

PLATTE RIVER RANCH ESTATES

A Part of Section 19, T.9S., R.77W. of 6th P.M.
And A Part of Section 24, T.9S., R.78W. of 6th P.M.

SHEET ONE OF TWO

DEDICATION

NOTES:

1. DEVELOPER IS BEAVER RIDGE, LTD., C/O DUANE LARSON, 501 ASH STREET, DENVER, CO.
2. TOTAL ACREAGE = 264.70 ACRES; LOT ACREAGE = 186.1 ACRES WITH 22 LOTS AVERAGING 8.46 ACRES; OUTLOT A = 64.03 ACRES; TOTAL ROAD LENGTH = 10,567 L.F. = 14.6 ACRES.
3. GEOLOGY IS GLACIAL TILL OVERLYING SEDIMENTARY ROCK.
4. ZONING IS P.U.D.
5. ESTIMATED WATER USAGE IS 4.6 ACRE FEET/YEAR.
6. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
7. UTILITY EASEMENTS: 7.5' SIDES AND REAR; 15' EXTERIOR BOUNDARY AND A 10' UTILITY AND SNOW STORAGE EASEMENT ALONG ALL FRONT LOT LINES.
8. BUILDING SETBACKS: PER R-1 ZONING.
9. ALL UTILITIES (ELEC., WATER, SEWER, GAS AND TELEPHONE) TO BE PROVIDED AT THE INDIVIDUAL LOT OWNER'S EXPENSE.
10. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING COUNTY DRIVEWAY, BUILDING AND SEWAGE DISPOSAL PERMITS.
11. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING THEIR OWN WELL PERMITS FROM THE STATE ENGINEER'S OFFICE.

RESTRICTIONS AND COMMENTS TO BE INCLUDED IN CONTRACTS FOR SALE AND DEEDS:

1. ACREAGE IN THE IMMEDIATE SURROUNDING AREA OF THE PUD ARE ZONED FOR MINING; MINING ACTIVITY MAY OCCUR WITHIN SUCH AREAS.
2. LOT NOS. 21 AND 22 HAVE WATER AUGMENTATION PROVISION FOR ON-SITE DECORATIVE AND STOCK WATERING PONDS, EACH NOT TO EXCEED 5,000 SQUARE FEET IN SURFACE AREA. PURCHASERS OF SUCH LOTS SHALL ASSUME THE BURDEN OF APPLYING FOR NECESSARY REGULATORY PERMITS TO CONSTRUCT ANY SUCH POND, AND NO REPRESENTATION IS MADE BY THE DEVELOPER AS TO THE VIABILITY OF OBTAINING SUCH PERMITS. ANY DEVELOPMENT IN THE FLOOD PLAIN WILL BE SUBJECT TO PROPER AUTHORIZATION AND PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY WETLANDS REGULATIONS.
3. NO ACCESS TO ANY INDIVIDUAL LOT FROM COLORADO STATE HIGHWAY NO. 9 WILL BE ALLOWED.
4. UP TO TWO LARGE ANIMALS PER LOT WILL BE ALLOWED ON LOT NOS. 1, 8, 9, 10, 11, 12, 13, 14, 20, 21, AND 22, IF CONTAINED WITHIN FENCES AS DESCRIBED IN RESTRICTION NO. 6. NO LIVESTOCK WILL BE ALLOWED ON ANY OTHER LOT.
5. DOMESTIC WELL PERMITS AND SEWAGE DISPOSAL PERMITS MUST BE OBTAINED BY THE LOT OWNER IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS. NO WATER FROM ANY WELL OR POND WITHIN THE SUBDIVISION MAY BE USED FOR THE WATERING OF ANY LAWN, TREE OR GARDEN, OR FOR THE WATERING OF STOCK EXCEPT ON THE ABOVE DESIGNATED LOTS, UNLESS SPECIFICALLY AUTHORIZED BY A DECREE OF THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 1.
6. ALL LOTS IN THE SUBDIVISION MAY BE FENCED. THE ONLY PERMITTED FENCING WILL BE FOUR-STRAND WIRE, BOTTOM STRAND BARBLESS. THE MAXIMUM HEIGHT OF A FENCE SHALL BE 42 INCHES. ANY CORRAL FENCING ON LOTS 1, 8, 9, 10, 11, 12, 13, 14 AND 20 SHALL BE SET BACK A MINIMUM OF 100 FEET FROM ALL PROPERTY LINES.
7. UPON TAKING TITLE TO A LOT IN THE SUBDIVISION A PURCHASER SHALL AUTOMATICALLY BECOME A MEMBER OF THE PLATTE RIVER RANCH ESTATES WATER AND ROAD COMPANY, A COLORADO NON-PROFIT CORPORATION WHICH HAS BEEN ORGANIZED FOR THE PURPOSE OF OWNING AND MAINTAINING ALL OF THE COMMON AREAS AND WATER RIGHTS IN THE SUBDIVISION. EACH OWNER AGREES TO BE SUBJECT TO THE DUES AND ASSESSMENTS LEVIED BY THE ASSOCIATION IN ACCORDANCE WITH THE BYLAWS AND COVENANTS, COPIES OF WHICH WILL BE FURNISHED TO PURCHASER AT THE TIME OF CLOSING.
8. NO VEHICULAR OR EQUESTRIAN TRAFFIC WILL BE PERMITTED ON OUTLOT A EXCEPT ON THE COTTAGE GROVE RESERVOIR ACCESS ROAD AND EXCEPT FOR ROADS THAT WILL BE SPECIFICALLY ESTABLISHED TO SERVE THE THREE PICNIC AREAS LOCATED ON OUTLOT A. ALSO THERE WILL BE NO LARGE ANIMALS, SUCH AS HORSES OR CATTLE, ALLOWED ON OUTLOT A AT ANY TIME. UNDER NO CIRCUMSTANCES SHALL ANY PERMITTED ROAD ON OUTLOT A BE BUILT IN A FLOOD PLAIN OR WETLANDS AREA.
9. AS A CONDITION OF OBTAINING A CERTIFICATE OF OCCUPANCY, ALL BUILDING SITES SHALL HAVE THE TIMBER THINNED TO A LEVEL OF SIX FEET ABOVE THE GROUND, WITHIN A 100 FOOT RADIUS OF ALL BUILDINGS, AND SUCH TRIMMINGS AND OTHER DEAD WOOD WITHIN SUCH RADIUS REMOVED FROM THE SITE.

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.

BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SECTION 19, T 9 S, R 77 W OF THE 6TH P.M. WHICH BEARS N 00°19'11" E BETWEEN THE MONUMENTS SHOWN HEREON, IN AGREEMENT WITH SURVEYS OF SECTION 19 BY LAVERN A. JASCHKE, L.S. NO. 2816 AND BY AMERICAN CONSULTING ENGINEERS, INC.

KNOW ALL MEN BY THESE PRESENTS THAT BEAVER RIDGE, LTD., A LIMITED PARTNERSHIP, BEING THE OWNERS OF A TRACT OF LAND LOCATED IN SECTION 19, T 9 S, R 77 W, AND IN SECTION 24, T 9 S, R 78 W, OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO, TO WIT: BEGINNING AT THE W 1/4 CORNER OF SAID SECTION 19; THENCE N 00°19'11" E, 1711.77 FT. ALONG THE WEST LINE OF SAID SECTION 19; THENCE N 89°40'49" W, 50 FT., MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF PARK COUNTY ROAD KNOWN AS LOONEY LANE; THENCE NORTH, 142 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTH 1/64TH LINE OF SECTION 24, T 9 S, R 78 W OF THE 6 P.M.; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SAID NORTH 1/64TH LINE N 81°25'12" E, 51 FT., MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NW/4 NW/4 NW/4 OF SAID SECTION 19; THENCE N 81°25'12" E, 655.87 FT. ALONG THE SOUTHERLY LINE OF SAID NW/4 NW/4 NW/4; THENCE N 00°08'21" E, 642.47 FT. ALONG THE EASTERLY LINE OF SAID NW/4 NW/4 NW/4 TO A POINT ON THE NORTH LINE OF SAID SECTION 19; THENCE N 79°30'36" E, 1717.25 FT. ALONG THE NORTH LINE OF SAID SECTION 19 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE FOLLOWING 5 COURSES:

- (1) S 23°07'30" E, 1071.98 FT.
- (2) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 18°46'00", WHOSE RADIUS IS 5680.00 FT. FOR A DISTANCE OF 1860.43 FT.
- (3) S 04°21'30" E, 1398.20 FT.
- (4) S 85°38'30" W, 250.00 FT.
- (5) S 04°21'30" E, 375.68 FT. TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PARK COUNTY ROAD NO. 1;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 9 AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 23 COURSES:

- (1) S 81°13'30" W, 650.91 FT.
- (2) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 35°52'40", WHOSE RADIUS IS 186.22 FT. FOR A DISTANCE OF 116.61 FT.
- (3) N 62°53'50" W, 216.51 FT.
- (4) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 14°39'40", WHOSE RADIUS IS 358.67 FT. FOR A DISTANCE OF 91.78 FT.
- (5) N 48°14'10" W, 86.66 FT.
- (6) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 10°50'00", WHOSE RADIUS IS 760.75 FT. FOR A DISTANCE OF 143.84 FT.
- (7) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 10°42'40", WHOSE RADIUS IS 770.04 FT. FOR A DISTANCE OF 143.95 FT.
- (8) N 26°41'30" W, 58.14 FT.
- (9) ALONG A CURVE TO THE LEFT WHOSE DELTA IS 21°12'50", WHOSE RADIUS IS 617.39 FT. FOR A DISTANCE OF 228.59 FT.
- (10) N 47°54'20" W, 76.44 FT.
- (11) ALONG A CURVE TO THE LEFT WHOSE DELTA IS 26°18'30", WHOSE RADIUS IS 372.31 FT. FOR A DISTANCE OF 170.95 FT.
- (12) N 74°12'50" W, 271.33 FT.
- (13) ALONG A CURVE TO THE LEFT WHOSE DELTA IS 42°23'45", WHOSE RADIUS IS 236.28 FT. FOR A DISTANCE OF 174.83 FT.
- (14) S 63°23'25" W, 125.94 FT.
- (15) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 20°34'40", WHOSE RADIUS IS 520.87 FT. FOR A DISTANCE OF 187.07 FT.
- (16) S 83°58'05" W, 26.50 FT.
- (17) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 23°52'05", WHOSE RADIUS IS 408.42 FT. FOR A DISTANCE OF 170.14 FT.
- (18) ALONG A CURVE TO THE LEFT WHOSE DELTA IS 31°36'20", WHOSE RADIUS IS 347.99 FT. FOR A DISTANCE OF 191.96 FT.
- (19) S 76°13'50" W, 120.61 FT.
- (20) ALONG A CURVE TO THE LEFT WHOSE DELTA IS 15°34'30", WHOSE RADIUS IS 488.72 FT. FOR A DISTANCE OF 127.41 FT.
- (21) S 60°39'20" W, 35.85 FT.
- (22) ALONG A CURVE TO THE RIGHT WHOSE DELTA IS 40°51'20", WHOSE RADIUS IS 131.10 FT. FOR A DISTANCE OF 93.48 FT.
- (23) N 78°29'20" W, 15.12 FT. TO A POINT ON THE WEST LINE OF SAID SECTION 19;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF SECTION 19 N 00°17'30" E, 1089.45 FT. TO THE POINT OF BEGINNING, CONTAINING 264.70 ACRES.

EXCEPT THAT REAL PROPERTY KNOWN AS THE COTTAGE GROVE RESERVOIR MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 22 PLATTE RIVER RANCH ESTATES, THENCE N43°19'50" E, 536.10 FT. TO THE TRUE POINT OF BEGINNING; THENCE N17°04'04" W, 34.34 FT.; THENCE N04°43'39" W, 321.47 FT.; THENCE N19°38'36" E, 31.27 FT.; THENCE N60°34'03" E, 157.27 FT.; THENCE N48°25'06" E, 121.86 FT.; THENCE S05°27'12" W, 524.78 FT.; THENCE S32°35'33" W, 23.16 FT.; THENCE N88°54'04" W, 141.12 FT. TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES.

THAT SAID OWNERS HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF PLATTE RIVER RANCH ESTATES, AND DOES HEREBY CONVEY IN FEE SIMPLE TO THE COUNTY OF PARK, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, COURTS, AND PLACES HEREIN SHOWN; ALSO THE EASEMENTS AS SHOWN HEREON ARE RESERVED AND/OR DEDICATED FOR THE PURPOSES SHOWN.

BEAVER RIDGE, LTD., A LIMITED PARTNERSHIP
BY LARSON LAND COMPANY, INC.
BY Duane S. Larson DATED: 8-5-94
DUANE S. LARSON, ITS PRESIDENT

STATE OF COLORADO
COUNTY OF PARK

THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF August A.D. 1994. BY DUANE S. LARSON AS PRESIDENT OF LARSON LAND COMPANY, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF BEAVER RIDGE, LTD., A LIMITED PARTNERSHIP.
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 5-4-96

Doc Bollen
NOTARY PUBLIC

OWNER'S CERTIFICATE

I, DUANE S. LARSON, PRESIDENT OF LARSON LAND COMPANY, INC., A COLORADO CORPORATION, GENERAL PARTNER OF BEAVER RIDGE, LTD., A LIMITED PARTNERSHIP, OWNER OF THE ABOVE PLATTED LAND, DO HEREBY STATE THAT TITLE TO SAID LAND IS HELD IN THE NAME OF BEAVER RIDGE, LTD., A LIMITED PARTNERSHIP, AS SHOWN ON THE COMMITMENT TO INSURE SAID LAND, AND THAT THE LIENS AND ENCUMBRANCES SHOWN ON THE COMMITMENT TO INSURE FROM PARK COUNTY ABSTRACT AND TITLE COMPANY, ARE THE ONLY LIENS AFFECTING SAID PROPERTY AT THE TIME OF FILING OF SAID PLAT.

DATE: 8-5-94

Duane S. Larson
DUANE S. LARSON FOR OWNER

TITLE CERTIFICATE

PARK COUNTY ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE DESCRIBED PROPERTY IS VESTED IN THE DEDICATORS.

DATE: 8-5-94

BY: H.M. Oyer, as agent for First American Title Insurance Company

LENDER'S CERTIFICATE

THE BANK, N.A., A NATIONAL BANKING ASSOCIATION

DATE: 8-5-94

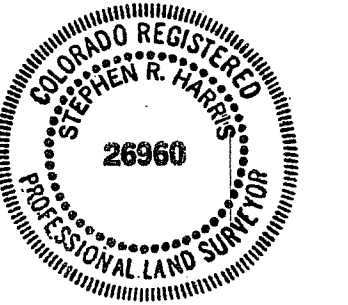
BY: Eric Adkin, Vice President

SURVEYOR'S CERTIFICATE

I, STEPHEN R. HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE.

8-05-94
DATE

Stephen R. Harris
STEPHEN R. HARRIS, PLS NO. 26960
CROW HILL CONSULTING
169 SOUTH PINE DRIVE
BAILEY, COLORADO 80421



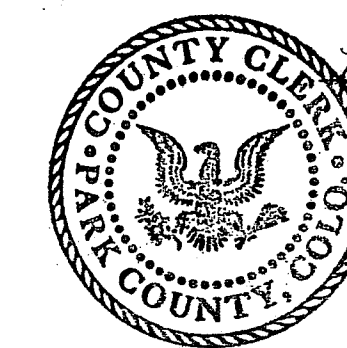
APPROVAL OF PLANNING COMMISSION

APPROVED BY THE PARK COUNTY PLANNING COMMISSION, THIS 9th DAY OF August A.D. 1994.

BY: Hillita Madry
CHAIRMAN

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS

APPROVED BY THE PARK COUNTY BOARD OF COMMISSIONERS, THIS 15th DAY OF August A.D. 1994, SUBJECT TO THE PROVISION THAT THE COUNTY SHALL NOT UNDERTAKE THE MAINTENANCE OF SAID ROADS UNTIL SATISFACTORY CONSTRUCTION THEREOF BY THE SUBDIVIDER, SAID ROADS WILL BE ACCEPTED BY RESOLUTION AT A REGULAR COUNTY COMMISSIONERS MEETING AFTER COMPLETION AND INSPECTION.

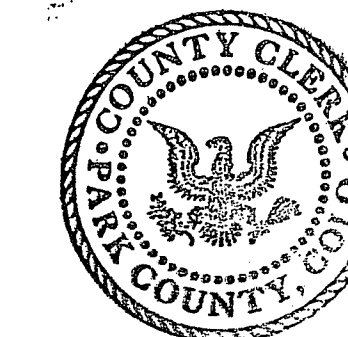


Barbara J. Pasco
CLERK

BY: James D. Coggin
CHAIRMAN

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, AT 4:30 P.M. ON THE 19th DAY OF AUGUST, A.D. 1994 AND DULY FILED AT RECEPTION NO. 429568.



Barbara J. Pasco
COUNTY CLERK AND RECORDER

FINAL PLAT

SCALE		MOUNTAIN PLANNING AND ENGINEERING LLC	
DESIGN KNB		902 MAIN ST.	P.O. BOX 120 FAIRPLAY, CO 80440
APPRVD KNB		TELEPHONE 719/836-2480	303/452-6052
JOB. NO. M9302	DATE ISSUED	AUG. 04, 1994	SHEET 1 OF 2

PLATTE RIVER RANCH ESTATES

A Part of Section 19, T.9S., R.77W. of 6th P.M.
And a Part of Section 24, T.9S., R.78W. of 6th P.M.

SHEET TWO OF TWO

MINING
(M & M MINING)

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	174.83'	42°23'45"	236.28'	N84°35'18"E	170.87'
C2	187.07'	20°34'40"	520.87'	N73°40'45"E	186.07'
C3	191.96'	31°36'20"	347.99'	S87°58'00"E	189.53'
C4	93.48'	40°51'20"	131.10'	N81°05'00"E	91.51'
C5	127.41'	15°34'30"	468.72'	N68°26'35"E	127.02'
C6	170.14'	23°52'05"	408.42'	S84°05'52"E	168.91'
C7	170.95'	26°18'30"	372.31'	S61°03'35"E	169.45'
C8	228.59'	21°12'50"	617.39'	S37°17'55"E	227.29'
C9	116.61'	35°52'40"	186.22'	S80°50'10"E	114.71'
C10	143.95'	10°42'40"	770.04'	S32°02'50"E	143.74'
C11	143.84'	10°50'00"	760.75'	S42°49'10"E	143.63'
C12	91.78'	14°39'40"	358.67'	S55°34'00"E	91.53'
C13	1860.43'	18°46'00"	5680.00'	N13°44'30"W	1852.12'
C14	238.00'	18°40'48"	730.00'	N57°32'06"E	236.95'
C15	161.45'	10°10'56"	908.48'	N53°17'10"E	161.24'
C16	393.94'	24°50'42"	908.48'	N70°48'00"E	390.86'
C17	297.69'	13°32'12"	1260.00'	N01°21'18"W	296.99'
C18	345.23'	15°41'55"	1260.00'	N15°58'22"E	344.15'
C19	126.62'	03°17'51"	2200.00'	N22°10'23"E	126.60'
C20	458.38'	11°56'16"	2200.00'	N14°33'20"E	457.55'
C21	453.95'	11°49'21"	2200.00'	N02°40'31"E	453.15'
C22	466.52'	12°09'00"	2200.00'	N09°18'39"W	465.65'
C23	457.23'	11°54'28"	2200.00'	S21°20'23"E	456.41'
C24	514.75'	13°24'21"	2200.00'	S33°59'48"E	513.58'
C25	508.93'	20°07'21"	1449.11'	S30°38'18"E	506.32'
C26	277.32'	25°25'22"	625.00'	S33°17'19"E	275.05'
C27	102.07'	73°06'10"	80.00'	N09°26'55"W	95.29'
C28	25.52'	73°06'10"	20.00'	N09°26'55"W	23.82'
C29	303.94'	25°25'22"	685.00'	S33°17'19"E	301.45'
C30	487.86'	20°07'21"	1389.11'	S30°38'18"E	485.36'
C31	2545.02'	64°31'18"	2260.00'	N08°26'20"W	2412.66'
C32	886.18'	42°18'43"	1200.00'	N02°39'58"E	866.18'
C33	215.62'	07°59'59"	1529.98'	N14°29'25"W	213.45'
C34	205.24'	03°17'51"	1469.98'	N14°29'25"W	205.08'
C35	153.69'	10°22'43"	848.48'	N78°01'59"E	153.48'
C36	365.02'	24°38'56"	848.48'	N60°31'10"E	362.21'
C37	257.56'	18°40'48"	790.00'	N57°32'06"E	256.42'
C38	227.57'	10°20'54"	1260.00'	N13°18'57"W	227.26'
C39	465.21'	04°44'34"	5620.00'	N06°43'47"W	465.07'
C40	462.77'	04°43'04"	5620.00'	N11°27'36"W	462.63'
C41	462.88'	04°43'08"	5620.00'	N16°10'42"W	462.75'
C42	449.93'	04°35'13"	5620.00'	N20°49'53"W	449.81'
C43	63.79'	73°06'10"	50.00'	N09°26'55"W	63.79'
C44	498.40'	20°07'21"	1419.11'	S30°38'18"E	495.84'
C45	290.63'	25°25'22"	655.00'	S33°17'19"E	288.25'
C46	537.05'	35°01'39"	878.48'	N65°42'31"E	528.73'
C47	908.33'	42°18'43"	1230.00'	N02°39'58"E	887.83'
C48	2511.23'	64°31'18"	2230.00'	N08°26'20"W	2380.63'
C49	209.43'	07°59'59"	1499.98'	N14°29'25"W	209.26'
C50	247.78'	18°40'48"	780.00'	N57°32'06"E	246.69'
C51	1850.60'	18°46'00"	5650.00'	N13°44'30"W	1842.34'

RES. 1 AC.
(SNOWSTORM)

RR-1
(APPLE)

PUD
(LARSON)

(STOLENBERG)

RES. 1 AC.

COLORADO STATE
HIGHWAY DEPT.

RES. 1 AC. AND MINING
(M & M MINING)

LINE	DIRECTION	DISTANCE
L1	S60°39'20"W	35.85
L2	S76°13'50"W	120.61
L3	N78°29'20"W	15.12
L4	S83°58'05"W	26.50
L5	N26°41'30"W	38.14
L6	N74°12'50"W	271.33
L7	S63°23'25"W	125.94
L8	N47°54'20"W	76.44
L9	N62°53'50"W	218.51
L10	N48°14'10"W	86.66
L11	S66°52'30"W	60.00
L12	S66°52'30"W	60.00
L13	N27°06'10"E	60.38
L14	N27°06'10"E	60.38
L15	N27°06'10"E	60.38
L16	S62°53'50"E	134.00
L17	N62°53'50"W	22.51
L18	N89°40'49"W	50+-
L19	N00°00'00"E	142+-
L20	N81°25'12"E	51+-
L21	N15°32'44"W	138.58
L22	S78°57'59"E	100.67

NOTES AND LEGEND:

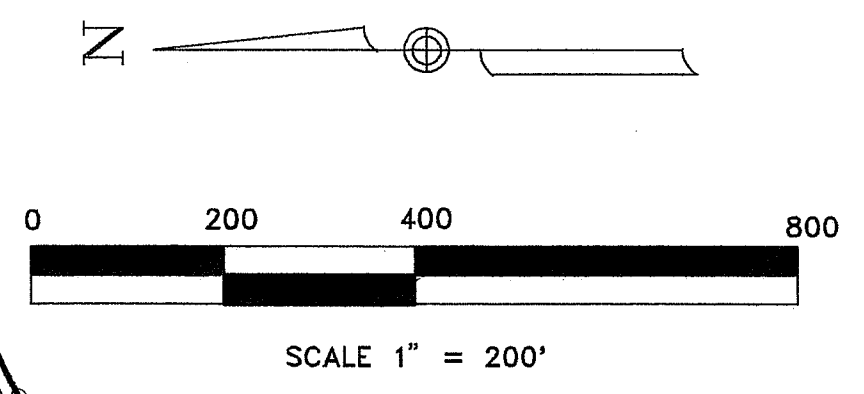
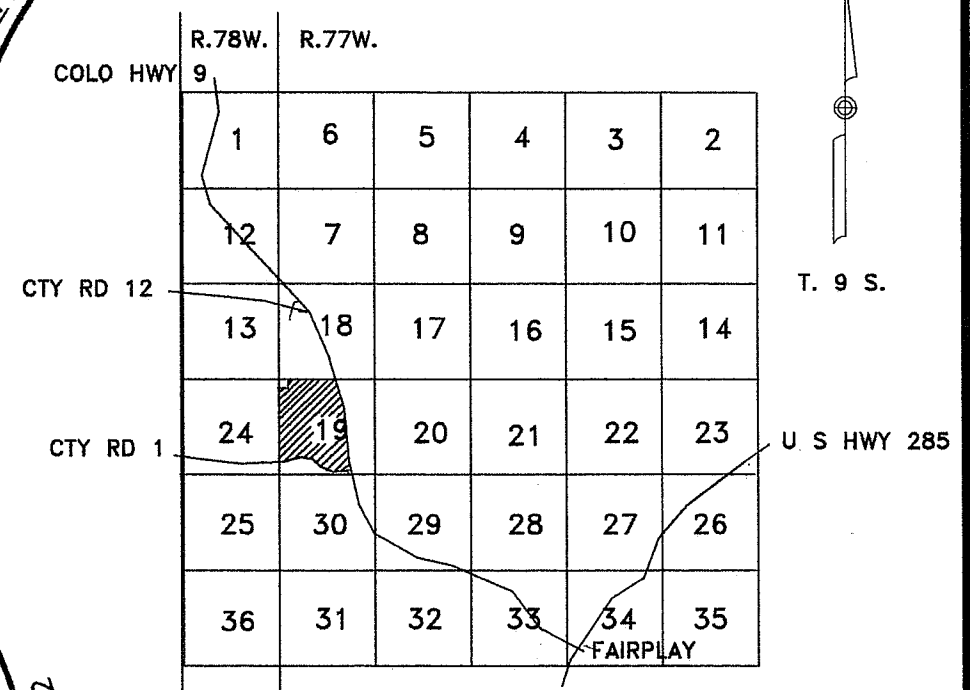
TYPICAL UTILITY EASEMENTS: 7.5' ALONG ALL
SIDE LOT LINES, 15' ALONG ALL EXTERIOR
SUBDIVISION BOUNDARIES AND A 10' UTILITY AND
SNOW STORAGE EASEMENT ALONG ALL FRONT
LOT LINES.

- INDICATES SET 5/8" REBAR WITH
WITH ALUM. OR PLASTIC CAP LS NO. 26960
- INDICATES FOUND 5/8" REBAR
WITH ALUM. CAP LS NO. 2816
- INDICATES FOUND 5/8" REBAR
WITH ALUM. CAP LS NO. 4440

NW COR SEC 19
5/8" REBAR & ALUM. CAP
LS NO. 2622

POINT OF BEGINNING
W 1/4 COR SEC 19
5/8" REBAR & ALUM.
CAP LS # 2690

SW COR SEC 19
3" BLM BRASS CAP 1960



FINAL PLAT

SCALE 1" = 200'	<p>MOUNTAIN PLANNING AND ENGINEERING LLC 902 MAIN ST. P.O. BOX 120 FAIRPLAY, CO 80440 TELEPHONE 719/836-2480 303/452-6052</p>
DESIGN NKB	
APPRVD NKB	
JOB. NO. M9302	
DATE ISSUED AUG. 04, 1994 SHEET 2 OF 2	