FINAL PLAT

ROARING FORK PRESERVE

A PARCEL OF LAND SITUATED IN SECTIONS 35 AND 36, T.7S., R.88W, OF THE 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO
SHEET 1 OF 2

NOTES:

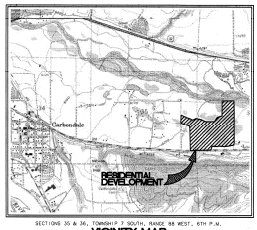
1. THIS SURVEY IS BASED ON BOUNDARY SPLIT SURVEY PREPARED BY SCARROW & WALKER, INC., DATED MAY 18, 2000.
2. BASIS OF BEARING FOR THE SURVEY IS A BEARING OF N 89°53'49" E BETWEEN THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 36, AND THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 36, BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
3. BUILDING ENVELOPES ARE AS CALLED OUT ON THIS PLAT.
4. THE REAL PROPERTY DESCRIBED HERE IN IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF (1) GARFIELD COUNTY APPROVAL RESOLUTION NO. 2001-80 (APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 19, 2001) AND (2) "THE ROARING FORK PRESERVE SUBDIVISION" RECORDED IN BOOK 1219 AT PAGE 57 OF THE REAL ESTATE RECORDS OF GARFIELD COUNTY, COLORADO AND (3) DECLARATION OF PROTECTIVE COVENANTS FOR THE ROARING FORK PRESERVE RECORDED AS RECEPTION NO. 603296, OF THE REAL ESTATE RECORDS OF GARFIELD COUNTY, COLORADO AND (4) ANY AND ALL EASEMENTS THAT WERE GRANTED OR RESERVED ON THIS PLAT AND AS SET IN THE DECLARATION OF PROTECTIVE COVENANTS.
5. THE MINIMUM DEFENSIBLE SPACE DISTANCE SHALL BE 30 FEET ON LEVEL TERRAIN, PLUS APPROPRIATE MODIFICATION TO RECOGNIZE THE INCREASED RATE OF FIRE SPREAD ON SLOPES. THE DEFENSIBLE SPACE SHALL BE BASED ON "FIREWISE/HOMEOWNERS SAFETY ZONE DIMENSIONS, WILDFIRE SAFETY GUIDELINES FOR RURAL HOMEOWNERS," (COLORADO STATE FOREST SERVICE) SHALL BE USED TO DETERMINE DEFENSIBLE SPACE REQUIREMENTS FOR THE REQUIRED DEFENSIBLE SPACE WITHIN BUILDING ENVELOPES IN AREAS EXCEEDING FIVE (5) PERCENT GRADE.
6. CONTOUR AND MEAN WATER SURFACE ELEVATIONS ARE BASED ON THE FOLLOWING DATUM: RM23 DESCRIBED AS THE U.S. ARMY CORPS OF ENGINEER'S BENCH MARK COMPRISING A RAILROAD SPIKE IN THE LAST POWER POLE ON THE NORTH SIDE OF COUNTY ROAD 100, APPROXIMATELY 2 MILES EAST OF CARBONDALE; 822 FEET WEST OF THE DENVER & RIO GRANDE RAILROAD MILE POST 379 AND 110 FEET NORTH OF THE MAIN TRACK CENTERLINE.
7. IT IS THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY, ACCORDING TO THE COLORADO NOXIOUS WEED ACT AND GARFIELD COUNTY'S WEED MANAGEMENT PLAN, TO MANAGE ANY NOXIOUS WEEDS ON HIS OR HER LOT. THE OWNER SHALL BE A MEMBER OF THE HOMEOWNER'S ASSOCIATION AND ABIDE BY THE CONDITIONS OF THE WEED MANAGEMENT PLAN FOR THE ROARING FORK PRESERVE SUBDIVISION, PREPARED BY BEECH ENVIRONMENTAL, LLC. A COPY OF THIS PLAN IS AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ROARING FORK PRESERVE HOMEOWNER'S ASSOCIATION.
8. ONE (1) DOG WILL BE ALLOWED FOR EACH RESIDENTIAL UNIT WITHIN THE SUBDIVISION AND THE DOG SHALL BE REQUIRED TO BE CONFINED WITHIN THE OWNER'S PROPERTY BOUNDARIES, WITH ENFORCEMENT PROVISIONS AS SET FORTH IN THE PROTECTIVE COVENANTS FOR THE SUBDIVISION.
9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH LOT WILL BE STAKED AND CERTIFIED BY A REGISTERED LAND SURVEYOR VERIFYING BUILDING LOCATION WITHIN APPROVED ENVELOPE.
10. ACCESSORY DWELLING UNITS ("ADUs") SHALL BE PERMITTED ON LOTS 5,6,7,& 8 ONLY. EACH ADU SHALL COMPLY WITH THE STANDARDS APPLICABLE TO ADUs SET FORTH IN GARFIELD COUNTY ZONING RESOLUTION OF 1978, AS AMENDED.
11. EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEWAGE TREATMENT SYSTEM TO BE DESIGNED BY A PROFESSIONAL ENGINEER AS PROVIDED FOR MORE FULLY IN THE DECLARATION OF PROTECTIVE COVENANTS.
12. WETLAND BOUNDARIES WITHIN THE SUBDIVISION HAVE BEEN DELINEATED BY BEACH ENVIRONMENTAL, LLC SEPTEMBER 19, 2000, PROJECT NO. 0255.
13. SOILS TESTING WAS DONE AND GEOTECHNICAL REPORT WAS PREPARED BY HORNBERTH-PANLAK GEOTECHNICAL, INC. DATED NOVEMBER 30, 2000, JOB NO. 100 627.
14. A SITE SPECIFIC GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED FOR EACH LOT TO DETERMINE PROPER FOUNDATION DESIGN AND MITIGATION OF POTENTIAL GEOLOGIC HAZARDS.
15. THE COLORADO DIVISION OF WILDLIFE SHALL BE HELD HARMLESS FROM ANY AND ALL DAMAGE CLAIMS RELATED TO LANDSCAPING, INCLUDING BUT NOT LIMITED TO, NATIVE PLANTS, AND GARDEN PLANTS RESULTING FROM THE ACTIVITIES OF WILDLIFE.
16. IRRIGATION EASEMENTS: ALL OF THE LOTS AND ROADWAYS WITHIN THE SUBDIVISION ARE SUBJECT TO AN EASEMENT FOR THE USE, MAINTENANCE, REPAIR AND REPLACEMENT OF THE SLOUGH DITCH LATERAL, SLOUGH DITCH LATERAL NO. 1 AND SLOUGH DITCH LATERAL NO. 1-1. SUCH EASEMENTS SHALL BE FOR A WIDTH OF 40+/-FEET, 20+/-FEET EITHER SIDE OF THE CENTERLINE. THE PROPERTY IS ALSO SUBJECT TO AN EASEMENT FOR THE USE, MAINTENANCE, REPAIR AND REPLACEMENT OF THE SLOUGH DITCH LATERAL NO. 1-1-1 WHICH EASEMENT SHALL BE FOR A WIDTH OF 10+/-FEET, 5+/-FEET EITHER SIDE OF THE CENTERLINE. THE WATER USERS OF ROARING FORK PRESERVE HOMEOWNERS ASSOCIATION AND, IF REQUIRED BY LAW, THE SLOUGH DITCH COMPANY THE EASEMENT RIGHTS GRANTED HEREIN SHALL APPLY TO ANY RELOCATED DITCH LATERAL. NOTHING HEREIN SHALL ALLOW FOR ANY LATERAL DITCH TO BE INSTALLED OR RELOCATED WITHIN THE SUBDIVISION EXCEPT FOR THOSE LATERALS SPECIFICALLY THAT HAS BEEN BUILT OR THAT IS IN THE PLANNING STAGES OR THAT ARE NEEDED UNREASONABLY INTERFERE WITH THE ABILITY OF ANY LOT OWNER TO LOCATE STRUCTURES WITHIN THE BUILDING ENVELOPE.

LAND USE SUMMARY

LOT NO.	AREA (ACS)	ZONE	ADDRESS
1	9.950	A/R/RD	021 SILVER SPRUCE DRIVE
2	9.739	A/R/RD	020 SILVER SPRUCE DRIVE
3	9.844	A/R/RD	014 SILVER SPRUCE DRIVE
4	7.897	A/R/RD	013 SILVER SPRUCE DRIVE
5	10.726	A/R/RD	008 SILVER SPRUCE DRIVE
6	9.220	A/R/RD	009 SILVER SPRUCE DRIVE
7	12.808	A/R/RD	015 PONDEROSA PINES WAY
8	12.762	A/R/RD	004 WEEPING WILLOWS LANE
9	15.412	A/R/RD	012 WEEPING WILLOWS LANE
			037 PONDEROSA PINES WAY
			011 WEEPING WILLOWS LANE

TOTAL LOT AREA	89.367 ACS
RIGHT-OF-WAY AREA	6.766 ACS
TOTAL AREA	90.033 ACS

EXISTING ZONING = A/R/RD - PROPOSED ZONING = A/R/RD
TOTAL DEVELOPMENT AREA = 90.033 ACRES
TOTAL NUMBER OF LOTS PROPOSED = 9
TOTAL NUMBER OF UNITS PROPOSED = 9 + 4 = 4.0 D.U.A.
TOTAL NUMBER OF INDIVIDUAL WELLS ON LOTS PROPOSED FOR EACH STRUCTURE: 1 PRIMARY DWELLING UNIT, 1 ACCESSORY DWELLING UNIT ON FOUR LOTS.
TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES = 9x4 + 4x1 = 40
TOTAL PROPOSED DENSITY:
6.00 ACRES PER DWELLING WITH ACCESSORY UNITS
10.00 ACRES PER DWELLING WITHOUT ACCESSORY DWELLING UNITS



SECTIONS 35 & 36, TOWNSHIP 7 SOUTH, RANGE 88 WEST, 6TH P.M.

VICINITY MAP

SCALE: 1" = 2000'

COUNTY SURVEYOR'S CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS AND DRAWING PURSUANT TO 38-51-101 AND 102 (REVISED).

GARFIELD COUNTY SURVEYOR

DATE 5 May 2002

SURVEYOR'S CERTIFICATE

I, FRANK N. HARRINGTON, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE ROARING FORK PRESERVE SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON; THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

DATE

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 30TH DAY OF May A.D. 2002

FRANK N. HARRINGTON, L.S. #19598

CERTIFICATE OF MORTGAGEE CONSENT

ALPINE BANK, BEING THE HOLDER AND BENEFICIARY OF A DEED OF TRUST RECORDED IN BOOK 1183 AT PAGE 443 OF THE RECORDS OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, TRUST ENCUMBERS THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND SHOWN HEREON, HEREBY CONSENTS TO THE EXECUTION AND RECORDATION OF THIS FINAL PLAT AND THEREOF AND TO ALL DEDICATIONS AND RESERVATIONS MADE BY AND UPON THIS FINAL PLAT AS STATED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP SET FORTH HEREON AND DOES HEREBY SUBORDINATE ANY INTEREST THAT IT MAY HAVE IN AND TO THE PROPERTY SUBJECT TO SAID DEDICATIONS AND RESERVATIONS TO THE EXTENT THAT SUCH INTEREST SHALL ARE THE BENEFICIARIES OF SAID RESERVATIONS AND TO WHOM SUCH DEDICATIONS ARE MADE.

DATED THIS 29th DAY OF May, 2002.

ALPINE BANK, A COLORADO BANKING CORPORATION

BY: Mary Meek

TITLE: Assistant Vice President

STATE OF COLORADO)
) ss
COUNTY OF GARFIELD)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF May, 2002,

BY Mary Meek AS Vice President OF ALPINE BANK, A COLORADO BANKING CORPORATION.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY PUBLIC LESLIE HINELINE BOYER STATE OF COLORADO

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO THIS 6th DAY OF May, 2002, IS ACCEPTED FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES GARFIELD COUNTY FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LANDS, PUBLIC WAYS OR EASEMENTS DEDICATED TO THE PUBLIC, WHICH IMPROVEMENTS ARE THE RESPONSIBILITY OF THE BOARD OF COUNTY COMMISSIONERS AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE GARFIELD COUNTY FOR THE CONSTRUCTION, REPAIR OR MAINTENANCE OF PUBLIC HIGHWAYS.

BOARD OF COUNTY COMMISSIONERS
OF GARFIELD COUNTY, COLORADO

BY

CHAIRMAN

ATTEST

COUNTY CLERK

ATTORNEY'S CERTIFICATE

I, ROBERT B. EMERSON, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT TITLE TO THE LAND, AS RECORDED AT THE TIME OF RECORDING OF THIS PLAT, ALL DEDICATIONS TO THE PUBLIC, AS DESCRIBED HEREIN, ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES OF RECORD EXCEPT:

RIGHTS RESERVED IN UNITED STATED PATENT RECORDED JUNE 1, 1899, IN BOOK 12 AT PAGE 511

TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND OTHER MATTERS SET FORTH IN RESOLUTION NO. 2001-80, RECORDED IN BOOK 1278 AT PAGE 57.

ATTORNEY

DATE 5/6/2002

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ROARING FORK PRESERVE, LLC IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND BEING A PART OF THE AS SHOWN ON THE ACCOMPANYING PLAT, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 12 AND 13 IN SECTION 35, AND IN GOVERNMENT LOTS 14 AND 15 IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY OF GARFIELD COUNTY ROAD NO. 100, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WITNESS CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 35, A NO. 6 REBAR FOUND IN PLACE; THENCE N.81°49'37"E., 1416.62 FEET (RECORD TIE: S.81°55'W, 1416.14 FEET) TO A REBAR AND CAP, PLS # 26950, BEING THE POINT OF BEGINNING; THENCE 154.64 FEET, THENCE ALONG SAID RIGHT-OF-WAY S.88°35'41"E., A DISTANCE OF 154.64 FEET; THENCE ALONG SAID RIGHT-OF-WAY N.88°45'26"E., A DISTANCE OF 310.37 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N.01°14'34"W., A DISTANCE OF 1236.31 FEET (DEED = 1208.34 FEET) TO A REBAR AND CAP, PLS # 26950; THENCE N.67°39'46"W, A DISTANCE OF 478.58 FEET TO A POINT ON AN EXISTING FENCELINE, BEING A REBAR AND CAP, PLS # 26950; THENCE ALONG SAID FENCELINE N.00°40'07"E., A DISTANCE OF 610.00 FEET TO A REBAR AND CAP, PLS # 26950; THENCE S.80°12'47"E., A DISTANCE OF 389.10 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE S.78°31'47"E., A DISTANCE OF 82.93 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE S.62°09'51"E., A DISTANCE OF 155.56 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE S.08°57'16"E., A DISTANCE OF 180.48 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE S.03°33'05"E., A DISTANCE OF 252.12 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE S.05°18'05"E., A DISTANCE OF 252.12 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE S.09°58'08"E., A DISTANCE OF 420.28 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE N.30°27'30"E., A DISTANCE OF 251.43 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE N.72°44'24"E., A DISTANCE OF 204.90 FEET TO A REBAR AND CAP, PLS # 26950;
THENCE N.00°40'07"E., A DISTANCE OF 1.00 FEET TO A POINT ON A CURVE, THE RADIUS BEARS SOUTH 125.00 FEET; THENCE N.89°53'48"E., A DISTANCE OF 600.00 FEET TO A REBAR AND CAP, PLS # 18498 AT THE NORTHEAST CORNER OF GOVERNMENT LOT 14 IN SECTION 36; THENCE S.00°18'36"E., A DISTANCE OF 874.92 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 14, ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 15; THENCE S.00°18'36"E., A DISTANCE OF 1320.00 FEET TO A REBAR AND CAP, PLS # 18498 AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 1161 AT PAGE 717; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE WESTERLY AND WESTERN'S LINES OF THOSE PARCELS OF LAND DESCRIBED IN BOOK 1161 AT PAGE 717 AND IN BOOK 748 AT PAGE 533 OF THE GARFIELD COUNTY RECORDS:

1) S.22°04'32"W., 22.36 FEET;
2) S.02°36'40"W., 115.26 FEET;
3) S.78°56'17"W., 220.50 FEET;
4) S.81°56'57"W., 286.62 FEET;
5) N.81°47'11"W., 87.80 FEET;
6) N.84°42'58"W., 88.93 FEET;
7) S.79°52'07"W., 120.81 FEET;
8) S.79°52'17"W., 120.81 FEET;
9) N.87°27'47"W., 227.54 FEET;
10) S.19°25'18"W., 192.63 FEET TO THE NORTHERLY RIGHT-OF-WAY OF GARFIELD COUNTY ROAD NO. 100; THENCE ALONG SAID RIGHT-OF-WAY S.88°45'26"W., A DISTANCE OF 1028.69 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 90.033 ACRES, MORE OR LESS.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS ROARING FORK PRESERVE, A SUBDIVISION OF A PART OF GARFIELD COUNTY, COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS KNOWN AS PONDEROSA PINES WAY, WEEPING WILLOWS LANE, AND SILVER SPRUCE DRIVE AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE PUBLIC UTILITY COMPANIES AND THEIR ASSIGNS THE UTILITY EASEMENTS AS SHOWN AND LABELED AS UTILITY EASEMENTS ON THIS PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE SUBJECT TO THE CONDITION THAT AFTER INSTALLATION OR MAINTENANCE OF THE GROUND SHALL BE RESTORED FOLLOWING ANY EXCAVATION PURSUANT TO THIS EASEMENT.

THERE IS ALSO HEREBY RESERVED FOR THE BENEFIT OF ROARING FORK PRESERVE HOMEOWNERS ASSOCIATION AND ITS MEMBERS AND THE SUPPLIERS OF EMERGENCY SERVICES AN EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A WELL AND FIRE PROTECTION WATER STORAGE TANKS AND APPURTENANT EQUIPMENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE THIRTY FOOT EMERGENCY ACCESS EASEMENTS DEPICTED ON THIS PLAT. THERE IS FURTHER RESERVED AND DEDICATED FOR THE ROARING FORK PRESERVE HOMEOWNERS ASSOCIATION AND ITS MEMBERS AND THE SLOUGH DITCH IRRIGATION COMPANY THOSE IRRIGATION DITCH EASEMENTS AND IRRIGATION TRANSMISSION DITCH EASEMENTS DEPICTED ON THIS PLAT. THERE IS FURTHER RESERVED AND DEDICATED FOR THE ROARING FORK PRESERVE HOMEOWNERS ASSOCIATION AND ITS MEMBERS THE PEDESTRIAN EASEMENTS DEPICTED ON THIS PLAT.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF GARFIELD.

OWNER: ROARING FORK PRESERVE, LLC

BY: DAVE S. McMORRIS

TITLE: MANAGER – ROARING FORK PRESERVE, LLC

IN WITNESS HEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 30TH DAY OF May, A.D., 2002.

STATE OF COLORADO)
) ss
COUNTY OF GARFIELD)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF May, A.D., 2002, BY Dave S. McMorris MANAGER OF ROARING FORK PRESERVE, LLC.

MY COMMISSION EXPIRES: 9/26/2005

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT 12:26 O'CLOCK P.M. ON THE DAY OF May A.D. 2002, AND IS DULY RECORDED IN BOOK _____ PAGE _____ RECEPTION NO. 603902

ATTEST

CLERK AND RECORDER

BY

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HIGH COUNTRY ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
1517 BLAKE AVENUE, SUITE 101
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-8676

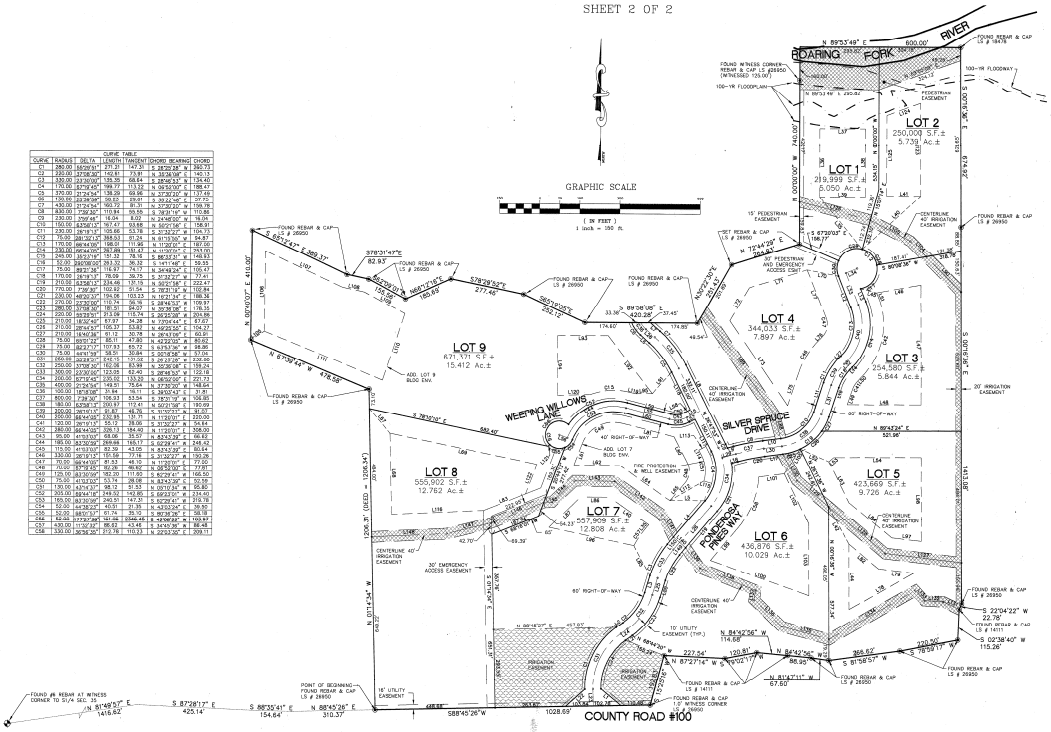
603902 1/2

FINAL PLAT

ROARING FORK PRESERVE

A PARCEL OF LAND SITUATED IN SECTIONS 35 AND 36, T.7S., R.88W, OF THE 6TH P.M.
COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 2 OF 2



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	280.00	13°09'51"	64.31	32.33	S 39°26'28" W	64.17
C2	220.00	23°36'06"	150.81	77.01	S 38°48'58" W	149.73
C3	330.00	23°36'06"	135.95	68.64	S 38°48'58" W	134.99
C4	170.00	52°16'45"	199.77	113.12	N 09°53'09" E	189.47
C5	370.00	21°24'54"	138.29	69.86	N 33°38'25" W	137.49
C6	1265.50	23°28'09"	99.65	49.81	N 33°44'56" E	99.62
C7	430.00	11°24'54"	163.72	81.31	N 33°38'25" W	162.73
C8	830.00	7°58'25"	115.84	58.05	S 39°31'19" W	115.75
C9	330.00	1°59'44"	18.04	9.02	N 24°48'52" W	18.03
C10	150.00	62°56'12"	164.77	93.68	N 30°21'38" E	156.61
C11	330.00	18°18'12"	105.65	53.16	S 37°29'27" W	104.72
C12	75.00	288°32'12"	188.63	81.24	N 61°13'30" W	94.87
C13	330.00	18°18'12"	105.65	53.16	N 37°29'27" E	104.72
C14	130.00	15°49'36"	35.89	18.07	N 11°08'07" E	35.78
C15	249.00	35°57'19"	131.33	76.16	S 86°45'37" W	148.93
C16	50.00	344°08'05"	353.32	36.32	S 14°11'46" E	58.53
C17	75.00	89°31'36"	116.87	74.17	N 34°48'24" E	105.47
C18	170.00	18°18'12"	56.09	28.75	S 37°29'27" W	77.41
C19	210.00	62°56'12"	234.46	131.19	N 30°21'38" E	222.47
C20	770.00	7°58'25"	150.82	51.54	S 39°31'19" W	132.84
C21	230.00	46°02'33"	184.08	103.23	N 16°21'24" E	188.36
C22	270.00	23°36'06"	115.74	58.76	S 38°48'58" W	118.97
C23	280.00	17°08'35"	191.31	84.07	N 39°38'08" E	176.16
C24	220.00	88°28'57"	339.73	213.74	S 89°43'08" E	304.89
C25	210.00	18°52'44"	69.19	34.88	N 13°04'44" E	68.87
C26	210.00	18°52'44"	69.19	34.88	N 13°04'44" E	68.87
C27	210.00	18°40'36"	61.12	30.78	N 40°43'58" E	60.87
C28	75.00	60°01'22"	85.11	47.80	N 42°39'09" W	80.62
C29	75.00	68°27'17"	107.83	65.72	N 63°53'36" W	98.98
C30	75.00	69°41'39"	98.20	30.84	S 20°18'58" W	57.06
C31	280.00	34°44'51"	169.15	131.08	S 65°25'28" W	166.56
C32	250.00	37°08'30"	162.08	83.99	N 20°36'08" E	159.24
C33	300.00	23°36'06"	123.05	62.40	S 38°48'58" W	122.18
C34	200.00	62°56'12"	220.00	123.32	N 06°09'06" E	221.73
C35	450.00	21°24'54"	168.21	75.64	N 33°38'25" W	148.64
C36	50.00	16°38'38"	21.84	10.11	S 39°02'43" E	21.81
C37	830.00	7°58'25"	115.84	58.05	S 39°31'19" W	115.75
C38	180.00	52°16'45"	190.37	107.41	N 60°21'38" E	183.85
C39	450.00	10°11'32"	80.07	40.16	N 29°32'38" W	80.00
C40	330.00	86°44'38"	330.89	191.71	N 11°30'01" E	300.06
C41	120.00	29°16'13"	61.13	31.08	S 31°20'27" W	54.64
C42	280.00	86°44'38"	339.13	194.40	N 11°30'01" E	308.00
C43	95.00	41°03'59"	68.08	35.57	S 83°43'28" E	66.63
C44	185.00	82°50'28"	268.66	165.73	S 62°28'41" E	245.62
C45	115.00	41°03'59"	82.39	43.05	S 83°43'28" E	80.64
C46	330.00	28°13'17"	191.68	77.78	S 31°35'27" W	189.76
C47	70.00	88°44'38"	81.53	46.10	N 11°30'01" E	77.00
C48	280.00	86°44'38"	339.13	194.40	N 11°30'01" E	308.00
C49	125.70	82°50'28"	182.00	111.60	S 62°28'41" E	166.50
C50	75.00	41°03'59"	53.74	28.08	S 83°43'28" E	52.59
C51	130.00	14°14'37"	98.12	51.53	N 09°10'26" W	95.80
C52	300.00	88°44'38"	249.52	142.85	S 69°23'01" W	234.49
C53	185.00	49°30'08"	240.91	147.31	S 62°28'41" E	219.78
C54	52.00	44°38'23"	40.51	21.35	N 42°03'24" E	39.50
C55	52.00	88°01'57"	61.74	35.10	S 89°38'28" E	58.18
C56	52.00	317°57'46"	141.98	2344.48	N 43°56'49" W	103.87
C57	435.00	11°56'23"	90.63	45.45	S 34°43'39" W	90.48
C58	330.00	36°56'35"	212.76	110.23	N 29°03'30" E	209.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.63	S00°46'40"E
L2	30.62	N04°10'37"E
L3	66.61	S17°01'52"E
L4	180.98	S46°17'52"E
L5	131.05	S88°46'25"W
L6	44.04	S48°12'47"E
L7	47.01	N48°12'47"W
L8	332.11	N35°13'53"W
L9	23.78	N74°41'34"E
L10	67.91	N89°09'13"E
L11	114.09	N89°22'51"E
L12	54.74	S02°22'30"E
L13	26.12	N41°39'38"W
L14	13.58	S44°42'09"W
L15	53.01	S61°01'17"W
L16	118.06	S38°25'31"W
L17	67.91	S80°21'34"W
L18	23.78	S74°41'34"W
L19	180.96	N46°21'52"E
L20	65.81	N17°01'43"E
L21	30.62	N04°10'37"E
L22	98.25	S48°20'06"W
L23	32.67	N45°35'17"W
L24	30.62	N04°10'37"E
L25	66.61	N17°01'43"E
L26	215.98	N41°31'34"E
L27	13.38	N44°42'09"E
L28	44.04	N48°12'47"W
L29	51.81	N74°41'34"E
L30	67.91	N89°22'51"E
L31	116.06	N88°22'51"E
L32	13.38	N44°42'09"E
L33	124.72	N23°50'01"W
L34	45.00	N87°37'58"E
L35	253.03	N39°18'18"W
L36	29.80	S00°00'00"E
L37	276.80	S00°00'00"W
L38	208.00	N90°00'00"E
L39	170.80	N90°00'00"E
L40	179.65	N00°02'58"W
L41	127.04	S86°43'24"W
L42	136.86	S00°16'36"E
L43	246.31	S00°16'36"E
L44	61.83	S78°00'07"E
L45	197.40	N89°08'36"E
L46	447.50	S00°16'36"E
L47	119.57	N89°43'24"E
L48	50.91	N48°12'47"E
L49	13.38	N44°42'09"E
L50	13.67	N01°05'51"W
L51	117.76	S85°45'10"E
L52	24.30	S41°32'36"W
L53	326.35	S82°42'24"W
L54	187.57	N15°44'48"W
L55	32.00	N89°16'48"W
L56	23.61	S82°13'57"W
L57	23.61	N83°22'07"E
L58	187.57	S74°44'48"E
L59	187.57	N74°44'48"W
L60	88.73	N74°34'25"W
L61	171.21	N88°06'43"W
L62	172.02	S88°17'36"E
L63	229.20	N45°00'36"W
L64	86.08	S40°23'50"W
L65	120.19	S39°42'41"E
L66	305.63	S01°14'26"E
L67	561.92	N78°01'07"W
L68	119.17	N75°04'53"W
L69	225.89	S12°44'29"E
L70	183.12	S38°22'30"E
L71	183.12	N38°22'30"W
L72	125.00	N19°23'59"E
L73	13.38	N44°42'09"E

LINE TABLE		
LINE	LENGTH	BEARING
L74	189.94	N23°50'01"W
L75	260.53	N89°22'24"E
L76	133.97	N89°22'24"E
L80	117.19	S89°47'53"E
L81	201.15	S42°44'56"E
L82	163.86	N50°38'27"W
L83	169.55	S68°16'21"W
L84	288.32	N50°38'27"W
L85	127.17	N28°28'18"W
L86	106.42	N89°09'13"E
L87	166.08	S46°07'11"W
L88	20.12	N15°26'18"W
L92	60.00	N41°39'38"W
L93	271.80	N37°31'08"W
L94	223.88	S00°01'15"E
L95	83.90	N88°40'35"E
L96	325.06	N78°09'38"W
L97	111.06	S81°39'50"E
L98	315.79	N00°16'36"W
L99	136.01	N45°21'52"E
L100	990.72	S70°22'33"E
L101	207.16	N82°21'04"E
L102	357.96	S28°11'36"E
L103	269.78	N89°22'24"E
L104	44.04	N48°12'47"W
L105	166.80	N82°36'01"W
L106	295.80	S60°40'01"E
L107	318.04	N85°12'47"W
L108	81.97	N78°21'47"W
L109	172.94	N82°46'21"W
L110	265.57	N18°23'53"E
L111	477.74	S87°39'44"E
L112	147.40	S89°16'57"E
L113	30.00	N63°13'21"E
L114	30.00	N63°13'21"E
L115	30.00	N33°23'47"W
L116	343.78	N87°41'38"E
L117	139.11	S89°47'53"E
L118	137.00	S24°47'33"E
L119	20.49	S75°44'48"E
L120	122.28	N86°40'33"E
L121	8.94	S45°24'42"W
L122	116.57	N20°44'47"E
L123	193.83	N00°16'36"W
L124	133.39	S89°33'09"W
L125	203.14	N89°43'24"E
L126	273.45	N73°23'36"W
L127	286.34	N87°29'40"W
L128	273.26	N50°38'27"W
L129	194.02	N50°38'27"W
L130	117.53	N27°43'53"W
L131	99.79	N89°36'24"W
L132	73.03	N86°36'28"W
L133	91.23	N63°30'00"W
L134	30.00	S85°05'24"W
L135	183.61	N74°34'25"W
L136	42.63	N74°34'25"W
L137	16.88	N89°04'43"E
L138	224.49	N89°09'14"W
L139	82.96	N35°07'36"W
L140	60.00	N49°09'08"W
L141	53.19	N26°40'58"W
L142	218.03	N53°00'56"W
L143	140.49	N85°00'43"W
L144	116.19	S46°07'11"W
L145	25.43	S85°49'03"W
L146	209.41	S68°16'21"W
L147	30.00	S85°05'24"W
L148	178.97	S27°43'53"E
L149	35.03	N40°21'32"E
L150	33.03	S40°21'32"W

HIGH COUNTRY ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS
1517 BLAKE AVENUE, SUITE 101
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-8678

603992 PZ