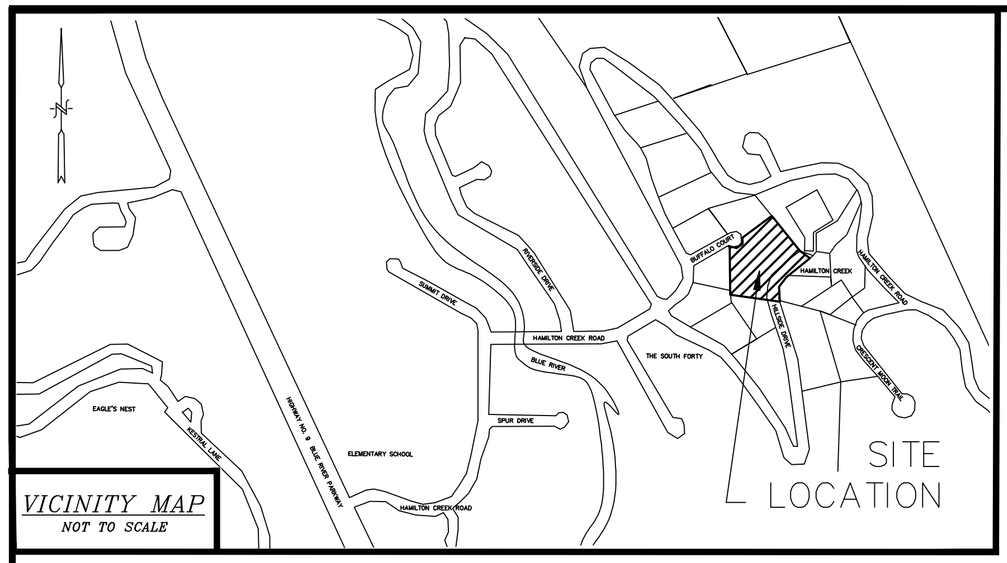
A SUBDIVISION EXEMPTION PLAT OF
LOT 5R-1, LOT 3AR-1 AND LOT 4AR, BLOCK G,
THE SOUTH FORTY SUBDIVISION

ACCORDING TO THE SUBDIVISION EXEMPTION PLAT RECORDED APRIL 25, 2002 AT RECEPTION No. 682764
AND THE SUBDIVISION EXEMPTION PLAT RECORDED JANUARY 22, 1990 AT RECEPTION No. 381930
SECTION 36, TOWNSHIP 4 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

NORTH

TRACT 4-78 SEC 36 QTR 2

BUFFALO COURT (60' R.O.W.) COUNTY ROAD No. 1899

LOT 4AR
44,674 sq.ft.
1.02 acres

LOT 3AR-1
47,063 sq.ft.
1.08 acres

LOT 5R-1
45,478 sq.ft.
1.04 acres

LOT 6

LOT 7

LOT 9R

COMMON OPEN SPACE IN SUNBOWL AT HAMILTON CREEK FILING No. 2

HAMILTON CREEK FILING No. 2 LOT 3

HAMILTON CREEK FILING No. 2 LOT 2

S 40°49'22" E 139.98'

N 57°44'46" E 58.38'

S 40°10'31" E 329.78'

S 39°24'43" E 180.79'

N 76°22'40" E 90.06'

S 50°00'00" W 135.41'

N 00°39'00" W 165.13'

N 00°39'00" W 129.23'

BASIS OF BEARINGS

S 63°35'56" W 48.96'

S 54°46'13" W 5.13'

N 42°06'25" W 135.52'

S 58°33'30" W 76.74'

N 09°19'18" W 10.14'

N 40°07'35" W 72.80'

N 78°59'02" W 288.30'

S 17°47'06" E 42.40'

S 17°47'06" E 158.39'

N 00°04'31" E 107.32'

N 17°47'06" W 130.03'

N 02°26'38" E 14.04'

N 40°24'38" E 21.47'

S 28°07'53" E 34.24'

N 59°05'06" E 34.24'

30' NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT (RECEPTION No. 97965)

10' UTILITY & RIGHT-OF-WAY EASEMENT (RECEPTION No. 97965)

30' PUBLIC UTILITY AND ACCESS EASEMENT CREATED BY THIS PLAT (HATCHED AREA)

10' DEDICATED PARKING LOT 4AR

20' DRIVEWAY ACCESS EASEMENT

10' PUBLIC UTILITY EASEMENT

VACATED LOT LINE

HILLSIDE DRIVE TO BE VACATED BY THIS PLAT

BUILDING ENVELOPE

10' UTILITY & RIGHT-OF-WAY EASEMENT IN ACCORDANCE WITH SUBDIVISION COVENANTS FILED UNDER RECEPTION No. 97965

CENTERLINE 10' PUBLIC UTILITY EASEMENT CREATED BY THIS PLAT

C1 C2 C3 C4 C5 E1 E2 E3 E4 E5

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	45.57'	113.32'	134.16'	86.30'	N48°56'48"E	142°28'44"
C2	122.18'	92.41'	48.54'	90.23'	S28°19'53"W	43°20'13"
C3	122.18'	52.60'	26.71'	52.19'	S05°40'10"E	24°39'53"

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	11.90	N17°47'06"W
E2	58.36	S89°57'47"E
E3	60.52	N76°22'40"E
E4	40.76'	N59°05'06"E
E5	56.15	N89°57'47"W

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	110.00'	168.09'	105.40'	152.21'	N25°59'31"E	87°33'14"
C5	80.00'	117.30'	72.04'	107.07'	S24°13'09"W	84°00'29"

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS THAT: _____BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

LOT 5R AND LOT 3AR, BLOCK G, THE SOUTH FORTY SUBDIVISION ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR LOTS 5, 9 AND 3A, BLOCK G, THE SOUTH FORTY SUBDIVISION RECORDED AT RECEPTION NUMBER 682764, SUMMIT COUNTY, COLORADO. LOT 4A, BLOCK G, THE SOUTH FORTY SUBDIVISION ACCORDING TO THE SUBDIVISION EXEMPTION PLAT FOR LOTS 3A AND LOT 4A, BLOCK G, THE SOUTH FORTY SUBDIVISION RECORDED AT RECEPTION NUMBER 381930, SUMMIT COUNTY, COLORADO.

UNDER THE NAME AND STYLE OF "A SUBDIVISION EXEMPTION PLAT OF LOTS 5R-1, 3AR-1 AND LOT 4AR, BLOCK G, THE SOUTH FORTY SUBDIVISION" HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES 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 EASEMENT 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 HAVE CAUSED THEIR NAMES TO HEREUNTO BE SUBSCRIBED

THIS_____DAY OF _____, 2009.

_____ XXXXXXXXXXX
_____ XXXXXXXXXXX
_____ XXXXXXXXXXX

_____ XXXXXXXXXXXX
_____ XXXXXXXXXXXX

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2009,
BY _____.
WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2009,
BY _____.
WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2009,
BY _____ AND_____.
WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVAL BY CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS:

I, _____, ON BEHALF OF THE SUMMIT COUNTY BOARD OF COUNTY COMMISSIONERS DO HEREBY APPROVE THIS SUBDIVISION EXEMPTION PLAT ON THIS _____DAY OF _____, 2009, AND HEREBY ACCEPT DEDICATION OF UTILITY EASEMENTS AS SHOWN HEREON.

BY: _____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 CERTIFICATION SHOWN HEREON.

TITLE COMPANY'S CERTIFICATE:

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

_____
_____
_____

DATED THIS _____ DAY OF _____, 2009.

_____
AGENT

MORTGAGE HOLDER CERTIFICATE: LOT 3AR-1

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

BY: _____ DATE: _____
NAME: _____
TITLE: _____

MORTGAGE HOLDER CERTIFICATE: LOT 4AR

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

BY: _____ DATE: _____
NAME: _____
TITLE: _____

MORTGAGE HOLDER CERTIFICATE: LOT 5R-1

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

BY: _____ DATE: _____
NAME: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, 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 _____ DAY OF _____, 2009.

SIGNATURE_____
ELIZABETH K. SCHMIDT
COLORADO REGISTRATION NUMBER 37047

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 _____, 2009, AND FILED FOR RECORD AT _____, UNDER RECEPTION NUMBER _____.

SIGNATURE_____ BY: _____

NOTES:

1. THE NORTHERN 30 FOOT PORTION OF A 60 FOOT EASEMENT THROUGH LOTS 3AR AND LOT 5R RECORDED UNDER RECEPTION No. 682764 HAS BEEN VACATED BY RESOLUTION 2007-91 AT RECEPTION No. 874156 NOVEMBER 13TH, 2007. THE SOUTHERN 30 FOOT PORTION OF SAID EASEMENT IS TO BE VACATED BY THIS PLAT. HILLSIDE DRIVE AS PLATTED AT RECEPTION No. 97836 IS HEREBY VACATED THROUGH LOT 5R-1, LOT 3AR-1 AND LOT 4R. THE NEW 30' ACCESS AND UTILITY EASEMENT WHICH FOLLOWS THE EXISTING ROAD THROUGH LOT 5R-1, LOT 3AR-1 AND LOT 4AR IS SHOWN HEREON.

2. THE BUILDING HEIGHT ON LOT 3AR-1 SHALL BE RESTRICTED TO 26 FEET ON THE SIDE OF THE BUILDING ENVELOPE BORDERING HAMILTON CREEK, IN ACCORDANCE WITH THE PLANS PRESENTED BY THE APPLICANT AT THE HEARING.

LEGEND

- ○ FOUND REBAR & PLASTIC CAP (PLS No. 10847)
- ⊡ FOUND REBAR & PLASTIC CAP (PLS No. 26292)
- • FOUND No. 4 REBAR
- ◉ SET REBAR & PINK PLASTIC CAP (PLS No. 37047)

Drawn EKS	Dwg 1071PLAT.DWG	Project 1071
Date 5/6/09	Scale 1" = 30'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963