403*0800 SHEET 4 OF 8







SADDLEBACK MOUNTAIN

A SUBDIVISION LOCATED WITHIN SECTIONS 3, 4 AND 10,

AL MERIDIAN,

									TOV	VNSHIP	4 SOUTH,	RAI	NGE 72	WES	T OF	THE	SIXTH	PRINCIPA
CUI	RVE '	TABL	E								COUNTY	OF	CLEA	R CR	EEK,	STATE	e of co	DLORADO
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA					BEARING			CURVE	RADIUS	LENGTH		BEARING	DELTA
C1	106.92	161.86	146.84	N 63°26'52" E	86*44'08"	C40	450.00	86.39'	86.25	S 53°33'13" E	E 10 ° 59'57"		C68	200.00'	114.18'	112.64	N 59 ° 50'12" E	32 * 42 ' 38"

	CURVE TABLE						COUNTY OF	CLEA	K C	REEK,	SIAIE	OF CO	JLOKAL
	CURVE RADIUS LENGTH CHORD BEARING C1 106.92' 161.86' 146.84' N 63'26'			RADIUS LENGTH 450.00' 86.39'	CHORD 86.25'	BEARING S 53'33'13" E	DELTA 10'59'57"	CURVE C68	RADIUS 200.00'	LENGTH 114.18'		BEARING N 59 * 50'12" E	DELTA 32°42'38"
(C2 376.24' 203.05' 200.59' S 54 * 27'3	36" E 30°55'15" (C40A	420.00' 80.63' 480.00' 92.15'	80.50' 92.00'	S 53°33'13" E S 53°33'13" E	10*59'57" 10*59'57"	C68A C68B	180.00' 220.00'	102.76' 125.60'	101.37'	N 59°50'12" E N 59°50'12" E	32 ° 42'38"
(C4 985.00' 126.78' 126.69' N 33'12'(03" W 07 ° 22'29" (C41	450.00' 86.39'	86.25'	N 53°33'13" W	10 ° 59'57"	C69	100.00	59.49'	58.62'	S 60°31'30" W	/ 34 ° 05'13"
				480.00' 92.15 420.00' 80.63'		N 53°33'13" W N 53°33'13" W		C69A C69B	120.00' 80.00'	71.39' 47.59'		S 60°31'30" W S 60°31'30" W	
	C7 170.00' 70.38' 69.88' S 65'13'3	30" E 23°43'11" (1320.00' 795.84' 1350.00' 794.95'	783.84'	N 51°29'58" W N 51°54'08" W		C70 C70A	60.00' 21.16'	88.72' 66.02'	80.85	S 59°32'45" E N 73°25'44" E	84°43'05"
(C9 270.00' 44.11' 44.06' S 60 ° 53'2	29" E 09 ° 21'34" (C42B	1290.00' 751.01'	743.32'	N 02°01'37" W	33 · 29'22"	C70B	80.00'	98.04	92.02'	S 52 ° 17'41" E	70 ° 12 ' 56"
	C11 24.01' 45.78' 39.15' N 77 ° 58'	32" E 109"15'03" (975.00' 668.06' 945.00' 647.50'	655.06' 634.91'	S 49°08'33" E S 49°08'33" E		C70C C71	30.00' 200.00'	43.65' 51.33'		N 45°43'25" N N 24°32'23" N	
	C12 201.60' 137.27' 134.64' N 66'54': C13 210.40' 104.22' 103.16' S 72'13'0			1005.00' 688.61' 150.00' 120.29'	675.22' 117.09'	S 49°08'33" E S 55°43'36" E	39 * 15 ' 30" 45 * 56'51"	C71A C71B	230.00 ' 170.00 '	59.03' 43.63'		N 24°32'23" N N 24°32'23" N	
(C14 434.23' 159.32' 158.43' N 68 * 32'	14" W 21°01'19" (C44A	135.00' 108.26'	105.38'	S 55 ° 43'36" E	45 ° 56'51"	C72	1000.00	' 344.26'	342.56	S 2°01'49" E	19 ° 43'28"
	C14B 434.23' 64.00' 63.95' N 74°49'	32" W 08 · 26'42" (165.00' 132.32' 130.00' 206.12'		N 78°10'29" W	90 ° 50'36"	C72A C72B	1000.00' 1000.00'		237.84	S 15°12'02" E S 25°03'46" E	13°39'35"
				130.00' 121.28' 130.00 84.83'	116.93 ' 83.34'	N 59°28'49" W S 75°05'53" W		C72C C72D	980.00' 1020.00'	395.08' ' 229.21'		S 23°43'03" E S 28°49'45" E	
(C16A 80.28' 106.45' 98.82' S 49'17'0	05" W 75°58'14" (C45D	171.97' 147.66'	143.16'	S 71°07'59" W	49 ° 11'50"	C72E	30.00	36.29'	34.12'	N 18 ° 42'52" E	69"18'21"
	C17 3498.00' 198.25' 198.22' N 48'48'	51" W 03°14'50" (171.97' 140.58' 141.97' 237.95'	211.06'	N 60°50'57" W N 85°26'51" W	96°02'09"	C72F C72G	30.00' 125.74'		114.43'	S 85°43'19" W S 26°18'05" W	/ 54 ° 07'56"
	C18 876.14' 162.09' 161.86' S 52'29'2 C18A 876.14' 127.45' 127.34' S 53'37'2			100.00' 87.45' 85.00' 74.33'		N 81°27'21" E N 81°27'21" E	50 ° 06'15" 50 ° 06'14"	C72H C72I	85.74' 1020.00'	21.85' ' 67.12'		S 06°32'07" V S 14°03'12" E	
(C18B 876.14' 34.64' 34.63' S 48'19'2	23" E 02°15'54" (C46B	115.00' 100.57' 300.00' 111.34'	97.39'	N 81°27'21" E N 84°07'30" W	50°06'14"	C73 C73A	200.00° 220.00°	200.39' 220.43'	192.12'	N 40°52'21" W N 40°52'21" W	/ 57 ° 24'31"
(C19A 230.00' 137.65' 135.61' N 71°11'0	0" W 34°17'28" (C47A	300.00' 34.97'	34.95'	N 76 ° 49'54" W	06°40'43"	C73B	180.00'	139.50	136.03'	N 34°22 <mark>'</mark> 11" W	44 ° 24'10"
				300.00' 76.38' 285.00' 105.78'		N 87°27'51" W N 84°07'30" W		C74 C74A	300.00' 300.00'	242.91' 186.40'		S 46°22'49" E S 51°46'37" E	
(C20A 230.00' 148.79' 146.21' S 69'47'		C47D	315.00' 77.45' 315.00' 39.46'		N 87°42'49" W N 77°04'51" W		C74B C74C	300.00' 285.00'	56.51' 177.14'	56.43'	S 28 <mark>°</mark> 34'50" E S 51°46'16" E	10 ° 47 ' 36"
(C21 200.00' 49.48' 49.36' N 58 ° 21'()2" W 1410'33" (C48	200.00' 171.70'	166.47'	S 56°46'07" E	49 · 11'15"	C74D	285.00'	53.63'	53.55'	S 28 ° 34'29" E	10 ° 46 ' 54"
				215.00' 184.57' 185.00' 158.82'	178.96' 153.99'	S 56°46'07" E S 56°46'07" E		C74E C75	315.00' 740.00'	255.06' 364.63'		S 46°22'49" E N 37°17'59" W	
				435.00' 387.30' 180.00' 178.02'	374.63' 170.86'	S 57'40'53" E N 60'30'30" W		C75A C75B	755.00 ' 725.00'	372.02 ' 357.24'		N 37°17'59" W N 37°17'59" W	
(C22B 170.00' 30.73' 30.69' S 60°15'3	34 <u>"</u> E 10°21'30" (C49A	195.00' 192.86'	185.10'	N 60°30'30" W	56 ° 40'01"	C76	75.00	34.06	33.77	S 07°24'45" V	v 26°01'17"
				165.00' 163.19' 115.00' 147.15'	156.62' 137.31'	N 60°30'30" W S 47°06'27" E		C76A C76B	95.00' 25.00'	30.00' 54.70'		S 03°26'58" E S 57°05'00" E	
				115.00' 98.99' 115.00' 48.16'	95.96' 47.81'	S 35°06'40" E S 71°46'03" E	49°19'12" 23°59'34"	C76C C76D	50.00' 25.00'	93.47' 35.81'		S 39°35'39" V N 28°32'24" V	
(C23E 1042.28' 104.12' 104.07' N 57 * 56'	31" W 05°43'25" (C50C	135.00' 50.56'	50.26'	S 73°02'07" E	24 ° 27'25"	C76E	50.00	66.40'	61.62'	N 48°48'34" V	V 76 ° 05'07"
	C23G 1042.28' 77.68' 77.66' N 79'10'2	23" W 04°16'12" (135.00' 84.07' 95.00' 48.05'		S 44°28'01" E S 76°52'47" E	28 ° 58'44"	C77 C77A	75.00' 55.00'	19.58' 14.36'	14.32'	N 01°52'55" W N 01°52'55" W	/ 14°57'37"
				400.00' 103.15' 420.00' 108.30'		N 76°22'35" W N 76°22'35" W		C77B C78	95.00' 475.00'	24.81' 405.65'	24.73' 393.43'	N 01°52'55" V N 33°49'39" E	/ 14 ' 57'37" P - 48 ' 55'50"
(C24B 630.00' 172.20' 171.66' S 73 ° 28'	40 <u>"</u> E 15°39'38 <u>"</u> (C51B	380.00' 97.99'	97.72'	N 76°22'35" W	14 ° 46'29"	C78A	495.00	224.25	222.33'	N 22°20'26" E	25 ° 27 ' 23" 2
(C25A 185.00' 78.19' 77.61' N 77 * 45':	21" W 24°13'00"	C52A	700.00' 223.37' 680.00' 216.99'	216.07	S 78°07'50" E S 78°07'50" E	18 ° 16'59"	C78B C78D	495.00' 455.00'	198.48' 388.57'	376.87 '	N 46°48'20" E N 33°49'39" E	48°55'50"
	C25B			720.00' 229.75' 400.00' 300.41'	228.78' 293.40'	S 78°07'50" E N 71°12'44" E		C78E C78F	475.00' 475.00'	185.68' 219.96'		N 47°05'38" E N 22°37'43" E	
(C26A 170.00' 83.93' 83.08' S 75 ' 43'1	14" E 28°17'14" (C53A	380.00' 285.39' 420.00' 315.44'	278.73'	N 71°12'44" E N 71°12'44" E	43°01'52"	C79 C79A	200.00' 220.00'	137.65' 151.41'	134.94'	S 38°34'35" V S 38°34'35" V	v 39°25'57"
(C27 425.00' 708.45' 629.23' S 70°40'(06" W 95°30'33" (C54	200.00' 283.17'	260.11	N 89 ° 44'30" W	81°07'25"	C79B	180.00'	123.88'	121.45'	S 38°34'35" V	v 39 ° 25'57"
				220.00' 204.71' 220.00' 106.78'	197.41' 105.73'	N 75°50'14" W S 63°36'03" W		C80 C80A	900.00 ' 880.00'	561.77' 137.38'		N 36°44'31" E N 23°19'57" E	
(C27C 425.00' 345.88' 336.41' S 46 * 13' ⁴	11" W 46°37'44" (C54C	180.00' 254.86' 200.00' 186.48'	234.10'	N 89°44'30" W N 75°53'27" W	81°07'25"	C80B C80C	920.00' 920.00'	82.48' 491.78'	82.45'	N 21°25'43" E N 39°18'37" E	05°08'12"
(C27E 395.00' 420.53' 400.95' S 53 ° 24'4	48" W 60 ° 59'58" (C54E	200.00' 96.70'	95.76'	S 63°32'51" W	27 · 42 ' 07"	C80D	880.00'	411.91'	408.16'	N 41°12'51" E	26 ° 49'08"
				360.00' 300.73' 340.00' 91.59'	292.06' 91.31'	S 73°06'40" E S 56°53'49" E	4 / '51 ' 44" 15 ' 26'02"	C80E C80F	900.00' 900.00'	424.07 ' 137.70'		N 41°07'30" E N 23°14'36" E	
				340.00' 192.43' 380.00' 46.32'	189.88' 46.29'	S 80°49'41" E S 52°40'18" E	32°25'42" 06°59'01"	C80G C80H	1000.00' 900.00'	' 184.81' 487.10'		N 19°32'52" E N 39°07'08" E	
(C28B 330.00' 269.47' 262.05' N 86°17'3	33" E 46°47'11" (C55D	380.00' 271.12'	265.40'	S 76°36'10" E	40°52'43"	C81	60.00'	175.69'	119.32'	S 41 ° 29'34" E	167 ° 46'01"
(3" E 35°56'41"	C55F	360.00' 30.69' 360.00' 106.35'	30.68' 105.96'	S 51°37'19" E S 57°38'35" E	04°53'02" 16°55'34"	C81A C81B	40.00' 80.00'	117.12' 118.99'	108.32	S 41°29'34" E S 82°46'00" E	85°13 ' 10"
	C28E			360.00' 194.38' 360.00' 270.04'	192.02' 263.75'	S 81°34'27" E S 75°33'11" E	30 ° 56'10" 42 ° 58'42"	C81C C81D	80.00' 60.00'	115.26' 84.70'		S 01°07'01" W S 01°57'05" W	
(C28G 30.00' 46.74' 42.15' S 81°27'4	12" E 89"15'38" (C56	71.50' 218.98'	142.89'	N 09°18'11" W	175 ° 28 ' 41"	C81E	60.00'	90.99'	82.52'	S 81 ° 55'56" E	86 ° 53'18"
(C29A 165.00' 129.05' 125.79' N 58 * 57';	22" W 44°48'46" (C56B	71.50' 135.87' 71.50' 42.00'		N 42°36'12" W N 28°39'43" W	33°39'09"	C82 C82A	100.00' 80.00'	64.98' 51.99'	51.08'	N 23°46'28" E N 23°46'28 <u>"</u> E	37 ° 13 ' 57"
	C29B 135.00' 84.13' 82.77' N 63'30' C30 400.00' 139.72' 139.01' N 80'19'1			71.50' 41.12' 91.50' 52.16'		N 61°57'44" W N 62°06'17" W		C82B C83	120.00' 325.00'	77.98' 306.99'		N 23°46'28" E S 32°13'06" W	
(C30A 430.00' 150.20' 149.44' N 80°19'1 C30B 370.00' 129.24' 128.59' N 80°19'1			91.50' 54.20' 91.50' 173.88'		N 28'48'16" W N 42'36'12" W		C83A C83B	345.00' 345.00'	115.79 ' 210.09'		S 49°39'49" V S 22°36'13" W	
(C31 400.00' 199.58' 197.52' S 75 ° 22'4	41" W 28°35'16" (C57	65.00' 150.67'	119.13'	N 50°26'22" E	132 · 48'51"	C83C	305.00'	288.10'	277.50'	S 32°13'06" W	/ 54 ° 07 ' 13"
(C31B 400.00' 128.91' 128.35' S 70 : 19'0	00" W 18°27'54" (C57B	85.00' 79.70' 85.00' 117.33'	108.23'	N 10°53'44" E N 77°18'09" E	79 ° 05'16"	C83D C83E	325.00' 325.00'	104.61' 202.38'	199.12'	S 50°03'27" V S 22°59'50" V	v 35 ° 40'42"
				45.00' 104.31' 65.00' 57.76'		N 50°26'22" E N 09°29'16" E		C84 C84A	105.00' 125.00'	268.66' 94.48'		N 04°10'08" V N 55°49'00" V	
(C31E 30.00' 79.62' 58.23' S 13'38'2	27" W 152 ° 03'44" (C57E	65.00' 92.92'	85.20'	N 75°53'42" E S 45°12'12" W		C84B C84C	125.00'	203.86'	182.01'	N 12 ° 33'28" E	
(C32 200.00' 161.58' 157.22' N 84°13'4	44" E 46°17'22" (C58A	130.00' 150.08'	120.57' 142.49'	S 45°12'12" W	66 ° 27 ' 55"	C84D	85.00' 105.00'	202.87' 172.22'	153.55'	N 12 ° 17 <mark>'</mark> 30" E	93 ° 58'25"
	C32A 170.00' 137.34' 133.64' N 84'13' ⁴ C32B 230.00' 185.82' 180.80' N 84'13' ⁴			90.00' 104.40' 150.00' 105.68'	98.65' 103.51'	S 45°12'12" W N 32°09'16" E		C84E C85	105.00' 300.00'	78.39' 115.04'		N 56°04'58" V S 66°29'07" E	
				130.00' 91.59' 170.00' 119.77'	89.71 ' 117.31'	N 32°09'16" E N 32°09'16" E		C85A C85B	280.00' 320.00'	107.37' 122.71'	106.71' 121.96'	S 66 ° 29'07" E S 66 ° 29'07" E	21°58'14" 21°58'14"
(C33B 600.00' 162.59' 162.09' S 84'31'5	52" W 15°31'33" (C60	50.00' 150.00'	99.75'	S 33°36'19" E	171 ° 53 ' 14"	C86	65.00'	198.64'	129.88'	S 36°57'07" V	V 1750°05'46"
(C33D 570.00' 147.44' 147.03' N 80°02'	12" W 14°49'13" (30.00' 90.00' 70.00' 173.12'	59.85' 132.25'	S 33°36'19" E S 18°30'47" E		C86A C86B	65.00' 65.00'	56.28' 142.36'	115.57		/ 125 ° 29'27 "
				70.00' 36.88' 330.00' 64.85'	36.45' 64.74'	N 75°32'36" E N 54°49'17" E	30°11'06" 11°15'33"	C86C C86D	45.00' 85.00'	137.52' 44.88'	89.92' 44.36'	S 36°57'07" V N 70°37'31" V	/ 175°05'46" / 30°15'02"
(C34A 115.00' 88.77' 86.58' S 81°07'0	08" E 44°13'34" (C61A	310.00' 60.92'	60.82'	N 54 ° 49'17" E	11 ° 15'33"	C86E	85.00'	46.65	46.07	S 78 ° 31'31" W	31 ° 26'55"
(C34C 85.00' 175.27' 145.83' S 44 ° 09'4	40" E 118 ° 08'29" (C62	350.00' 68.78' 50.00' 157.08'	68.67 ' 100.00 '	N 54°49'17" E N 40°48'29" W	180 ° 00'00"	C86F C87	85.00' 160.00'	168.23' 233.38'	213.24'	S 06°06'09" V N 08°48'33" V	V 83 ° 34'26"
				50.00' 107.65' 50.00' 49.43'		N 69°07'42" W N 20°52'18" E		C87A C87B	140.00' 180.00'	204.21' 205.81'		N 08°48'33" N N 17°50'24" W	
(C34F 145.00' 97.84' 96.00' S 04 ' 25'1	16" E 38 · 39'41" (C62C	30.00' 94.25'	60.00'	N 40 ° 48'29" W	180 ° 00'00"	C87C	180.00'	56.74'	56.51'	N 23 ° 56'49" E	18 ° 03 ' 42"
(C35A 400.00' 187.20' 185.50' N 01°30'(09" E 26°48'52" (C62E	70.00' 122.56' 70.00' 70.62'		N 69°42'30" W N 20°17'30" E	57 · 48 ' 02 "	C87D C87E	160.00' 160.00'	178.47' 54.91'	54.64'	N 18°38'26" W N 23°08'47" E	19 ° 39'46"
		and the second s		150.00' 75.90' 170.00' 86.02'	75.09' 85.11'	S 34°41'45" W S 34°41'45" W		C88 C88A	175.00' 175.00'	246.14' 78.72'		N 73°16'16" E N 45°51'52" E	
(C35D 370.00' 122.40' 121.85' N 05 ° 25'	56" E 18°57'17" (C63B	130.00' 65.78'	65.08'	S 34°41'45" W N 15°24'52" E	28 ' 59'32"	C88B	175.00	160.54	154.97 '	N 85°01'52" E S 76°45'30" E	52 ° 33'36"
(C36A 170.00' 152.37' 147.32' S 09 ' 43'1	17" W 51°21'15" (C64A	400.00' 107.84' 380.00' 102.45'	102.14	N 15 ° 24'52" E	15°26'48"	C88C C88D	175.00' 175.00'	63.06' 6.88'	6.88'	S 67°33'44" E	02°15'12"
	C37 250.00' 322.98' 300.98' N 01°36'4	43" W 74°01'15" (420.00' 113.23' 200.00' 102.43'		N 15°24'52" E N 34°52'17" E	15 ° 26'48" 29 ° 20'38"	C88E C88F	175.00' 155.00'	183.08' 45.63'		N 62°56'54" E S 74°52'11" E	
(C37A 250.00' 206.71' 200.87' N 11'42'4	1" E 47°22'27" (C65A	200.00' 84.64'	84.01'	N 32°19'26" E N 46°59'45" E	24 ° 14'55"	C88G	155.00'	172.38'	163.63'	N 64°50'13" E N 45°54'57" E	63 ° 43 ' 07"
(C37C 280.00' 361.73' 337.10' N 01°36'4	43" W 74°01'15"	C65C	200.00' 17.78' 180.00' 70.42'		N 31°24'24" E	22°24'51"	C88H C88I	195.00' 195.00'		163.60'	S 83°39'25" E	49 ° 36'22"
				180.00' 21.77' 220.00' 112.67'	21.76' 111.44'	N 46°04'43" E N 34°52'17" E		C88J C89	195.00' 100.00'	17.37 ' 88.23'		S 68°59'17" E N 88°17'18" W	
(C38 640.00' 655.87' 627.55' S 09'15'5	50" E 58°43'00" (C66	55.00' 147.21' 55.00' 106.29'	107.04' 90.50'	S 27°07'56" E S 05°49'11" E	153 ° 21 ' 05"	C89A C89B	120.00' 15.00'	55.17	54.68'	N 79°36'21" V S 71°12'59" E	/ 26 ° 20'25"
(C38B 640.00' 206.40' 205.50' S 29°23'	00" E 18°28'40" (C66B	55.00' 40.92'	39.98'	S 82°29'43" E	42°37'31"	C89C	45.00	53.03	50.02'	N 83°25'12" W	/ 67 ° 31'32"
	C38D 670.00' 478.05' 467.97' S 00°20'4	45" E 40 ° 52'50" (35.00' 93.68' 75.00' 154.09'	68.12 ' 128.38'	N 27°07'56" E N 09°18'48" E		C89D C89E	45.00' 45.00'	70.53' 45.87'		S 17°54'54" W S 56°11'17" E	
(C38E 670.00' 208.57' 207.73' S 29 ' 42'1	15" E 17°50'10"	C66E	75.00' 46.65' 200.00' 131.86'	45.90' 129.49'	N 85*59'20" E S 81*14'16" W	35 ° 38 ' 16"	C89F C89G	45.00' 15.00'	55.15' 19.32'	51.77	N 59°29'58" E S 61°17'31" W	70 ° 13 ' 26"
(C39 180.00' 248.65' 229.35' N 19 ' 28' ⁴	46" W 79°08'52" (C67A	220.00' 145.05'	142.43	S 81"14'16" W S 81"14'16" W	37 · 46'32"	C89H	80.00	21.46		N 74°07'11" W	
C	000A 210.00 0.10 0.10 N 3/30	ιι <u>π</u> υΖΙΟΎΟ΄ (C67B	180.00' 118.68'	116.54	ע מו +ווט ע W	J/ TU JL						

210.00' 281.91' 261.21'

150.00' 207.21' 191.12'

C39B

N 18°21'49" W 76°54'57"

N 19°28'46" W 79°08'52"

C90	80.00'	85.71'	81.67'	N 18°09'41" W	61 ° 22'55
C90A	30.00'	41.14'	37.99'	S 38°11'20" E	78'33'48
C90B	30.00 '	70.73	55.45'	N 34°59'12" E	135°05'0
C90C	95.00'	82.81'	80.22'	N 23°52'47" W	/ 49 ° 56'43
C90D	65.00 '	18.49'	18.43'	N 40°42'15" W	' 16 ° 17 ' 47'
C91	200.00'	57.07'	56.88'	S 40°40'40" E	16 ° 20 ' 58'
C91A	185.00'	52.79'	52.61'	S 40°40'40" E	
C91B	215.00'	61.35'	61.14'	S 40°40'40" E	16 ° 20 ' 58'
C92	320.00'	152.43'	150.99'	N 46°08'58" W	
C92A	335.00'	159.58'	158.07'	N 46°08'58" W	/ 27 ° 17 ' 34
C92B	305.00'	145.29'	143.92'	N 46°08'58" W	
C93	105.74'	133.86'	125.10'	S 35°30'04" W	
C93A	105.74'	27.95'	27.87'	S 64°11'40" W	15 ° 08'42
C94	500.00'	562.28	533.12'	N 31°27'06" E	64°25'57
C94A	500.00'	69.70'	69.64'	N 03°13'44" E	07*59'13
C94B	500.00'	81.10'	81.01'	N 11°52'07" E	091735
C94C	500.00'	158.25'	157.59'	N 25°34'56" E	
C94D	500.00'	307.07	302.27	N 24°48'59" E	
C94E	500.00'	185.51	184.45'	N 53°02'21" E	21°15'27'
C94F	500.00'	121.17 '	120.88'	N 56°43'31" E	13 ° 53 ' 07
C94G	480.00 '	175.41'	174.44'	N 53°11'55" E	20°56'19
C94H	520.00'	119.69'	119.42'	N 57°04'27" E	
C94I	520.00'	145.77'	145.30'	N 42°26'57" E	
C94J	520.00 '	165.60'	164.90'	N 25°17'41" E	18°14'48'
C94K	520.00	153.71	153.15'	N 07°42'12" E	16 ° 56'10'
C94L	480.00 '	61.61'	61.57'	N 02 ° 54'45" E	
C94M	480.00	302.77	297.77	N 24°39'34" E	
C94N	480.00'	132.07	131.68	N 42°12'57" E	
C95	130.00'	142.58	135.54	S 32°14'54" W	
C95A	150.00'	157.01	149.94	S 33'40'53" W	
C95B	110.00'	120.64	114.69	S 32°14'54" W	
C96	30.00'	25.23	24.49'	N 53°28'25" E	
C97	30.00'	25.23'	24.49'	N 78°20'12" W	
C98	45.00'	79.02'	69.25	S 79'41'16" W	
C99	45.00'	73.08'	65.31'	N 03°28'56" W	
C100	45.00'	64.97'	59.47'	N 84°23'56" E	82'43'08

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

LINE TABLE

LINE IADEL	
DIRECTION	DISTANCE
S 20°04'48" W	30.00
N 69'55 12 W	239.47
N 83 21 25 E	34.80'
N 29'30'48 W	55.38'
	140.33
S 53'21'54" E	103.26
5 // U5 U5 E	124.04' 128.59'
5 50 12 42 E	40.06
3 03 34 10 E	40.06 174.54
S 50°16'02" W	125.74
S 58°01'34" E	7.56
	7.30 272.68'
N 87°16'12" F	99.86
S 50°26'16" F	219.14
S 47°11'26" F	119.28
N 27'02'25" W	31.18
S 10°27'04" F	16.82'
N 49°11'31" E	77.77
S 78°09'52" W	83.41'
N 78°42'02" W	8.58'
S 78°05'43" W	35.65
N 12°31'46" E	25.21'
S 84°50'31" E	20.00'
	30.00'
	30.00'
N 00°19'41" W	30.00'
	15.00
S 67°05'11" E	30.00
S 01°09′29″ W	15.00'
	20.00'
N 78°01′45″ W	20.00'
N 69°48′01″ W	20.00'
N 02'43'40" E	46.26
N 00 44 52 E	44.23'
5 /8 42 UZ E	9.99'
N /04/U/ W	9.99'
N 40 31 U/ W	20.00'
N 201433 W	49.50' 28.45'
N 202324 W	20.40
	S 20°04'48" W N 69°55'12" W N 83°21'25" E N 29°30'48" W S 58°41'01" E S 53°21'54" E S 77°05'05" E S 66°12'42" E S 65°34'16" E N 24°24'44" E S 59°16'02" W S 58°01'34" E N 79°02'55" W N 87°16'12" E S 50°26'16" E S 47°11'26" E N 27°02'25" W S 10°27'04" E N 49°11'31" E S 78°09'52" W N 78°42'02" W S 78°05'43" W N 12°31'46" E

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
- (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.

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