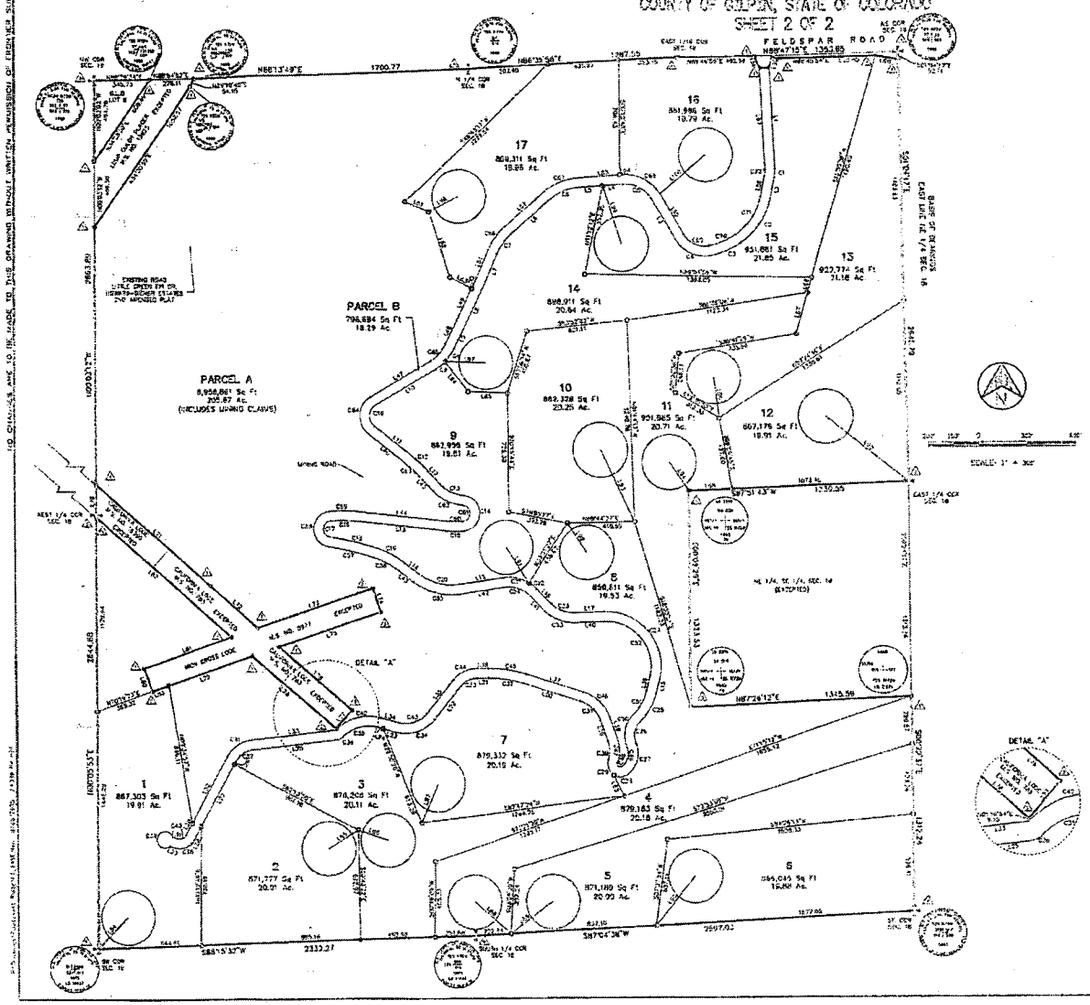
ROOSEVELT RIDGE EXEMPTION PLAT

FINAL 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	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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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 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 (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. 76284, MAP FILE #1-23, COUNTY OF GILPIN, STATE OF COLORADO.

EXCEPTING THEREFROM THE LUMP GULCH PLACER, U.S. SURVEY NO. 12835, THE CALIFORNIA LODE #2 U.S. SURVEY NO. 14390, 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 17 LOTS AND 2 PARCELS.

4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FRONTIER SURVEYING, INC. FIDELITY NATIONAL TITLE COMMITMENT NO. 2003221CO, 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. 76284, 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. [illegible] OF THE RECORDS OF GILPIN COUNTY, COLORADO.

7.) THE ENTIRE PARCEL SHOWN HEREON CONTAINING APPROXIMATELY 557.877 ACRES WILL BE SUBDIVIDED INTO NO MORE THAN 27 LOTS.

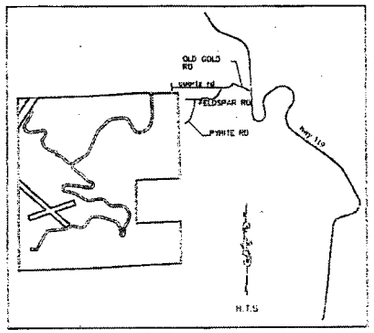
8.) PARCEL B IS AN EXISTING PRIVATE ROAD TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, FOR WHICH AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO GILPIN COUNTY.

9.) INDIVIDUAL LOT BUILDING SITES ARE 2 ACRES AS DELINEATED HEREON BY THE 187 FOOT RADIUS ENVELOPES.

10.) COVENANTS, CONDITIONS AND RESTRICTIONS FOR COMMUNITY DECLARATION FOR HOWARD-DIEKER ESTATES SUBDIVISION RECORDED DECEMBER 27, 1991 IN BOOK 519 AT PAGE 480 ARE TO BE REPLACED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROOSEVELT RIDGE RECORDED BY SEPARATE INSTRUMENT AT RECEPTION NO. [illegible] OF THE RECORDS OF GILPIN COUNTY, COLORADO.

11.) 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 [illegible] 5005, 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 SOIL SYSTEM BEING INSTALLED.
4. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MODIFYING 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.



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 hereon, 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 UNDER 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: [signature]

STATE OF Colorado)
) SS
COUNTY OF Boulder)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August, 2005, BY Scott Schnoor AS Manager OF LONE PINE REAL ESTATE, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2/1/07

[illegible]
NOTARY PUBLIC
1801 13th Street #200
Boulder CO 80302
ADDRESS

HOLDER OF DEED OF TRUST

COLORADO COMMUNITY BANK OF CENTENNIAL

BY: [signature] AS President

ATTEST: _____ AS _____

STATE OF Colorado)
) SS
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF August, 2005, BY Brian Kilstaff AS President OF COLORADO COMMUNITY BANK OF CENTENNIAL

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 11-29-2007

[illegible]
NOTARY PUBLIC

ADDRESS

SURVEYOR'S CERTIFICATE

I, ELDON L. KNOLL, 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.

[signature]

ELDON L. KNOLL, P.L.S. 25
FOR AND ON BEHALF OF
FRONTIER SURVEYING INC.

8/25/05
DATE

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS EXEMPTION PLAT APPROVED BY THE GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 30th DAY OF August 2005

CHAIRPERSON: [signature]

ATTEST: [signature]

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF GILPIN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS 30th DAY OF August, 2005 AD AT 10:15 A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER [illegible]

[signature]
COUNTY CLERK AND RECORDER

127234

ROOSEVELT RIDGE EXEMPTION PLAT
FINAL PLAT

APPLICANT & DEVELOPER:
ROOSEVELT RIDGE, LLC
7105 EAST DETROIT ST.
TIMPA, CO 80132
CONTACT: SHAWN GEE
PH: 720-625-0884

SURVEYOR:
FRONTIER SURVEYING, INC.
2372 NORFOLK STREET
AURORA, CO 80011
CONTACT: ELDON KNOLL
PH: 303-340-0112

SHEET 1 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF FRONTIER SURVEYING, INC.