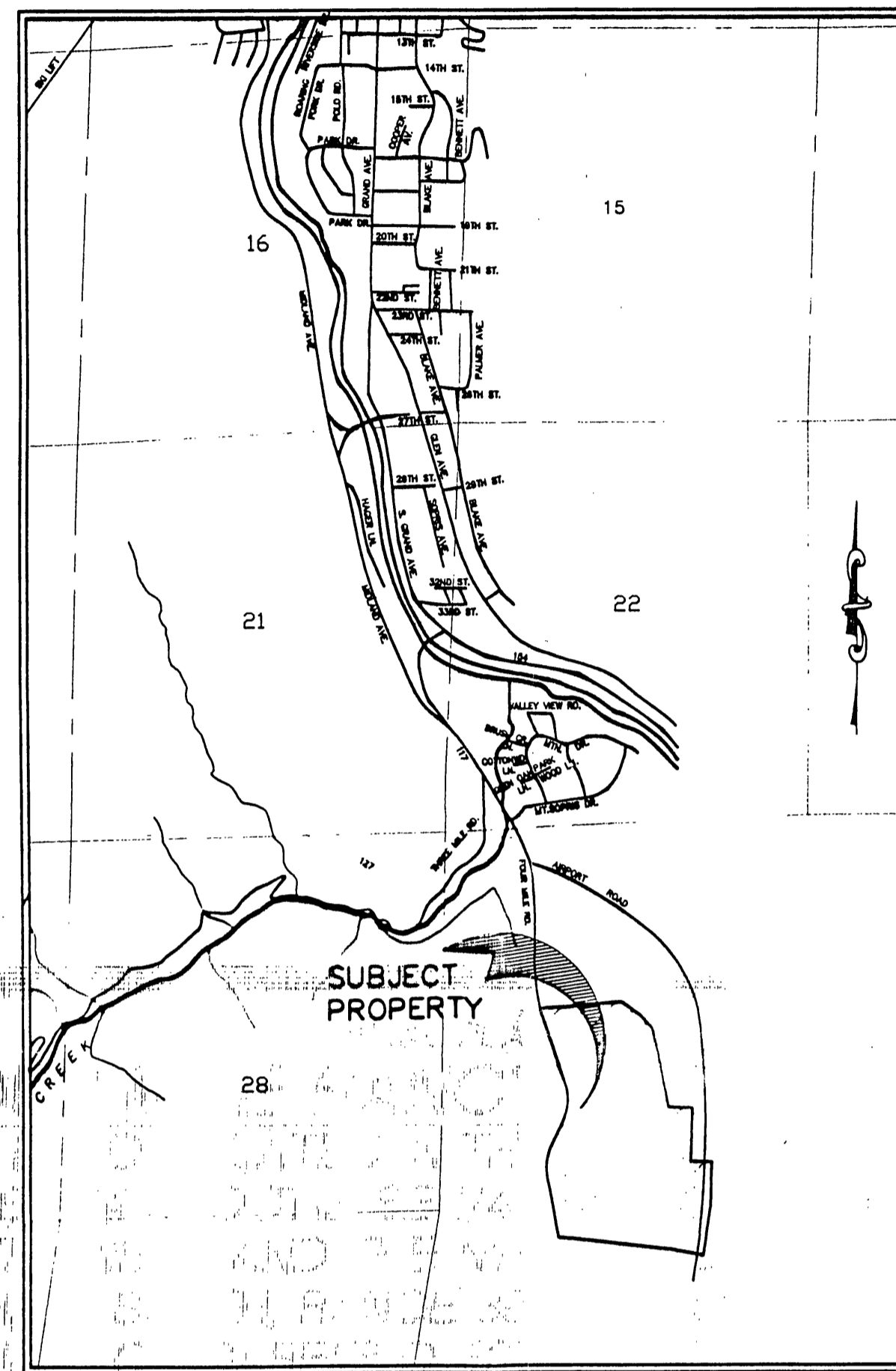


FINAL PLAT
FOUR MILE RANCH SUBDIVISION
A PARCEL OF LAND SITUATED IN THE SW1/4NE1/4, THE SE1/4NW1/4,
THE SW1/4 AND THE SE 1/4 OF SECTION 27 AND
IN THE NE1/4 AND THE NW1/4 OF SECTION 34,
TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M.,
COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 3



VICINITY MAP

SCALE: 1"=2000'

LOT NO.	ADDRESS	AREA (S.F.)	LAND USE
1	0056 FOUR MILE BLVD.	88,754	SF
2	0518 RED CLIFF CIRCLE	90,230	SF
3	0498 RED CLIFF CIRCLE	87,534	SF
4	0482 RED CLIFF CIRCLE	91,826	SF
5	0450 RED CLIFF CIRCLE	89,429	SF
6	0434 RED CLIFF CIRCLE	126,827	SF
7	0424 RED CLIFF CIRCLE	123,158	SF
8	0408 RED CLIFF CIRCLE	118,852	SF
9	0388 RED CLIFF CIRCLE	107,139	SF
10	0350 RED CLIFF CIRCLE	88,185	SF
11	0077 SUNRISE COURT	95,183	SF
12	0097 SUNRISE COURT	95,183	SF
13	0103 SUNRISE COURT	89,127	SF
14	0113 SUNRISE COURT	90,064	SF
15	0114 SUNRISE COURT	121,051	SF
16	0106 SUNRISE COURT	130,759	SF
17	0086 SUNRISE COURT	94,400	SF
18	0052 SUNRISE COURT	95,987	SF
19	0018 SUNRISE COURT	95,418	SF
20	0294 RED CLIFF CIRCLE	86,429	SF
21	0266 RED CLIFF CIRCLE	87,658	SF
22	0236 RED CLIFF CIRCLE	87,120	SF
23	0208 RED CLIFF CIRCLE	87,120	SF
24	0188 RED CLIFF CIRCLE	116,230	SF
25	0160 RED CLIFF CIRCLE	122,434	SF
26	0132 RED CLIFF CIRCLE	116,655	SF
27	0027 MAROON DRIVE	87,120	SF
28	0065 MAROON DRIVE	87,164	SF
29	0091 MAROON DRIVE	87,514	SF
30	0143 MAROON DRIVE	87,164	SF
31	0175 MAROON DRIVE	87,746	SF
32	0199 MAROON DRIVE	87,120	SF
33	0221 MAROON DRIVE	87,120	SF
34	0241 MAROON DRIVE	87,266	SF
35	0255 MAROON DRIVE	88,431	SF
36	0267 MAROON DRIVE	89,770	SF
37	0279 MAROON DRIVE	88,950	SF
38	0289 MAROON DRIVE	153,679	SF
39	0321 MAROON DRIVE	87,714	SF
40	0111 COUNTY ROAD 117	89,030	SF
41	0250 MAROON DRIVE	126,242	SF
42	0210 MAROON DRIVE	87,163	SF
43	0186 MAROON DRIVE	87,120	SF
44	0160 MAROON DRIVE	87,228	SF
45	0136 MAROON DRIVE	87,235	SF
46	0110 MAROON DRIVE	87,253	SF
47	0080 MAROON DRIVE	87,139	SF
48	0048 MAROON DRIVE	87,477	SF
49	0022 MAROON DRIVE	87,939	SF
50	0089 RED CLIFF CIRCLE	87,120	SF
51	0050 RED CLIFF CIRCLE	87,277	SF
52	0018 RED CLIFF CIRCLE	87,185	SF
53	0057 FOUR MILE BLVD.	88,831	SF
54	0085 RED CLIFF CIRCLE	94,361	SF
55	0169 RED CLIFF CIRCLE	92,636	SF
56	0441 RED CLIFF CIRCLE	87,120	SF
57	0417 RED CLIFF CIRCLE	87,120	SF
58	0349 RED CLIFF CIRCLE	87,120	SF

TOTAL LOTS	5,552,629	PERCENT = .018%
DEDICATED OPEN SPACE (TRACT A)	98,796	PERCENT = .016%
RIGHT-OF-WAY	371,920	PERCENT = .004%
DEDICATED RIGHT-OF-WAY (TRACT B)	22,917	PERCENT = .004%
TOTAL BOUNDARY AREA	6,044,971	(138.773 ACRES +/-)
* OPEN SPACE EASEMENT AREA INCLUDED IN INDIVIDUAL LOTS ACREAGE.		
* SF = SINGLE FAMILY		
OPEN SPACE EASEMENT	(2,822,721)	PERCENT = .466%
DEDICATED OPEN SPACE (TRACT A)	98,796	PERCENT = .016%
TOTAL OPEN SPACE IN PROJECT	2,921,517	PERCENT = .482%

ATTORNEY'S CERTIFICATE
I, Lowell E. Leavenworth, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ALL DEDICATIONS TO THE PUBLIC, AS DESCRIBED ON THIS FINAL PLAT ARE FREE AND CLEAR OF ANY LIENS, CLAIMS OR ENCUMBRANCES OF RECORD AND FURTHER THAT THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE GARFIELD COUNTY SUBDIVISION REGULATIONS OF 1984.

[Signature]
DATE: 10/26/2000

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
THIS PLAT, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO THIS 30th DAY OF March, A.D. 2000, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES GARFIELD COUNTY FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LANDS, PUBLIC HIGHWAYS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COUNTY COMMISSIONERS AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE GARFIELD COUNTY FOR THE CONSTRUCTION, REPAIR OR MAINTENANCE OF PUBLIC HIGHWAYS.

BY: *[Signature]*
CHAIRMAN

WITNESS MY HAND AND SEAL OF THE COUNTY OF GARFIELD.

ATTEST: *[Signature]*
COUNTY CLERK

COUNTY SURVEYOR'S CERTIFICATE
APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS AND DRAFTING. PURSUANT TO C.R.S. 1973-38-51-101 AND 102 (REVISED).

[Signature]
GARFIELD COUNTY SURVEYOR

[Signature]
DATE: 08/17/01

- NOTES:
- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 88°28'00" W BETWEEN THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND PALMER AVENUE AND THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND MIDLAND AVENUE IN THE CITY OF GLENWOOD SPRINGS.
 - THIS SURVEY IS BASED ON RECEPTION NO. 494976 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND THE TITLE POLICIES PREPARED BY LAND TITLE GUARANTEE CO. (POLICY NO. S LTH220895 AND LTH220896), PORTIONS OF A BOUNDARY MAP PREPARED BY KKBNA, INC. AND EXISTING CORNERS FOUND IN PLACE.
 - DATE OF SURVEY WAS DECEMBER, 1994.
 - THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
 - LOTS SETBACKS ARE: FRONT - 50 FT
SIDE - 10 FT
REAR - LIMITS OF TYPICAL COMMON OPEN SPACE
THE FOUR MILE RANCH DEVELOPMENT COMPANY
A COLORADO CORPORATION
1205 S. PLATTE RIVER DRIVE, SUITE 101A
DENVER, COLORADO 80223
(303) 733-9787
 - A SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY A REGISTERED ENGINEER LICENSED BY THE STATE OF COLORADO, IS REQUIRED FOR ALL STRUCTURES, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - THE HISTORIC AGRICULTURAL USES OF PROPERTIES SOUTH OF THIS SUBDIVISION SHALL BE DEEMED COMPATIBLE WITH THE RURAL RESIDENTIAL CHARACTER OF THE SUBDIVISION. SUCH AGRICULTURAL USES MAY PRODUCE ODOORS, NOISE, DUST, AND OTHER EFFECTS OF HISTORIC AGRICULTURAL PRACTICES THAT ARE OFFENSIVE TO THE RESIDENTIAL USE PROPOSED BY THIS SUBDIVISION. THE ESTABLISHED AGRICULTURAL USES OF PROPERTY ADJACENT TO THE SUBDIVISION ARE PRE-EXISTING AND ARE DEEMED TO HAVE PRIORITY OVER ANY RESIDENTIAL USE WITHIN THE SUBDIVISION.
 - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE OWNER OF EACH LOT SHALL PREPARE AND SUBMIT A SOIL AND FOUNDATION REPORT, A GRADING AND DRAINAGE PLAN, AND A GEOLOGICALLY ACCEPTABLE BUILDING SITE PREPARED AND CERTIFIED BY A PROFESSIONAL ENGINEER. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUCH ENGINEERING RECOMMENDATIONS, WHICH SHALL BE A CONDITION OF FOUR MILE RANCH ARCHITECTURAL CONTROL COMMITTEE APPROVAL AND THE BUILDING PERMIT.
 - THE AGRICULTURAL USES OF PROPERTIES SOUTH OF THIS SUBDIVISION SHALL BE DEEMED COMPATIBLE WITH THE RURAL RESIDENTIAL CHARACTER OF THE SUBDIVISION. SUCH AGRICULTURAL USES MAY PRODUCE ODOORS, NOISE, DUST AND OTHER EFFECTS OF AGRICULTURAL PRACTICES THAT ARE OFFENSIVE TO RESIDENTIAL USE PROPOSED BY THIS SUBDIVISION. THE ESTABLISHED AGRICULTURAL USES ADJACENT TO THE SUBDIVISION ARE PRE-EXISTING AND ARE DEEMED TO HAVE PRIORITY OVER ANY SUBSEQUENT RESIDENTIAL USE WITHIN THE SUBDIVISION.
 - NO OPEN HEARTH SOLID-FUEL BURNING FIREPLACES WILL BE ALLOWED ANYWHERE WITHIN THIS SUBDIVISION. ALL DWELLING UNITS WILL BE ALLOWED UNRESTRICTED NUMBER OF NATURAL GAS BURNING FIREPLACES OR APPLIANCES.
 - ALL DWELLING UNITS WILL BE ALLOWED NO MORE THAN ONE NEW WOOD-BURNING STOVE AS DEFINED BY C.R.S. 25-7-401, ET. SEQ. AND THE REGULATIONS PROMULGATED THEREUNDER.
 - ONLY ONE DOG IS ALLOWED FOR EACH DWELLING UNIT.
 - ALL EXTERIOR LIGHTING SHALL BE ORIENTED DOWNWARD AND INWARD, TO PREVENT GLARE ON ADJOINING PROPERTY.
 - FOUR MILE RANCH HOMEOWNERS ASSOCIATION'S OPEN SPACE EASEMENT MAY BE UTILIZED FOR AN UNDERGROUND RAW WATER IRRIGATION SYSTEM AND SURFACE FEATURES. THE RAW WATER IRRIGATION SYSTEM AND SURFACE FEATURES SHALL BE CONNECTING STRUCTURES LOCATED WITHIN THE IRRIGATION EASEMENTS.
 - THE ROADS AND THE PUBLIC TRAIL AND BIKE PATH LOCATED WITHIN THE SUBDIVISION SHALL BE DEDICATED TO GARFIELD COUNTY BUT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE OFF-SITE WASTEWATER INFRASTRUCTURE SHALL BE DEDICATED TO THE CITY OF GLENWOOD SPRINGS.

HIGH COUNTRY ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
923 COOPER AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-8678

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING SOLE OWNER IN FEE SIMPLE, OF THAT REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SW1/4NE1/4, THE SE1/4NW1/4, THE SW1/4 AND THE SE1/4 OF SECTION 27 AND IN THE NE1/4 AND THE NW1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF GARFIELD, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE N 88°28'36" W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27 1127.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 117 (FOUR MILE ROAD); THE POINT OF BEGINNING; THENCE LEAVING SAID EAST-WEST CENTERLINE N 1°56'42" W ALONG SAID SAID EASTERLY RIGHT-OF-WAY 36.89 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 73°20'59" E 36.23 FEET; THENCE N 82°06'12" E 63.31 FEET; THENCE N 86°20'37" E 270.00 FEET; THENCE N 85°10'08" E 795.86 FEET TO A REBAR & CAP L.S. #6973 IN PLACE; THENCE S 53°49'22" E 151.66 FEET TO A REBAR & CAP L.S. #6973 IN PLACE; THENCE S 43°17'21" E 231.89 FEET TO A REBAR & CAP L.S. #6973 IN PLACE; THENCE S 13°45'28" E 432.09 FEET; THENCE S 09°31'33" E 752.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NE1/4SE1/4 OF SAID SECTION 27; A REBAR & CAP L.S. #5447 IN PLACE; THENCE S 88°26'43" E ALONG SAID SOUTHERLY LINE 337.95 FEET; THENCE LEAVING SAID SOUTHERLY LINE S 01°26'34" W 750.13 FEET; THENCE S 88°24'24" E 293.01 FEET TO A POINT ON THE EASTERLY LINE OF THE SW1/4SE1/4 OF SAID SECTION 27; THENCE S 01°25'47" W ALONG SAID EASTERLY LINE 593.22 FEET TO THE EAST 1/8 CORNER OF SECTIONS 27 AND 34; THENCE S 08°36'18" W 691.41 FEET; THENCE N 79°38'39" W 447.68 FEET; THENCE N 84°09'51" W 254.28 FEET; THENCE N 83°37'26" W 279.76 FEET; THENCE N 81°46'47" E 395.98 FEET; THENCE N 83°37'23" W 309.58 FEET; THENCE N 84°01'09" W 354.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 117; A REBAR AND ALUMINUM CAP IN PLACE; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY:

- N 10°48'50" W 828.56 FEET
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 880.30 FEET AND A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 443.34 FEET (CHORD BEARS N 07°11'40" E 439.54 FEET)
- N 25°51'50" E 316.05 FEET
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 881.92 FEET AND A CENTRAL ANGLE OF 44°40'10", A DISTANCE OF 687.57 FEET (CHORD BEARS N 03°31'45" E 670.29 FEET)
- N 19°25'02" W 1043.51 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 138.773 ACRES, MORE OR LESS.

THAT SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS FOUR MILE RANCH SUBDIVISION, A SUBDIVISION OF A PART OF GARFIELD COUNTY, COLORADO.

THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND ROADS AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC; AND HEREBY DEDICATE TO THE CITY OF GLENWOOD SPRINGS, PUBLIC UTILITIES AND FOUR MILE RANCH HOMEOWNERS ASSOCIATION THOSE PORTIONS OF SAIDREAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, IRRIGATION AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES AND FURTHER DEDICATED AND SET APART THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS PRIVATE TRAIL EASEMENT FOR HOMEOWNERS ASSOCIATION ON THE ACCOMPANYING PLANS TO THE COUNTY OF GARFIELD; THAT ALL MAINTENANCE OF SAID PRIVATE TRAIL EASEMENT FOR HOMEOWNERS ASSOCIATION SHALL BE FURNISHED BY THE FOUR MILE RANCH HOMEOWNERS ASSOCIATION. AND FURTHER DEDICATED TO THE FOUR MILE RANCH HOMEOWNERS ASSOCIATION THOSE ADDITIONAL EASEMENTS SHOWN ON THE ACCOMPANYING PLAT FOR THE USES INDICATED. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER.

THAT ALL EXPENSE FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT BY THE COUNTY OF GARFIELD.

CHAIRMAN
LESTER B. COLONY, CHAIRMAN
FOUR MILE RANCH DEVELOPMENT COMPANY
1025 S. PLATTE RIVER DRIVE, SUITE 101A
DENVER, COLORADO 80223
(303) 733-9787

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 10th DAY OF May, A.D., 2000.

STATE OF Colorado }
COUNTY OF Denver }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, A.D., 2000, BY Lester B. Colony

MY COMMISSION EXPIRES: March 28, 2004

[Signature]
SARA A. SAWYER
NOTARY PUBLIC

MORTGAGEE:
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION, HEREBY CONSENTS TO THE PUBLIC AND PRIVATE LAND DEDICATIONS CONTAINED ON THIS FINAL PLAT AND RELEASES ITS LIEN AS TO SUCH DEDICATIONS.

MIDFIRST BANK
501 WEST INTERSTATE 44 SERVICE ROAD
P.O. BOX 26750
OKLAHOMA CITY, OKLAHOMA 73126

[Signature]
NAME AND TITLE: Vice President

STATE OF Oklahoma }
COUNTY OF Oklahoma }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, A.D., 2000, BY Ned Tarrant

MY COMMISSION EXPIRES: 8/12/00

[Signature]
LORI M. PAYNE
Notary Public in and for
State of Oklahoma
My commission expires 8/12/00

WITNESS MY HAND AND SEAL
[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE
I, FRANK W. HARRINGTON, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE FOUR MILE RANCH SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE SHOWN ON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 2nd DAY OF May, A.D. 2000.

[Signature]
FRANK W. HARRINGTON, REGISTERED LAND SURVEYOR
LICENSE NO. 19398

CLERK AND RECORDER'S CERTIFICATE
THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT 12:32 P.M., ON THE 3 DAY OF May, 2000, AS RECEPTION NO. 565737

\$3000 F.A.
Drawer 9-A

[Signature]
CLERK AND RECORDER
[Signature]
DEPUTY
3/31/00 96098.01 FPLAT.DWG

5/25/2001 10:59:08 AM C:\p1at.dwg Mon May 01 11:44:16 2000