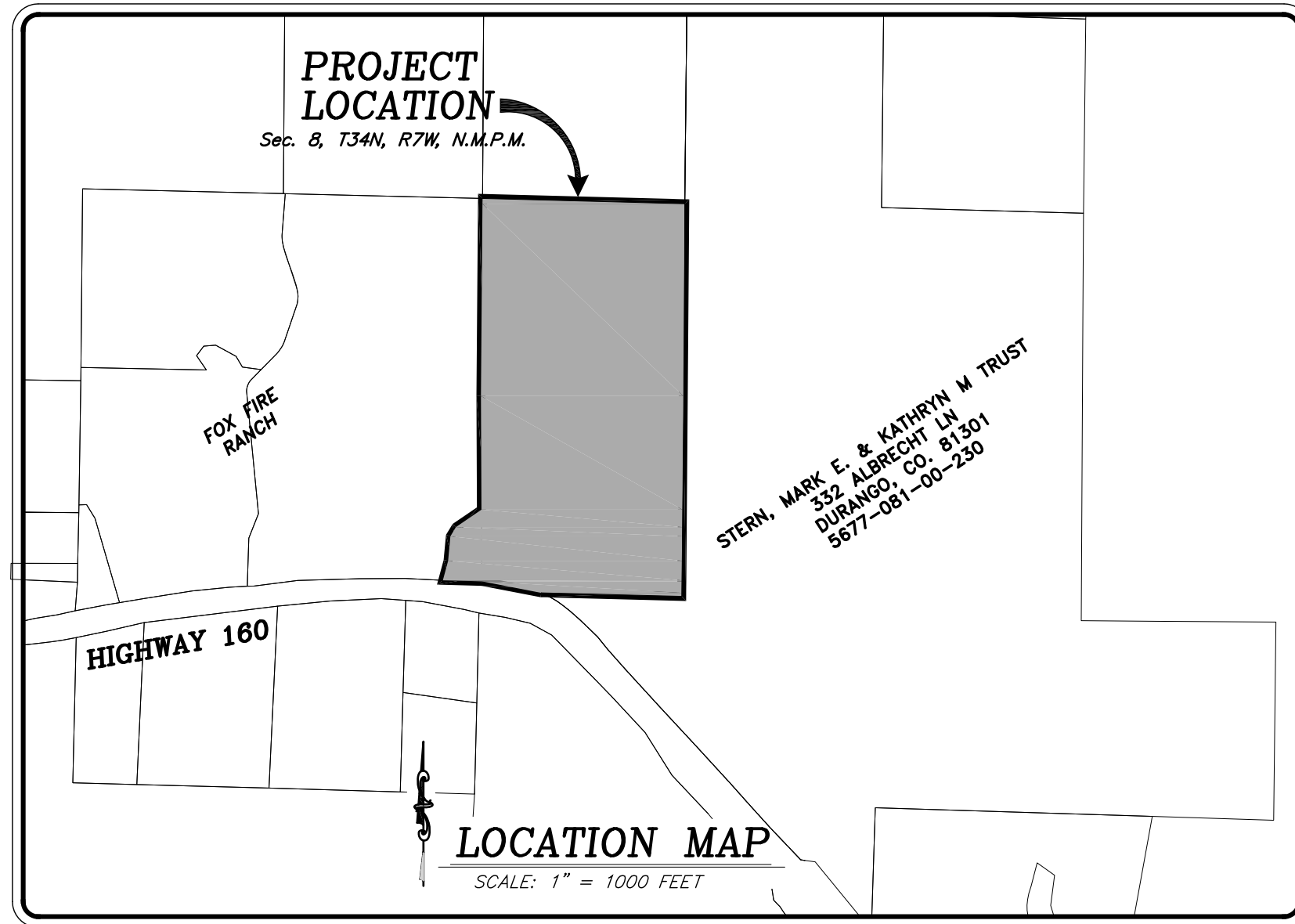


FOX FIRE RIDGE SUBDIVISION FINAL PLAT

PROJECT NO. 2004-0251

Located in Section 8, Township 34 North, Range 7 West, N.M.P.M.



PLAT NOTICES

- NO COUNTY MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS.
- LOTS IN THIS SUBDIVISION MAY BE SUBJECT TO THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS INCLUDING OIL AND GAS. THIS INCLUDES THE RIGHT TO MAKE SUCH USE OF THE SURFACE AS IS REASONABLY REQUIRED TO DEVELOP THE MINERAL ESTATE.
- ONSITE FIRE FIGHTING FACILITIES ARE NOT PROPOSED. FIRE ENGINE RESPONSE TIME IS ESTIMATED AS 7 MINUTES IN WINTER MONTHS.
- COLORADO IS A RIGHT TO FARM STATE WHICH MAY PRECLUDE NUISANCE LAWSUITS AGAINST EXISTING FARM OPERATIONS. C.R.S. § 35-3.5-101 ET SEQ.
- COLORADO IS A FENCE LAW STATE. OWNERS OF PROPERTY SHALL BE REQUIRED TO FENCE LIVESTOCK OUT IN ORDER TO RECOVER DAMAGES FOR TRESPASSING LIVESTOCK. C.R.S. § 35-46-101 ET SEQ.
- NO PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM TO MEET STATE STANDARDS, AND MUST OBTAIN AN INDIVIDUAL SYSTEM PERMIT. ALL WASTEWATER DISPOSAL SYSTEMS WILL REQUIRE APPROVED DESIGNS FROM A COLORADO PROFESSIONAL ENGINEER DUE TO THE ABSORPTION QUALITIES OF THE SOILS WITHIN THIS SUBDIVISION.
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS, AND OBTAIN DOMESTIC WATER WELL PERMITS FROM THE STATE ENGINEER.
- LOTS ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- ELECTRIC POWER TO INDIVIDUAL LOTS IS NOT PROPOSED.
- TELEPHONE SERVICE TO INDIVIDUAL LOTS IS NOT PROPOSED.
- WATER WELLS IN LA PLATA COUNTY RISK CONTAMINATION BY METHANE GAS. LOT OWNERS SHOULD ENGAGE A WATER TESTING COMPANY TO ESTABLISH DATA AND DETERMINE WHETHER OR NOT SEPARATION EQUIPMENT IS NECESSARY FOR ANY NEW OR EXISTING WELL.
- IT IS RECOMMENDED LOT OWNERS FOLLOW THE RECOMMENDATIONS OF THE DIVISION OF WILDLIFE REGARDING FENCE MATERIALS AND HEIGHT AND THE CONTROL OF DOMESTIC PETS. LOT OWNERS SHOULD TAKE PREVENTATIVE MEASURES AS RECOMMENDED BY THE DIVISION TO REDUCE CONFLICTS WITH BEARS. LANDSCAPE VEGETATION THAT IS PLANTED SHOULD BE LEAST DESIRABLE TO DEER AND ELK. CONTACT CDOW FOR FURTHER INFORMATION.
- RESEARCH FOR RECORDED EASEMENTS WAS CONDUCTED BY COLORADO LAND TITLE COMPANY, AND THIS PROPERTY MAY BE SUBJECT TO THE EASEMENTS, RIGHTS AND RESTRICTIONS AS LISTED IN THEIR TITLE POLICY ORDER NO. L-531829.
- THIS PROPERTY IS SUBJECT TO THE ROAD MAINTENANCE AGREEMENT FOR FOX FIRE RIDGE SUBDIVISION RECORDED UNDER RECEPTION NO. _____
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOX FIRE RIDGE SUBDIVISION RECORDED UNDER RECEPTION NO. _____
- AREAS OUTSIDE OF BUILDING ENVELOPES AS SHOWN HEREON ARE DESIGNATED AS OPEN SPACE, AND MAY BE USED FOR ACCESS AND UTILITIES TO BUILDING ENVELOPES, AND AGRICULTURAL PURPOSES BY RESPECTIVE LOT OWNERS. ALL STRUCTURES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPES.
- NO NEW RESIDENCES OR RESIDENTIAL ADDITIONS ARE ALLOWED WITHIN FOUR HUNDRED (400) FEET OF AN EXISTING GAS WELL PAD UNLESS AN ACKNOWLEDGMENT OF COUNTY AND STATE SETBACK REQUIREMENTS AND WAIVER OF RIGHT IS SIGNED BY THE OWNER(S). NO STRUCTURES ARE ALLOWED WITHIN ONE HUNDRED FIFTY (150) FEET OF AN EXISTING WELLHEAD.

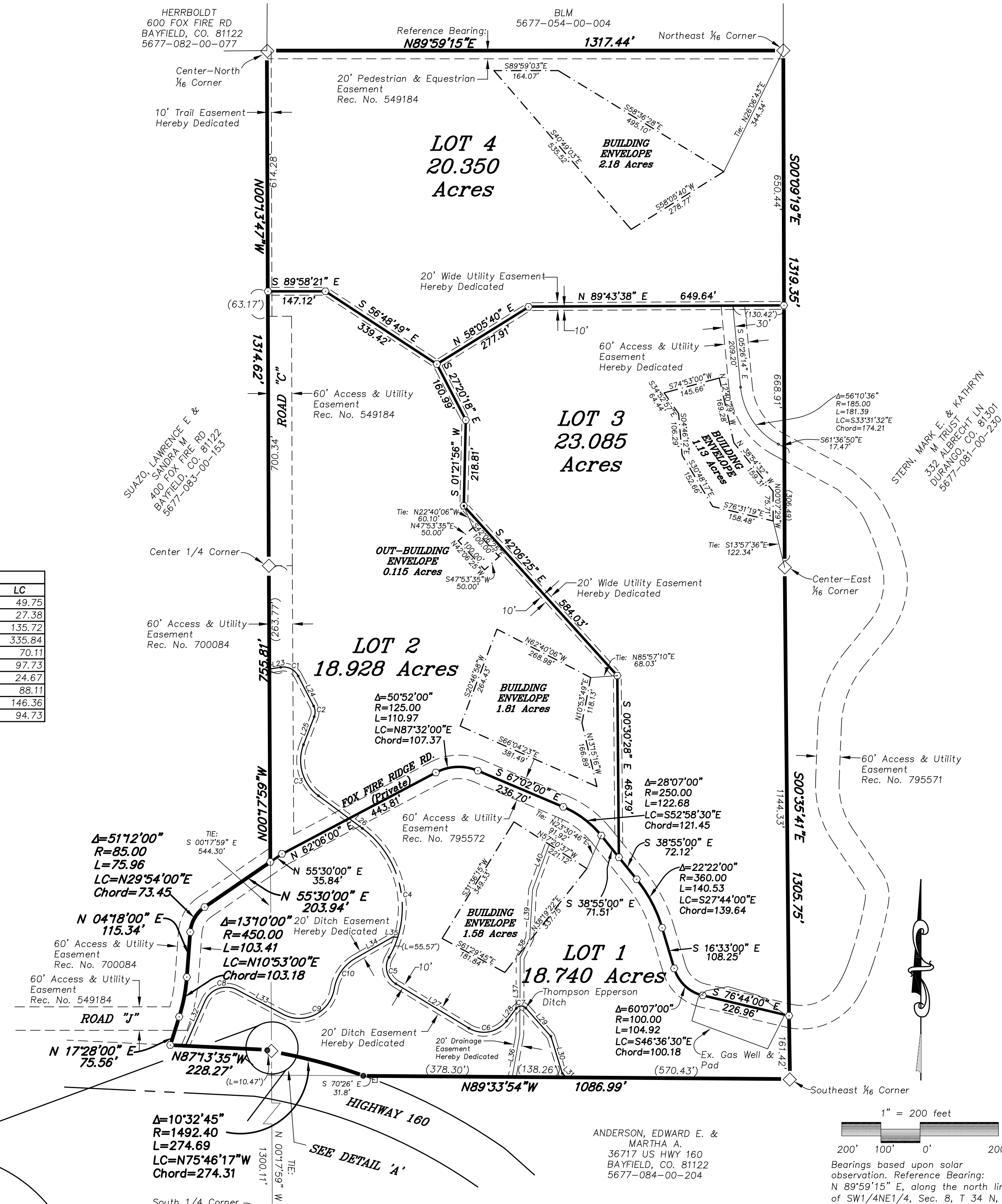
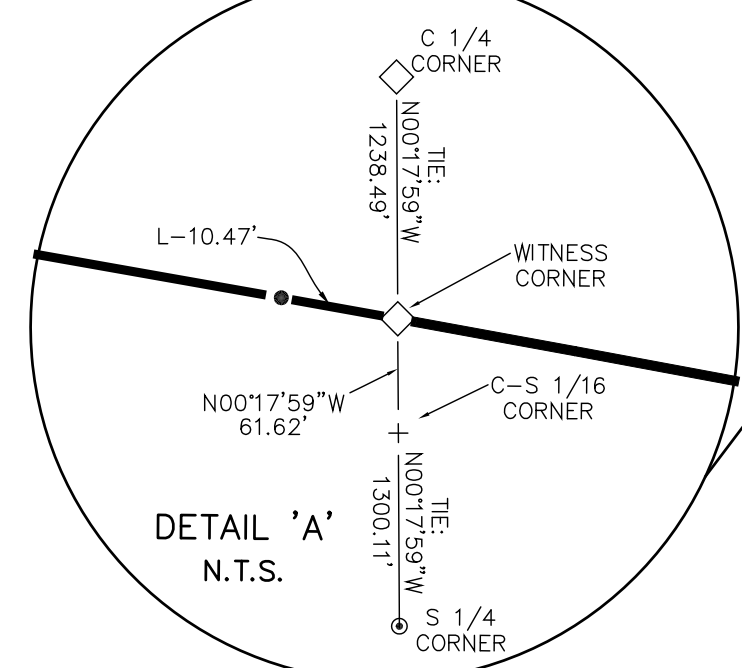
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

STATE OF COLORADO } SS
LA PLATA COUNTY

I hereby state that this instrument was filed for record at _____ o'clock _____ M on _____ 20____ and duly filed.
Reception Number _____ Fee\$ _____
LINDA DALEY, Recorder
By _____ Deputy

CURVE	DELTA	LENGTH	RADIUS	CHORD	LC
C1	72°02'24"	53.19	42.30	S63°18'36"E	49.75
C2	48°11'34"	28.21	33.54	S03°11'30"E	27.38
C3	74°26'33"	145.75	112.18	S16°18'55"E	135.72
C4	83°24'47"	367.44	252.39	S11°41'22"E	335.84
C5	88°44'45"	77.64	50.13	S14°21'16"E	70.11
C6	83°32'41"	106.95	73.35	N79°06'49"E	97.73
C7	100°53'10"	28.17	16.00	N88°04'30"E	24.67
C8	94°29'06"	98.94	60.00	N70°49'59"E	88.11
C9	108°48'19"	170.91	90.00	N63°40'22"E	146.36
C10	51°00'43"	97.94	110.00	N34°46'34"E	94.73

LINE	LENGTH	BEARING
L23	29.21	N80°40'07"E
L24	66.00	S27°17'22"E
L25	76.68	S20°54'22"W
L26	139.53	S53°23'46"E
L27	218.16	S8°43'42"E
L28	40.35	N37°38'02"E
L29	96.27	S41°29'01"E
L30	98.83	S17°09'37"E
L31	14.49	S20°22'22"E
L32	123.86	N23°35'26"E
L33	131.18	S61°55'28"E
L34	109.91	N60°16'55"E
L35	12.61	S85°40'27"E
L36	109.39	N10°09'46"E
L37	196.84	N00°18'55"E
L38	55.46	N25°56'56"E
L39	124.06	N03°25'13"E
L40	195.03	N20°14'07"E



DESCRIPTION OF MONUMENTS

- SET 5/8" X 24" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 29026
- FOUND A 1/2" REBAR W/ 1-1/2" ALUM. CAP STAMPED LS 5836
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS 25963
- ◇ FOUND A 3/4" X 30" REBAR W/ A 2" ALUM. CAP STAMPED RLS SURVEYING PLS 25963
- ⊙ FOUND 2" ALUMINUM CAP STAMPED PLS 9185 - ROUNDTREE
- + POSITION FOR CORNER - MONUMENT NOT FOUND OR SET

LAND USE TABLE	
TOTAL ACREAGE	= 81.10 ACRES
TOTAL # OF LOTS	= 4
30% SLOPES	= 24.31 ACRES
NET ACREAGE	= 56.78 ACRES
(Less 30% Slopes)	
GROSS DENSITY	= 20.27 AC./UNIT
NET DENSITY	= 14.20 AC./UNIT

CERTIFICATE OF OWNERS: KNOW ALL MEN BY THESE PRESENTS:

That Trunette Property and Construction Company, LLC, a Colorado limited liability company whose address is 2702 Imperial Ridge Dr., Loveland, CO 80537, being the legal and record owners of the following described tract of land, to wit:
A tract of land located in Section 8, Township 34 North, Range 7 West, New Mexico Principal Meridian, in La Plata County, Colorado, being more particularly described as follows:
Beginning at the Center 1/4 Corner of said Section 8;
Thence N 00°13'47" W, 1314.62 feet along the west line of the NE1/4 of said Section 8 to the Center-North 1/16 Corner of said Section 8;
Thence N 89°59'15" E, 1317.44 feet along the north line of the SW1/4NE1/4 of said Section 8 to the Northeast 1/16 Corner of said Section 8;
Thence S 00°09'19" E, 1319.35 feet along the east line of the SW1/4NE1/4 of said Section 8 to the Center-East 1/16 Corner of said Section 8;
Thence S 00°35'41" E, 1305.75 feet along the east line of the NW1/4SE1/4 of said Section 8 to the Southeast 1/16 Corner of said Section 8;
Thence N 89°33'54" W, 1086.99 feet along the south line of the NW1/4SE1/4 of said Section 8 to the northerly right of way of U.S. Highway 160;
Thence along the arc of a non-tangent curve to the left with a delta angle of 10°32'45" and a radius of 1492.40 for a distance of 274.69 feet, the long chord bears N 75°46'17" W, 274.31 feet along the northerly right of way of said Highway 160;
Thence N 87°13'35" W, 228.27 feet along the northerly right of way of said Highway 160 to the centerline of a 60 foot wide access and utility easement recorded in the Office of the La Plata County, Colorado Clerk and Recorder under Reception No. 700084;
Thence N 17°28'00" E, 75.56 feet along the centerline of said 60 foot wide access and utility easement;
Thence along the arc of a tangent curve to the left with a delta angle of 13°10'00" and a radius of 450.00 for a distance of 103.41 feet, the long chord bears N 10°53'00" E, 103.18 feet along the centerline of said 60 foot wide access and utility easement;
Thence N 04°18'00" E, 115.34 feet along the centerline of said 60 foot wide access and utility easement;
Thence along the arc of a tangent curve to the right with a delta angle of 51°12'00" and a radius of 85.00 for a distance of 75.96 feet, the long chord bears N 29°54'00" E, 73.45 feet along the centerline of said 60 foot wide access and utility easement;
Thence N 55°30'00" E, 203.94 feet along the centerline of said 60 foot wide access and utility easement to the west line of the NW1/4SE1/4 of said Section 8;
Thence N 00°17'59" W, 755.81 feet along the west line of the NW1/4SE1/4 of said Section 8 to the point of beginning.

TOGETHER WITH non-exclusive access to U.S. Highway 160 over Roads A, J and C as shown on Fox Fire Ranch Subdivision Access Road Layout plat as recorded under Reception Number 549184.
Contains 81.103 acres, more or less.

Have caused the same to be the subdivided, platted, and designated as FOX FIRE RIDGE SUBDIVISION, FINAL PLAT, Project No. 2004-0251.

GENERAL DEDICATION:

- The sixty (60) foot wide access and utility easement across Lots 3, as shown hereon, is hereby dedicated to the owners of Lots 3 and 4, La Plata Electric Association, Atmos Energy, Qwest, A.T.&T Broadband, their heirs and assigns for the purpose of ingress and egress, underground electric distribution lines, telecommunications facilities, cable TV, gas lines, water lines, and sewer lines, together with their related equipment.
- The sixty (60) foot wide access and utility easement across Lots 1, 2 and 3, as shown hereon, is hereby dedicated to the owners of the lots within Fox Fire Ridge Subdivision, La Plata Electric Association, Atmos Energy, Qwest, A.T.&T Broadband, their heirs and assigns for the purpose of ingress and egress, underground electric distribution lines, telecommunications facilities, cable TV, gas lines, water lines, and sewer lines, together with their related equipment.
- The twenty (20) foot wide utility easements are hereby dedicated to the users of the Thompson Epperson Ditch and laterals for the purpose of ditch operation and maintenance.
- The twenty (20) foot wide utility easements, as shown hereon, is hereby dedicated to the owners of the lots within Fox Fire Ridge Subdivision, La Plata Electric Association, Atmos Energy, Qwest, Bresnan Communications, their heirs and assigns for the purpose of ingress and egress, underground electric distribution lines, telecommunications facilities, cable TV, gas lines, water lines, and sewer lines, together with their related equipment.
- The ten (10) foot wide trail easement, as shown hereon, is hereby dedicated to the owners of the lots within Fox Fire Ridge Subdivision for the purpose of ingress and egress, trail maintenance and construction.
- The twenty (20) foot wide drainage easement, as shown hereon, is hereby dedicated to the owners of the lots within Fox Fire Ridge Subdivision for the purpose of drainage facility maintenance.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

TRUNETTE PROPERTY AND CONSTRUCTION CO., LLC
By: _____
Dave Shepard - Manager
State of Colorado: _____ SS
County of La Plata: _____
This plat was acknowledged before by Dave Shepard, manager of Trunette Property and Construction Co., LLC on this _____ day of _____, 2007 for the aforementioned purposes.
My commission expires: _____ Notary: _____

COUNTY SURVEYOR'S APPROVAL:

Approved for content and form only and not for accuracy of surveys, calculations or drafting. Pursuant to C.R.S. 1973, 38-51-106 (revised).
By: _____ Date: _____
County Surveyor,
La Plata County, Colorado

CERTIFICATION OF APPROVAL:

This project was reviewed and approved by the Board of County Commissioners of La Plata County, Colorado, on this _____ day of _____, 2007.

BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO

By: _____ Attest: _____
Chairman Clerk of Record

SURVEYOR'S STATEMENT

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

CRAIG
SURVEYING & MAPPING
72 Suttle St., Suite 1
Durango, Colorado 81303
(970) 259-2887
(970) 259-4322 (Fax)

**FOX FIRE RIDGE SUBDIVISION
FINAL PLAT**
Project No. 2004-0251
TRUNETTE PROPERTY & CONSTRUCTION, CO., LLC
Located in Section 8, Township 34 North, Range 7 West, N.M.P.M.
Prepared By: RA/RT Scale: 1"=200'
Checked By: AAC Project No.: 02329
Date: 6/08/07 Sheet 1 of 1