Rec#2007093435 8/10/07 11:10:59 am COUNTY OF JEFFERSON STATE OF COLORADO $ 8.00

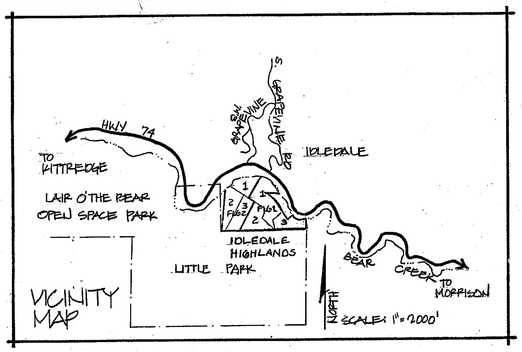
107-179 1/2

# IDLEDALE HIGHLANDS FILING 2

## A PORTION OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

CASE NO. 05-103924PF
MAP NO. 110




VICINITY MAP

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF DEEDS OF TRUSTS OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, NO-BUILD AREAS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF IDLEDALE HIGHLANDS FILING 2, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, ALL EASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 32; THENCE N 2° 17' 12" E AND ALONG THE WESTERLY LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1359.87 FEET TO A POINT THE CENTERLINE OF BEAR CREEK AND THE SOUTHERLY LINE OF STARBUCK RANCH HEIGHTS AS RECORDED IN PLAT BOOK 3 AT PAGE 58; THENCE ALONG SAID BEAR CREEK CENTERLINE AND THE SOUTHERLY LINES THE FOLLOWING EIGHT (8) COURSES: THENCE N 55° 54' 44" E, A DISTANCE OF 156.20 FEET TO A POINT; THENCE N 32° 50' 45" E, A DISTANCE OF 332.90 FEET TO A POINT; THENCE N 50° 41' 16" E, A DISTANCE OF 212.06 FEET TO A POINT; THENCE N 86° 53' 03" E, A DISTANCE OF 156.30 FEET TO A POINT; THENCE S 75° 20' 34" E, A DISTANCE OF 325.22 FEET TO A POINT; THENCE N 35° 51' 12" E, A DISTANCE OF 138.20 FEET TO A POINT; THENCE S 85° 56' 01" E, A DISTANCE OF 134.69 FEET TO A POINT; THENCE S 51° 08' 24" E, A DISTANCE OF 131.93 FEET TO A POINT; THENCE S 32° 22' 44" W, A DISTANCE OF 833.35 FEET TO A POINT; THENCE S 56° 00' 00" E, A DISTANCE OF 160.00 FEET TO A POINT; THENCE S 21° 15' 43" W, A DISTANCE OF 1076.66 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST 1/4; THENCE S 89° 06' 03" W AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 613.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 1,547,060.11 SQUARE FEET (35.52 ACRES), MORE OR LESS.

**COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER:**

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE, OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER 2007093434 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVICING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER 2007093434 OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT(S) OR TRACT(S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS. TO THE EXTENT THAT ANY OF THE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT A ARE IDENTICAL TO PUBLIC IMPROVEMENTS SET FORTH IN THE EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR IDLEDALE HIGHLANDS FILING 1 SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 2007093401 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, FOR WHICH A SUBSTITUTED SECURITY OR COLLATERAL HAS PREVIOUSLY BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, SAID SUBSTITUTED SECURITY OR COLLATERAL FOR IDLEDALE HIGHLANDS FILING 1 SUBDIVISION ALSO MAY BE ACCEPTED BY THE COUNTY AS SUBSTITUTED SECURITY OR COLLATERAL FOR THE SATISFACTORY COMPLETION OF THE IDENTICAL PUBLIC IMPROVEMENTS AS SET FORTH ON THE EXHIBIT A ATTACHED HERETO.

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOTS 1, 2 AND 3 IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY THE DEVELOPER. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING.

- FOREST-WIDE THINNINGS
- FUELBREAK THINNINGS
- PRUNINGS
- DEBRIS DISPOSAL

PROVIDED, HOWEVER THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER(S) AND THE PROPOSED TRANSFEREE WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS DEFINED IN SECITON 30-28-101(9), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

(COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER CONTINUED):

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT(S) OR TRACT(S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

APPROVED, COVENANTED, AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 18TH DAY OF July, 2007.

**OWNERS/SUBDIVIDERS:**

Scott A. Wilson — SCOTT A. WILSON
Staci R. Wilson — STACI R. WILSON

COUNTY OF JEFFERSON )
)SS
STATE OF COLORADO )

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 19TH DAY OF July, 2007 BY SCOTT A. WILSON AND STACI R. WILSON.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 5/15/08
Tracy A. Neal
NOTARY PUBLIC

TRACY A. NEAL NOTARY PUBLIC STATE OF COLORADO

**HOLDER OF DEED OF TRUST:**

WASHINGTON MUTUAL BANK, A NATIONAL BANK, SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY, A DELAWARE CORPORATION

BY: Wendy A. Buchner
NAME: Wendy A. Buchner TITLE: Asst. Vice President
BY: Derek Dutcher
NAME: Derek Dutcher TITLE: Asst. Vice President

COUNTY OF ~~MILWAUKEE~~ Florence )
)SS:
STATE OF ~~WISCONSIN~~ South Carolina )

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 20 07. BY Wendy A. Buchner, AS Asst. Vice President AND Derek Dutcher, AS Asst. Vice President OF WASHINGTON MUTUAL BANK, SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:
Catherine Smith
NOTARY PUBLIC Catherine Smith

Catherine Smith NOTARY PUBLIC State of South Carolina

**HOLDER OF DEED OF TRUST:**

BLUE DOLPHIN INVESTMENTS LLC, BY SAGE CAPITAL CORP., MANAGER

BY: Thomas E. Mark
NAME: Thomas E. Mark TITLE: PRESIDENT
BY: William B. Mark
NAME: William B. Mark TITLE: V.P.

CITY & COUNTY OF DENVER )
)SS:
STATE OF COLORADO )

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 13th DAY OF July, 2007, BY Thomas E. Mark, AS President AND William B. Mark, AS Vice President OF SAGE CAPITAL CORP., AS MANAGER OF BLUE DOLPHIN INVESTMENTS LLC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 12-02-2010
Jennifer B. Montanio
NOTARY PUBLIC

JENNIFER B. MONTANIO NOTARY PUBLIC STATE OF COLORADO

**MOUNTAINOUS TERRAIN RESTRICTION:**

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION IN MOUNTAINOUS TERRAIN, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:

1. THAT A GEOTECHNICAL STUDY, INCLUDING A TEXT BORING OR EXCAVATION HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES. A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA FOR STRUCTURE FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SUBSURFACE DRAINAGE NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
2. THAT THE PROPOSED SITE GRADING, BUILDING FOOTPRINT AND LOCATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENTS ARE CONFIGURED SUCH THAT ADEQUATE LONG-TERM SLOPE STABILITY IS PROVIDED.
3. THAT THE PLANS SUBMITTED TO THE JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN EVALUATING SLOPE STABILITY IN MOUNTAINOUS TERRAIN, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

**NOTES:**

1) BASIS OF BEARING - THE EAST-WEST CENTER LINE OF SAID SECTION 32 IS S 89°06'03" W (ASSUMED) WITH FOUND MONUMENTS AS SHOWN HEREON.
2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
3) 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.
4) ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
5) THE 100 YEAR FLOOD PLAIN IS SHOWN ON SHEET 2 OF 2.
6) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY JEFFERSON COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS.
7) THE PRIVATE ACCESS DRIVE SHALL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE MAINTENANCE OF THE PRIVATE ACCESS DRIVE IS ASSUMED BY THE COMBINED HOMEOWNERS ASSOCIATION ESTABLISHED FOR IDLEDALE HIGHLANDS FILINGS NUMBER 1 AND 2. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVE PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVE SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER THROUGH AND ACROSS THE PRIVATE ACCESS DRIVES, AND ACROSS ANY OFFSITE PRIVATE ROADS THAT CONNECT THIS SUBDIVISION TO A PUBLIC ROAD.
8) DIMENSIONS IN ( ) ARE AS PREVIOUSLY DEEDED OR SURVEYED.
9) WATER FOR THIS SUBDIVISION IS TO BE BY SHARED WELL (PERMIT NO. 240972 AND 240973) SUBJECT TO THE EQUITABLE WELL WATER DISTRIBUTION AGREEMENT RECORDED AT RECEPTION NO. 2007093436
10) THE TEMPORARY TRAIL CONSTRUCTION EASEMENT IS DEDICATED TO JEFFERSON COUNTY WITH THIS PLAT FOR CONSTRUCTION OF AN OPEN SPACE TRAIL. THE EASEMENT WILL BE REDUCED TO A VARYING 15-FOOT TO 25-FOOT WIDE PERMANENT TRAIL EASEMENT AFTER THE COUNTY CONSTRUCTS THE TRAIL AND PERFORMS A SURVEY TO ESTABLISH THE CENTERLINE. WHERE TRAIL STRUCTURES ARE PRESENT THE TRAIL WIDTH SHALL BE 12.5 FEET ON EACH SIDE OF THE CENTERLINE; OTHERWISE, THE TRAIL WIDTH SHALL BE 7.5 FEET ON EACH SIDE OF THE CENTERLINE. THE COUNTY SHALL RECORD THE LEGAL DESCRIPTION OF THE TRAIL, AS CONSTRUCTED AND SUCH DESCRIPTION SHALL AMEND THE TEMPORARY TRAIL EASEMENT ON THIS PLAT.
11) THE COUNTY IS RESPONSIBLE FOR TRAIL AND TRAIL STRUCTURE CONSTRUCTION, OPERATION AND MAINTENANCE.
12) ANY EXISTING FENCE THAT IS REMOVED OR ALTERED IN ORDER TO CONSTRUCT THE OPEN SPACE TRAIL SHALL BE REPLACED OR RE-INSTALLED BY JEFFERSON COUNTY. ANY EXPENSES DUE TO FENCE REMOVAL AND RE-INSTALLATION SHALL BE BORNE BY JEFFERSON COUNTY AND NOT THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
13) THE APPROVED DRAINAGE PLANS FOR IDLEDALE HIGHLANDS FILINGS 1 & 2 ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES, DETENTION POND(S) AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY.
14) THE TOTAL HEIGHT OF FENCES SHALL NOT EXCEED 42 INCHES ON LEVEL GROUND. FENCES SHALL BE CONSTRUCTED AS A TWO-RAIL WOODEN FENCE OR AS A THREE-STRAND SMOOTH WIRE FENCE WITH AT LEAST 12 INCHES BETWEEN THE TOP TWO WIRES; OR ALTERNATE FENCING AS RECOMMENDED BY THE DIVISION OF WILDLIFE.
15) THE SUBDIVIDERS AND THE CITY AND COUNTY OF DENVER HAVE ENTERED INTO A LICENSE AGREEMENT AND COVENANT CONCERNING MAINTENANCE OF THE WESTERLY BRIDGE ON SHADY LAND. SAID AGREEMENT IS RECORDED AT 2006113282 OF THE JEFFERSON COUNTY RECORDS.
16) A BLANKET UTILITY EASEMENT, WHICH AFFECTS THE PLAT, IS RECORDED AT BOOK 365, PAGE 84, (MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY). THIS EASEMENT IS CURRENTLY HELD BY QWEST CORPORATION. NO LEGAL DESCRIPTION WHICH CAN BE PLOTTED, EXISTS IN THE EASEMENT DOCUMENT.
17) NET AREA REPRESENTS THE LOT AREA; LESS AREA OF DRAINAGE AND UTILITY EASEMENTS AND PRIVATE ACCESS DRIVES.

**TITLE COMPANY CERTIFICATE:**

I, TONY MATLOCK, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT; AND THE TITLE OF SUCH LANDS IS IN THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. 4100320-39, ISSUED BY First American TITLE COMPANY, WITH AN EFFECTIVE DATE OF July 19, 2007.

Tony Matlock, V.P.
AS AUTHORIZED AGENT OF
First American TITLE COMPANY

**REVIEW CERTIFICATE:**

REVIEWED BY JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT THIS 6TH DAY OF August, 2007.

HEALTH AND ENVIRONMENT

REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS 7TH DAY OF August, 2007.

CHAIRMAN

**ACCEPTANCE CERTIFICATE:**

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF THE EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 9TH DAY OF August, 2007.

SEAL

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Faye Woodbery
CLERK

**CLERK AND RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 10th DAY OF August, 2007.

Pam Anderson
JEFFERSON COUNTY CLERK AND RECORDER
Linda C. Baca
BY: DEPUTY CLERK

SEAL

**SURVEYOR'S CERTIFICATE:**

I, ROBERT L. FEROLDI, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF IDLEDALE HIGHLANDS FILING 2 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 21ST DAY OF NOVEMBER, 200', AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

ROBERT L. FEROLDI
REGISTERED COLORADO LAND SURVEYOR
PLS 20136
DATE: 4-19-07

COLORADO REGISTERED ROBERT L. FEROLDI 20136 4-19-07 LAND SURVEYOR


EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
P.O. BOX 3514
EVERGREEN, CO 80439
EVERGREENSURVEYING@MSN.COM
PHONE: 303-674-3444 FAX: 303-674-1318


DATE 4-17-07 JOB NO. 87958
DWG. LOCATION: L:\Marion\87958 Filing 2
F/B
DRAWN BY: RWJ/BF
CHECKED BY: RWJ/BF

OK - Charles J. Burthel, Jr. August 10, 2007


This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters

Rec #2007093435

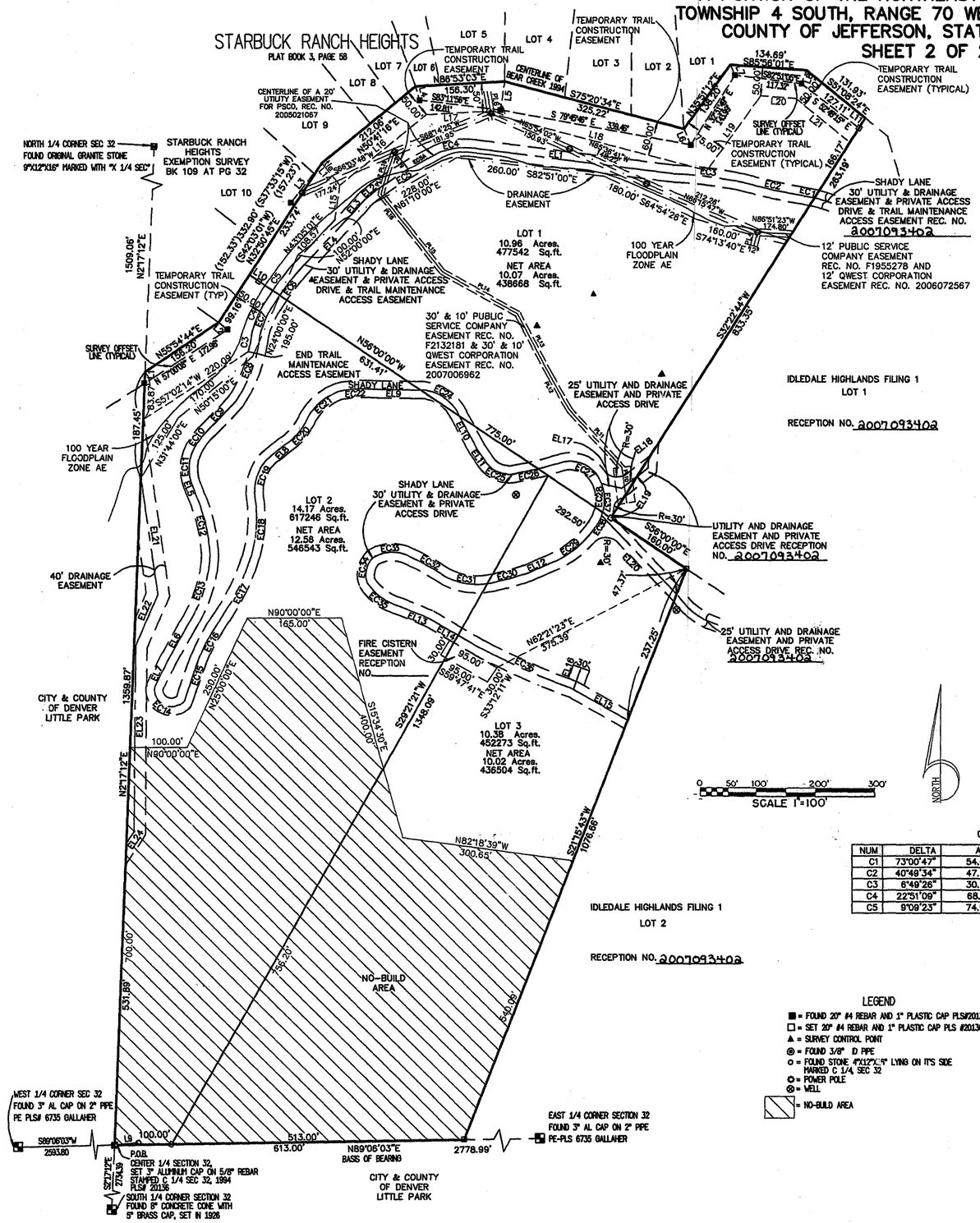
107-179 2/2

# IDLEDALE HIGHLANDS FILING 2

## A PORTION OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2

CASE NO. 05-103924PF
MAP NO. 110




### ACCESS EASEMENT CURVE DATA

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| EC1 | 4°20'27" | 15.67' | 206.77' | N79°14'26"W | 15.66' |
| EC2 | 6°09'44" | 115.28' | 1071.89' | N77°28'34"W | 115.23' |
| EC3 | 8°55'16" | 122.72' | 788.14' | N83°05'24"W | 122.59' |
| EC4 | 33°59'21" | 69.92' | 117.86' | S81°30'54"W | 68.90' |
| EC5 | 9°01'19" | 120.14' | 762.95' | S58°49'10"W | 120.01' |
| EC5A | 4°07'59" | 55.04' | 762.95' | N61°15'49"E | 55.02' |
| EC6 | 9°15'27" | 73.39' | 454.23' | S36°29'48"W | 73.31' |
| EC7 | 22°21'32" | 60.83' | 155.87' | S32°50'39"W | 60.44' |
| EC8 | 26°04'34" | 122.57' | 269.32' | S20°01'00"W | 121.51' |
| EC9 | 5°16'42" | 72.91' | 791.39' | S43°33'33"W | 72.88' |
| EC10 | 20°58'48" | 49.26' | 134.52' | S34°57'23"W | 48.98' |
| EC11 | 38°03'28" | 53.89' | 81.28' | S0°28'53"W | 53.00' |
| EC12 | 22°12'34" | 115.92' | 299.05' | S12°44'45"E | 115.20' |
| EC13 | 27°28'33" | 123.69' | 257.84' | S18°13'48"W | 122.51' |
| EC14 | 147°53'16" | 77.43' | 30.00' | S84°50'30"E | 57.67' |
| EC15 | 5°36'28" | 77.89' | 793.84' | N18°47'01"E | 77.68' |
| EC16 | 11°10'45" | 76.57' | 392.45' | N28°29'11"E | 76.45' |
| EC17 | 17°33'12" | 125.14' | 408.46' | N26°10'29"E | 124.65' |
| EC18 | 16°34'52" | 105.12' | 363.25' | N4°05'40"E | 104.76' |
| EC19 | 63°54'49" | 88.96' | 79.74' | N23°28'34"E | 84.41' |
| EC20 | 34°29'10" | 62.49' | 103.82' | N40°16'28"E | 61.55' |
| EC21 | 41°24'45" | 74.38' | 102.91' | N49°18'06"E | 72.77' |
| EC22 | 18°48'46" | 62.04' | 189.27' | N86°13'36"E | 61.76' |
| EC23 | 2°39'24" | 76.68' | 1653.74' | S89°04'09"E | 76.68' |
| EC24 | 68°50'32" | 88.32' | 75.71' | S59°20'09"E | 83.40' |
| EC25 | 65°18'36" | 56.03' | 49.15' | S65°08'09"E | 53.04' |
| EC26 | 8°07'37" | 88.95' | 627.14' | N76°20'24"E | 88.88' |
| EC27 | 85°30'01" | 85.72' | 57.44' | S61°25'47"E | 77.98' |
| EC28 | 60°25'36" | 86.51' | 82.03' | S9°43'56"W | 82.56' |
| EC29 | 33°58'34" | 105.15' | 177.33' | S53°15'07"W | 103.62' |
| EC30 | 7°02'57" | 68.91' | 560.08' | S74°38'58"W | 68.86' |
| EC31 | 39°50'26" | 81.66' | 117.44' | N82°10'56"W | 80.03' |
| EC32 | 9°54'30" | 74.20' | 429.03' | N60°56'01"W | 74.10' |
| EC33 | 58°13'57" | 65.47' | 64.42' | S87°52'18"W | 62.69' |
| EC34 | 65°13'04" | 47.64' | 41.85' | S13°32'11"W | 45.11' |
| EC35 | 40°29'56" | 70.94' | 100.37' | S53°21'13"E | 69.48' |
| EC36 | 7°25'06" | 180.03' | 1390.47' | S86°13'10"E | 179.90' |
| EC37 | 39°50'25" | 57.04' | 82.03' | N0°33'39"W | 55.90' |
| EC38 | 20°35'10" | 29.47' | 82.03' | N29°39'09"E | 29.32' |
| EC39 | 12°29'40" | 27.70' | 127.00' | S39°47'34"E | 27.64' |

### ACCESS EASEMENT LINE DATA

| NUM | DISTANCE | BEARING |
|---|---|---|
| EL1 | 348.83' | N82°47'15"W |
| EL2 | 28.46' | S50°27'52"W |
| EL3 | 28.96' | S41°00'52"W |
| EL4 | 143.38' | S43°05'17"W |
| EL5 | 20.13' | S21°12'07"E |
| EL6 | 74.58' | S29°12'56"W |
| EL7 | 17.25' | N23°58'38"E |
| EL8 | 23.22' | N50°38'28"E |
| EL9 | 76.68' | S89°04'09"E |
| EL10 | 89.01' | S27°39'51"E |
| EL11 | 28.94' | S34°27'28"E |
| EL12 | 32.51' | S65°47'44"W |
| EL13 | 113.00' | S67°44'26"E |
| EL14 | 102.05' | S59°47'41"E |
| EL15 | 109.54' | S60°35'51"E |
| EL16 | 37.27' | N20°14'30"E |
| EL17 | 36.55' | S76°23'43"E |
| EL18 | 34.43' | N52°25'59"E |
| EL19 | 86.10' | S32°22'44"W |
| EL20 | 190.74' | S43°38'23"E |
| EL21 | 206.09' | S8°23'12"E |
| EL22 | 98.71' | S23°27'03"W |
| EL23 | 325.72' | S0°30'15"W |
| EL24 | 24.00' | S34°07'34"W |

### UTILITY EASEMENT LINE DATA

| NUM | DISTANCE | BEARING |
|---|---|---|
| PL1 | 36.75' | N27°52'11"W |
| PL2 | 12.00' | N64°14'03"E |
| PL3 | 18.00' | N7°28'09"W |
| PL4 | 25.00' | S14°13'58"W |
| PL5 | 12.00' | S10°00'00"E |
| PL6 | 38.17' | N10°00'00"W |
| PL7 | 45.79' | S66°03'48"W |
| PL8 | 18.62' | N50°00'00"W |
| PL9 | 23.65' | N0°00'00"W |
| PL10 | 70.14' | N7°44'48"W |
| PL11 | 136.75' | N42°18'00"W |
| PL12 | 73.65' | N29°08'21"W |
| PL13 | 118.36' | N27°40'42"W |
| PL14 | 151.23' | N60°52'15"W |
| PL15 | 94.71' | N38°11'23"W |
| PL16 | 78.78' | N38°06'46"W |
| PL17 | 31.31' | N15°02'24"E |
| PL18 | 46.92' | N19°20'36"E |
| PL19 | 38.82' | S38°41'09"E |

### CURVE DATA TABLE

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| C1 | 73°00'47" | 54.08' | 42.44' | N55°11'10"W | 50.50' |
| C2 | 40°49'34" | 47.76' | 67.03' | N0°04'07"W | 46.76' |
| C3 | 6°49'26" | 30.29' | 254.32' | N10°23'26"E | 30.27' |
| C4 | 22°51'09" | 68.15' | 170.87' | S23°32'20"W | 67.70' |
| C5 | 9°09'23" | 74.99' | 469.23' | S36°31'47"W | 74.91' |

### LINE DATA TABLE

| NUM | DISTANCE | BEARING |
|---|---|---|
| L1 | 20.00' | N2°17'12"E |
| L2 | 20.00' | N48°14'00"W |
| L3 | 88.13' | S37°51'02"W |
| L4 | 25.00' | N15°55'16"W |
| L5 | 50.00' | N8°31'09"E |
| L6 | 30.00' | N23°36'58"W |
| L7 | 20.00' | N25°09'38"W |
| L8 | 25.00' | N22°10'20"E |
| L9 | 42.15' | N83°36'41"E |
| L10 | 20.00' | S56°00'00"E |
| L11 | 20.39' | S32°22'44"W |
| L12 | 39.56' | S29°40'25"W |
| L13 | 73.70' | S56°00'00"E |
| L14 | 50.00' | S39°18'44"E |
| L15 | 61.92' | S8°23'13"W |
| L16 | 195.72' | N50°41'16"E |
| L17 | 99.38' | N86°53'03"E |
| L18 | 405.77' | S75°20'34"E |
| L19 | 161.12' | N35°51'12"E |
| L20 | 61.77' | S85°56'01"E |
| L21 | 116.27' | S51°08'24"E |

### LEGEND

- ■ = FOUND 20" #4 REBAR AND 1" PLASTIC CAP PLS#20136
- □ = SET 20" #4 REBAR AND 1" PLASTIC CAP PLS #20136
- ▲ = SURVEY CONTROL POINT
- ⊙ = FOUND 3/8" ID PIPE
- ○ = FOUND STONE 4"X12"X6" LYING ON IT'S SIDE MARKED C 1/4 SEC 32
- ✪ = POWER POLE
- ⊗ = WELL
- ▨ = NO-BUILD AREA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DATE 4-17-07 JOB NO. 87958
DWG LOCATION Elmaren: 87958: F1 Dwg 2
F/B DRAWN BY CHECKED BY

OK - Charles J. Barthel, Jr. August 10, 2007