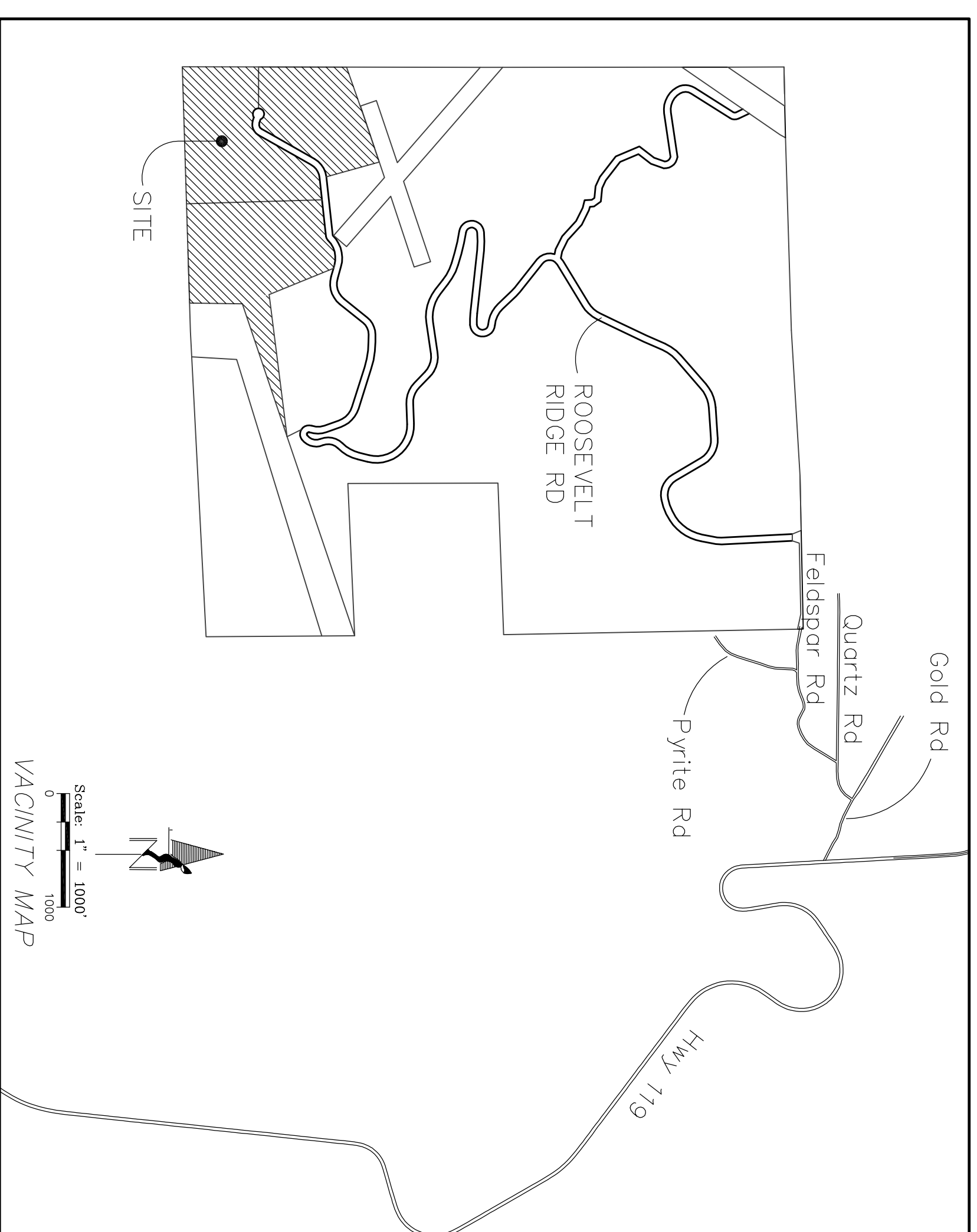
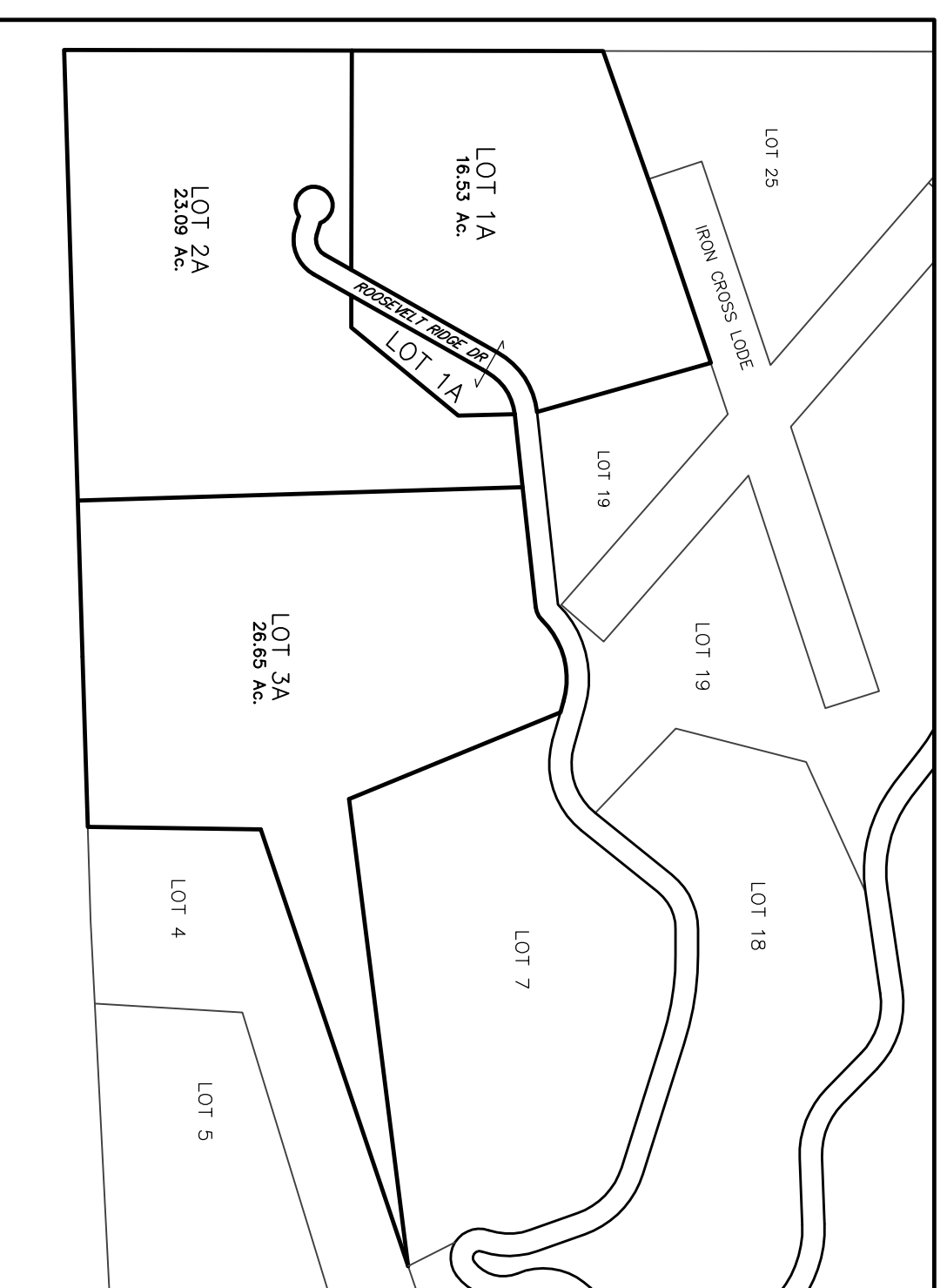
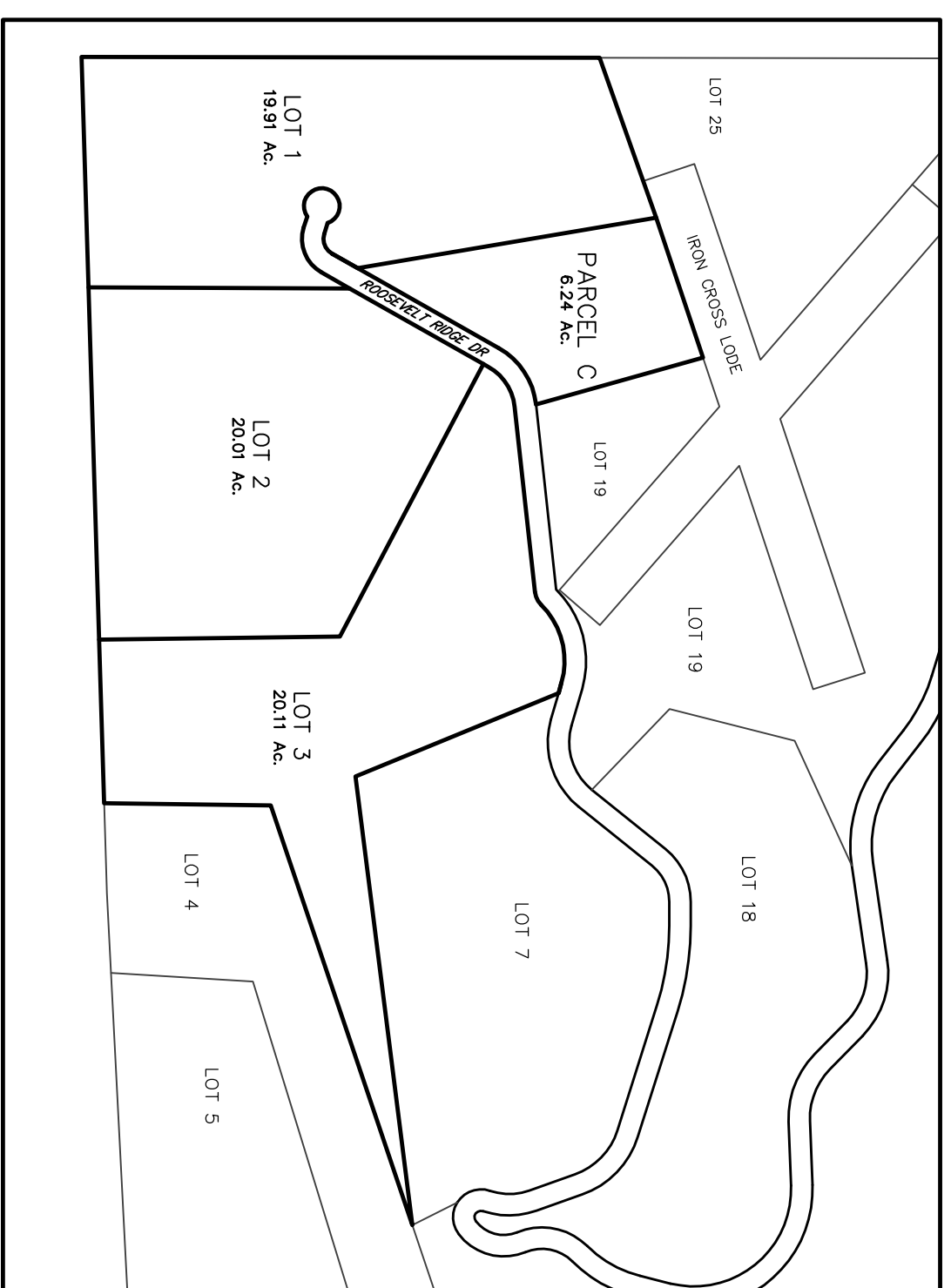


BOUNDARY LINE ADJUSTMENT EXEMPTION PLAT BLA-20-

SHEET 1 of 2
 LOTS 1, 2 & 3, PHASE I & PARCEL C, PHASE II,
 ROOSEVELT RIDGE EXEMPTION PLAT
 LYING IN THE SOUTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
 GILPIN COUNTY, COLORADO



LEGAL DESCRIPTION'S (BEFORE):

LOT 1,
 ROOSEVELT RIDGE EXEMPTION PLAT, PHASE I
 STATE OF COLORADO.
 LOT 2,
 ROOSEVELT RIDGE EXEMPTION PLAT, PHASE I
 STATE OF COLORADO.
 LOT 3,
 ROOSEVELT RIDGE EXEMPTION PLAT, PHASE I
 STATE OF COLORADO.
 PARCEL C,
 ROOSEVELT RIDGE EXEMPTION PLAT, PHASE II
 COUNTY OF GILPIN,
 STATE OF COLORADO.

LEGAL DESCRIPTION'S (AFTER):

LOT 1A,
 BEING PART OF LOT 1 AND LOT 2, ROOSEVELT RIDGE EXEMPTION PLAT, PHASE I, AND ALL OF PARCEL C,
 ROOSEVELT RIDGE EXEMPTION PLAT, PHASE II, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE
 N 71°26'42"E, 521.35 FEET; THENCE S 15°41'10"E, 484.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY
 LINE OF A 60 FOOT ROAD RIGHT OF WAY; THENCE FOLLOWING ALONG SAID ROAD RIGHT OF WAY ALONG A CURVE
 TO THE LEFT 198.59 FEET WITH A RADIUS OF 207.25 FEET AND CHORD THAT BEARS S56°38'04"W, 189.33
 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N00°05'53"E, 675.66
 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.
 AND CHORDS:
 BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 2, THENCE ALONG THE SOUTHERLY RIGHT OF WAY
 LINE OF A 60 FOOT ROAD RIGHT OF WAY S 28°39'57"W, 419.53 FEET; THENCE DEPARTING SAID 60 FOOT
 TO A POINT ON SAID 60 FOOT ROAD RIGHT OF WAY, THENCE ALONG SAID ROAD RIGHT OF WAY ALONG A
 CURVE TO THE LEFT 139.76 FEET WITH A RADIUS OF 147.25 FEET AND CHORD WHICH BEARS S 5°38'04"W,
 143.93 FEET TO THE POINT OF BEGINNING.
 CONTAINING A TOTAL 16.53 ACRES, MORE OR LESS.

LOT 2A,
 BEING PART OF LOTS 1 AND 2, ROOSEVELT RIDGE EXEMPTION PLAT, PHASE I, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND
 2 N89°15'32"E, 1210.99 FEET; THENCE N 01°44'27"W, 1198.84 FEET TO A POINT ON THE SOUTH LINE OF A
 60 FOOT ROAD RIGHT OF WAY; THENCE ALONG SAID ROAD RIGHT OF WAY S 83°26'10"W, 186.83 FEET; THENCE
 N 71°26'42"E, 521.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ROAD RIGHT OF WAY;
 THENCE N 89°15'07"E, 85.81 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE S 83°26'10"W, 186.83
 FEET ALONG SAID ROAD RIGHT OF WAY S 82°29'97"W, 115.78 FEET; THENCE ALONG A CURVE TO THE RIGHT
 ALONG SAID ROAD RIGHT OF WAY S 82°29'97"W, 115.78 FEET; THENCE ALONG A CURVE TO THE RIGHT 145.67
 FEET WITH A RADIUS OF 107.11 FEET AND A CHORD THAT BEARS S 68°27'34"W, 134.70 FEET; THENCE
 N 72°34'48"W, 322.2 FEET; THENCE ALONG A CHORD THAT BEARS S 68°27'34"W, 134.70 FEET; THENCE
 N 71°26'42"E, 521.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID ROAD RIGHT OF WAY;
 THENCE ALONG A CURVE TO THE LEFT 64.07 FEET WITH A RADIUS OF 47.11 FEET AND A CHORD
 WHICH BEARS N 68°27'34"E, 59.24 FEET; THENCE N 29°29'57"E, 81.97 FEET; THENCE DEPARTING SAID ROAD
 RIGHT OF WAY N 89°15'07"W, 89.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE ALONG SAID
 WEST LINE S 89°09'53"W, 772.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF
 BEGINNING.
 COUNTY OF GILPIN, STATE OF COLORADO,
 CONTAINING 23.09 ACRES, MORE OR LESS.

LOT 3A,
 BEING PART OF LOTS 2 AND 3, ROOSEVELT RIDGE EXEMPTION PLAT, PHASE I, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE SOUTH LINE OF A
 60 FOOT ROAD RIGHT OF WAY; THENCE ALONG SAID ROAD RIGHT OF WAY S 83°26'10"W, 186.83 FEET TO A
 CURVE TO THE LEFT 236.18 FEET WITH A RADIUS OF 220.42 FEET AND A CHORD THAT BEARS S 75°16'04"W,
 225.04 FEET; THENCE ALONG A CURVE TO THE RIGHT 40.59 FEET WITH A RADIUS OF 58.34 FEET AND A
 CHORD THAT BEARS S 64°10'11"W, 39.80 FEET; THENCE S 83°26'10"W, 323.58 FEET; THENCE DEPARTING SAID
 ROAD RIGHT OF WAY S 83°26'10"W, 323.58 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE
 ALONG SAID WEST LINE N 00°05'53"E, 675.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF
 BEGINNING.
 THENCE N 71°21'30"E, 1298.17 FEET; THENCE S 8°27'24"W, 1284.75 FEET; THENCE N 22°16'28"W, 613.29
 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.
 COUNTY OF GILPIN, STATE OF COLORADO,
 CONTAINING 26.65 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNER(S) OF THOSE LANDS
 DESCRIBED HEREON, DO HEREBY SUBMIT THIS BOUNDARY LINE ADJUSTMENT PLAT FOR APPROVAL BY THE
 OWNER(S):
 PARCEL C & LOT 2
 ROOSEVELT RIDGE EXEMPTION PLAT
 LONE PINE REAL ESTATE
 REPRESENTED BY:
 SCOTT SCHORER _____, Date: _____, 20____,
 STATE OF MASSACHUSETTS }
 COUNTY OF _____ } SS
 THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
 OF _____, 20____, BY _____ AND _____,
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC: _____,
 ADDRESS OF NOTARY: _____.

OWNER'S CERTIFICATION AND DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNER(S) OF THOSE LANDS
 DESCRIBED HEREON, DO HEREBY SUBMIT THIS BOUNDARY LINE ADJUSTMENT PLAT FOR APPROVAL BY THE
 OWNER(S):
 LOTS 1 & LOT 3
 ROOSEVELT RIDGE EXEMPTION PLAT
 REPRESENTED BY:
 THEODORE BERTILE _____, Date: _____, 20____,
 STATE OF COLORADO }
 COUNTY OF _____ } SS
 THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
 OF _____, 20____, BY _____ AND _____,
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC: _____,
 ADDRESS OF NOTARY: _____.

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THIS BOUNDARY LINE ADJUSTMENT APPROVED BY THE GILPIN COUNTY BOARD OF
 COUNTY
 COMMISSIONERS THIS _____ DAY OF _____, 20____.
 CHAIR: _____,
 ATTEST: _____,
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY
 OF _____, 20____, AD AT _____ A.M./P.M., AND WAS RECORDED AT
 RECEPTION NUMBER _____
 _____ COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER B. HARPAN, A REGISTERED PROFESSIONAL LAND
 SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE
 SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION
 ACCORDING TO THE RULES AND REGULATIONS OF THE BOARD OF LAND
 SURVEYORS OF THE STATE OF COLORADO.
 CHRISTOPHER B. HARPAN
 COLORADO REGISTRATION No. 31168