ROOSEVELT RIDGE, EXEMPTION PLAT

FINAL PLAT
A MINOR SUBDIVISION OF PARCEL "E", 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 (ROOSEVELT RIDGE EXEMPTION PLAT, 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 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 SOUTHEAST (NE1/4) EXCEPT THAT PORTION CONVEYED TO COUNTY BY DEED RECORDED APRIL 18, 1994 IN BOOK 287 AT PAGE 405 AND 313 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 13, 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, 1983, RECEPTION NO. 78284, MAP FILE #1-23, COUNTY OF GILPIN, STATE OF COLORADO

EXCEPTING THEREFROM THE LUMP GULCH PLACER, U.S. SURVEY NO. 17825, THE CALIFORNIA LODE #2 U.S. SURVEY NO. 16360, THE CALIFORNIA LODE U.S. SURVEY NO. 783 AND THE IRON CROSS LODE, U.S. SURVEY NO 3977.

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°04'11"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 OF ROOSEVELT RIDGE EXEMPTION PLAT, PHASE III, REPRESENTS THE SUBDIVISION OF PARCEL "E" INTO TWO (2) INDIVIDUAL LOTS, LOTS 23 AND PARCEL F.

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STARR PEAK SURVEYING. FIDELITY NATIONAL TITLE COMMITMENT NO. 20023120, 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, 1983 AT RECEPTION NO. 78284, 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. 127233 OF THE RECORDS OF GILPIN COUNTY, COLORADO.

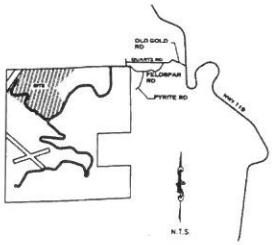
7.) PARCEL "E" IS AN EXISTING PRIVATE ROAD TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, FOR WHICH AN INGRESS AND EGRESS EASEMENT WAS DEDICATED TO GILPIN COUNTY PER THE RECORDED PLAT OF ROOSEVELT RIDGE EXEMPTION PLAT.

8.) INDIVIDUAL LOT BUILDING SITES ARE 2 ACRES AS DELINEATED HEREON BY THE 167 FOOT RADIUS ENVELOPES AND MARKED ON SITE WITH A 5/8" REBAR. ACCESS TO THE BUILDING ENVELOPES IS BY PRIVATE EASEMENTS OVER THE EXISTING MINING ROADS TO BE IMPROVED TO COUNTY DRIVEWAY STANDARDS AT THE TIME OF CONSTRUCTION.

9.) 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. 127233 dated Aug. 30, 2005, OF THE RECORDS OF GILPIN COUNTY, COLORADO.

10.) LOTS 1-22 AND PARCEL "B" SHOWN HEREON ARE PER THE RECORDED PLATS OF ROOSEVELT RIDGE EXEMPTION PLAT, FILINGS 1 & 2 FILED WITH THE GILPIN COUNTY CLERK AND RECORDERS OFFICE.

11.) PARCELS C, D, AND F SHALL NOT BE ELIGIBLE FOR FURTHER DIVISION, ADJUSTMENT OR RESIDENTIAL DEVELOPMENT IN PART OR IN WHOLE UNITS, 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 20th DAY OF October, 2006 BY Gene Sopher AS MANAGER, LONE PINE REAL ESTATE LLC

STATE OF Massachusetts }
COUNTY OF Plymouth } SS

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES June 6 2014 _____ NOTARY PUBLIC

111 St George St. Duxbury 02332
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, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

CHRISTOPHER B. HARTMAN, P.L.S.
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 19 DAY OF September, 2006

CHAIRPERSON Buddy Ahearn

ATTEST: Shannon L. Pate

RECORDED AT 10:24 AM
RECEPTION NO. 200706000
GILPIN COUNTY, COLORADO
CLERK AND RECORDER

ROOSEVELT RIDGE EXEMPTION PLAT
FILING 2
FINAL PLAT

APPLICANT & DEVELOPER:

LONE PINE REAL ESTATE, LLC
69 AMERICA HILL WAY
DANBURY, NH 03230
Contact: Gene Sopher
Ph: 603-421-4633

SURVEYOR:

STARR PEAK SURVEYING
P.O. BOX 3084
DEERWOOD, CO 80443
Contact: Chris Hartman
Ph: 303-642-0611

DATE: 09/16/2012
REV: 10/07/2012

SHEET 1 OF 2

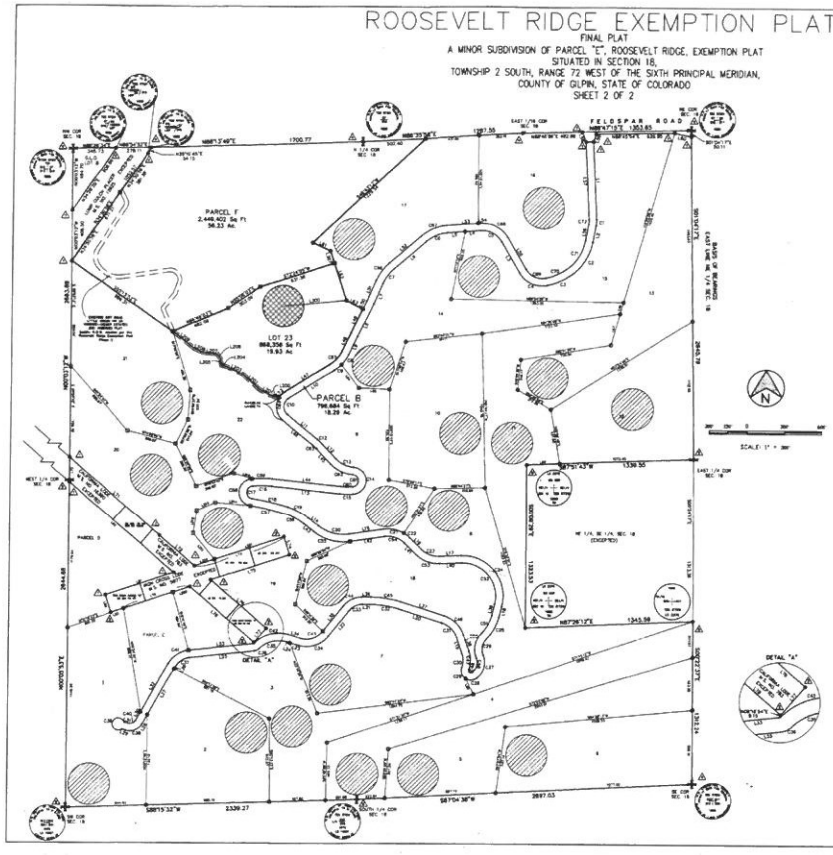
DRAWING NUMBER R-48 A

DRAWING NUMBER R-48 A

ROOSEVELT RIDGE EXEMPTION PLAT

FINAL PLAT

A MINOR SUBDIVISION OF PARCEL "E", 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	RADIUS	LENGTH	CHORD	BEARING	DISTANCE
C1	90°00'00"	25.00'	39.27'	S 45°00'00" E	35.36'	
C2	90°00'00"	25.00'	39.27'	S 45°00'00" E	35.36'	
C3	90°00'00"	25.00'	39.27'	S 45°00'00" E	35.36'	