

ROOSEVELT RIDGE, EXEMPTION PLAT

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, 9, 10, 11, 12;
THE EAST HALF NORTHWEST QUARTER (E1/2 NW 1/4);
THE SOUTHWEST QUARTER SOUTHWEST QUARTER (SE1/4 SW1/4);
THE NORTHWEST QUARTER SOUTHWEST QUARTER (NW1/4 SE1/4);
THE SOUTH HALF SOUTHWEST 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 8, 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-DIEKER 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 #H-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. 16390, 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-DIEKER 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. 200321CO, 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-DIEKER ESTATES SUBDIVISION RECORDED IN THE OFFICE OF THE GILPIN COUNTY CLERK AND RECORDER ON OCTOBER 15, 1993 AT RECEPTION NO. 79284, MAP FILE #H-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 567.877 ACRES WILL BE SUBDIVIDED INTO NO MORE THAN 27 LOTS.

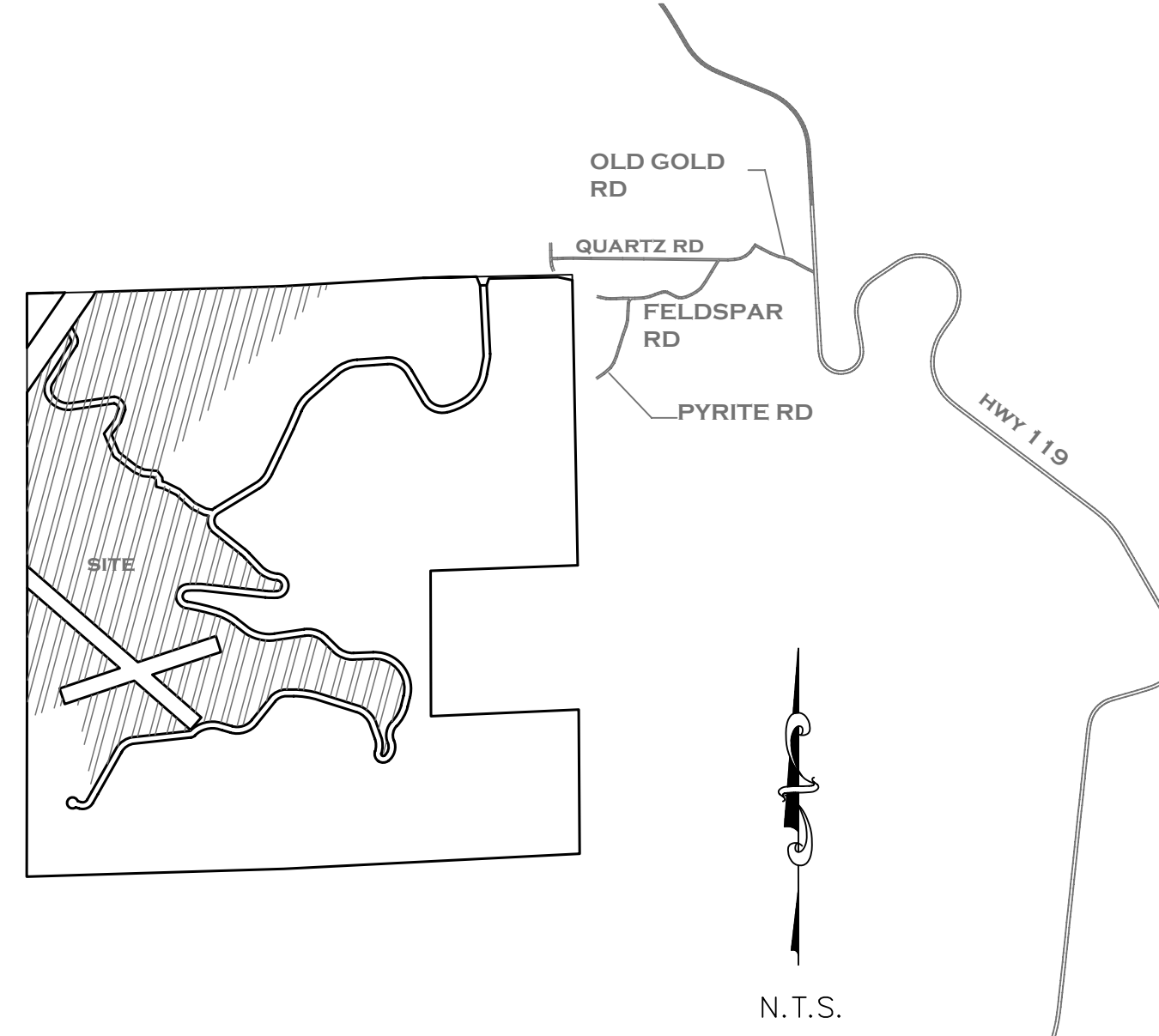
8.) PARCEL "B" IS AN EXISTING PRIVATE ROAD TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, FOR WHICH AN INGRESS AND EGRESS EASEMENT WAS DEDICATED TO GILPIN COUNTY PER THE RECORDED PLAT OF ROOSEVELT RIDGE, EXEMPTION PLAT.

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-DIEKER ESTATES SUBDIVISION RECORDED DECEMBER 27, 1991 IN BOOK 519 AT PAGE 460 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

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, 3880.95 FEET; THENCE FOLLOWING ALONG THE EDGE OF AN EXISTING ROAD KNOWN AS PARCEL "B" OF THE ROOSEVELT RIDGE EXEMPTION PLAT THE FOLLOWING COURSES N81°38'36"E, 275.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 190.82 FEET, AN ARC LENGTH OF 175.57 AND A CHORD WHICH BEARS S71°59'55"E, 169.44 FEET; THENCE S45°38'27"E, 131.30 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°55'32"E, 201.65 FEET; THENCE N87°47'23"E 179.02; 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, 88.06 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 316.60 FEET, AN ARC LENGTH OF 170.75 FEET AND CHORD WHICH BEARS S29°29'57"W, 168.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 179.94 FEET, AN ARC LENGTH OF 212.27 FEET AND A CHORD WHICH BEARS S11°09'22"W, 200.17 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 97.87 FEET, AN ARC LENGTH OF 128.68 FEET AND A CHORD WHICH BEARS S15°01'44"W, 119.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 18.12 FEET, AN ARC LENGTH OF 46.16 AND A CHORD WHICH BEARS N54°21'24"W, 34.65 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 229.18 FEET, AN ARC LENGTH OF 152.37 FEET AND A CHORD WHICH BEARS N00°26'00"W, 149.58 FEET; THENCE N19°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 N45°58'31"W, 224.64 FEET; THENCE N72°27'55"W, 367.69 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°58'29"W, 67.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 189.29 FEET, AN ARC LENGTH OF 169.18 FEET AND A CHORD WHICH BEARS S64°27'09"W, 163.60 FEET; THENCE S38°51'08"W, 264.08 FEET; THENCE DEPARTING SAID PARCEL "B" N46°11'28"W, 313.36 FEET; THENCE N14°17'59"E, 360.84 FEET; THENCE N65°26'54"E, 383.95 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, 3880.95 FEET; THENCE S65°26'54"W, 383.95 FEET; THENCE S14°17'59"W, 360.84 FEET; THENCE S46°11'26"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 170.16 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 280.42 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, 520.27 FEET; THENCE DEPARTING THE NORTH LINE OF SAID PARCEL "B" N15°41'10"W, 484.94 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°26'42"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, 679.99 FEET; THENCE N40°58'30"E, 150.08 FEET; THENCE N48°50'55"W, 591.56 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°39'55"W, 152.19 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 N39°05'48"W, 271.53 FEET; THENCE N08°33'21"E, 189.70 FEET; THENCE N66°09'31"E, 161.11 FEET; THENCE S84°54'46"E, 277.89 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 2053.02 FEET, AN ARC LENGTH OF 287.99 FEET AND A CHORD WHICH BEARS S76°29'11"E, 287.75 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 485.20 FEET, AN ARC LENGTH OF 172.94 FEET AND A CHORD WHICH BEARS S62°15'27"E, 172.02 FEET; THENCE S52°02'49"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 S75°12'06"E, 302.64 FEET TO THE POINT OF BEGINNING, COUNTY OF GILPIN, STATE OF COLORADO.

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 _____ DAY OF _____ 200__, BY _____ AS _____

STATE OF _____)
COUNTY OF _____) SS

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ADDRESS

HOLDER OF DEED OF TRUST

FIRST NATIONAL BANK OF COLORADO, NA

BY: _____ AS _____

ATTEST: _____ AS _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 200__, BY _____ AS _____

OF FIRST NATIONAL BANK OF COLORADO, NA

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ADDRESS

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. 34168
FOR AND ON BEHALF OF
STARR PEAK SURVEYING

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS EXEMPTION PLAT APPROVED BY THE GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ 200__

CHAIRPERSON: _____

ATTEST: _____

ROOSEVELT RIDGE EXEMPTION PLAT
FINAL PLAT

APPLICANT & DEVELOPER:
LONE PINE REAL ESTATE, LLC
32 HORTON'S HOLE WAY
GAMBURY, MA 02332
CONTACT: TEREKA KERRIGAN
PH: 303-431-4622

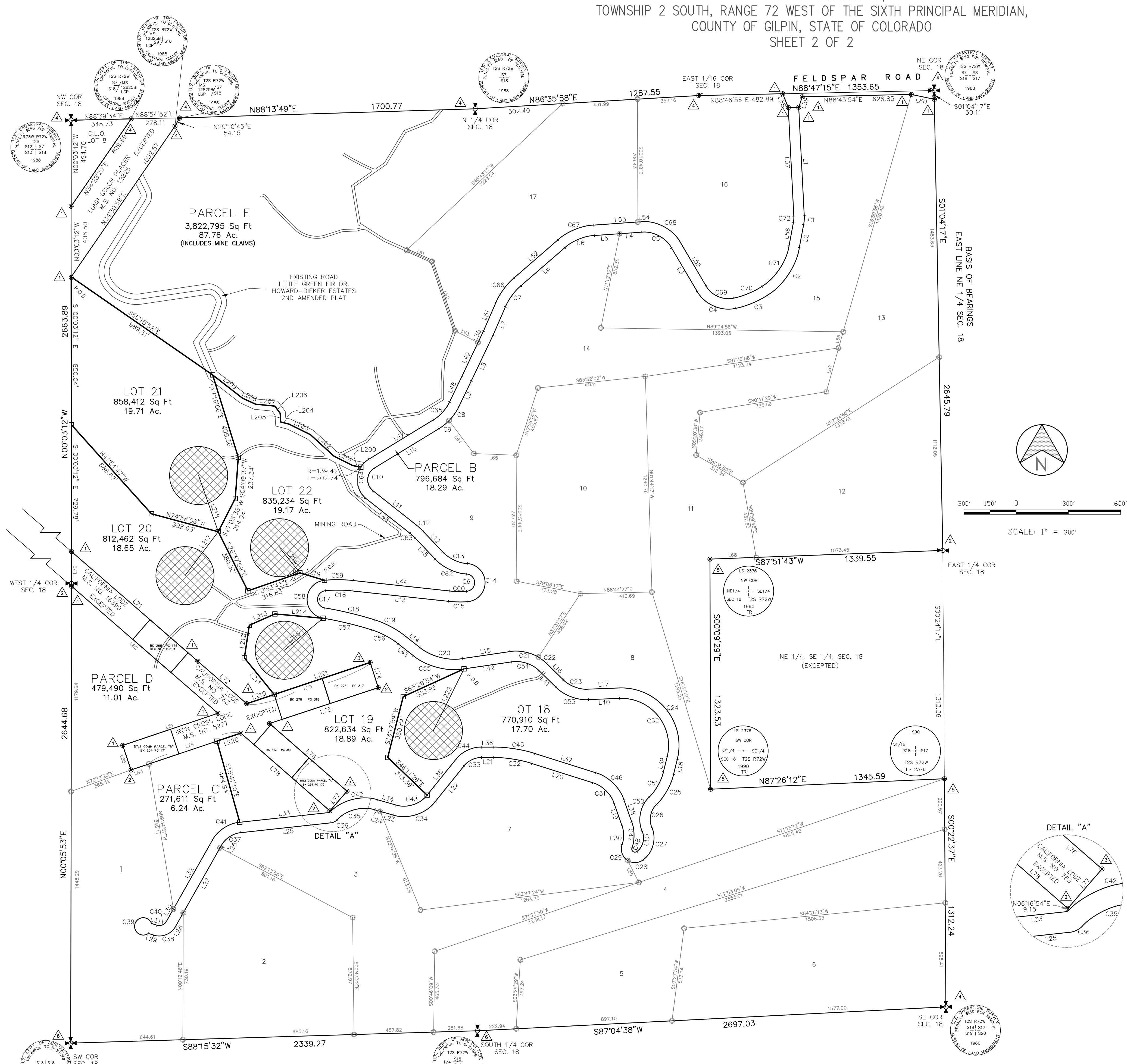
SURVEYOR:
STARR PEAK SURVEYING
P.O. BOX 3064
NEEDLAND, CO 80466
CONTACT: CHRIS HARTMAN
PH: 303-642-0810

SHEET 1 OF 2

ROOSEVELT RIDGE EXEMPTION PLAT

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	13°33'01"	51.56	218.01	S03°51'25"E	51.44
C2	46°17'39"	37.89	418.19	S33°46'45"W	38.28
C3	21°03'02"	198.03	539.01	S67°27'04"W	196.52
C4	7°31'38"	266.69	2088.2	N66°15'38"W	244.09
C5	6°33'55"	203.33	153.28	N62°16'45"W	193.26
C6	36°53'11"	187.65	291.48	S67°29'43"W	184.43
C7	25°28'43"	151.31	346.27	S36°18'46"W	150.07
C8	18°14'29"	98.98	305.30	S33°02'41"W	98.54
C9	14°17'04"	76.11	305.30	S51°28'28"W	75.92
C10	11°15'10"	152.83	79.42	S03°29'30"W	130.32
C11					
C12	8°04'07"	49.58	352.09	S47°35'57"E	49.54
C13	41°57'14"	161.93	221.15	S64°32'28"E	158.34
C14	17°41'43"	329.63	110.00	S00°20'13"W	293.42
C15	9°58'29"	108.10	603.82	N88°49'37"W	107.86
C16	11°26'25"	153.75	770.00	N89°33'02"E	153.49
C17	16°51'22"	144.18	50.00	S02°06'33"W	139.17
C18	8°08'14"	256.39	212.94	S74°29'11"E	256.15
C19	20°25'18"	194.32	545.20	S62°15'27"E	193.30
C20	46°18'34"	262.55	324.83	S75°12'06"E	255.46
C21	38°51'16"	170.24	250.82	S78°14'46"E	166.95
C22	13°49'43"	68.54	250.82	S52°33'17"E	60.39
C23	46°34'07"	158.54	195.06	S68°55'36"E	154.21
C24	106°13'39"	64.11	331.13	S39°04'51"E	59.81
C25	30°54'02"	203.11	376.60	S29°29'57"W	200.65
C26	67°35'24"	141.49	119.94	S11°09'24"W	133.43
C27	75°19'31"	207.56	157.87	S33°01'42"W	192.83
C28	69°14'03"	94.40	78.12	S87°18'07"W	88.76
C29	76°42'21"	104.58	78.12	N19°43'41"W	96.95
C30	38°05'32"	112.46	161.16	N00°26'06"W	110.40
C31	52°59'07"	177.41	191.84	N45°58'10"W	171.16
C32	17°28'34"	224.32	735.45	N81°12'12"E	223.45
C33	31°12'27"	115.39	169.33	S64°27'33"W	111.78
C34	67°06'46"	294.60	230.16	S72°24'29"W	294.45
C35	61°23'31"	236.18	228.42	S78°16'04"W	225.04
C36	39°11'28"	405.59	39.34	S64°10'11"W	398.00
C37	54°16'16"	139.74	147.55	S36°38'34"W	134.59
C38	77°55'12"	145.67	107.11	S68°27'34"W	134.70
C39	286°15'37"	249.81	50.00	N17°25'12"E	60.00
C40	77°55'12"	144.07	471.11	N68°27'34"E	59.24
C41	54°16'16"	196.59	207.55	N56°38'04"E	189.33
C42	61°20'37"	300.23	286.42	N75°17'31"E	286.10
C43	67°06'46"	199.32	170.16	N72°24'29"E	188.11
C44	51°12'27"	169.18	189.29	N64°27'09"E	163.60
C45	17°28'34"	242.62	795.45	S81°12'12"E	241.69
C46	32°59'07"	232.85	251.80	S45°59'31"E	224.64
C47	38°05'32"	152.37	229.18	S00°26'00"E	149.58
C48	145°56'24"	46.16	181.2	S54°21'24"E	34.85
C49	75°19'31"	128.68	97.87	N25°01'44"E	119.61
C50	67°35'24"	212.27	179.94	N17°09'22"E	200.17
C51	30°54'02"	178.75	316.60	N29°29'57"E	168.69
C52	106°13'39"	502.94	271.13	N39°04'51"W	433.81
C53	46°34'07"	207.31	263.06	N68°59'30"W	201.65
C54	52°42'59"	175.57	190.82	N71°59'55"W	169.44
C55	46°18'34"	311.04	384.83	N75°12'06"W	302.64
C56	20°25'18"	172.94	485.03	N65°19'27"W	172.82
C57	8°02'14"	287.99	205.02	N76°29'11"W	287.75
C58	16°51'22"	217.19	110.00	N00°06'49"E	218.17
C59	11°26'25"	165.73	830.00	S89°13'02"E	163.45
C60	9°58'29"	97.64	560.78	S88°49'05"E	97.52
C61	17°41'43"	149.83	50.00	N00°20'26"E	99.74
C62	41°57'14"	181.13	110.00	S89°13'02"E	201.30
C63	8°04'07"	41.13	292.09	N47°35'57"W	41.10
C64	11°15'10"	268.28	139.42	N03°29'30"E	268.76
C65	38°51'16"	148.68	243.30	N42°11'13"E	138.76
C66	25°28'43"	177.99	400.27	N38°18'46"E	176.53
C67	36°53'11"	226.28	351.48	N67°29'43"E	222.39
C68	63°33'55"	259.89	243.28	S62°16'45"E	256.25
C69	7°31'38"	185.78	148.82	S66°15'38"E	173.95
C70	21°03'02"	175.99	479.81	N67°27'04"E	175.00
C71	46°17'39"	289.41	358.19	N33°46'45"E	281.60
C72	13°33'01"	37.87	158.61	N03°51'25"E	37.28

LINE TABLE		
LINE	LENGTH	BEARING
L1	624.18	S08°55'04"E
L2	134.91	S03°37'55"W
L3	289.87	N38°29'50"W
L4	127.52	S85°56'10"W
L5	145.48	S03°56'20"W
L6	333.49	S49°03'06"W
L7	179.78	S23°34'26"W
L8	288.64	S53°27'46"W
L9	164.77	S25°45'25"W
L10	433.84	S58°37'00"W
L11	318.30	S51°38'01"E
L12	165.78	S49°33'51"E
L13	557.02	N83°49'50"W
L14	108.50	S35°02'49"E
L15	275.47	N01°28'36"W
L16	131.30	S45°28'27"E
L17	179.02	N87°47'23"E
L18	88.06	S14°02'55"W
L19	134.76	N19°12'77"W
L20	367.69	N72°27'55"W
L21	67.51	N89°58'29"W
L22	264.08	S38°51'08"W
L23	77.02	N74°02'10"W
L24	30.83	N74°02'10"W
L25	520.51	S83°46'10"W
L26	14.97	S29°29'57"W
L27	429.57	S29°29'57"W
L28	90.77	S29°29'57"W
L29	32.22	N72°34'48"W
L30	81.97	S29°29'57"E
L31	32.22	S29°29'57"E
L32	453.34	N29°29'57"E
L33	50.00	N83°46'10"E
L34	107.85	N29°29'57"E
L35	264.08	N38°51'08"E
L36	67.55	S89°58'29"E
L37	264.69	S72°27'55"W
L38	134.81	S19°31'27"E
L39	88.06	N14°02'55"E
L40	179.02	S874°27'34"E
L41	131.30	N45°28'27"W
L42	275.47	S81°38'36"W
L43	108.50	N21°24'29"E
L44	557.02	S83°49'50"E
L45	165.78	N43°33'27"W
L46	108.50	N21°24'29"E
L47	433.84	N83°49'50"E
L48	164.61	N25°45'25"E
L49	214.31	N25°27'46"E
L50	73.20	N19°12'77"W
L51	178.80	N23°34'26"E
L52	233.49	N49°03'06"E
L53	255.04	N29°29'57"E
L54	17.96	N85°56'20"E
L55	289.87	S30°29'50"E
L56	134.91	N03°37'55"W
L57	626.01	N08°55'04"W
L58	85.32	N81°30'01"E
L59	63.83	N03°37'55"W
L60	135.62	S78°05'03"E
L61	158.06	N66°28'24"W
L62	430.95	N67°51'43"W
L63	149.10	N62°52'37"W
L64	236.77	N36°50'57"W
L65	244.09	N07°41'43"W
L66	96.27	S15°40'24"W
L67	261.55	S15°40'24"W
L68	266.10	S87°51'43"W
L69	140.87	N26°47'19"W
L70	199.21	N00°00'59"E
L71	562.01	S49°01'24"E
L72	512.33	S49°01'24"E
L73	748.54	N71°31'03"E
L74	152.19	S17°39'55"E
L75	658.04	S714°33'77"W
L76	591.56	S48°50'55"E
L77	150.08	S48°58'36"W
L78	673.99	N48°51'22"W
L79	666.11	S71°26'42"W
L80	149.11	N18°35'40"W
L81	577.82	N71°21'02"E
L82	1114.48	N49°02'34"W
L83	108.82	N71°26'42"E

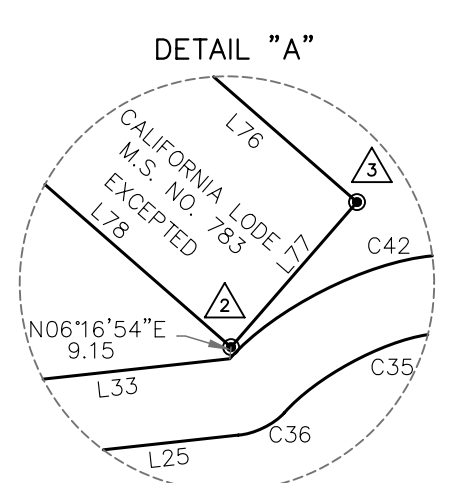
LINE TABLE		
LINE	BEARING	DISTANCE
L200	N78°47'35"W	47.99
L201	N63°19'27"W	120.88
L202	N47°36'19"W	182.83
L203	N62°46'25"W	196.44
L204	N75°24'35"W	50.00
L205	N03°38'23"W	50.00
L206	N36°09'24"W	51.11
L207	N84°16'35"W	111.94
L208	N65°19'25"W	82.47
L209	N26°43'77"W	217.75
L210	S71°31'03"W	166.49
L211	S39°05'48"E	271.53
L212	S58°33'14"W	189.70
L213	S66°09'31"W	151.11
L214	N84°54'46"W	277.89
L215	S50°27'11"W	289.23
L216	N39°04'30"W	186.03
L217	S37°09'48"W	316.95
L218	N91°44'44"W	342.47
L219	S72°09'28"E	147.26
L220	N71°26'42"E	144.77
L221	S71°31'03"W	582.06
L222	S26°02'16"W	393.80

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 29553"
- SET NO. 3 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 34168"
- 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.

MONUMENT LEGEND

- 167' RADIUS - 2 ACRE BUILDING ENVELOPE FILING 2



ROOSEVELT RIDGE EXEMPTION PLAT
FINAL PLAT

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SHEET 2 OF 2