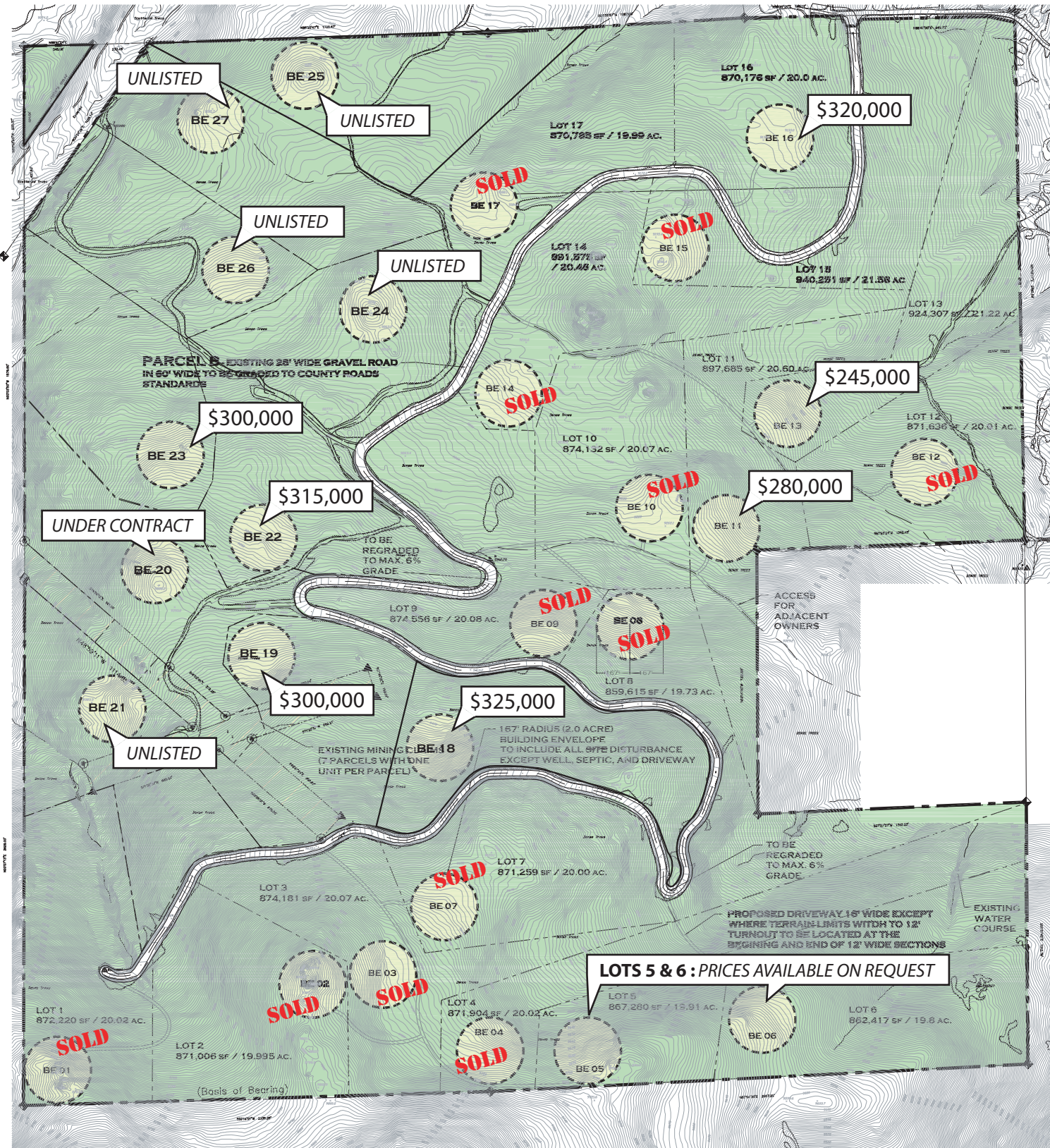
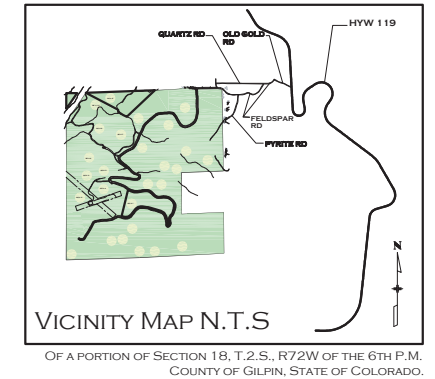




Roosevelt Ridge Private Reserve PHASE 1 AND 2 DEVELOPMENT PLAN

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GENERAL NOTES:

1. THE OWNER WILL GRANT THE GILPIN COUNTY A CONSERVATION EASEMENT OVER THE ENTIRE PROPERTY THAT WILL RESTRICT THE TOTAL NUMBER OF RESIDENTIAL UNITS TO 27 WHICH IS BASED ON MINIMUM LOT SIZE OF 20 ACRES AND INCLUDES THE UNITS ASSOCIATED WITH THE EXISTING MINING CLAIMS.

2. EACH LOT OWNER WILL GRANT AN EASEMENT ACROSS THE PORTION OF THEIR 20 ACRE LOT (EXCLUDING THE BUILDING ENVELOPE) TO THE ROOSEVELT RIDGE HOME OWNERS ASSOCIATION THAT ALLOWS PRIVATE RECREATION USE ON DRIVEWAYS AND RECREATION TRAILS AS DESIGNATED ON THE SUBDIVISION EXEMPTION PLAT AS WELL AS ALLOW FOR MAINTENANCE ACTIVITIES INCLUDING WILDFIRE MITIGATION ACTIVITIES.

THE COUNTY HAS IDENTIFIED LOTS 4, 6, 11, 13, 15 AND 16 AS REPRESENTING THE POTENTIAL TO CREATE VISUAL IMPACTS FROM LOCATIONS ALONG HIGHWAY 119 DESIGNATED AS A SENSITIVE VIEW CORRIDOR BY THE COUNTY. AS A RESULT, THE FOLLOWING RESTRICTIONS UPON SUCH LOTS ARE HEREBY IMPOSED AND MAY ONLY BE MODIFIED WITH APPROVAL OF THE GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS.

1. LOTS SHALL BE AT LEAST 17.5 ACRES IN SIZE.
2. EACH LOT MAY INCLUDE A BUILDING ENVELOPE NOT TO EXCEED TWO ACRES WHICH CONTAINS ALL IMPROVEMENTS PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROOSEVELT RIDGE RECORDED IN THE GILPIN COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER _____ ON _____, 2005, AND ANY AMENDMENT THEREOF OR SUPPLEMENT THERETO EXCEPT DRIVEWAY, UNDERGROUND UTILITIES, WELL AND SEPTIC SYSTEMS.
3. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS INSTALLED WITHIN ANY LOT SHALL BE ENGINEERED SYSTEMS, WITH PRIOR SOIL EVALUATION IN ACCORDANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS. PERCOLATION TESTS SHALL BE PERFORMED PRIOR TO ANY SUCH SYSTEM BEING INSTALLED.
4. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR IDENTIFYING AND AVOIDING ANY GEOLOGIC HAZARDS (E.G., LAND SLIDES, MUD FLOWS, AVALANCHES, SUBSIDENCE, FLOOD, ETC.) OR WETLANDS THAT MAY EXIST WITHIN SUCH LOT.
5. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MINIMIZING SITE DISTURBANCE SO AS TO MINIMIZE EROSION. EACH OWNER SHALL BE LIABLE FOR ANY DRAINAGE ONTO ADJACENT PROPERTY IN EXCESS OF THE HISTORIC FLOWS.
6. ALL LIGHTING WITHIN ANY LOT SHALL BE LIMITED TO THE BUILDING ENVELOPE FOR SUCH LOT, AND SHALL BE DESIGNATED IN ACCORDANCE WITH THE DESIGN GUIDELINES TO MINIMIZE IMPACT ON THE NIGHT SKY.
7. BUILDING MATERIALS, INCLUDING BUT NOT LIMITED TO ROOFS, SHALL BE EARTH TONED, NATURAL COLORS THAT ARE COMPATIBLE WITH THE EXISTING COLORS PRESENTLY OCCURRING ON THE PROPERTY.

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY 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 (E 1/2 NW 1/4);
THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE 1/4 SW 1/4);
THE NORTHWEST QUARTER SOUTHWEST QUARTER (NW 1/4 SE 1/4);
THE SOUTH HALF SOUTHWEST QUARTER (S 1/2 SW 1/4);
AND THE NORTHEAST QUARTER (NE 1/4) 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-DEIKER ESTATES SUBDIVISION, IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M., RECORDED OCTOBER 15, 1993, EXCEPTION 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.

CONTAINING 24,038,245 SQUARE FEET OR 551.842 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, T2S, R72W AS BEARING S 83° 16' 01" W ACCORDING TO THE MONUMENTS SHOWN ON THE RECORDED PLAT OF THE SECOND AMENDED PLAT OF HOWARD-DEIKER ESTATES SUBDIVISION.
- 2) THE LEGAL DESCRIPTION WAS TAKEN FROM CHICAGO TITLE COMMITMENT #200321 CO, DATED NOVEMBER 2, 2004.

LAND USE TABLE

LOTS 2-1 - 2-10	200.30 ACRES	10 UNITS*
PARCEL 'B' (ROAD)	11.34 ACRES	0 UNITS
LOTS 1-17	342.48 ACRES	17 UNITS
TOTAL	551.842 ACRES	27 UNITS*

*INCLUDING THE UNITS ASSOCIATED WITH EXISTING MINING CLAIMS WITHIN THE PROPERTY

CONTACT

Please contact **Wes Hobson** with questions and to arrange a private tour of the property:

Office 303-449-7000
Direct 303-441-5659
Cell 303-324-3767
Fax 303-449-8554

Wes Hobson, Broker Associate
RE/MAX of Boulder Inc.
Roosevelt Ridge Private Reserve
2425 Canyon Boulevard, Suite 110
Boulder, Colorado 80302

