

ROOSEVELT RIDGE, EXEMPTION PLAT

AMENDED 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 SOUTHWEST QUARTER (NW1/4 SE1/4);
THE SOUTH HALF SOUTHWEST QUARTER (S1/2 SW1/4); 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.

LEGAL DESCRIPTION (LOT CREATED BY THIS AMENDED EXEMPTION PLAT)

LOT 24,
ROOSEVELT RIDGE EXEMPTION PLAT,
COUNTY OF GILPIN,
STATE OF COLORADO.

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.) ~~NOTE INTENTIONALLY REMOVED. CBH~~

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, RIGHT-OF-WAYS AND EASEMENTS 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.

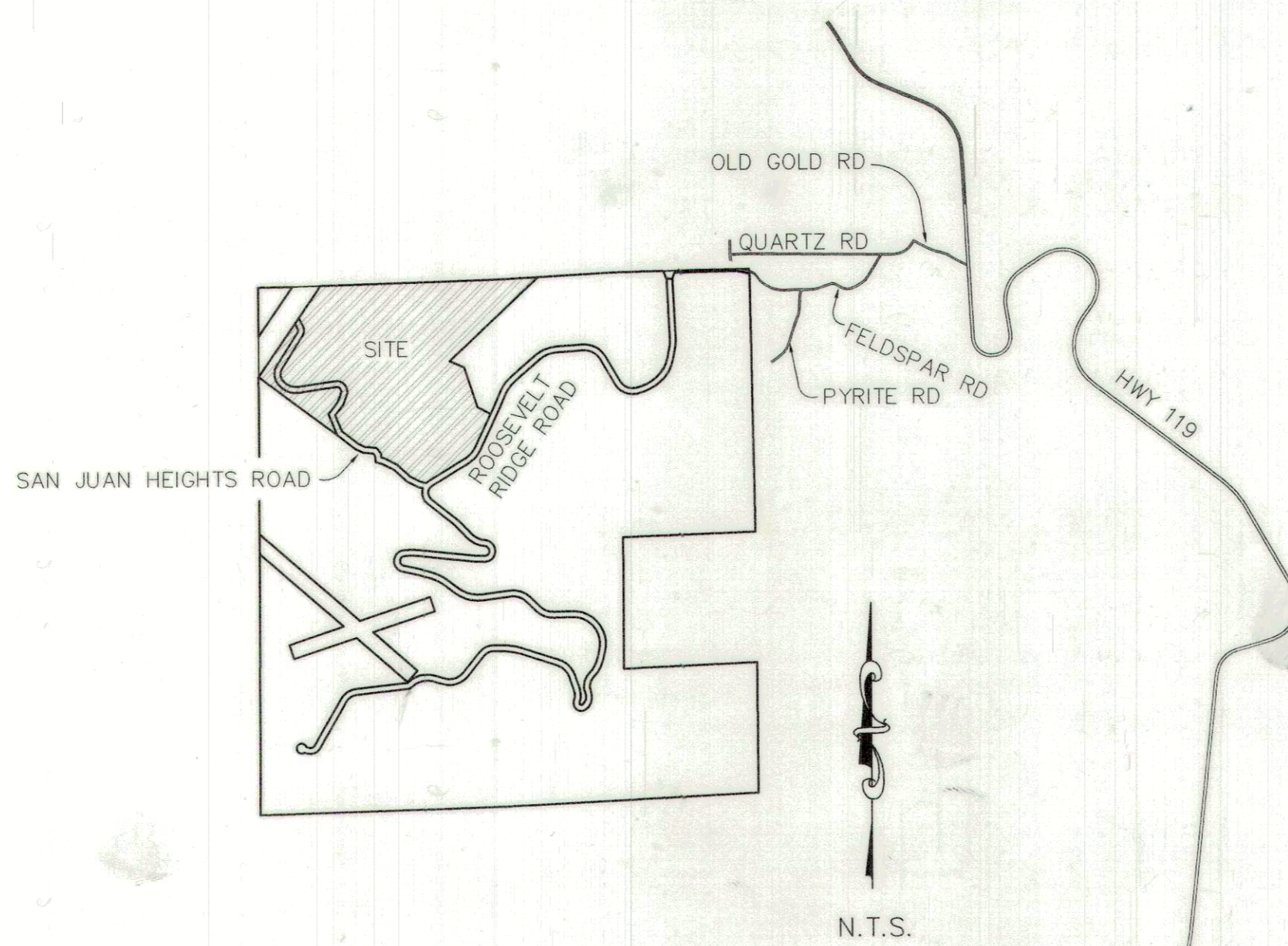
7.) PARCEL "B" IS AN EXISTING PRIVATE ROAD TO BE MAINTAINED BY THE
HOMEOWNER'S ASSOCIATION, FOR WHICH AN INGRESS AND EGRESS EASEMENT WAS
DEDICATED TO GILPIN COUNTY PER THE RECORDED PLAT OF ROOSEVELT RIDGE,
EXEMPTION PLAT.

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) LOT 3 IS NO LONGER A DEVELOPABLE LOT



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

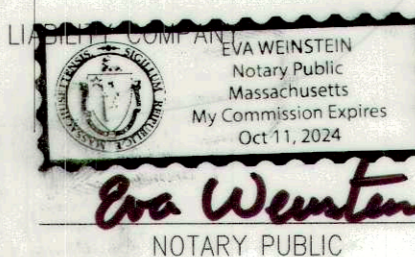
BY:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF
December 2017 BY Eva Weinstein AS Notary Public

STATE OF MA)
COUNTY OF Middlesex) SS

LONE PINE REAL ESTATE, LLC, A DELAWARE LIMITED LI

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES Oct 11, 2024



33 Everett Ave. Somerville, MA 02145
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
20____ BY _____ AS _____
OF FIRST NATIONAL BANK OF COLORADO, NA

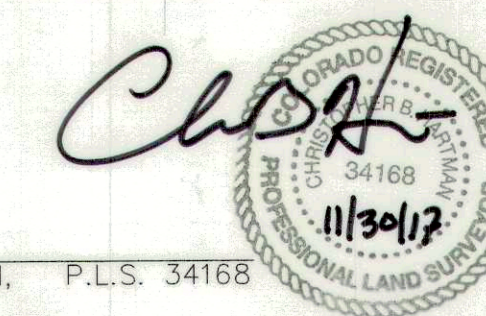
WITNESS MY HAND AND OFFICIAL SEAL.

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 23 DAY OF January, 2018

CHAIRPERSON:

ATTEST:

ROOSEVELT RIDGE EXEMPTION PLAT
FILING 3 AMENDED
AMENDED FINAL PLAT

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

SURVEYOR:
STARR PEAK SURVEYING
660 TAYLOR DRIVE
BLACK HAWK, CO 80422
CONTACT: CHRIS HARTMAN
PH: 303-642-0810

DATE: 09/16/2018 SHEET 1 OF 2
REV. 10/07/2010
AMENDED 11/21/2017