ROOSEVELT RIDGE, EXEMPTION PLAT

FILING #2 FINAL PLAT

A MINOR SUBDIVISION OF PARCEL "A", ROOSEVELT RIDGE, EXEMPTION PLAT
SITUATED IN SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF GILPIN, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION (RECORD)

A PARCEL OF LAND SITUATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M., IN THE COUNTY OF GILPIN IN THE STATE OF COLORADO, TO WIT:

GOVERNMENT LOTS 4, 7, 8, 10, 11, 12;
THE EAST HALF NORTHWEST QUARTER (E1/2 NW 1/4);
THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4 SW1/4);
THE NORTHWEST QUARTER SOUTHEAST QUARTER (NW1/4 SE1/4);
THE SOUTH HALF SOUTHEAST QUARTER (S1/2 SE1/4); AND
THE NORTHEAST QUARTER (NE1/4) EXCEPT THAT PORTION CONVEYED TO COUNTY BY DEED RECORDED APRIL 18, 1994 IN BOOK 287 AT PAGE 405 AND 513 AT PAGE 240; AND
GOVERNMENT LOT 6, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO.

ALL IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF GILPIN, STATE OF COLORADO, TOGETHER WITH AND INCLUDING A PORTION OF THE ABOVE DESCRIBED LAND WHICH IS KNOWN AND DESCRIBED AS LOTS 1 THROUGH 15, SECOND AMENDED PLAT OF HOWARD-DEKKER ESTATES SUBDIVISION, IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M., RECORDED OCTOBER 15, 1993, RECEPTION NO. 79284, MAP FILE #1-23, COUNTY OF GILPIN, STATE OF COLORADO.

EXCEPTING THEREFROM THE LUMP GULCH PLACER, U.S. SURVEY NO. 12825, THE CALIFORNIA LODE #2 U.S. SURVEY NO. 18340, THE CALIFORNIA LODE U.S. SURVEY NO. 783 AND THE IRON CROSS LODE, U.S. SURVEY NO. 5977.

GENERAL NOTES

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 THE CERTIFICATION SHOWN HEREON.

2.) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE RECORD BEARING OF S01°04'17"E ALONG THE EAST LINE OF THE NE ONE-QUARTER OF SECTION 18 PER THE SECOND AMENDED PLAT OF HOWARD-DEKKER ESTATES SUBDIVISION BETWEEN THE FOUND MONUMENTS SHOWN HEREON.

3.) THIS PLAT CONSISTS OF 5 LOTS AND 3 PARCELS.

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STARR PEAK SURVEYING, FIDELITY NATIONAL TITLE COMMITMENT NO. 20031100, DATED MARCH 2, 2005 AT 5:00 P.M. WAS SOLELY RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

5.) THIS PLAT SUPERSEDES AND REPLACES THE PLAT OF THE HOWARD-DEKKER ESTATES SUBDIVISION RECORDED IN THE OFFICE OF THE GILPIN COUNTY CLERK AND RECORDER ON OCTOBER 15, 1993 AT RECEPTION NO. 79284, MAP FILE #1-23, AND ALL LOT LINES, EASEMENTS AND OTHER MATTERS SHOWN ON SUCH ORIGINAL PLAT ARE HEREBY VACATED.

6.) THE LOTS SHOWN HEREON ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROOSEVELT RIDGE RECORDED BY SEPARATE INSTRUMENT AT RECEPTION NO._____ OF THE RECORDS OF GILPIN COUNTY, COLORADO.

7.) THE ENTIRE PARCEL SHOWN HEREON CONTAINING APPROXIMATELY 367.877 ACRES WILL BE SUBDIVIDED INTO NO MORE THAN 27 LOTS.

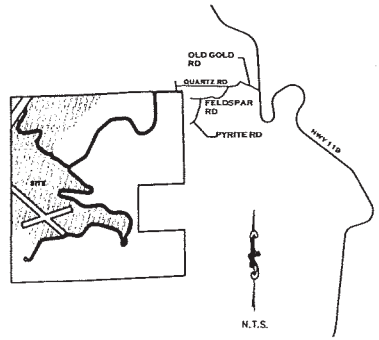
8.) PARCEL "B" IS AN EXISTING PRIVATE ROAD TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, FOR WHICH AN INGRESS AND EGRESS EASEMENT WAS DEDICATED TO GILPIN COUNTY PER THE RECORDED PLAT OF ROOSEVELT RIDGE, EXEMPTION PLAT.

9.) INDIVIDUAL LOT BUILDING SITES ARE 2 ACRES AS DELINEATED HEREON BY THE 167 FOOT RADIUS ENVELOPES.

10.) COVENANTS, CONDITIONS AND RESTRICTIONS PER COMMUNITY DECLARATION FOR HOWARD-DEKKER ESTATES SUBDIVISION RECORDED DECEMBER 27, 1991 IN BOOK 519 AT PAGE 440 ARE TO BE REPLACED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROOSEVELT RIDGE RECORDED BY SEPARATE INSTRUMENT AT RECEPTION NO._____ OF THE RECORDS OF GILPIN COUNTY, COLORADO.

11.) LOTS 1-17 AND PARCEL "B" SHOWN HEREON ARE PER THE RECORDED PLAT OF ROOSEVELT RIDGE, EXEMPTION PLAT, FILED WITH THE GILPIN COUNTY CLERK AND RECORDERS OFFICE.

12.) PARCELS C, D AND E SHALL NOT BE ELIGIBLE FOR FURTHER DIVISION, ADJUSTMENT OR RESIDENTIAL DEVELOPMENT, IN PART OR IN WHOLE, UNTIL SUCH TIME AS EXISTING DEVELOPMENT RIGHTS ARE TRANSFERRED FROM THE CALIFORNIA AND/OR THE IRON CROSS LODES, OR OTHER EXISTING RIGHTS WITHIN ROOSEVELT RIDGE EXEMPTION FILINGS 1 & 2.



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ROOSEVELT RIDGE, EXEMPTION PLAT. PUBLIC UTILITY COMPANIES ARE HEREBY GRANTED AN EASEMENT UPON PARCEL B AND ROADWAY EASEMENTS SHOWN ON THE PLAT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.

OWNER:

LONE PINE REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF February 2007, BY Jack O'Malley AS Executive Assistant

STATE OF Massachusetts)
) SS
COUNTY OF Bristol)

LONE PINE REAL ESTATE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3/8/13

Janet O'Malley
NOTARY PUBLIC

111 Forbes Blvd, Foxborough MA 02045
ADDRESS

JANET O'MALLEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 8, 2013

HOLDER OF DEED OF TRUST

FIRST NATIONAL BANK OF COLORADO, NA

BY:_____ AS Vice President

ATTEST:_____ AS VP

STATE OF Colorado)
) SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF FEBRUARY, 2007, BY Zahra A. AS Associate
OF FIRST NATIONAL BANK OF COLORADO, NA

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4/2/08

NOTARY PUBLIC

3333 IRIS AVE, BOULDER, CO 80301
ADDRESS

ZAHRA ALLARAKHIA
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 4/2/08

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER B. HARTMAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

CHRISTOPHER B. HARTMAN, P.L.S. 34188
FOR AND ON BEHALF OF
STARR PEAK SURVEYING

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34188 2/26/07

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS EXEMPTION PLAT APPROVED BY THE GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 27 DAY OF February, 2007.

CHAIRPERSON: Ann S Pino

ATTEST: Shawn E. Late

2/27/07 2:54 PM
RECEPTION NO. 130633
GILPIN COUNTY CLERK & RECORDER

130633

ROOSEVELT RIDGE EXEMPTION PLAT
FILING 2
FINAL PLAT

APPLICANT & DEVELOPER:
LONE PINE REAL ESTATE, LLC
38 PARKWAY BOULEVARD
CROSSROAD PARK DRIVE
BONTAGE, MASSACHUSETTS
PH: 508 - 238 - 4463

SURVEYOR:
STARR PEAK SURVEYING
P.O. BOX 9044
HENDERSON, CO 80640
(BONTAGE) CHRIS HARTMAN
PH: 303-643-0810

SHEET 1 OF 2

LOT LEGAL DESCRIPTIONS:

LOT 18, ROOSEVELT RIDGE EXEMPTION PLAT,
A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M. BEGINNING AT A POINT, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18 BEARS N35°35'43"W, 3680.85 FEET; THENCE FOLLOWING ALONG THE EDGE OF AN EXISTING ROAD KNOWN AS PARCEL "B" OF THE ROOSEVELT RIDGE EXEMPTION PLAT THE FOLLOWING COURSES N81°38'38"E, 273.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 190.82 FEET, AN ARC LENGTH OF 173.57 AND A CHORD WHICH BEARS S71°39'55"E, 168.44 FEET; THENCE S45°34'27"E, 131.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.06 FEET, AN ARC LENGTH OF 207.31 AND A CHORD WHICH BEARS S68°35'32"E, 201.65 FEET; THENCE N87°47'23"E 178.02; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 271.13 FEET, AN ARC LENGTH OF 502.84 AND A CHORD WHICH BEARS S39°04'51"E, 433.81 FEET; THENCE S14°02'55"W, 88.08 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 318.80 FEET, AN ARC LENGTH OF 170.75 FEET AND CHORD WHICH BEARS S28°25'57"W, 168.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 178.94 FEET, AN ARC LENGTH OF 212.27 FEET AND A CHORD WHICH BEARS S11°09'23"W, 200.17 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 87.87 FEET, AN ARC LENGTH OF 128.68 FEET AND A CHORD WHICH BEARS S13°01'44"W, 118.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.12 FEET, AN ARC LENGTH OF 46.18 AND A CHORD WHICH BEARS N54°21'24"W, 34.65 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 228.18 FEET, AN ARC LENGTH OF 152.37 FEET AND A CHORD WHICH BEARS N00°28'00"W, 149.58 FEET; THENCE N18°31'27"W, 134.81 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 251.80 FEET, AN ARC LENGTH OF 232.85 FEET AND A CHORD WHICH BEARS N43°58'31"W, 224.84 FEET; THENCE N72°27'55"W, 347.88 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 795.45 FEET, AN ARC LENGTH OF 242.62 FEET AND A CHORD WHICH BEARS N81°12'12"W, 241.69 FEET; THENCE N89°56'29"W, 87.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 189.29 FEET, AN ARC LENGTH OF 189.18 FEET AND A CHORD WHICH BEARS S64°27'08"W, 183.60 FEET; THENCE S36°51'08"W, 264.06 FEET; THENCE DEPARTING SAID PARCEL "B" N46°11'28"W, 313.36 FEET; THENCE N14°17'56"E, 360.84 FEET; THENCE N43°28'54"E, 383.65 FEET TO THE POINT OF BEGINNING,
COUNTY OF GILPIN, STATE OF COLORADO.

LOT 19, ROOSEVELT RIDGE EXEMPTION PLAT,
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6th P.M. BEGINNING AT A POINT, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18 BEARS N35°35'43"W, 3680.93 FEET; THENCE S65°28'54"W, 363.95 FEET; THENCE S14°17'56"W, 360.84 FEET; THENCE S46°11'29"E, 313.36 FEET TO A POINT ON THE NORTH LINE OF PARCEL "B", ROOSEVELT RIDGE EXEMPTION PLAT FILED WITH THE GILPIN COUNTY CLERK AND RECORDERS OFFICE; THENCE FOLLOWING ALONG THE NORTH LINE OF SAID PARCEL "B" ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 170.18 FEET, AN ARC LENGTH OF 199.32 FEET AND A CHORD WHICH BEARS S72°24'29"W, 188.11 FEET; THENCE N74°02'10"W, 107.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.62 FEET, AN ARC LENGTH OF 300.23 FEET AND A CHORD WHICH BEARS S75°17'31"W, 286.10 FEET; THENCE S83°46'10"W, 826.37 FEET; THENCE DEPARTING THE NORTH LINE OF SAID PARCEL "B" N13°41'10"W, 484.84 FEET TO A POINT ALONG THE SOUTH LINE OF THE IRON CROSS LODE M.S. NO.5977; THENCE FOLLOWING ALONG THE SOUTH LINE OF SAID IRON CROSS LODE N71°28'42"E, 144.77 FEET TO AN INTERSECTION OF SAID IRON CROSS LODE AND THE SOUTHERLY LINE OF THE CALIFORNIA LODE M.S. NO.783; THENCE FOLLOWING ALONG THE PERIMETER OF THE SAID CALIFORNIA LODE S48°51'22"E, 878.89 FEET; THENCE N40°34'30"E, 150.08 FEET; THENCE N48°50'55"W, 581.56 FEET TO AN INTERSECTION POINT OF THE SAID IRON CROSS LODE AND THE SAID CALIFORNIA LODE; THENCE CONTINUING ALONG THE PERIMETER OF THE SAID IRON CROSS LODE N71°43'37"E, 658.04 FEET; THENCE N17°36'36"W, 152.18 FEET; THENCE S71°31'03"W, 582.06 FEET TO A POINT ALONG THE NORTH LINE OF THE SAID IRON CROSS LODE; THENCE DEPARTING SAID NORTH LINE OF THE IRON CROSS LODE N38°05'48"W, 271.53 FEET; THENCE N08°33'21"E, 189.70 FEET; THENCE N84°54'54"E, 277.88 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "B"; ROOSEVELT RIDGE EXEMPTION PLAT; THENCE FOLLOWING ALONG THE WEST EDGE OF SAID PARCEL "B" ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2063.02 FEET, AN ARC LENGTH OF 287.98 FEET AND A CHORD WHICH BEARS S76°29'11"E, 287.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 488.20 FEET, AN ARC LENGTH OF 172.84 FEET AND A CHORD WHICH BEARS S82°15'27"E, 172.02 FEET; THENCE S32°02'48"E, 108.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 384.83 FEET, AN ARC LENGTH OF 311.04 AND A CHORD WHICH BEARS S73°12'08"E, 302.84 FEET TO THE POINT OF BEGINNING,
COUNTY OF GILPIN, STATE OF COLORADO.

LOT LEGAL DESCRIPTIONS:

LOT 20, ROOSEVELT RIDGE EXEMPTION PLAT,
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6th P.M. BEGINNING AT A POINT, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18 BEARS N28°49'54"W, 3020.86 FEET; THENCE ALONG THE WEST LINE OF PARCEL "B", ROOSEVELT RIDGE EXEMPTION PLAT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, AN ARC LENGTH OF 317.18 FEET AND A CHORD WHICH BEARS S02°08'48"W, 218.17 FEET; THENCE DEPARTING THE WEST LINE OF SAID PARCEL "B" N84°54'54"W, 277.88 FEET; THENCE S44°09'31"W, 181.11 FEET; THENCE S08°33'21"W, 189.70 FEET; THENCE S38°05'48"E, 271.53 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN BOOK 278 AT PAGE 318 AT THE GILPIN COUNTY CLERK AND RECORDERS OFFICE SAID POINT BEING ON THE NORTH LINE OF THE IRON CROSS LODE M.S. NO.5977; THENCE FOLLOWING ALONG THE NORTH LINE OF SAID IRON CROSS LODE S71°31'03"W, 166.48 FEET TO AN INTERSECTION POINT OF THE SAID IRON CROSS LODE AND THE CALIFORNIA LODE M.S. NO.783. ALSO RECORDED AS M.S. NO.18340; THENCE FOLLOWING ALONG THE NORTHERLY LINE OF SAID CALIFORNIA LODE N49°01'35"W, 1333.73 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE FOLLOWING THE WEST LINE OF SAID SECTION 18 N00°03'12"W, 728.78 FEET; THENCE DEPARTING THE WEST LINE OF SAID SECTION 18 S41°54'47"E, 686.87 FEET; THENCE S74°56'06"E, 398.03 FEET; THENCE S26°37'09"E, 360.36 FEET; THENCE N70°53'43"E, 318.83 FEET; THENCE S72°59'28"E, 147.36 FEET TO THE POINT OF BEGINNING,
COUNTY OF GILPIN, STATE OF COLORADO.

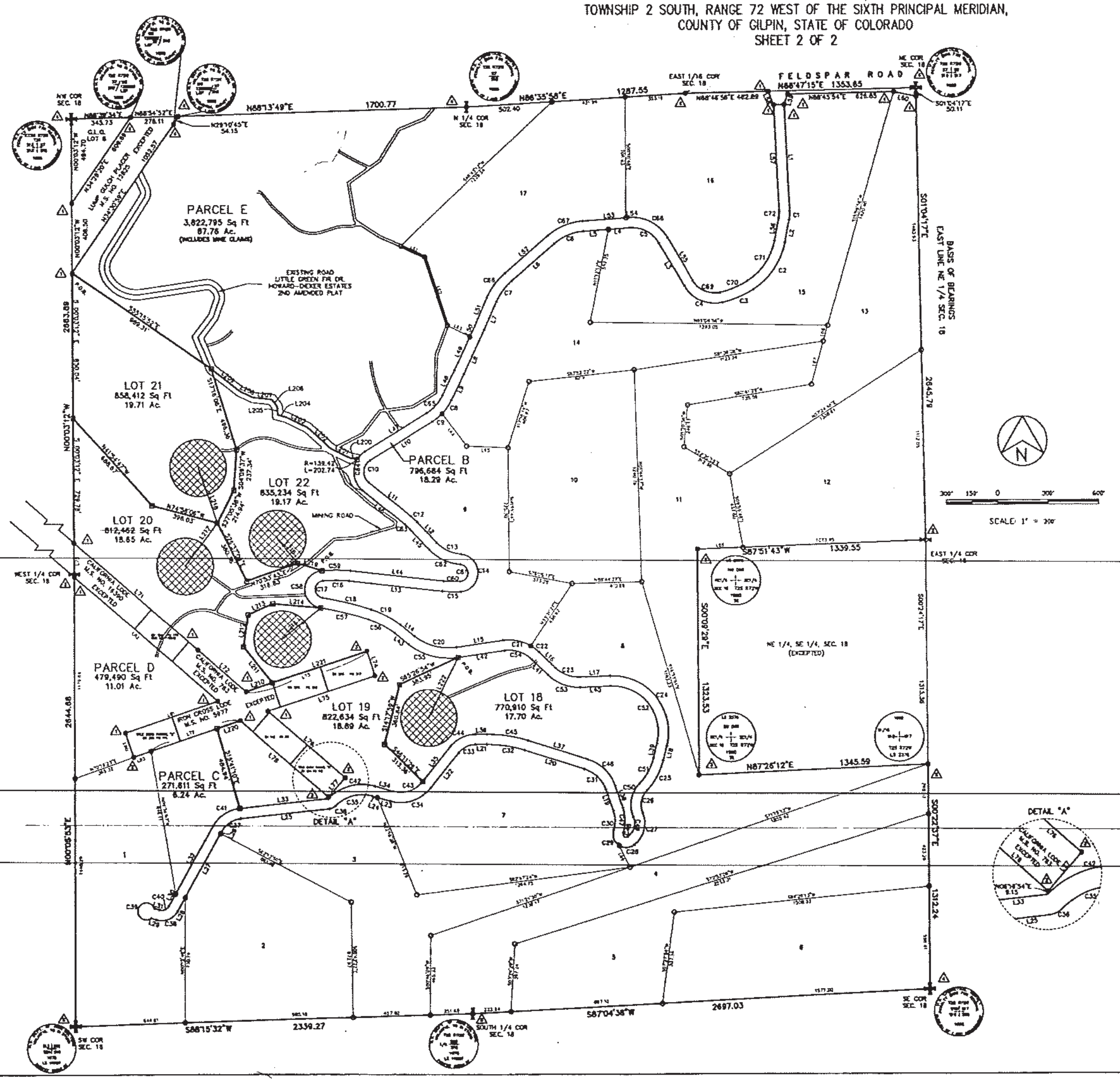
LOT 21, ROOSEVELT RIDGE EXEMPTION PLAT,
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6th P.M. BEGINNING AT A POINT, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18 BEARS N00°03'12"W, 801.20 FEET; THENCE S55°15'52"E, 989.31 FEET; THENCE S17°19'06"E, 498.36 FEET; THENCE S04°09'37", 237.34 FEET; THENCE S71°03'38"W, 214.84 FEET; THENCE N74°58'06"W, 398.03 FEET; THENCE N41°54'47"W, 686.87 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE FOLLOWING ALONG THE WEST LINE OF SAID SECTION 18 N00°03'12"W, 850.04 FEET TO THE POINT OF BEGINNING,
COUNTY OF GILPIN, STATE OF COLORADO.

LOT 22, ROOSEVELT RIDGE EXEMPTION PLAT,
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6th P.M. BEGINNING AT A POINT, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18 BEARS N28°49'54"W, 3020.86 FEET; THENCE N72°56'28"W, 147.36 FEET; THENCE S70°53'43"W, 318.83 FEET; THENCE N26°37'09"W, 360.36 FEET; THENCE N74°58'06"W, 214.84 FEET; THENCE N04°09'37"E, 237.34 FEET; THENCE N17°19'06"W, 498.36 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING ROAD PLATTED AS LITTLE GREEN FIR DR., HOWARD-DEKKER ESTATES 2ND AMENDED PLAT; THENCE FOLLOWING ALONG THE CENTERLINE OF SAID LITTLE GREEN FIR DR. S62°04'37"E, 217.79 FEET; THENCE S65°15'25"E, 82.47 FEET; THENCE S64°18'36"E, 111.84 FEET; THENCE S36°06'24"E, 51.11 FEET; THENCE S01°36'25"E, 50.00 FEET; THENCE S75°24'35"E, 50.00 FEET; THENCE S63°42'53"E, 136.44 FEET; THENCE S47°38'19"E, 192.83 FEET; THENCE S63°18'27"E, 120.88 FEET; THENCE S78°57'38"E, 47.99 FEET TO THE INTERSECTION OF THE CENTERLINE OF THE SAID LITTLE GREEN FIR DR. AND THE WESTERLY LINE OF PARCEL "B", ROOSEVELT RIDGE EXEMPTION PLAT FILED WITH THE GILPIN COUNTY CLERK AND RECORDERS OFFICE; THENCE FOLLOWING ALONG THE WESTERLY LINE OF SAID PARCEL "B" ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 139.42, AN ARC LENGTH OF 202.74 FEET AND A CHORD WHICH BEARS S08°56'33"E, 156.36 FEET; THENCE S51°36'01"E, 318.30 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 282.08 FEET, AN ARC LENGTH OF 41.13 FEET AND A CHORD WHICH BEARS S47°35'37"E, 41.10 FEET; THENCE S43°33'53"E, 185.78 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 281.15 FEET, AN ARC LENGTH OF 205.87 FEET AND A CHORD WHICH BEARS S64°32'28"E, 201.30 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 148.83 FEET AND A CHORD WHICH BEARS S00°20'26"W, 99.74 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 580.78 FEET, AN ARC LENGTH OF 97.84 FEET AND A CHORD WHICH BEARS N84°48'05"W, 97.52 FEET; THENCE N83°46'50"E, 537.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET, AN ARC LENGTH OF 166.73, AND A CHORD WHICH BEARS N89°35'02"W, 185.45 FEET TO THE POINT OF BEGINNING, COUNTY OF GILPIN, STATE OF COLORADO.

ROOSEVELT RIDGE EXEMPTION PLAT

FILING #2 FINAL PLAT

A MINOR SUBDIVISION OF PARCEL "A", ROOSEVELT RIDGE, EXEMPTION PLAT
SITUATED IN SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF GILPIN, STATE OF COLORADO
SHEET 2 OF 2



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	INTENTIONALLY DELETED				
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C42	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C44	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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C56	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C57	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C59	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C60	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C61	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C62	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C63	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C64	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C65	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C66	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C67	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C68	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C70	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C71	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C72	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE		
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L79	[illegible]	[illegible]
L80	[illegible]	[illegible]
L81	[illegible]	[illegible]
L82	[illegible]	[illegible]
L83	[illegible]	[illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
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L209	[illegible]	[illegible]
L210	[illegible]	[illegible]
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L213	[illegible]	[illegible]
L214	[illegible]	[illegible]
L215	[illegible]	[illegible]
L216	[illegible]	[illegible]
L217	[illegible]	[illegible]
L218	[illegible]	[illegible]
L219	[illegible]	[illegible]
L220	[illegible]	[illegible]
L221	[illegible]	[illegible]
L222	[illegible]	[illegible]

SYMBOL LEGEND

- ALIQUOT SECTION CORNER AS DESCRIBED.
- ALIQUOT QUARTER CORNER AS DESCRIBED.
- FOUND MONUMENT AS DESCRIBED.
- FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "FRONTIER SURV PLS 25953"
- SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 34168"

MONUMENT LEGEND

- FOUND NO. 5 REBAR & YELLOW PLASTIC CAP STAMPED "GHP LS2376"
- FOUND STONE MONUMENT IN MOUND OF ROCKS.
- FOUND STONE MONUMENT WITH CHISELED "X" IN MOUND OF ROCKS.
- FOUND BLM MONUMENT – 2" ALLOY PIPE WITH 3-1/4" BRASS CAP STAMPED AS SHOWN HEREON.
- FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED AS SHOWN HEREON.
- FOUND FOREST SERVICE MONUMENT – 2" ALLOY PIPE WITH 3-1/4" BRASS CAP STAMPED AS SHOWN HEREON.
- 167' RADIUS – 2 ACRE BUILDING ENVELOPE FILING 2

2/27/07 2:54 PM 132533

ROOSEVELT RIDGE EXEMPTION PLAT
FILING 2
FINAL PLAT

APPLICANT & DEVELOPER:

[illegible]
CONTACT: [illegible]
PH: 303-431-[illegible]

SURVEYOR:

STARR PEAK SURVEYING
P.O. BOX 3064
NEDERLAND, CO 80466
CONTACT: [illegible] HARTMAN
PH: 303-642-0810

SHEET 2 OF 2

DRAWING NUMBER R-44 A
DRAWING NUMBER R-44 A
DRAWING NUMBER R-44 A
G NUMBER