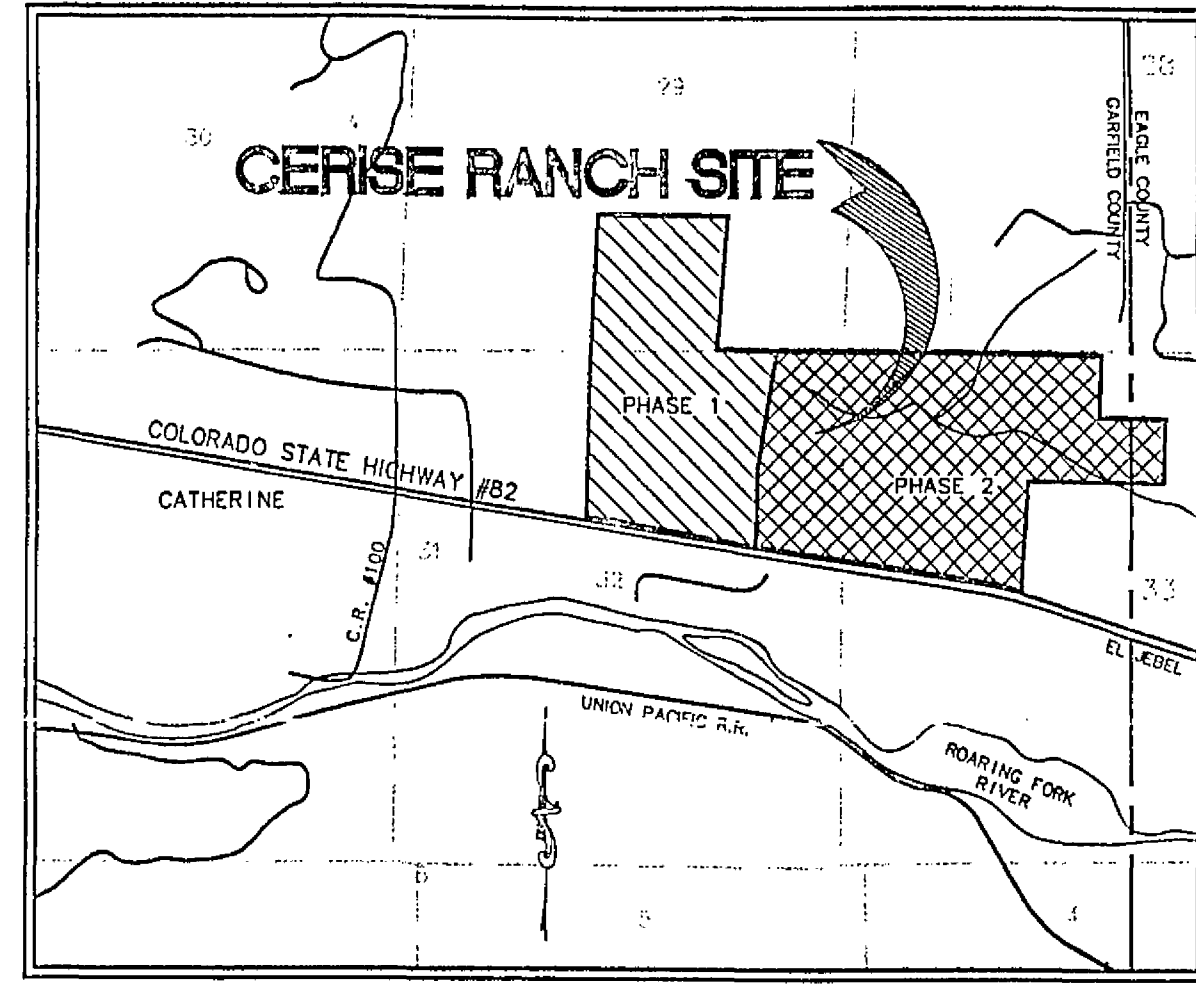


FINAL PLAT
CERISE RANCH SUBDIVISION, PHASE 2

SITUATED IN PARTS OF SECTIONS 29, 32 AND 33, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH P.M.
COUNTIES OF GARFIELD AND EAGLE, STATE OF COLORADO
SHEET 1 OF 4



SECTIONS 29, 32 & 33, TOWNSHIP 7 S., RANGE 87 W., 6TH P.M.

VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

SHEET NUMBER	TITLE
1.	PLAT COVER SHEET
2.	BOUNDARY AND INDEX
3.	PLAT
4.	PLAT

LOT NO.	AREA (AC±)	ZONE	ADDRESS
6	3.519	AG/RES/RD	012 LARKSPUR DRIVE
7	4.141	AG/RES/RD	014 LARKSPUR DRIVE
8	4.766	AG/RES/RD	016 LARKSPUR DRIVE
9	4.963	AG/RES/RD	018 LARKSPUR DRIVE
10	4.677	AG/RES/RD	020 LARKSPUR DRIVE
11	4.401	AG/RES/RD	022 LARKSPUR DRIVE
12	4.256	AG/RES/RD	024 LARKSPUR DRIVE
13	4.265	AG/RES/RD	026 LARKSPUR DRIVE
14	4.418	AG/RES/RD	028 LARKSPUR DRIVE
15	4.621	AG/RES/RD	030 LARKSPUR DRIVE
16	4.713	AG/RES/RD	032 LARKSPUR DRIVE
17	4.562	AG/RES/RD	034 LARKSPUR DRIVE
18	2.081	AG/RES/RD	036 LARKSPUR DRIVE
19	2.685	AG/RES/RD	038 LARKSPUR DRIVE
20	3.054	AG/RES/RD	040 LARKSPUR DRIVE
21	2.634	AG/RES/RD	042 LARKSPUR DRIVE
22	2.702	AG/RES/RD	044 LARKSPUR DRIVE
23	2.327	AG/RES/RD	046 LARKSPUR DRIVE
24	4.291	AG/RES/RD	002 BLUESTEM COURT
25	4.296	AG/RES/RD	006 BLUESTEM COURT
26	5.162	AG/RES/RD	008 BLUESTEM COURT
27	2.233	AG/RES/RD	003 BLUESTEM COURT
28	2.019	AG/RES/RD	048 LARKSPUR DRIVE
29	2.033	AG/RES/RD	050 LARKSPUR DRIVE
30	2.471	AG/RES/RD	052 LARKSPUR DRIVE
31	3.471	AG/RES/RD	054 LARKSPUR DRIVE
32	8.942	AG/RES/RD	039 LARKSPUR DRIVE
33	9.318	AG/RES/RD	037 LARKSPUR DRIVE
34	7.965	AG/RES/RD	035 LARKSPUR DRIVE
35	4.089	AG/RES/RD	033 LARKSPUR DRIVE
36	4.256	AG/RES/RD	031 LARKSPUR DRIVE
37	4.188	AG/RES/RD	029 LARKSPUR DRIVE
38	4.152	AG/RES/RD	027 LARKSPUR DRIVE
39	4.186	AG/RES/RD	025 LARKSPUR DRIVE
40	3.095	AG/RES/RD	023 LARKSPUR DRIVE
41	3.527	AG/RES/RD	021 LARKSPUR DRIVE
42	3.666	AG/RES/RD	019 LARKSPUR DRIVE
43	3.566	AG/RES/RD	017 LARKSPUR DRIVE
44	5.447	AG/RES/RD	015 LARKSPUR DRIVE
45	5.270	AG/RES/RD	013 LARKSPUR DRIVE
46	2.568	AG/RES/RD	011 LARKSPUR DRIVE

TOTAL LOT AREA 169.915
R.O.W. 6.050
OPEN SPACE 6.479
TOTAL: 183.353 ACRES ±

EXISTING ZONING = ARRD - PROPOSED ZONING = ARRD
TOTAL DEVELOPMENT AREA = 183.353 ACRES±
TOTAL NUMBER OF LOTS PROPOSED IN PHASE 2 = 41
TOTAL NUMBER OF DWELLING UNITS PROPOSED IN PHASE 2 = 41 SF + 11 ADU'S
TOTAL NUMBER OF INDIVIDUAL DWELLING UNITS PROPOSED FOR EACH STRUCTURE = 41 SINGLE FAMILY, 11 ACCESSORY DWELLING UNITS
TOTAL NUMBER OF UNITS = 52
TOTAL NUMBER OF PROPOSED OFF-STREET PARKING SPACES:
4 SPACES PER LOT = 164 SPACES
TOTAL GROSS DENSITY PROPOSED, NUMBER OF DWELLING UNITS AS A RATIO TO THE TOTAL DEVELOPMENT AREA: 0.204 DU/AC

- PLAT NOTES:**
- THIS SURVEY IS BASED ON ALTA/ACSM SURVEY PREPARED BY INTER-MOUNTAIN ENGINEERING LTD., DATED JULY 14, 1998 AND UPDATED BY A FIELD SURVEY PERFORMED IN DECEMBER 1999 AND JANUARY AND FEBRUARY 2000 AND THAT WARRANTY DEED RECORDED IN THE RECORDS OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO ON 9/29/2000, IN BOOK 1209 AT PAGE 872 AND RECEPTION NO. 570043 AND BOOK 1209 AT PAGE 888 AND RECEPTION NO. 570046.
 - BASIS OF BEARING FOR THE SURVEY IS A BEARING OF N 78°34'49" W BETWEEN COLORADO DEPARTMENT OF TRANSPORTATION MILE MARKER NO. 165 AND 168, BOTH MONUMENTED WITH ALUMINUM CAP IN CONCRETE.
 - THE REAL PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF (1) GARFIELD COUNTY APPROVAL RESOLUTION NO. 2000-73 CAPTIONED "A RESOLUTION CONCERNED WITH THE APPROVAL OF A PRELIMINARY PLAN FOR THE CERISE RANCH SUBDIVISION" RECORDED IN BOOK 1206 AT PAGE 248 AND RECEPTION NO. 569106 AND (2) THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CERISE RANCH SUBDIVISION, PHASE 2 RECORDED IN BOOK 1202 AT PAGE 188 AND RECEPTION NO. 569107 (HEREINAFTER "PROTECTIVE COVENANTS").
 - EACH LOT WILL REQUIRE AN ENGINEERED SEWAGE TREATMENT SYSTEM.
 - THAT ALL EXPENSE FOR STREET MAINTENANCE SHALL BE FURNISHED BY THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. AND NOT BY THE COUNTY OF GARFIELD, COLORADO.
 - 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.
 - LOTS 7, 8, 9, 10, 11, 14, 15, 16, 17, 25, AND 36, WILL BE ALLOWED TO CONSTRUCT ACCESSORY DWELLING UNITS (ADU) SUBJECT TO THE ZONE DISTRICT REGULATIONS, SET FORTH WITHIN SECTION 5.03.21 OF THE GARFIELD COUNTY ZONING REGULATIONS AMENDED.
 - ANY HOME CONSTRUCTED IN EXCESS OF 3600 SQUARE FEET SHALL HAVE INSTALLED AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 - A SITE SPECIFIC GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED FOR EACH LOT TO DETERMINE PROPER FOUNDATION DESIGN AND MITIGATION OF POTENTIAL GEOLOGIC HAZARDS.
 - GRADING FOR CONVEYANCE OF STORMWATER AND DEBRIS FLOW AWAY FROM STRUCTURES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, INCLUDING THE CONSTRUCTION OF NECESSARY FLOW MITIGATION STRUCTURES AS NECESSARY TO ALLOW FOR CONVEYANCE OF STORMWATER AND DEBRIS FLOW THROUGH THEIR LOT.
 - ONE DOG WILL BE ALLOWED FOR EACH RESIDENTIAL UNIT AND THE DOG SHALL BE REQUIRED TO BE CONFINED WITHIN THE OWNER'S PROPERTY BOUNDARIES.
 - FENCING WILL BE RESTRICTED THROUGHOUT THE PROPERTY TO FACILITATE WILDLIFE MOVEMENTS, OPTIMIZE HABITAT AVAILABILITY AND REDUCE WILDLIFE MORTALITY. SEE PROTECTIVE COVENANTS FOR SPECIFIC RESTRICTIONS.
 - THE COMMENT RECEIVED FROM THE COLORADO DIVISION OF WILDLIFE, COMMENT #5, TITLED BEARS/TRASH REMOVAL IN THEIR LETTER OF MARCH 22, 2000, AS MODIFIED, AND INCLUDED IN THE PROTECTIVE COVENANTS MUST BE ADHERED TO BY ALL LOT OWNERS, LESSEES AND GUESTS THEREOF.
 - THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. ALL OWNERS AND ALL GUESTS, EMPLOYEES, AGENTS AND REPRESENTATIVES THEREOF SHALL BE PROHIBITED FROM CHASING, SCARING, FRIGHTENING, DISTURBING OR OTHER FORMS OF HARASSMENT IN AN ATTEMPT TO COERCE WILDLIFE OFF OPEN SPACE AREAS. THIS PROVISION SHALL APPLY DURING WINTER AND PRODUCTION PERIODS. WINTER PERIODS ARE DEFINED AS DECEMBER 1 THROUGH APRIL 30 AND PRODUCTION PERIODS AS MAY 1 THROUGH JUNE 30.
 - GENERAL BROCHURES AVAILABLE FROM CDOW WITH REGARD TO WILDLIFE TO EDUCATE HOMEOWNERS WILL BE DISTRIBUTED TO ALL HOMEOWNERS UPON THE PURCHASE OF A LOT.
 - AT THE CLOSING OF EACH LOT SALE, THE LOT OWNER SHALL PAY ONE HUNDRED DOLLARS (\$100.00) TO THE CERISE RANCH PROPERTY OWNERS ASSOCIATION TO BE UTILIZED BY THE ASSOCIATION FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF WILDLIFE HABITAT IMPROVEMENTS WITHIN THE CERISE RANCH SUBDIVISION, OR SUCH OTHER PURPOSES AS MAY SUBSEQUENTLY BE ADDED THERETO BY WINTERGREEN HOMES, LLC, ITS SUCCESSORS OR ASSIGNS.
 - ANY WETLANDS ON THIS PROPERTY NOT TO BE PRESERVED AS OPEN SPACE WILL BE RESTRICTED TO NO DEVELOPMENT AND BE AVOIDED THROUGH CAREFUL DESIGN OF LOTS AND DRIVEWAYS.
 - NO OPEN HEARTH SOLID-FUEL FIREPLACES WILL BE ALLOWED ANYWHERE WITHIN THE SUBDIVISION. ONE (1) NEW SOLID-FUEL BURNING STOVE AS DEFINED BY C.R.S. 25-7-401, ET-SEC, AND THE REGULATIONS PROMULGATED THEREUNDER, WILL BE ALLOWED IN ANY DWELLING UNIT. ALL DWELLING UNITS WILL BE ALLOWED AN UNRESTRICTED NUMBER OF NATURAL GAS BURNING STOVES AND APPLIANCES.
 - ALL EXTERIOR LIGHTING WILL BE THE MINIMUM AMOUNT NECESSARY AND ALL EXTERIOR LIGHTING WILL BE DIRECTED INWARD, TOWARDS THE INTERIOR OF THE SUBDIVISION, EXCEPT THAT PROVISIONS MAY BE MADE TO ALLOW FOR SAFETY LIGHTING THAT GOES BEYOND THE PROPERTY BOUNDARIES.
 - COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3-101, ET-SEC. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS AND SMELLS OF GARFIELD COUNTY'S AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY ASPECT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY RANCHING SECTOR. ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODOR, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, ANY ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS PART OF A LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS. ALL OWNERS OF LAND, WHETHER RANCH OR RESIDENCE, HAVE OBLIGATIONS UNDER STATE LAW AND COUNTY REGULATIONS WITH REGARD TO THE MAINTENANCE OF FENCES AND IRRIGATION DITCHES, CONTROLLING WEEDS, KEEPING LIVESTOCK AND PETS UNDER CONTROL, USING PROPERTY IN ACCORDANCE WITH ZONING, AND OTHER ASPECTS OF USING AND MAINTAINING PROPERTY. RESIDENTS AND LANDOWNERS ARE ENCOURAGED TO LEARN ABOUT THESE RIGHTS AND RESPONSIBILITIES AND ACT AS GOOD NEIGHBORS AND CITIZENS OF THE COUNTY. A GOOD INTRODUCTORY SOURCE OF INFORMATION IS "A GUIDE TO RURAL LIVING AND SMALL SCALE AGRICULTURE" PUT OUT BY THE COLORADO STATE UNIVERSITY EXTENSION OFFICE IN GARFIELD COUNTY.
 - EACH LOT ADDRESS SHALL BE MARKED AND LOCATED SO AS TO BE CLEARLY VISIBLE FROM THE NEAREST DEDICATED ROAD.
 - ALL INDIVIDUAL SEPTIC TREATMENT SYSTEMS AND ABSORPTION FIELDS TO BE LOCATED PURSUANT TO CURRENT COLORADO DEPARTMENT OF HEALTH GUIDELINES ON INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACKS. LOT 27 HAS A TREATMENT FIELD BUILDING EXCLUSION ZONE AS SHOWN ON SHEET 3.

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CERISE RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT PROPERTY DESCRIBED AS:

A PARCEL OF LAND SITUATED IN THE SW1/4SE1/4 SECTION 29, LOTS 2, 7, 8, 20, AND 21 SECTION 32, AND THE SW1/4NW1/4NE1/4 AND LOTS 1, 3, 14, 15, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTIES OF GARFIELD AND EAGLE, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, A GARFIELD COUNTY SURVEYOR BRASS CAP IN PLACE, THE POINT OF BEGINNING; THENCE S 89°43'52" E ALONG THE NORTHERLY LINE OF SAID SECTION 33 A DISTANCE OF 2743.09 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 33, A REBAR AND CAP ILLEGIBLY FOUND IN PLACE AND REPLACED WITH A 3-1/4" ALUMINUM CAP L.S. #19598; THENCE LEAVING SAID NORTHERLY LINE S 01°41'36" W ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33 A DISTANCE OF 664.14 FEET TO THE NW-1/4 CORNER OF SAID SECTION 33, A REBAR AND CAP L.S. #26826 IN PLACE; THENCE S 89°20'01" E ALONG THE NORTHERLY LINE OF SAID SW1/4NW1/4NE1/4 A DISTANCE OF 688.32 FEET TO THE NW-1/4 CORNER OF SAID SECTION 33, A REBAR AND CAP L.S. #14111 IN PLACE; THENCE LEAVING SAID NORTHERLY LINE S 01°43'07" W ALONG THE EASTERLY LINE OF SAID SW1/4NW1/4NE1/4 A DISTANCE OF 663.71 FEET TO THE C-W-NE 1/64TH CORNER OF SAID SECTION 33 A REBAR AND CAP L.S. #14111 IN PLACE; THENCE N 89°17'28" W ALONG THE SOUTHERLY LINE OF SAID SW1/4NW1/4NE1/4 A DISTANCE OF 688.02 FEET TO THE N-1/4 CORNER OF SAID SECTION 33, A REBAR AND CAP L.S. #14111 IN PLACE AND REPLACED WITH A 3-1/4" ALUMINUM CAP L.S. #19598; THENCE N 89°17'28" W ALONG THE NORTHERLY LINE OF LOT 4 OF SAID SECTION 33 A DISTANCE OF 752.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, A 3-1/4" ALUMINUM CAP L.S. #19598 SET IN PLACE; THENCE S 02°29'54" W 1145.11 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 82; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2984.70 FEET AND A CENTRAL ANGLE OF 07°12'40", A DISTANCE OF 373.14 FEET, (CHORD BEARS N 75°48'45" W 372.89 FEET) TO A 3-1/4" ALUMINUM CAP L.S. #20677 IN PLACE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 80°48'38" W 213.65 FEET TO A 3-1/4" ALUMINUM CAP L.S. #20677 IN PLACE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 81°30'58" W 1391.80 FEET TO A 3-1/4" ALUMINUM CAP L.S. #20677 IN PLACE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 81°05'58" W 809.83 FEET TO THE COMMON BOUNDARY BETWEEN PHASE 1 AND PHASE 2 OF THE CERISE RANCH. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY N 06°46'09" W ALONG SAID PHASE LINE 980.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LARKSPUR DRIVE; THENCE CONTINUING ALONG SAID PHASE LINE N 08°14'49" W 63.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID LARKSPUR DRIVE; THENCE CONTINUING ALONG SAID PHASE LINE N 00°00'00" E A DISTANCE OF 233.37 FEET; THENCE CONTINUING ALONG SAID PHASE LINE N 06°16'05" E A DISTANCE OF 375.64 FEET TO A POINT ON THE NORTHERLY LINE OF SECTION 32; THENCE DEPARTING SAID PHASE LINE S 88°58'20" E ALONG SAID NORTHERLY LINE OF SAID SECTION 32 982.76 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 183.353 ACRES, MORE OR LESS.

CERTIFICATION OF DEDICATION AND OWNERSHIP CONTINUED:

THAT THE AFORESAID OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND DESIGNATES THE SAME AS THE CERISE RANCH SUBDIVISION, PHASE 2, A SUBDIVISION OF A PART OF GARFIELD AND EAGLE COUNTIES, COLORADO, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS OF PORTIONS OF THE SAID REAL PROPERTY:

- ALL STREETS AND ROADS AS DEPICTED ON THE ACCOMPANYING PLAT ARE HEREBY DEDICATED AND SET APART TO THE PUBLIC FOREVER, SUBJECT TO THE RIGHT OF ALL APPROPRIATE UTILITY COMPANIES, INCLUDING WITHOUT LIMITATION, THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION, TO UTILIZE SAID ROADS AND STREETS AS EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF THE UTILITIES SERVING THE CERISE RANCH SUBDIVISION, PHASE 2.
- THE OPEN SPACE PARCEL AND OPEN SPACE EASEMENT PARCELS AS IDENTIFIED AND DESCRIBED ON THE ACCOMPANYING PLAT ARE HEREBY DEDICATED AND SET APART TO THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS SET FORTH WITHIN:
 - THE AGREEMENT EXECUTED BY OWNER AND THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. AND RECORDED IN THE RECORDS OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO ON 9/29/2000, IN BOOK 1202, AT PAGE 188 AND RECEPTION NO. 569107.
 - THE DEED CONVEYED BY OWNER TO THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. AND RECORDED IN THE RECORDS OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO ON 9/29/2000, IN BOOK 1202, AT PAGE 188 AND RECEPTION NO. 569107.
 - THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CERISE RANCH SUBDIVISION, PHASE 2 RECORDED IN THE RECORDS OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO ON 9/29/2000, IN BOOK 1202, AT PAGE 188 AND RECEPTION NO. 569107.
- THOSE PORTIONS OF THE ACCOMPANYING PLAT WHICH ARE DEPICTED AS UTILITY EASEMENTS ARE HEREBY DEDICATED AND SET APART TO ALL APPROPRIATE PUBLIC UTILITIES INCLUDING WITHOUT LIMITATION, THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. AS PERPETUAL NONEXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, WATER AND SEWER LINES, ELECTRIC LINES, GAS LINES, AND TELEPHONE LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED ITS NAME TO BE HERETO SUBSCRIBED THIS 9/17/05 DAY OF SEPTEMBER, A.D., 2001

OWNER: CERISE RANCH, LLC
BY: JEFFERY M. SPANIEL
TITLE: MANAGER - CERISE RANCH, LLC
STATE OF COLORADO
COUNTY OF GARFIELD

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9/17/05 DAY OF SEPTEMBER, A.D., 2001 BY JEFFERY M. SPANIEL AS MANAGER FOR CERISE RANCH, LLC.

MY COMMISSION EXPIRES: 9/17/05

WITNESS MY HAND AND SEAL
NOTARY PUBLIC

CERTIFICATION OF DEDICATION AND OWNERSHIP CONTINUED:

MORTGAGE HOLDER: MUMBERT CERISE FAMILY CO., LLLP.
BY: DENNIS CERISE
TITLE: MANAGING PARTNER
STATE OF COLORADO
COUNTY OF GARFIELD

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9/17/05 DAY OF SEPTEMBER, A.D., 2001 BY DENNIS CERISE MANAGING PARTNER FOR THE MUMBERT CERISE FAMILY CO., LLLP.

MY COMMISSION EXPIRES: 9/17/05

WITNESS MY HAND AND SEAL
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, FRANK W. 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 CERISE RANCH SUBDIVISION, PHASE 2, 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 AND THAT IT COMPLIES WITH C.R.S. 38-33.3-205.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 20th DAY OF SEPTEMBER, A.D., 2001.

FRANK W. HARRINGTON, L.S. 1188

ATTORNEY'S CERTIFICATE

I, TIMOTHY A. THULSON, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE GARFIELD COUNTY SUBDIVISION REGULATIONS OF 1984 AND THAT ALL DEDICATION TO THE PUBLIC, AS DESCRIBED ON THIS FINAL PLAT ARE FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES OF RECORD EXCEPT: RESERVATIONS AND EXCEPTIONS CONTAINED IN U.S. PATENTS A); B-12 P-613 AND B-135 P-288/293; EASEMENTS AND RIGHTS-OF-WAY AT B-861 P-613, B-860 P-61; B-867 P-646; B-867 P-650; AND B-876 P-414; AGREEMENT AT B-623 P-609.

DATE: 9/17/05

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO THIS 9/17/05 DAY OF SEPTEMBER, A.D., 2001, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC 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 HIGHWAYS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY 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: CLERK

COUNTY SURVEYOR'S CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING. PURSUANT TO C.R.S. 1973, 38-51-101 AND 102 (REVISED).

Garfield County Surveyor

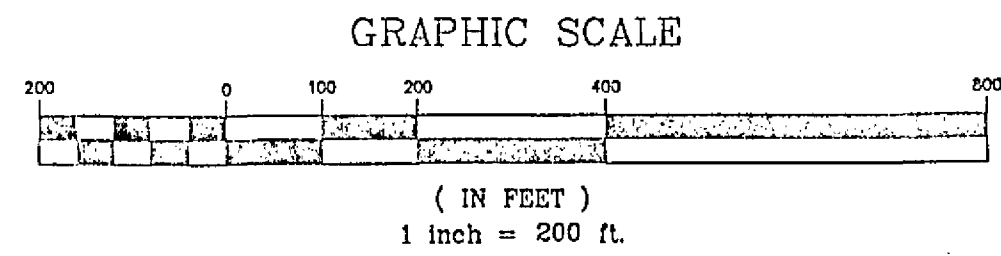
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT 1:51 P.M., ON THE 27th DAY OF SEPTEMBER, 2001, AND IS DULY RECORDED IN BOOK 1202, PAGE 188, AS RECEPTION NO. 569107.

CLERK AND RECORDER

NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONSIDER ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERISE RANCH
SHEET 2 OF 4



SHEET 4

SHEET 3

PHASE 1



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

CERISE RANCH
SHEET 4 OF 4

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C13	350.00	314.07	155.00	N 77°10'01" W	303.64	51°24'29"
C14	500.00	494.27	231.14	S 79°54'46" E	474.39	55°38'21"
C15	350.00	116.63	58.36	S 81°18'50" W	116.09	19°09'34"
C16	300.00	97.52	48.20	N 80°12'16" W	97.10	18°37'32"
C17	300.00	195.84	100.35	S 89°35'35" E	192.39	37°24'12"
C18	400.00	287.68	150.38	N 14°46'29" W	281.52	41°22'24"
C19	400.00	74.38	37.19	S 00°30'05" W	74.27	10°39'16"
C20	300.00	436.18	218.09	N 42°33'22" E	441.53	64°54'53"
C21	430.00	189.37	94.69	S 75°11'27" W	188.28	23°31'00"
C22	430.00	217.16	108.58	N 79°03'27" W	214.86	28°59'08"
C23	430.00	99.56	50.01	N 57°57'24" W	99.34	13°16'00"
C24	470.00	58.47	29.27	S 54°53'15" E	58.44	7°07'42"
C25	470.00	192.64	96.69	S 70°11'37" E	191.29	23°29'02"
C26	470.00	172.85	87.11	N 87°31'43" E	171.88	21°04'17"
C27	330.00	153.28	77.16	N 89°14'35" E	152.79	16°54'13"
C28	530.00	37.45	18.73	N 70°01'02" E	37.44	4°07'54"
C29	380.00	128.54	64.29	S 86°41'02" W	127.93	19°22'54"
C30	380.00	212.44	109.08	N 67°36'34" W	209.69	32°01'55"
C31	320.00	60.38	30.28	S 82°23'55" W	60.29	10°43'42"
C32	320.00	151.44	77.17	N 78°38'16" W	150.03	27°06'55"
C33	320.00	75.33	37.64	S 88°20'13" W	75.15	13°29'13"
C34	470.00	82.41	41.21	S 85°37'00" E	82.31	10°02'58"
C35	470.00	178.58	90.38	S 72°31'30" E	177.51	21°46'12"
C36	470.00	171.50	86.72	N 86°08'11" E	170.55	20°54'26"
C37	470.00	32.12	16.06	N 73°43'31" E	32.11	3°54'55"
C38	530.00	86.17	43.18	S 56°15'05" E	86.08	9°18'57"
C39	530.00	142.35	71.31	S 68°36'14" E	141.93	15°23'22"
C40	530.00	140.82	70.38	S 83°58'58" E	140.50	15°14'01"
C41	530.00	154.48	77.29	N 80°07'00" E	153.93	18°42'00"
C42	380.00	113.14	56.99	S 80°17'50" W	112.73	17°03'34"
C43	320.00	26.18	13.10	S 74°06'40" W	26.17	4°41'14"
C44	320.00	67.14	33.69	S 82°27'56" W	67.02	12°01'18"
C45	320.00	104.03	52.48	N 80°12'15" W	103.57	18°37'32"
C46	280.00	91.02	45.52	N 80°12'15" W	90.62	18°37'32"
C47	280.00	178.54	90.42	S 89°08'39" E	178.53	38°32'56"
C48	320.00	204.64	103.95	S 89°12'41" E	201.17	35°38'29"
C49	70.00	159.47	151.93	S 63°35'48" W	127.15	13°01'28"
C50	70.00	59.74	59.83	N 26°41'26" W	57.95	48°54'04"



CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C97	70.00	48.15	23.95	N 83°34'48" E	45.32	37°45'24"
C98	70.00	133.90	99.22	S 99°40'01" E	114.40	108°58'41"
C99	95.00	247.40	345.05	N 86°16'36" W	183.18	43°12'47"
C100	95.00	49.46	25.31	N 27°33'09" E	48.91	29°49'58"
C101	95.00	158.35	104.59	S 55°28'28" E	140.64	95°30'02"
C102	380.00	273.29	142.86	N 14°46'29" W	267.44	41°22'24"
C103	420.00	194.87	99.22	N 22°05'11" W	193.12	26°35'00"
C104	2964.79	126.64	63.43	N 78°11'34" W	126.83	2°27'05"
C105	2964.79	246.30	123.22	N 74°35'14" W	246.23	4°45'35"
C106	420.00	49.05	24.55	S 02°28'58" W	48.02	6°41'30"
C107	380.00	70.66	35.43	S 00°30'05" W	70.56	10°39'16"
C115	420.00	107.19	53.89	N 01°28'59" W	106.90	14°3'
C116	420.00	29.05	14.53	S 02°50'40" E	29.04	3"

LINE	LENGTH	BEARING
L3	75.74	S 89°08'21" E
L4	208.15	S 89°31'02" E
L5	161.71	S 35°22'41" E
L6	62.83	N 71°42'19" E
L7	57.85	S 89°56'11" E

LEGEND

- WETLANDS & OPEN SPACE
- OPEN SPACE

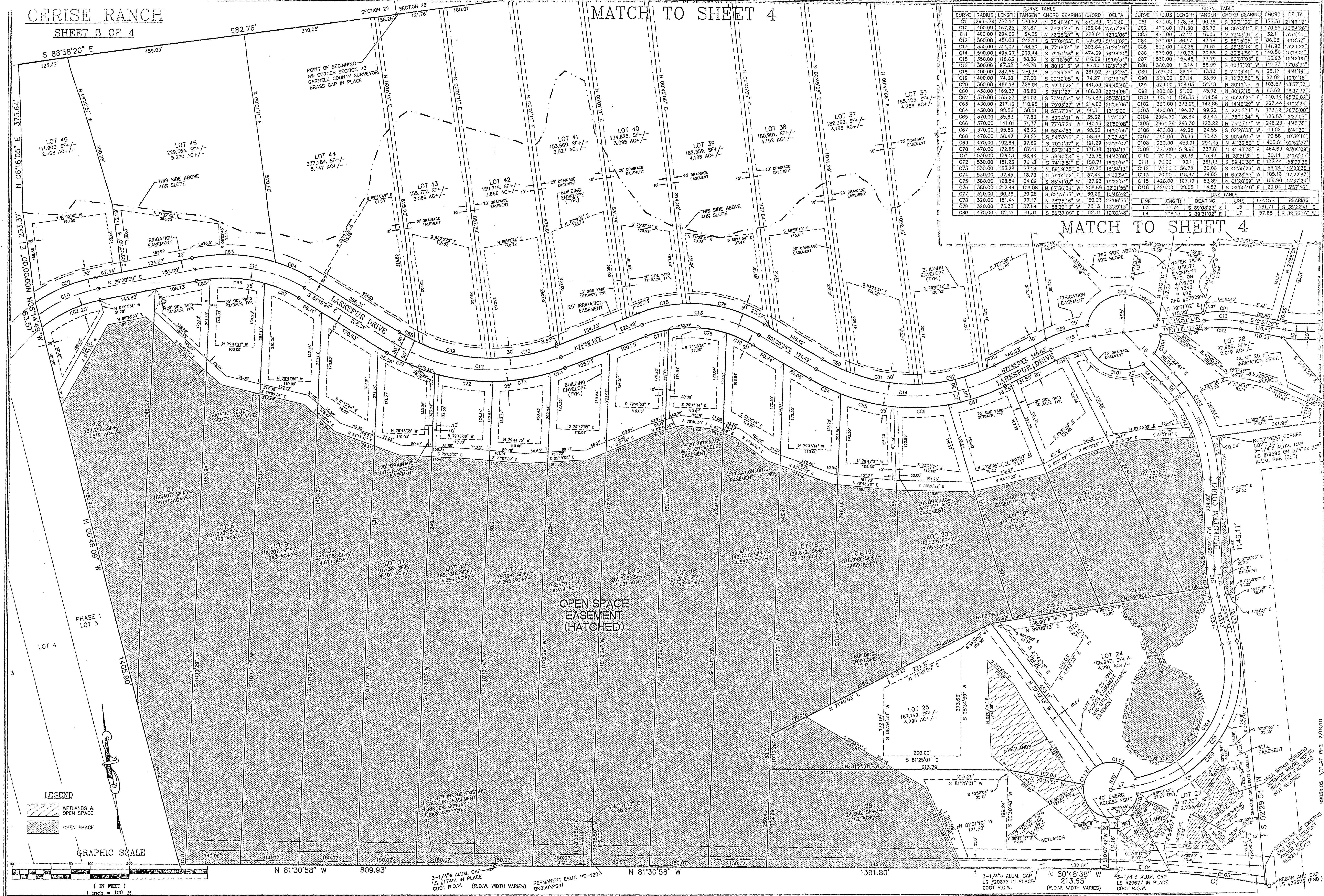
CERISE RANCH

SHEET 3 OF 4

MATCH TO SHEET 4

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	2964.79	373.14	186.62	N 75°48'46" W	772.89	71°24'40"	C81	470.00	178.58	90.38	S 72°31'30" E	177.51	21°56'12"
C10	400.00	167.25	84.87	S 74°29'47" W	166.04	23°37'28"	C82	470.00	171.50	86.72	N 80°08'11" E	170.51	20°54'26"
C11	400.00	294.62	154.35	N 72°25'27" W	288.01	42°12'06"	C83	470.00	32.12	16.06	N 73°23'31" E	32.11	3°54'55"
C12	500.00	451.03	242.18	S 77°09'55" E	436.08	81°10'02"	C84	500.00	86.17	43.08	S 58°19'09" E	86.08	8°19'57"
C13	350.00	314.07	168.50	N 77°18'01" W	303.64	71°24'40"	C85	500.00	142.36	71.18	S 68°16'14" E	141.93	15°23'22"
C14	500.00	494.27	269.44	S 75°54'46" E	473.39	68°58'21"	C86	500.00	140.92	70.46	S 83°54'56" E	140.50	15°14'01"
C15	350.00	116.63	58.86	S 81°18'50" W	116.09	19°05'34"	C87	500.00	154.48	77.24	N 80°07'50" E	153.93	16°42'00"
C16	300.00	97.52	49.20	N 80°12'15" W	97.10	18°37'32"	C88	300.00	113.14	56.59	S 80°17'50" W	112.73	17°03'34"
C17	400.00	287.68	150.38	N 14°46'29" W	281.52	41°12'24"	C89	300.00	26.18	13.10	S 74°05'40" W	26.17	4°41'14"
C18	400.00	74.38	37.30	S 00°30'05" W	74.27	10°39'16"	C90	300.00	67.11	33.59	S 82°27'58" W	67.02	12°01'19"
C19	300.00	496.18	326.54	N 42°33'22" E	441.53	94°49'08"	C91	300.00	104.03	52.01	N 80°12'15" W	103.57	18°37'32"
C20	430.00	169.37	85.80	N 78°18'27" W	168.28	23°14'02"	C92	280.00	91.02	45.52	N 80°12'15" W	90.62	13°37'32"
C21	370.00	165.23	84.02	S 73°40'54" W	163.88	25°15'12"	C93	300.00	104.03	52.01	N 80°12'15" W	103.57	18°37'32"
C22	430.00	217.16	110.95	N 79°03'27" W	214.86	28°58'06"	C94	300.00	273.29	142.66	N 14°46'29" W	267.44	41°12'24"
C23	430.00	99.56	50.01	S 52°52'24" W	99.34	13°16'00"	C95	420.00	194.87	99.22	N 22°05'11" W	193.12	26°35'00"
C24	370.00	35.63	17.83	S 89°14'01" W	35.62	5°31'02"	C96	294.79	126.84	63.43	N 78°11'34" W	126.83	22°27'05"
C25	370.00	141.01	71.37	N 77°05'24" W	140.16	21°50'08"	C97	294.79	246.30	123.22	N 74°35'14" W	246.23	44°53'36"
C26	370.00	95.89	48.22	N 58°44'52" W	95.82	14°50'56"	C98	470.00	49.05	24.55	S 02°28'58" W	48.02	8°41'30"
C27	370.00	38.47	19.27	S 84°53'15" E	38.44	7°42'42"	C99	300.00	70.56	35.28	S 00°30'05" W	70.56	10°39'16"
C28	470.00	192.64	97.66	S 70°11'37" E	191.28	23°32'42"	C100	280.00	46.91	23.45	N 41°35'56" E	46.91	9°25'27"
C29	470.00	172.85	87.41	N 82°31'43" E	171.88	21°04'17"	C101	300.00	519.98	337.81	N 14°46'29" W	464.63	83°06'09"
C30	530.00	136.13	68.44	S 58°40'54" E	135.76	14°43'00"	C102	700.00	30.38	15.19	S 89°13'31" E	30.14	24°52'05"
C31	530.00	151.23	76.13	S 74°12'51" E	150.71	16°20'54"	C103	700.00	193.11	96.56	S 89°13'31" E	192.44	15°03'36"
C32	380.00	128.54	64.89	S 85°41'02" W	127.93	19°22'54"	C104	700.00	56.78	28.39	S 00°30'05" W	56.78	10°39'16"
C33	380.00	212.44	109.08	N 87°35'14" W	209.88	30°01'55"	C105	700.00	118.97	59.48	N 65°28'56" W	118.16	22°22'44"
C34	320.00	60.39	30.28	S 82°38'16" W	60.29	11°04'12"	C106	420.00	107.19	53.59	N 01°28'59" W	106.59	14°37'24"
C35	320.00	151.44	77.17	N 78°38'16" W	150.03	27°06'55"	C107	420.00	29.05	14.53	S 02°50'40" E	29.04	3°57'46"
C36	470.00	75.33	37.84	N 58°20'13" E	75.15	13°29'13"							
C37	320.00	82.41	41.31	S 56°37'00" E	82.31	10°02'49"							

MATCH TO SHEET 4



PHASE 1 LOT 5

OPEN SPACE EASEMENT (HATCHED)

LEGEND
WETLANDS & OPEN SPACE
OPEN SPACE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

3-1/4" ALUM. CAP
LS #17491 IN PLACE
CDOT R.O.W. (R.O.W. WIDTH VARIES)
PERMANENT ESMT. PE-120
BK850/P091

3-1/4" ALUM. CAP
LS #20677 IN PLACE
CDOT R.O.W. (R.O.W. WIDTH VARIES)

3-1/4" ALUM. CAP
LS #20677 IN PLACE
CDOT R.O.W. (R.O.W. WIDTH VARIES)
REBAR AND CAP
LS #26526 (FND.)

90084.03 VPLAT-PH2 7/19/01