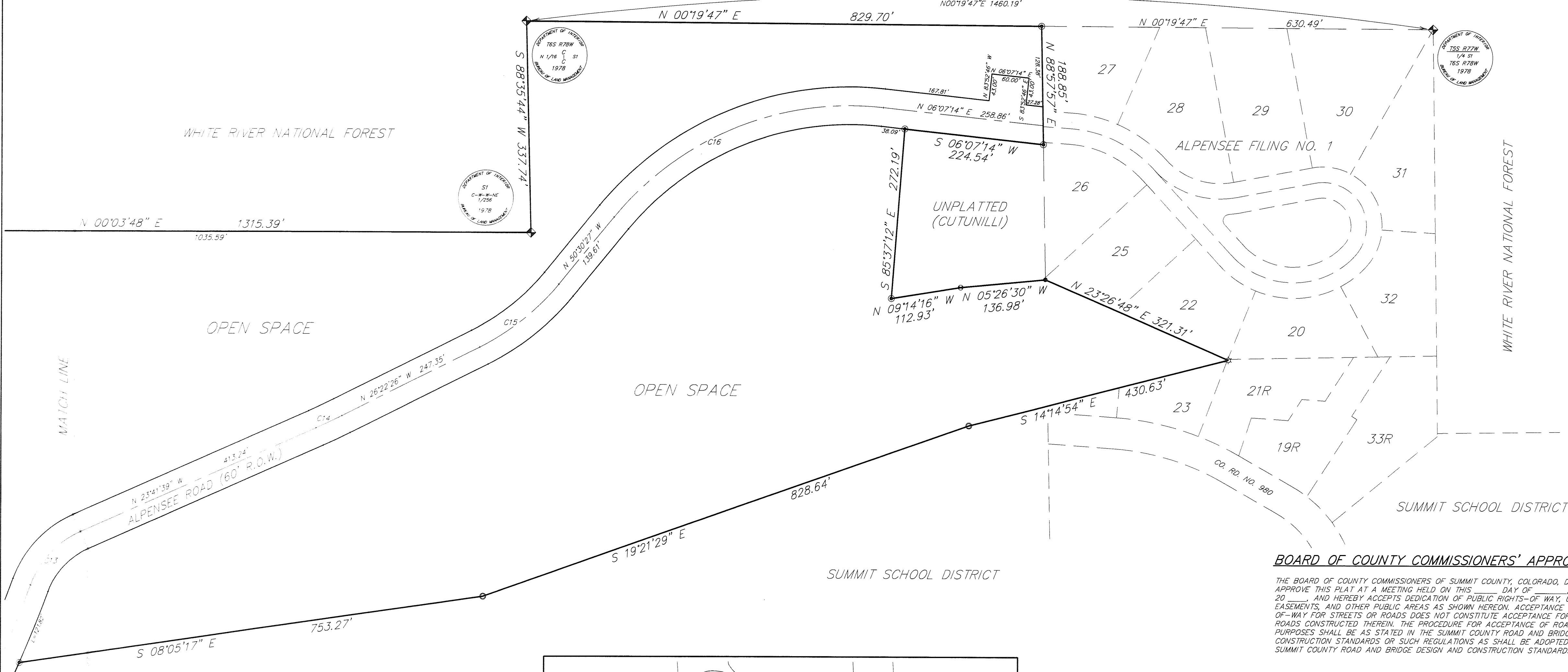


HIGHLAND MEADOWS PUD

LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
SUMMIT COUNTY, COLORADO (SHEET 1 OF 2)



OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT: FARMERS KORNER INC., A COLORADO CORPORATION, LORI A. CUTUNILLI AND MICHAEL E. CUTUNILLI, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LAKEVIEW MEADOWS SUBDIVISION ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 97187; WHENCE THE SOUTHEAST CORNER OF SAID SECTION 1 BEARS S89°58'04"W 300.11 FEET DISTANT; THENCE N89°49'35"W ALONG THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 1837.50 FEET TO A BLM BRASS CAP; THENCE N00°19'47"E A DISTANCE OF 1335.38 FEET TO A BLM BRASS CAP; THENCE N00°35'19"E A DISTANCE OF 1334.70 FEET TO A BLM BRASS CAP; THENCE N00°03'48"E A DISTANCE OF 1315.39 FEET TO A BLM BRASS CAP; THENCE S88°15'44"W A DISTANCE OF 337.74 FEET TO A BLM BRASS CAP; THENCE N00°19'47"E A DISTANCE OF 829.70 FEET TO THE SOUTHWEST CORNER OF LOT 27; ALPENSEE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 97375; THENCE N88°57'57"E A DISTANCE OF 130.08 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 547338; THENCE N88°57'57"E ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL A DISTANCE OF 58.77 FEET; THENCE S06°07'14"W A DISTANCE OF 224.54 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID TRACT FOR THE FOLLOWING 3 COURSES:

- 1.) S85°37'12"E A DISTANCE OF 272.19 FEET;
 - 2.) N09°14'16"W A DISTANCE OF 112.93 FEET;
 - 3.) N05°26'30"W A DISTANCE OF 136.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL;
- THENCE N23°26'48"E A DISTANCE OF 321.31 FEET TO THE COMMON CORNER OF LOTS 20, 21, 23 AND 25 OF SAID ALPENSEE SUBDIVISION FILING NO. 1; THENCE S14°14'54"E A DISTANCE OF 430.63 FEET; THENCE S19°21'29"E A DISTANCE OF 828.64 FEET; THENCE S08°05'17"E A DISTANCE OF 753.27 FEET; THENCE 492.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 13°41'48" AND A CHORD WHICH BEARS S59°17'33"E 491.28 FEET DISTANT; THENCE 240.71 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 53°02'45" AND A CHORD WHICH BEARS S09°51'E 232.21 FEET DISTANT; THENCE S64°32'29"E A DISTANCE OF 733.44 FEET TO THE WESTERLY BOUNDARY OF SAID LAKEVIEW MEADOWS SUBDIVISION; THENCE S00°11'16"W ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 2287.78 FEET TO THE POINT OF BEGINNING, CONTAINING 146.85 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF "HIGHLAND MEADOWS PUD" HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY THE UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNERS, FARMERS KORNER INC., LAURENCE E. SMITH, PRESIDENT, LORI A. CUTUNILLI AND MICHAEL E. CUTUNILLI HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS ____ DAY OF _____, 20__.

FARMERS KORNER INC.
A COLORADO CORPORATION
LAURENCE E. SMITH, PRESIDENT
BY: LORI A. CUTUNILLI
BY: MICHAEL E. CUTUNILLI

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS PLAT AT A MEETING HELD ON THIS ____ DAY OF _____, 20__ AND HEREBY ACCEPTS DEDICATION OF PUBLIC RIGHTS-OF-WAY, UTILITY EASEMENTS, AND OTHER PUBLIC AREAS AS SHOWN HEREON. ACCEPTANCE OF PUBLIC RIGHTS-OF-WAY FOR STREETS OR ROADS DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF ROADS CONSTRUCTED THEREIN. THE PROCEDURE FOR ACCEPTANCE OF ROADS FOR MAINTENANCE PURPOSES SHALL BE AS STATED IN THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

CHAIRMAN _____

TITLE COMPANY'S CERTIFICATE:

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, 20__.

AGENT _____

MORTGAGE HOLDER CERTIFICATE:

DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS PLAT AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS PLAT.

BY: _____
NAME: _____
TITLE: _____

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 24th DAY OF APRIL, 2000

SIGNATURE *Robert R. Johns*
ROBERT R. JOHNS, P.L.S.
COLORADO REGISTRATION NO. 26292



PLAT NOTES:

- UTILITY EASEMENTS ARE 10 FEET ALONG ALL REAR LOT LINES AND 5 FEET ALONG ALL INTERIOR LOT LINES NOT ABUTTING ROADWAYS.
- ALL BUILDING ENVELOPES ARE SET BACK FROM FRONT AND REAR LOT PROPERTY LINES A MINIMUM OF 25 FEET AND 15 FEET FROM ALL SIDE LOT LINES.
- SUMMIT COUNTY BUILDING DEPARTMENT WILL REQUIRE INDIVIDUAL GEOTECHNICAL REPORTS FOR FOUNDATION DESIGN NECESSITATED BY THE SLOPES AND SOILS IN THE AREA FOR ALL LOTS IN THIS SUBDIVISION.
- ALL SUBMITTED LANDSCAPE PLANS MUST INCLUDE A COMPLETED FIRE MITIGATION WORKSHEET. THIS WILL ENSURE THAT THE STATE FORESTERS' OFFICE HAS A BETTER IDEA OF HOW THE PROJECT WILL BE CONSTRUCTED (I.E. TYPE II PROJECTIONS VS. DEFENSIBLE SPACE) SO THAT THEIR ANALYSIS OF HOW MANY TREES WILL HAVE TO BE REMOVED IS MORE ACCURATE.
- ALL TREES ON THE SITE THAT ARE WITHIN THE DEFENSIBLE SPACE ZONE AS PER THE COUNTY'S FIRE MITIGATION REGULATIONS (IT VARIES BASED ON TOPOGRAPHY) WILL HAVE TO BE ACCURATELY LOCATED AND THEIR TYPE AND DBH (DIAMETER @ BREAST HEIGHT) IDENTIFIED ON THE SUBMITTED LANDSCAPE PLAN.
- THE MAXIMUM ALLOWABLE SIZE FOR EACH SINGLE FAMILY RESIDENCE SHALL NOT EXCEED 7,500 SQUARE FEET OF GROSS FLOOR AREA EXCLUDING GARAGES.
- MAXIMUM BUILDING HEIGHTS FOR ALL LOTS IS FURTHER RESTRICTED UNDER THE AUTHORITY GRANTED IN SECTION B.1 OF THE PUD DESIGNATION TO NO MORE THAN 30 FEET FROM THE ROOF LINE MEASURED PERPENDICULARLY FROM THE NATURAL/EXISTING GRADE PRIOR TO ANY SITE DISTURBANCE ACTIVITIES.
- SPRINKLER SYSTEMS ARE REQUIRED IN ALL HOMES.

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY LAURENCE E. SMITH, PRESIDENT OF FARMERS KORNER INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY LORI A. CUTUNILLI.
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY MICHAEL E. CUTUNILLI.
WITNESS MY HAND AND OFFICIAL SEAL:

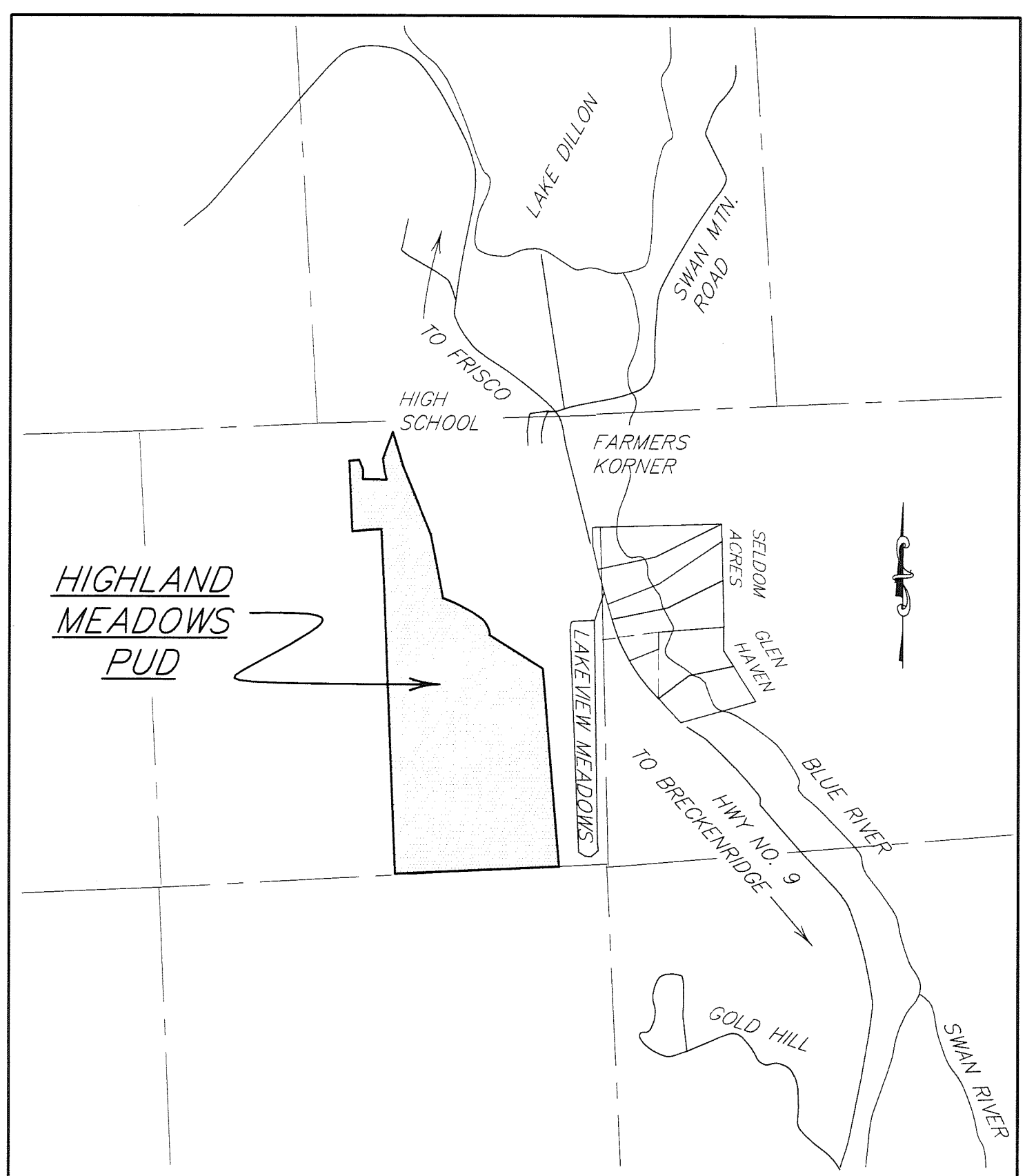
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

CLERK AND RECORDER'S ACCEPTANCE:

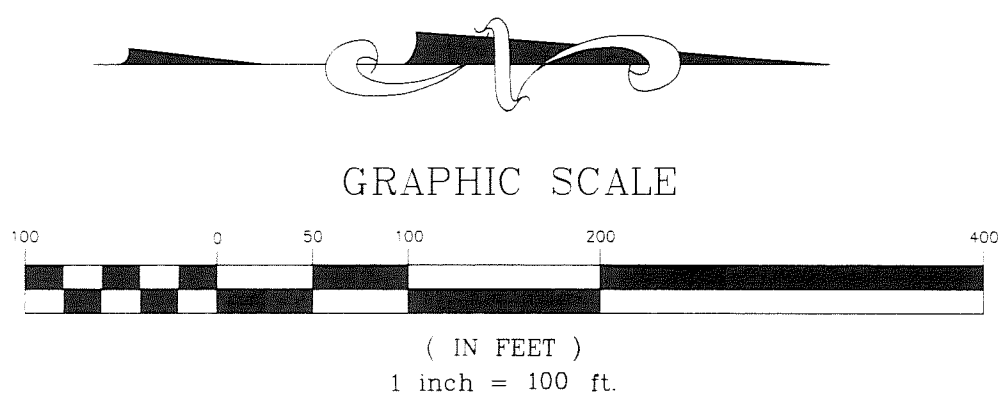
THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS ____ DAY OF _____, 20__, AND FILED FOR RECORD AT ____ M., UNDER RECEPTION NUMBER _____.

SIGNATURE _____ BY: _____

PRINT DATE
APR 20 2001



VICINITY MAP



- ### LEGEND
- ◆ FOUND BLM BRASS CAP
 - SET REBAR & PLASTIC CAP (PLS 26292)
 - FOUND REBAR & PLASTIC CAP (PLS 10847)
 - FOUND #4 REBAR
 - FOUND REBAR & PLASTIC CAP (PLS 11944)
 - FOUND REBAR & PLASTIC CAP (PLS 11415)
 - △ FOUND REBAR & PLASTIC CAP (PLS 4440)
 - FOUND REBAR & PLASTIC CAP (PLS 9939)
 - ☆ FOUND REBAR & BLUE PLASTIC CAP

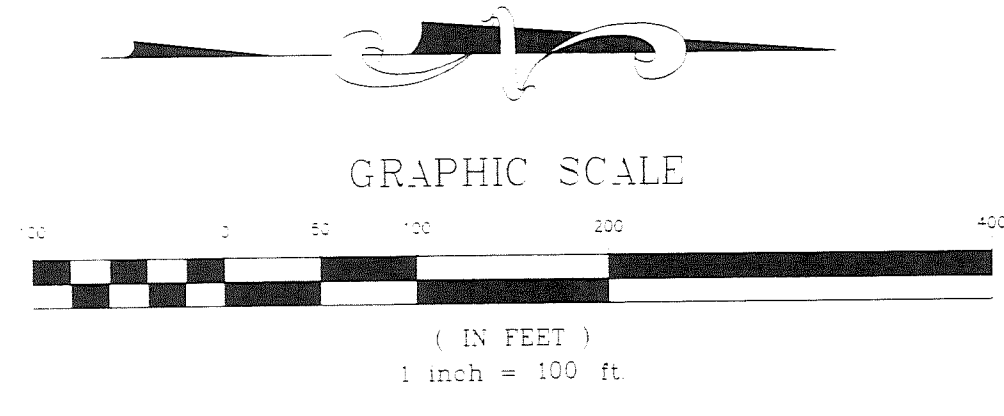
ACCESS EASEMENT BY SEPARATE INSTRUMENT

Drawn RRU	Dwg PLAT1	Project 16155
Checked	Date 04/24/00	Sheet 1 of 2

RANGE WEST
ENGINEERS & SURVEYORS INC.
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

HIGHLAND MEADOWS PUD

LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN
SUMMIT COUNTY, COLORADO (SHEET 2 OF 2)



- ◆ FOUND BLM BRASS CAP
- SET REBAR & PLASTIC CAP (PLS 26232)
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- FOUND #4 REBAR
- FOUND REBAR & PLASTIC CAP (PLS 11344)
- FOUND REBAR & PLASTIC CAP (PLS 11415)
- FOUND REBAR & PLASTIC CAP (PLS 4440)
- FOUND REBAR & PLASTIC CAP (PLS 9939)
- FOUND REBAR & PLASTIC CAP

LINE	BEARING	DISTANCE	AREA
1	S 25° 00' 00" E	492.45	247.40
2	S 25° 00' 00" E	247.40	123.70
3	S 25° 00' 00" E	123.70	61.85
4	S 25° 00' 00" E	61.85	30.92
5	S 25° 00' 00" E	30.92	15.46
6	S 25° 00' 00" E	15.46	7.73
7	S 25° 00' 00" E	7.73	3.86
8	S 25° 00' 00" E	3.86	1.93
9	S 25° 00' 00" E	1.93	0.96
10	S 25° 00' 00" E	0.96	0.48
11	S 25° 00' 00" E	0.48	0.24
12	S 25° 00' 00" E	0.24	0.12
13	S 25° 00' 00" E	0.12	0.06
14	S 25° 00' 00" E	0.06	0.03
15	S 25° 00' 00" E	0.03	0.01
16	S 25° 00' 00" E	0.01	0.00
17	S 25° 00' 00" E	0.00	0.00
18	S 25° 00' 00" E	0.00	0.00
19	S 25° 00' 00" E	0.00	0.00
20	S 25° 00' 00" E	0.00	0.00
21	S 25° 00' 00" E	0.00	0.00
22	S 25° 00' 00" E	0.00	0.00
23	S 25° 00' 00" E	0.00	0.00
24	S 25° 00' 00" E	0.00	0.00
25	S 25° 00' 00" E	0.00	0.00
26	S 25° 00' 00" E	0.00	0.00
27	S 25° 00' 00" E	0.00	0.00
28	S 25° 00' 00" E	0.00	0.00
29	S 25° 00' 00" E	0.00	0.00
30	S 25° 00' 00" E	0.00	0.00
31	S 25° 00' 00" E	0.00	0.00
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34	S 25° 00' 00" E	0.00	0.00
35	S 25° 00' 00" E	0.00	0.00
36	S 25° 00' 00" E	0.00	0.00
37	S 25° 00' 00" E	0.00	0.00
38	S 25° 00' 00" E	0.00	0.00
39	S 25° 00' 00" E	0.00	0.00
40	S 25° 00' 00" E	0.00	0.00
41	S 25° 00' 00" E	0.00	0.00
42	S 25° 00' 00" E	0.00	0.00
43	S 25° 00' 00" E	0.00	0.00
44	S 25° 00' 00" E	0.00	0.00
45	S 25° 00' 00" E	0.00	0.00
46	S 25° 00' 00" E	0.00	0.00
47	S 25° 00' 00" E	0.00	0.00
48	S 25° 00' 00" E	0.00	0.00
49	S 25° 00' 00" E	0.00	0.00
50	S 25° 00' 00" E	0.00	0.00
51	S 25° 00' 00" E	0.00	0.00
52	S 25° 00' 00" E	0.00	0.00
53	S 25° 00' 00" E	0.00	0.00
54	S 25° 00' 00" E	0.00	0.00
55	S 25° 00' 00" E	0.00	0.00
56	S 25° 00' 00" E	0.00	0.00
57	S 25° 00' 00" E	0.00	0.00
58	S 25° 00' 00" E	0.00	0.00
59	S 25° 00' 00" E	0.00	0.00
60	S 25° 00' 00" E	0.00	0.00
61	S 25° 00' 00" E	0.00	0.00
62	S 25° 00' 00" E	0.00	0.00
63	S 25° 00' 00" E	0.00	0.00
64	S 25° 00' 00" E	0.00	0.00
65	S 25° 00' 00" E	0.00	0.00
66	S 25° 00' 00" E	0.00	0.00
67	S 25° 00' 00" E	0.00	0.00
68	S 25° 00' 00" E	0.00	0.00
69	S 25° 00' 00" E	0.00	0.00
70	S 25° 00' 00" E	0.00	0.00
71	S 25° 00' 00" E	0.00	0.00
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73	S 25° 00' 00" E	0.00	0.00
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75	S 25° 00' 00" E	0.00	0.00
76	S 25° 00' 00" E	0.00	0.00
77	S 25° 00' 00" E	0.00	0.00
78	S 25° 00' 00" E	0.00	0.00
79	S 25° 00' 00" E	0.00	0.00
80	S 25° 00' 00" E	0.00	0.00
81	S 25° 00' 00" E	0.00	0.00
82	S 25° 00' 00" E	0.00	0.00
83	S 25° 00' 00" E	0.00	0.00
84	S 25° 00' 00" E	0.00	0.00
85	S 25° 00' 00" E	0.00	0.00
86	S 25° 00' 00" E	0.00	0.00
87	S 25° 00' 00" E	0.00	0.00
88	S 25° 00' 00" E	0.00	0.00
89	S 25° 00' 00" E	0.00	0.00
90	S 25° 00' 00" E	0.00	0.00
91	S 25° 00' 00" E	0.00	0.00
92	S 25° 00' 00" E	0.00	0.00
93	S 25° 00' 00" E	0.00	0.00
94	S 25° 00' 00" E	0.00	0.00
95	S 25° 00' 00" E	0.00	0.00
96	S 25° 00' 00" E	0.00	0.00
97	S 25° 00' 00" E	0.00	0.00
98	S 25° 00' 00" E	0.00	0.00
99	S 25° 00' 00" E	0.00	0.00
100	S 25° 00' 00" E	0.00	0.00

LINE	DIRECTION	DISTANCE
L1	S 04° 30' 16" E	35.83
L2	N 40° 07' 22" E	54.84
L3	S 58° 28' 31" W	29.83
L4	S 06° 45' 43" W	70.94
L5	N 20° 15' 19" W	14.09
L6	S 89° 38' 24" W	33.29



Drawn R/R	Dwg PLAT2	Project 18155
Checked	Date 04/20/00	Sheet 2 of 2
RANGE WEST		
ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

DRAWN BY: J. H. HARRIS, JR. DATE: 04/20/00