

# FALCON WING RANCH

BEING A PORTION OF THE SE1/4 SEC. 5, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 1 OF 3

103-261

1/3

CASE NO.: 02015086CFP1  
MAP NO.: 111.142

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF DEED OF TRUST OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, A TRACT, STREETS/ROADS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF FALCON WING RANCH, AND DO, BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, IN FEE SIMPLE, TRACT A FOR PUBLIC USE AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON 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 SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 5 BEARS S89°15'30"E, 2507.87 FEET; THENCE, N07°30'55"E, 1332.55 FEET; THENCE, S89°46'45"E, 618.70 FEET; THENCE, N66°53'02"E, 98.85 FEET; THENCE, N64°46'31"E, 167.31 FEET; THENCE 178.61 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 1112.38 FEET, A DELTA OF 91°50'4" AND A CHORD WHICH BEARS N69°24'03"E, 179.41 FEET; THENCE, N74°01'39"E, 29.09 FEET; THENCE, N78°39'05"E, 49.62 FEET; THENCE 162.77 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 135.03 FEET, A DELTA OF 69°03'15" AND A CHORD WHICH BEARS N42°07'27"E, 153.09 FEET; THENCE, N07°35'50"E, 52.96 FEET; THENCE, N14°45'17"E, 52.00 FEET; THENCE, N16°07'00"E, 52.00 FEET; THENCE 88.33 FEET ALONG A CURVE TO THE RIGHT WHICH BEARS N69°22'43"E, 77.57 FEET; THENCE 54.97 FEET ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 50.68 FEET, A DELTA OF 62°08'33" AND A CHORD WHICH BEARS S32°57'17"E, 52.31 FEET; THENCE, S01°53'00"E, 81.96 FEET; THENCE 120.76 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 80.50 FEET, A DELTA OF 18°57'00" AND A CHORD WHICH BEARS S44°51'30"E, 109.75 FEET; THENCE, S87°50'00"E, 236.36 FEET; THENCE, N89°14'31"E, 771.65 FEET; THENCE, S03°24'26"W, 1642.61 FEET; THENCE, N89°15'30"W, 2105.80 FEET; THENCE 126.20 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 530.00 FEET, A DELTA OF 13°38'35" AND A CHORD WHICH BEARS N73°11'12"W, 125.90 FEET; THENCE, N80°00'29"W, 27.55 FEET; THENCE 79.00 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 516.42 FEET, A DELTA OF 8°45'22" AND A CHORD WHICH BEARS N84°23'25"W, 78.92 FEET; THENCE, S03°52'31"W, 46.05 FEET; THENCE, N89°15'30"W, 172.41 FEET TO THE POINT OF BEGINNING, CONTAINING 3,724,871 SQUARE FEET OR 85.51 ACRES OF LAND, 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:

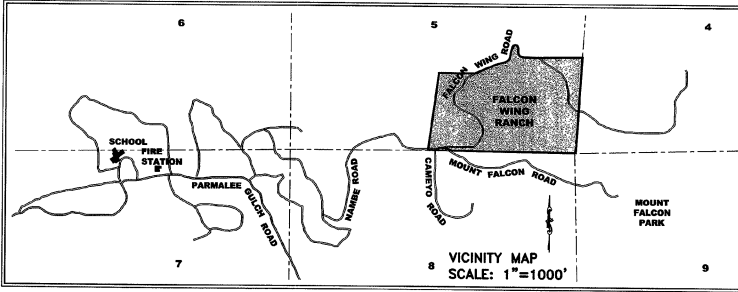
(a) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER E 171604 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT(S) OR TRACT(S) 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 SERVING 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 THE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER E 171604 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; AND

(b) A COMPACTION REPORT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON WHICH SHOWS CONFORMANCE WITH APPLICABLE GRADING REQUIREMENTS IN ACCORDANCE WITH THE JEFFERSON COUNTY LAND DEVELOPMENT REGULATION.

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 THROUGH 8 IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL 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 THAT PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:

- FOREST-WADE THINNING
- FUELBREAK THINNING
- PRUNING
- 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 SECTION 30-28-101, 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 THE 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 15th DAY OF MAY, 2003.

### OWNER/SUBDIVIDER

FALCON WING RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY  
ROBERT L. LAW, INC., COLORADO CORPORATION AS MANAGER.  
BY: *[Signature]* PRESIDENT  
BY: *[Signature]* SECRETARY  
LUND FUNDS, INC., A COLORADO CORPORATION AS MANAGER.  
BY: *[Signature]* PRESIDENT  
BY: *[Signature]* SECRETARY  
COUNTY OF JEFFERSON ) SS:  
STATE OF COLORADO )



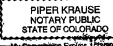
THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 15th DAY OF MAY, 2003 BY *[Signature]* AS PRESIDENT AND *[Signature]* AS SECRETARY OF ROBERT L. LAW, INC., A COLORADO CORPORATION AS A MANAGER, AND *[Signature]* AS PRESIDENT AND *[Signature]* AS SECRETARY OF LUND FUNDS, INC., A COLORADO CORPORATION, AS A MANAGER OF FALCON WING RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC MY COMMISSION EXPIRES: *[Signature]*

### HOLDER OF DEED OF TRUST

AMFIRST BANK, N.A.  
BY: *[Signature]* BY: *[Signature]*  
BY: *[Signature]* BY: *[Signature]*  
COUNTY OF Denver ) SS:  
STATE OF Colorado )  
THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 16th DAY OF MAY, 2003 BY *[Signature]* AS Vice President AND *[Signature]* AS Vice President OF AMFIRST BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC MY COMMISSION EXPIRES: *[Signature]*



### STEEP SLOPE PLAT RESTRICTION

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

- THAT A GEOTECHNICAL STUDY, INCLUDING A TEST BORING OR EXCAVATION WITHIN THE PROPOSED BUILDING FOOTPRINT HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES A FORMAL SLOPE STABILITY ANALYSIS, EVALUATING THE IMPACTS OF THE PROPOSED SITE GRADING AND PHYSICAL IMPROVEMENTS. HAS BEEN PERFORMED AS PART OF THE GEOTECHNICAL STUDY. 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.
- 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.
- 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:

- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO ASSUMED TO BEAR N89°15'30"W, 2507.87 FEET AND MONUMENTED AS SHOWN HEREON.
- THIS SUBDIVISION DOES NOT LIE WITHIN A FEMA FLOOD HAZARD AREA AS DESIGNATED ON FEMA FIRM PANEL NO. 080807 0265 C DATED JULY 4, 1989.
- THE LIMITS OF THE 100 YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE APPROVED DRAINAGE PLANS FOR FALCON WING RANCH ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE DRAINAGE SYSTEM INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. THE DRAINAGE SYSTEM INCLUDES STORM WATER DETENTION PONDS LOCATED WITHIN LOT 3 AND THE ONE STORM WATER DETENTION POND LOCATED WITHIN LOT 4. 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 SUBDIVIDER SHALL PROVIDE THE HOMEOWNERS ASSOCIATION WITH THE NECESSARY EASEMENTS, ACROSS PRIVATE PROPERTY, SO THAT THE HOMEOWNERS ASSOCIATION CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY.
- THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE IS ASSUMED BY THE HOMEOWNERS ASSOCIATION. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY. THE PRIVATE ACCESS DRIVES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INCLUDING THE AREA TEN FEET BEYOND THE TOE OF A FILL SECTION OR GREST OF A CUT SECTION. FOR THE MAINTENANCE OF ROAD FILLS AND CUTS, DEPOSIT OF SNOW AND MAINTENANCE OF DRAINAGE FACILITIES, WITHIN 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.
- WATER WILL BE SUPPLIED TO LOTS 1-7 WITHIN THIS SUBDIVISION BY INDIVIDUAL WELLS SUBJECT TO THE WATER AMENDMENT PLAN (DISTRICT COURT, WATER DIVISION 1, COLORADO-CASE NO. 00CW48) WHICH LIMITS WATER USAGE.

### NOTES: (CONTINUED)

- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED TO BE CONSTRUCTED ON ANY LOT.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH AFFECTED LOT (LOTS 5 AND 7) WITHIN THIS DEVELOPMENT, AN ELEVATION SURVEY MUST BE SUBMITTED SHOWING THAT THE TOP OF THE PROPOSED DWELLING STRUCTURE DOES NOT EXCEED 7725 FEET.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- TRACT A IS DEDICATED BY THIS PLAT TO JEFFERSON COUNTY AS RIGHT-OF-WAY FOR MOUNT FALCON ROAD.
- UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED ON PRIVATE PROPERTY WITHIN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN THE PRIVATE ACCESS DRIVES WITHIN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE ALLOWED WITHIN SAID UTILITY EASEMENTS.
- 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. WHEN THE CONSTRUCTION OF A DRIVEWAY WILL RESULT IN MORE THAN 10,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 300 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT UNTIL THE FIRE SPRINKLER SYSTEM FOR THAT STRUCTURE HAS BEEN APPROVED BY THE FIRE PROTECTION DISTRICT. AT THE TIME OF BUILDING PERMIT APPLICATION, A LETTER FROM THE FIRE PROTECTION DISTRICT MUST BE SUBMITTED TO THE PLANNING DEPARTMENT INDICATING THAT SAID FIRE SPRINKLER PLANS HAVE BEEN APPROVED.

### SURVEYOR'S CERTIFICATE

I, LEROY E. TOBLER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF FALCON WING RANCH MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 10TH DAY OF JANUARY, 2003, AND THAT THE ACCOMPANYING PLAT CORRECTLY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

LEROY E. TOBLER DATE 5-20-03  
REGISTERED COLORADO SURVEYOR  
PLS 5447

### ATTORNEY'S CERTIFICATE

I, HAROLD J. TOBLER, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AS PUBLIC LANDS, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUCH LANDS IS IN THE DEEDGIVER(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

*[Signature]*  
ATTORNEY AT LAW  
REGISTRATION NUMBER #2346

### REVIEW CERTIFICATE

REVIEWED BY JEFFERSON COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT, THIS 29th DAY OF May, 2003.

*[Signature]*  
HEALTH AND ENVIRONMENT  
REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION, THIS 28th DAY OF MAY, 2003.  
*[Signature]*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### ACCEPTANCE CERTIFICATE

THE FOREGOING PLAT IS APPROVED FOR FILING; AND CONVEYANCE OF TRACT A AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 6th DAY OF May, 2003.

*[Signature]*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
*[Signature]*  
CLERK

### CLERK & RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 6th DAY OF June, 2003.

*[Signature]*  
COUNTY CLERK AND RECORDER  
*[Signature]*  
BY: DEPUTY CLERK.

**Civil Design Group, Inc.**  
Engineers + Planners + Surveyors  
8795 Ralston Road, Ste. 240 303.431.0505 Fax: 303.431.7176  
Aurora, Colorado 80002 E-mail: engineer@gcivilgroup.com

BK 172 pg 4 Rev# F1771605

# FALCON WING RANCH

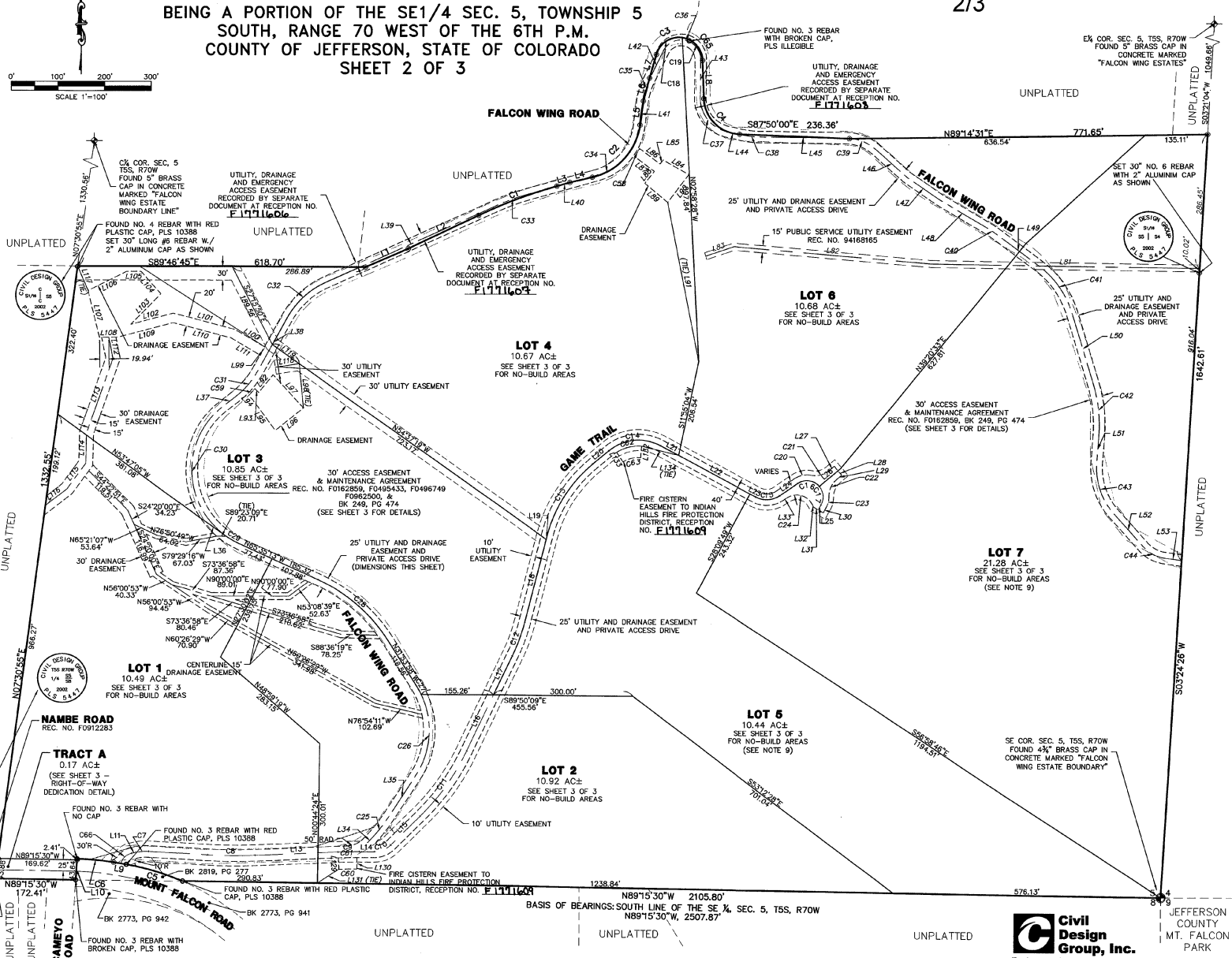
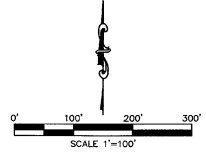
BEING A PORTION OF THE SE 1/4 SEC. 5, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 2 OF 3

103-261  
2/3

CASE NO.: 02015086CFP1  
MAP NO.: 111, 142

LINE TABLE		LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	99.85 N65°53'02"E	L51	56.90 S04°29'22"W
L2	16.73 N64°46'31"E	L52	67.33 S42°01'30"E
L3	29.09 N27°01'30"E	L53	38.22 S81°30'47"E
L4	48.62 N76°39'05"E	L54	25.17 N43°10'41"E
L5	52.98 N07°35'50"E	L55	38.54 N86°09'36"E
L6	52.00 N14°58'17"E	L56	147.01 S86°04'16"E
L7	52.00 N16°00'00"E	L57	267.67 N88°33'11"E
L8	81.96 S01°53'00"E	L58	92.98 N33°18'35"E
L9	27.55 N80°00'29"W	L59	87.40 N30°39'50"W
L10	40.05 S03°52'31"W	L60	146.58 N69°23'54"W
L11	9.68 N77°45'40"E	L61	44.79 N47°28'48"E
L12	127.04 S85°32'16"E	L62	114.63 N28°48'47"E
L13	175.05 N87°38'57"E	L63	190.87 N66°53'02"E
L14	32.46 S89°47'48"E	L64	187.31 N84°14'31"E
L15	88.80 N45°22'41"E	L65	78.69 N75°40'52"E
L16	132.32 N26°31'12"E	L66	82.98 N07°35'50"E
L17	93.66 N25°31'27"E	L67	82.00 N144°51'7"E
L18	184.95 N14°20'50"E	L68	52.00 N163°00'00"E
L19	7.69 S14°20'50"W	L69	81.96 S01°53'00"E
L20	44.73 N50°04'00"E	L70	236.36 S82°50'00"E
L21	43.96 S81°50'11"E	L71	78.72 S42°24'05"E
L22	174.23 S81°50'11"E	L72	228.91 S59°32'15"E
L23	13.90 S81°50'11"E	L73	54.25 S30°12'30"E
L24	47.04 N55°52'33"E	L74	97.00 S21°49'51"E
L25	12.50 S29°21'36"W	L75	164.66 N144°51'7"E
L26	60.09 S49°36'41"W	L76	117.88 N60°30'43"E
L27	13.94 N49°36'41"E	L77	111.39 S12°08'35"E
L28	25.00 S40°23'19"E	L78	77.56 S38°53'33"E
L29	13.94 S49°36'41"W	L79	113.93 S61°27'46"E
L30	12.50 S28°21'32"W	L80	9.39 S75°00'00"E
L31	23.22 N60°38'28"W	L81	579.50 S89°08'00"E
L32	N28°23'7"W	L82	424.00 S85°16'00"E
L33	10.12 S85°02'33"W	L83	65.00 S175°25'25"E
L34	6.88 S44°41'39"W	L84	63.67 N60°36'47"W
L35	111.22 S33°10'01"W	L85	10.76 S37°42'49"W
L36	67.31 N84°55'04"W	L86	54.95 N53°18'08"W
L37	36.19 N89°08'05"W	L87	52.48 S31°08'05"E
L38	129.73 N28°37'31"E	L88	32.93 S37°49'49"W
L39	403.23 N85°51'20"E	L89	63.49 S50°23'27"E
L40	153.34 N74°11'41"E	L90	75.04 N37°21'44"E
L41	60.27 N07°38'28"E	L91	348.05 S110°21'11"E
L42	67.60 N26°25'59"E	L92	48.96 S38°31'10"W
L43	80.59 S00°41'16"W	L93	11.26 N45°40'20"W
L44	32.15 S78°09'15"E	L94	12.49 S45°40'20"E
L45	183.06 S89°28'44"E	L95	82.43 S36°08'10"E
L46	90.36 S48°35'53"E	L96	77.81 N51°01'43"E
L47	81.64 S55°40'30"E	L97	98.29 N42°35'46"W
L48	114.28 S59°35'53"E	L98	85.50 S05°31'45"E
L49	107.39 S53°37'57"E	L99	20.01 N28°37'31"E
L50	159.92 S16°47'07"E	L100	74.58 N58°40'27"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	179.61	1112.38	97.62	N69°24'03"E	179.41
C2	192.77	135.05	69.03	N42°07'27"E	193.09
C3	84.33	90.61	98.91	N66°12'43"E	72.76
C4	104.26	80.50	85.52	S44°51'30"E	109.79
C5	126.20	530.00	13.38	N23°11'12"W	125.90
C6	78.00	516.42	8.45	S84°23'25"W	78.92
C7	22.40	1000.00	12.92	S04°00'00"E	22.92
C8	102.04	1000.00	5.90	S82°27'40"E	102.00
C9	45.16	1000.00	2.93	S89°54'14"W	45.16
C10	38.12	50.00	44.99	S87°42'22"E	38.19
C11	123.30	500.00	19.51	N35°26'52"E	123.43
C12	78.00	400.00	11°02'	N19°26'01"E	77.88
C13	182.03	300.00	35.43	S32°12'25"W	184.07
C14	118.85	100.00	68.05	S84°06'54"W	111.98
C15	54.65	50.00	62°37'	N86°51'11"E	51.97
C16	51.35	35.00	84°04'	N82°25'23"W	46.87
C17	42.61	35.00	89°44'	N09°30'54"W	40.02
C18	72.40	40.88	81°50'	S52°02'22"W	66.40
C19	70.80	50.68	80°09'	S41°57'38"E	65.26
C20	37.23	42.50	44°34'	S77°59'37"W	36.28
C21	42.14	42.50	50°30'	N75°01'41"E	40.77
C22	42.14	42.50	50°30'	S24°11'41"W	40.77
C23	25.35	42.50	30°34'	N14°04'06"E	25.05
C24	82.83	37.50	85°59'	N76°27'32"W	55.73
C25	60.35	300.00	11°31'	N38°55'50"E	60.28
C26	180.44	175.00	58°04'	N03°37'45"E	172.65
C27	18.30	175.00	5°58'	N28°54'14"W	18.29
C28	205.29	350.00	33°41'	N48°44'38"W	202.81
C29	32.89	175.00	10°19'	S90°15'09"E	32.54
C30	326.87	175.00	107°01'	S01°24'31"E	281.38
C31	71.20	175.00	23°28'	N40°21'47"E	71.20
C32	113.71	175.00	37°13'	S47°14'56"W	111.72
C33	22.77	520.00	2°20'	S70°21'11"W	22.71
C34	144.47	125.00	68°13'	N41°05'05"E	136.56
C35	48.32	150.00	18°27'	S17°12'14"W	48.12
C36	114.58	42.50	115°42'	N76°19'51"W	82.90



- FOUND SECTION MONUMENT AS NOTED
- ⊕ FOUND 1/4 CORNER MONUMENT AS NOTED
- SET NO. 4 REBAR WITH RED PLASTIC CAP, PLS 5447 (CDO, INC.)
- FOUND MONUMENT AS NOTED
- △ 55' VISION CLEARANCE TRIANGLE (SEE SHEET 3 FOR DETAILS)
- ▨ NO-BUILD AREA (SEE SHEET 3 FOR DETAILS)

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Bk 172 pg 5 Rec # F1771605

103-261

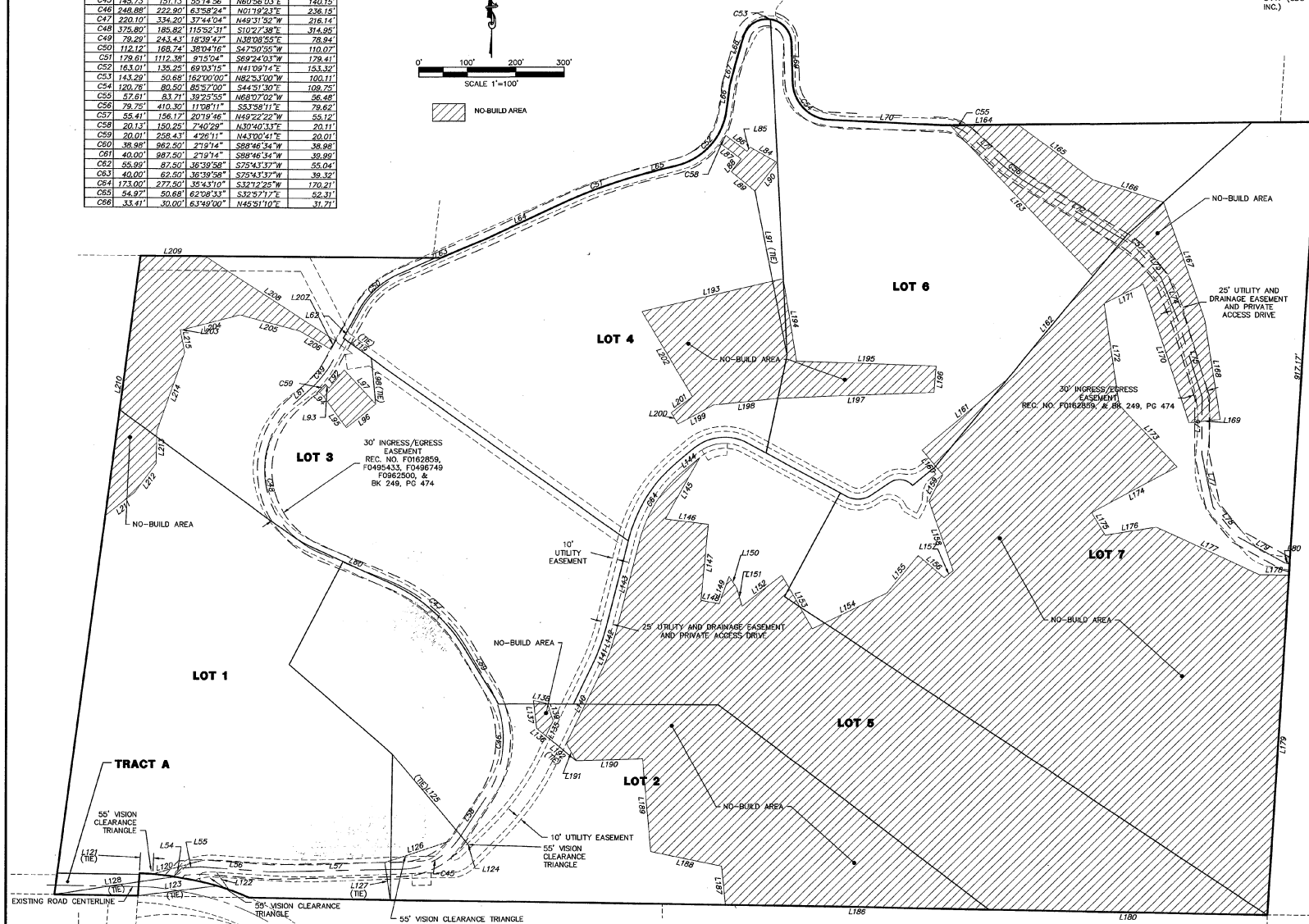
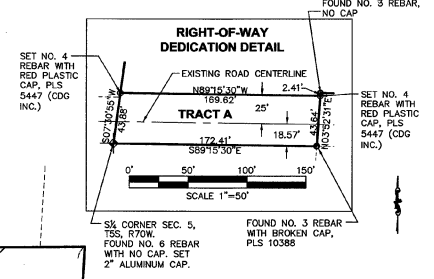
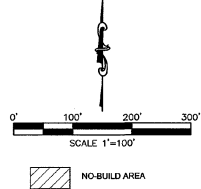
CASE NO.: 02015086CFP1  
MAP NO.: 111, 142

3/3

# FALCON WING RANCH

BEING A PORTION OF THE SE1/4 SEC. 5, TOWNSHIP 5  
SOUTH, RANGE 70 WEST OF THE 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 3 OF 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C37	103.48	75.00	79.0320°	S38°37'21"E	96.47
C38	39.54	300.00	11.0142°	S81°48'52"E	39.48
C39	71.35	100.00	40°52'50"	N69°02'18"W	69.85
C40	32.08	300.00	6.02715°	N56°41'45"W	32.06
C41	128.62	300.00	36.5051°	N35°12'39"E	126.42
C42	111.40	300.00	31.7633°	N08°08'50"W	110.26
C43	118.17	150.00	45.0813°	S18°04'40"E	115.14
C44	51.86	75.00	39.3717°	S81°50'08"E	50.84
C45	145.73	151.13	55.7456°	N60°56'03"E	143.55
C46	246.88	222.90	63°58'24"	N01°19'23"E	236.15
C47	220.10	334.20	37°44'04"	N49°31'52"W	216.14
C48	375.80	185.82	115°52'31"	S10°27'38"E	314.86
C49	79.29	243.41	16.9347°	N38°08'55"E	78.94
C50	112.12	168.74	39.0476°	S47°50'55"W	110.07
C51	179.61	1112.36	9.1504°	S89°24'03"W	179.41
C52	183.01	136.25	69.0375°	N41°09'14"E	153.32
C53	143.90	50.69	162°00'00"	N69°31'00"W	100.11
C54	120.76	80.50	65°57'00"	S44°31'30"E	109.75
C55	37.61	83.71	39.2550°	N68°07'02"W	36.48
C56	79.75	110.30	11.9811°	S53°58'11"E	79.62
C57	55.41	156.17	20.7846°	N49°22'22"E	55.12
C58	20.13	150.25	7.4028°	N30°40'33"E	20.11
C59	20.01	258.43	4.2611°	N43°00'41"E	20.07
C60	38.88	682.50	2.9174°	S88°46'34"W	38.86
C61	40.00	587.50	2.7974°	S89°46'34"W	39.89
C62	55.89	87.50	36°39'58"	S75°43'37"E	55.04
C63	49.00	62.50	36°39'58"	S75°43'37"E	39.32
C64	173.00	277.50	35.4310°	S32°12'25"W	170.21
C65	54.97	50.68	62°08'33"	S32°57'17"E	52.31
C66	33.41	30.00	63°49'00"	N45°51'10"E	31.71



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L101	136.79	N74°52'37"W	L159	62.04	N27°00'25"E
L102	34.06	S73°03'11"W	L160	69.88	N40°31'18"E
L103	92.13	N44°22'22"E	L161	229.78	N49°56'08"E
L104	63.89	N41°41'33"W	L162	277.71	N39°20'43"E
L105	31.45	N03°00'00"W	L163	425.44	N53°33'11"E
L106	91.73	S83°32'26"W	L164	140.00	N85°14'31"E
L107	104.66	S13°37'40"E	L165	192.75	S84°09'25"E
L108	38.88	N89°14'48"E	L166	152.46	S72°35'02"E
L109	122.36	N75°05'11"E	L167	206.61	S79°22'23"E
L110	128.76	S74°52'37"E	L168	207.83	S05°59'10"E
L111	72.50	S59°40'27"E	L169	65.00	S84°03'24"W
L112	46.27	S11°27'31"E	L170	306.94	N18°31'36"W
L113	170.15	N75°11'11"E	L171	80.34	S83°28'50"W
L114	65.82	S01°18'10"W	L172	212.45	S08°45'05"E
L115	67.92	S38°07'33"W	L173	174.29	S43°27'10"E
L116	58.08	S51°54'58"W	L174	200.65	S61°33'28"W
L117	57.07	N23°01'50"W	L175	54.95	S30°08'46"E
L118	62.20	N81°28'10"E	L176	106.50	N80°32'36"E
L119	71.00	S54°37'19"E	L177	235.05	S65°30'33"E
L120	100.23	N74°15'00"E	L178	61.12	S89°58'17"E
L121	27.20	N5715'48"E	L179	703.68	S03°14'26"W
L122	43.27	N34°57'13"W	L180	281.64	N89°15'30"W
L123	164.44	N82°41'51"E	L181	423.57	N89°15'30"W
L124	15.92	S38°14'27"E	L182	80.15	N05°48'18"W
L125	235.17	N40°11'28"W	L183	148.78	N78°35'45"W
L126	138.69	S71°53'04"W	L184	191.93	N05°14'03"W
L127	78.20	S08°16'47"E	L185	137.43	S88°18'52"W
L128	247.75	S81°29'16"W	L186	43.68	N23°24'25"E
L129	25.00	S02°23'03"E	L187	80.71	S51°04'09"E
L130	25.00	S00°03'48"E	L188	300.00	N76°41'16"E
L131	54.62	N56°25'16"E	L189	173.88	S09°17'14"E
L132	25.00	N00°03'22"E	L190	268.50	S88°58'16"E
L133	25.00	N53°36'22"W	L191	54.74	S04°28'12"W
L134	82.20	S78°00'40"E	L192	321.95	S87°25'38"W
L135	34.91	S26°31'12"W	L193	134.71	S84°10'08"W
L136	24.35	N50°40'18"W	L194	63.21	N01°22'27"W
L137	58.80	N07°01'58"W	L195	28.77	N30°39'58"W
L138	30.33	S77°48'28"E	L196	54.77	N52°38'42"E
L139	37.74	S174°12'27"E	L197	204.62	N30°51'24"W
L140	50.99	N03°01'12"E	L198	4.67	N89°14'48"E
L141	87.30	N87°40'48"E	L199	122.36	N75°05'11"E
L142	235.41	N01°37'31"E	L200	128.76	S74°52'37"E
L143	140.26	N14°20'30"E	L201	72.50	S59°40'27"E
L144	42.99	N50°04'00"E	L202	207.83	S05°59'10"E
L145	145.84	S28°01'49"W	L203	320.13	N57°00'40"W
L146	89.54	S83°05'35"E	L204	133.14	N89°46'45"W
L147	158.18	S95°26'47"W	L205	542.98	S07°35'58"W
L148	38.31	S78°52'03"E	L206	20.01	N28°37'31"E
L149	60.03	N18°39'54"E	L207	74.70	N38°02'33"E
L150	29.12	S33°42'23"E	L208	68.22	N01°18'10"E
L151	39.25	S15°55'47"E	L209	171.90	N18°02'43"E
L152	104.80	N51°48'35"E	L210	47.57	N11°27'31"W
L153	127.23	S29°50'07"E			
L154	170.45	N64°15'31"E			
L155	101.81	N30°40'24"E			
L156	69.74	S50°07'15"E			
L157	23.97	N51°51'36"E			
L158	151.53	N19°22'40"W			

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