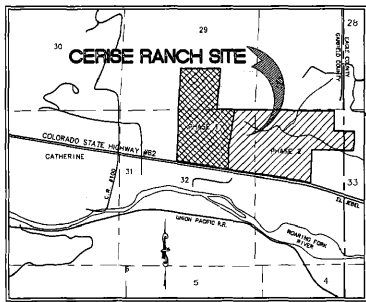


CERISE RANCH SUBDIVISION, PHASE 1

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 5



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
5. PLAT

VERIFICATION OF DEDICATION AND OWNERSHIP CONTINUED

KNOW ALL MEN BY THESE PRESENTS:

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF SECTIONS 32 AND 33 AND IN THE SW 1/4 OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, A GARFIELD COUNTY SURVEYOR BRASS CAP IN PLACE, THENCE IN BEARING S 08°42'00" W 375.64 FEET, THENCE S 0°00'00" W 233.57 FEET, THENCE S 08°42'00" W 85.57 FEET, THENCE S 0°49'00" E 142.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 62, THENCE N 81°00'00" W ALONG SAID NORTHERLY RIGHT-OF-WAY 215.50 FEET TO A 3-1/4" ALUMINUM CAP L.S. #20877 IN PLACE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1359.16 FEET AND A CENTRAL ANGLE OF 92°35'11", 1.028190 IN PLACE AND MARKED BEARS N 80°32'28" W 512.44 FEET TO A 3-1/4" ALUMINUM CAP L.S. #20877 IN PLACE, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 78°20'12" W 872.28 FEET TO A 3-1/4" ALUMINUM CAP L.S. #20877 IN PLACE, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 78°20'12" W 83.78 FEET TO A 3-1/4" ALUMINUM CAP L.S. #20877 IN PLACE, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 78°20'12" W 228.74 FEET TO A BURN AND CAP L.S. #28265 IN PLACE, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY N 01°47'14" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1786.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, A STONE IN PLACE, THENCE S 89°52'52" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1303.93 FEET TO THE SOUTH-CENTER SIXTEENTH CORNER OF SAID SECTION 29, A BURN AND CAP L.S. #19508 IN PLACE AND MARKED BEARS N 3-1/4" ALUMINUM CAP L.S. #28998, THENCE S 89°28'18" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1325.74 FEET TO THE SOUTH-EAST SIXTEENTH CORNER OF SECTION 29, A 3-1/4" ALUMINUM CAP L.S. #19508 IN PLACE AND MARKED BEARS N 28°16'58" E 1,205 FEET, THENCE S 04°47'14" W ALONG THE EASTLY LINE OF THE WEST 1/4 OF SAID SECTION 29 A DISTANCE OF 1786.40 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 29 AND SECTION 32, A 3-1/4" ALUMINUM CAP L.S. #28998 IN PLACE, THENCE S 89°52'52" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32 A DISTANCE OF 341.27 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 111,579 ACRES, MORE OR LESS.

VERIFICATION OF DEDICATION AND OWNERSHIP CONTINUED

"THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SUBDIVIDED AS CERISE RANCH, A SUBDIVISION OF A PART OF GARFIELD AND EAGLE COUNTIES, COLORADO.

"THAT SAID OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS OF PORTIONS OF THE SAID REAL PROPERTY:

1. ALL STREETS AND ROADS AS DESCRIBED ON THE ACCOMPANYING MAP 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 UTILITIES SERVING THE CERISE RANCH SUBDIVISION, PHASE 1.

2. THE COMMON AREA/OPEN SPACE EASEMENT PARCELS AS IDENTIFIED AND DESCRIBED ON THE ACCOMPANYING MAP ARE HEREBY DEDICATED AND SET APART TO THE CERISE RANCH PROPERTY OWNERS ASSOCIATION, INC. SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS SET FORTH WITHIN:

(A) 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 08/24/2000, IN BOOK 2252-2 AT PAGE 2252-2252 AND RECEPTION NO. 2252-2252.

(B) THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CERISE RANCH SUBDIVISION RECORDED IN THE RECORDS OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO ON 08/24/2000, IN BOOK 2252-2 AT PAGE 2252-2252 AND RECEPTION NO. 2252-2252.

3. THOSE PORTIONS OF THE ACCOMPANYING PLAT WHICH ARE DESIGNATED 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 EASEMENTS FOR THE MAINTENANCE 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 TANK, PILLARS AND BRUSH, WITH PERPETUAL RIGHT OF ENTRY AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES, SUCH EASEMENTS AND RIGHTS SHALL BE CAUSED IN A REASONABLE AND PRUDENT MANNER.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HERETOBY SUBSCRIBED THIS 14th DAY OF October, A.D. 2000

OWNER: WINTERGREEN HOMES, LLC

BY: *Art Kleberstein*

TITLE: MANAGER - WINTERGREEN HOMES, LLC

STATE OF Colorado, ss

COUNTY OF Garfield, ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, A.D. 2000 BY ART KLEBERSTEIN, MANAGER FOR WINTERGREEN HOMES, LLC.

MY COMMISSION EXPIRES: *October 21, 2001*

IN WITNESS MY HAND AND SEAL,

Nicole Kray
NOTARY PUBLIC

OWNER AND MORTGAGE HOLDER: MUMBERT CERISE FAMILY LIMITED PARTNERSHIP

BY: *Denise Green*

TITLE: MANAGING PARTNER

STATE OF Colorado, ss

COUNTY OF Garfield, ss

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF October, A.D. 2000 BY DENISE GREEN, AS MANAGING PARTNER FOR THE MUMBERT CERISE FAMILY LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES: *May 1, 2001*

IN WITNESS MY HAND AND SEAL,

Sally Gail Johnson
NOTARY PUBLIC

SURVEYORS' 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 1, AS LAID OUT, PLATTED, OFFICIAI 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 SHOWN UPON THE GRADING IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND AND THAT IT COMPLEIES WITH C.R.S. 38-31-1-208.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 17th DAY OF October, A.D. 2000.

Frank W. Harrington
FRANK W. HARRINGTON, LICENSED SURVEYOR

ATTORNEYS' CERTIFICATE

I, THOMAS 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 TRUE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES AND RECORD EXCEPT RESTRICTIONS AND EXCEPTIONS CONTAINED IN US PATENTS CONTAINED IN DOCUMENTS RECORDED AT B-112 (P-147), B-138 (P-288-88), AND B-138 (P-288-88), EASEMENTS AND RIGHTS-IN-WAYS CONTAINED IN DOCUMENTS RECORDED AT B-178 (P-252), B-184 (P-365), B-184 (P-313), B-184 (P-307), B-184 (P-307), B-184 (P-307), B-184 (P-307) AND B-184 (P-314).

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 17th DAY OF October, A.D. 2000.

Thomas A. Thulson
THOMAS A. THULSON, ATTORNEY AT LAW

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO THIS 17th DAY OF October, A.D. 2000 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 CONSTRUCTION OF IMPROVEMENTS OR LANDS, PUBLIC UTILITIES 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: *Michael J. O'Connell*

IN WITNESS WHEREOF AND THE SEAL OF THE COUNTY OF GARFIELD, COLORADO

ATTEST: *Michael J. O'Connell*
COUNTY CLERK

COUNTY SURVEYORS' CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS. CALCULATIONS OR DRAWING PURSUANT TO C.R.S. 107-3-36-1-101 AND 107 (REVISED).

Michael J. O'Connell
COUNTY SURVEYOR

DATE: *10/20/2000*

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT 10:00 A.M. ON THE 17th DAY OF October, A.D. 2000, AND IS FULLY RECORDED IN BOOK _____, PAGE _____, AS RECEIPT NO. _____.

50.00 PD
DRAWER 9-A
BY: *Michael J. O'Connell*
CLERK AND RECORDER

HIGH COUNTRY ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

923 COOPER AVENUE

GLENWOOD SPRINGS, COLORADO 81601

(970) 945-8876

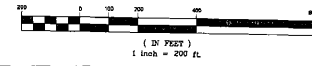
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPLY WITH LEGAL REQUIREMENTS FOR THE PROTECTION OF YOUR RIGHTS. PLEASE ADVISE YOUR ATTORNEY OF THIS NOTICE. NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM THE CLERK OF CERTIFICATION SHOWN HEREON.

CERISE RANCH PHASE 1

SHEET 2 OF 5



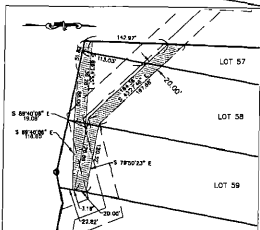
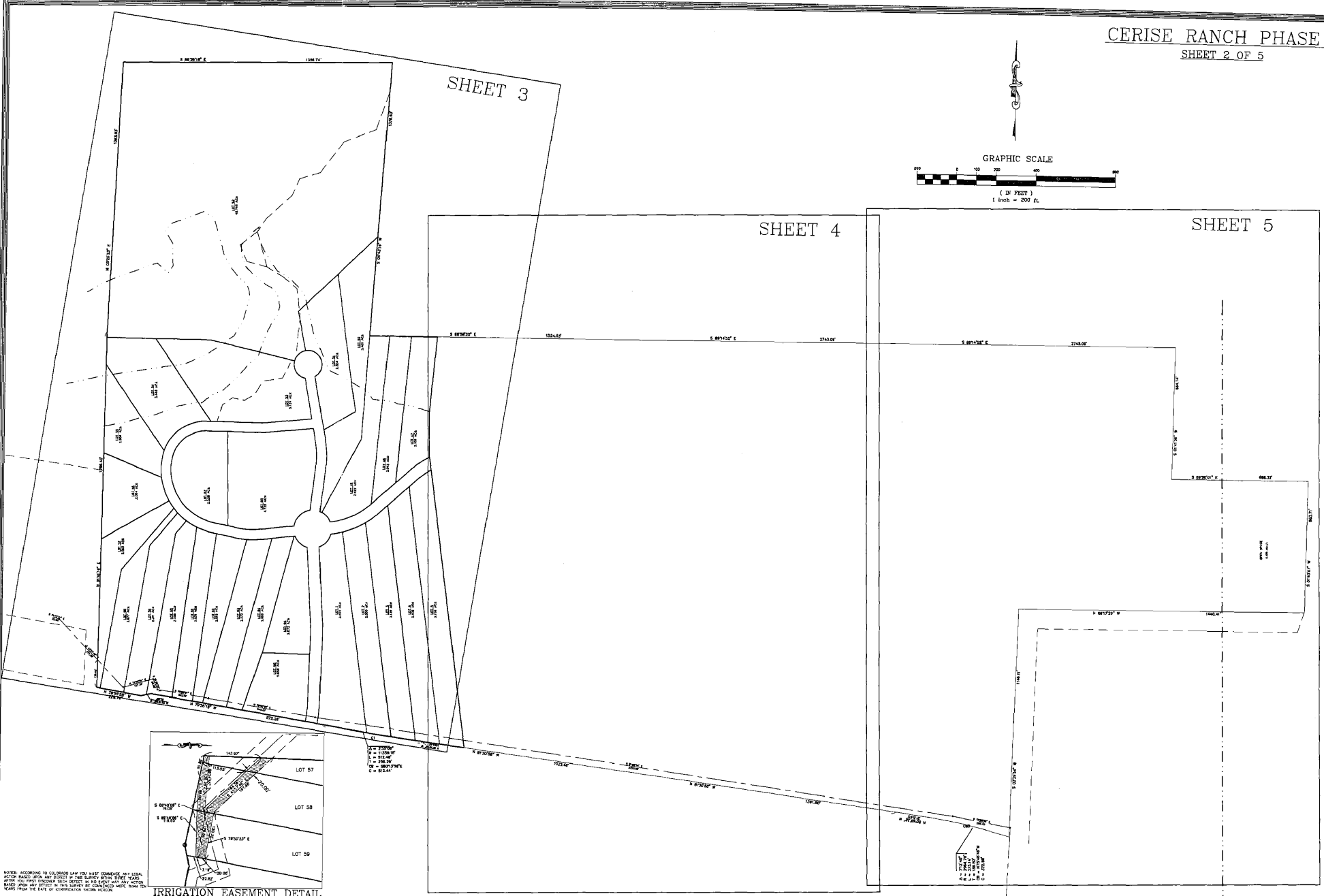
GRAPHIC SCALE



SHEET 3

SHEET 4

SHEET 5



IRRIGATION EASEMENT DETAIL

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME AND SEE THE ORIGINAL RECORD AND EXAMINE THE SURVEY WITHIN THESE RECORDS. THE INFORMATION HEREON IS BASED UPON THE RECORDS AND IS NOT GUARANTEED. THE INFORMATION HEREON IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

CERISE RANCH PHASE 1

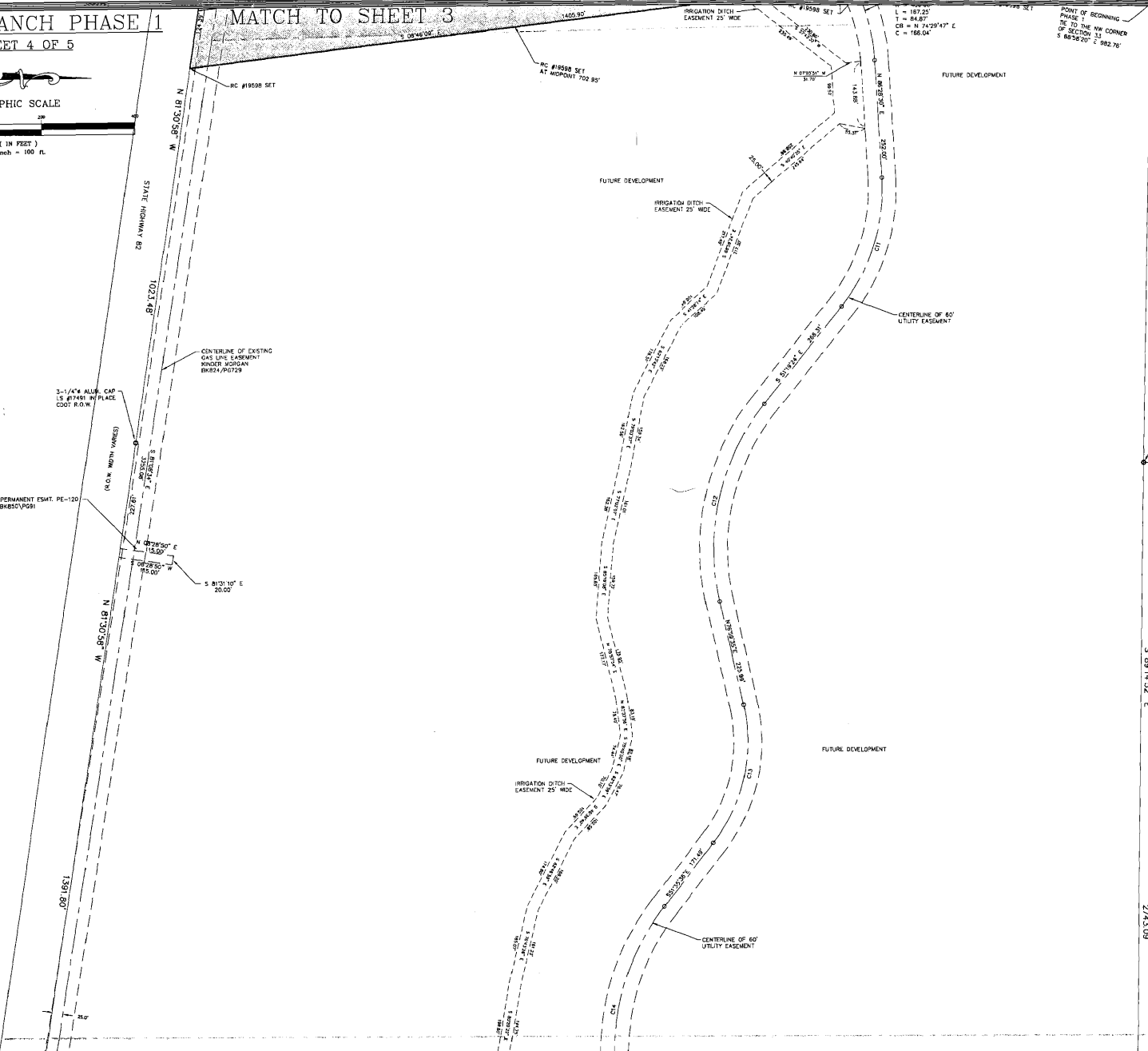
SHEET 4 OF 5

MATCH TO SHEET 3



GRAPHIC SCALE

(1 IN FEET)
1 inch = 100 ft.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	400.00	254.621	54.351	208.011	52°42'27"	67°24'28"
C12	500.00	401.031	242.161	435.894	67°09'52"	51°41'52"
C13	350.00	314.071	168.301	333.844	67°09'52"	51°24'49"
C14	500.00	434.721	260.441	476.331	67°09'52"	52°06'01"

25/09/2009 11:41:11 AM D:\Projects\Cerise Ranch\Drawings\PH1\10/09/2009 11:41:11 AM.dwg (10/09/2009 11:41:11 AM)

