

CERTIFICATE OF OWNERSHIP & DEDICATION:

ISSUED BY THESE PARTIES THAT UTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A tract of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 6, Township 44 North, Range 1 East, in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 7, Township 44 North, Range 1 East, in part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), and of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 12, Township 44 North, Range 1 East, all in the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:

Beginning at the section corner (marked stone) common to said sections 6, 7 and 12; thence proceeding around said tract North 67°04' East along the section line common to said sections 6 and 7 a distance of 170.46 feet to the southwest corner of the Oyster to Liba Development tract of land as shown on the recorded plat of the UTE DEVELOPMENT CORPORATION-OTLER BOUNDARY LINE ADJUSTMENT filed under Reception No. 327022 of the Chaffee County records;

FAWN RIDGE SUBDIVISION

LOCATED IN THE SW1/4 SW1/4 of SECTION 6 and the NW1/4 NW1/4 of SECTION 7, T.49 N, R.9 E, N.M.P.M.

AND IN THE E1/2 NE1/4 of SECTION 12, T.49 N, R.9 E, N.M.P.M.

CHAFFEE COUNTY, COLORADO

SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP & DEDICATION, CONTINUED:

AND THE LOTS AND THE OUTLOT SHALL BE SUBJECT TO TYPICAL UTILITY EASEMENTS FOR THE PLACEMENT AND MAINTENANCE OF PUBLIC UTILITIES, SAID EASEMENTS BEING 10.0 FEET WIDE ADJACENT TO UN-SUBDIVIDED PROPERTY AND 10 FEET WIDE ADJACENT TO ADJOINING SIDE AND REAR LOT LINES AND ALONG ROADS.

AND LOT 5 SHALL BE SUBJECT TO AN ADDITIONAL UTILITY EASEMENT, SAID EASEMENT BEING 10.0 FEET WIDE LYING ADJACENT TO AND SOUTHERLY OF THE 30' DITCH AND DRAINAGE EASEMENT CROSSING SAID LOT, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 15 AND 16 ARE SUBJECT TO EASEMENTS FOR FIRE PROTECTION SYSTEMS, AND ACCESS TO SAID SYSTEMS BY LOCAL, STATE AND FEDERAL FIRE JURISDICTIONS. MAINTENANCE OF THE SYSTEM INCLUDING PUMPING SHALL BE THE RESPONSIBILITY OF THE DEDICATOR UNTIL SAID SYSTEMS AND EASEMENTS ARE TRANSFERRED TO THE FAWN RIDGE PROPERTY OWNERS ASSOCIATION WHICH WILL THEN BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND KEEPING THE SYSTEM FULLY OPERATIVE. THAT THE FIRE JURISDICTION USING WATER FROM THE SYSTEMS TO PREVENT OR FIGHT A FIRE OUTSIDE OF SUBDIVISION BOUNDARIES SHALL BE RESPONSIBLE FOR RE-FILLING SAID SYSTEMS.

AND LOTS 1, 2, 3, 4, 5 AND 6 SHALL BE SUBJECT TO A 30 FOOT WIDE DITCH AND DRAINAGE EASEMENT, AS SHOWN ON SHEET 2 CONTAINED HEREIN, THE DEDICATOR HEREBY AGREES TO RETAIN DITCH RIGHTS ACCORDING TO COLORADO LAW FOR SEWERAGE DITCH LOCATED WITHIN SAID EASEMENT.

AND LOTS 3, 4, 5, 6, 7, 8 AND 9 SHALL BE SUBJECT TO A 40 FOOT WIDE DITCH AND UTILITY EASEMENT BEING 30 FEET ON EACH SIDE OF THE WHITE DITCH NO. 1, AS SHOWN ON SHEET 2, AND ARE SUBJECT TO THE RIGHTS OF THE OWNERS OF SAID DITCH TO OPERATE, MAINTAIN, RESPECT AND REPAIR SAID DITCH ACCORDING TO THE LAWS OF THE STATE OF COLORADO PERTAINING TO DITCH AND DITCH OWNERS RIGHTS.

AND LOTS 13, 14 AND 15 ARE SUBJECT TO A 30 FOOT WIDE DRAINAGE EASEMENT, BEING 15 FEET ON EACH SIDE OF THE EXISTING DRAINAGE CHANNEL, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 4, 8, 12 AND 16 ARE SUBJECT TO A 30 FOOT WIDE DRAINAGE EASEMENT, BEING 15 FEET ON EACH SIDE OF THE EXISTING DRAINAGE CHANNEL, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 12 AND 16 ARE SUBJECT TO EASEMENTS FOR EXISTING DETENTION BASINS, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOT 1 IS SUBJECT TO AN EASEMENT GRANTED TO U.S. WEST COMMUNICATIONS, INC. IN BOOK 581 AT PAGE 101 OF THE CHAFFEE COUNTY RECORDS, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOT 1 IS SUBJECT TO AN EASEMENT FOR THE PURPOSES OF MAINTAINING AND REPAIRING THE SUBDIVISION SIGN LOCATED IN THE NORTHEAST CORNER OF SAID LOT AND FOR MAINTAINING THE DECORATIVE SUBDIVISION FENCE LOCATED ALONG THE EAST SIDE OF SAID LOT, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 1 AND 2 ARE SUBJECT TO A 30 FOOT WIDE EMERGENCY ACCESS EASEMENT AND UTILITY EASEMENT FOR EXISTING ELECTRIC AND TELEPHONE LINES, AND FOR AN ACCESS ROAD EASEMENT OVER AN EXISTING PRIVATE ROAD WHICH RUNS ALONG THE SOUTH SIDE OF SAID LOTS 1 AND 2 AND PROVIDES ACCESS TO THE ADJOINING PROPERTY TO THE SOUTH OF SAID LOTS, SAID ACCESS ROAD EASEMENT GRANTED IN RECEPTION NO. 30168 OF THE CHAFFEE COUNTY RECORDS, AND THE LOCATION OF SAID 30 FOOT WIDE EASEMENT IS AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOT 4 IS SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE AND MAINTAIN THE DITCH REMAINS NORTHERLY FROM THE SEWERAGE DITCH ON LOT 4 TO THE NORTHERLY BOUNDARY OF SAID LOT, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOT 5 IS SUBJECT TO A 25 FOOT WIDE CITY OF SALIDA RIGHT-OF-WAY FOR A ROAD AND WATER LINES, SAID EASEMENT BEING 12.5 FEET ON EACH SIDE OF THE EXISTING CITY OF SALIDA WATER PIPELINE, AS SHOWN ON SHEETS 3 AND 4 CONTAINED HEREIN.

AND LOT 6 IS SUBJECT TO PERPETUAL RIGHT-OF-WAY FOR CONDUIT FROM HIGH-VOLT PIPES FROM PROPOSED RESERVOIR IN A NORTHEASTERLY DIRECTION TO THE SOUTH ARKANSAS RIVER, AND A PRIVILEGE TO MAINTAIN SAME, AS GRANTED TO THE CITY OF SALIDA IN BOOK 120 AT PAGE 878 OF THE CHAFFEE COUNTY RECORDS.

AND THE CITY OF SALIDA HAS GRANTED A RIGHT-OF-WAY FOR EXISTING PIPES OF ANY KIND UNDER THE BROWNS' OF THE PROPERTY HEREIN DEDICATED, IN BOOK 372 AT PAGE 446 OF SAID COUNTY RECORDS, THESE PIPES MAY AFFECT LOTS 4, 5 AND 6.

AND LOT 6 IS SUBJECT TO A 10 FOOT WIDE EASEMENT ALONG AN EXISTING POWER LINE WHICH WAS ORIGINALLY GRANTED TO THE CITY OF SALIDA IN BOOK 372 AT PAGE 446, THE LOCATION OF WHICH IS SHOWN ON SHEETS 3 AND 4 CONTAINED HEREIN.

AND LOT 6 IS SUBJECT TO AN EASEMENT FOR ACCESS TO THE CITY OF SALIDA WATER TANK AND FOR MAINTENANCE OF THE COLORIZATION BUILDING, AS SHOWN ON SHEET 4 CONTAINED HEREIN, EACH EASEMENT IS HEREBY DEDICATED FOR USE BY THE CITY OF SALIDA FOR SUCH PURPOSES.

AND LOT 6 IS SUBJECT TO THE RIGHTS OF OTHERS AS TO THE USE AND MAINTENANCE OF A SPRING AND DITCH LOCATED ON THE EAST SIDE OF SAID LOT, AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 1 THROUGH 25 SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FAWN RIDGE SUBDIVISION AS RECORDED IN RECEPTION NO. 327022 OF THE CHAFFEE COUNTY RECORDS.

AND OUTLOT 'A' IS EXEMPT FROM THE TERMS AND CONDITIONS OF SAID DECLARATION OF COVENANTS, BUT IS SUBJECT TO THE TYPICAL UTILITY EASEMENTS AND SET-BACK LINES SHOWN ON SHEETS 3 AND 4 CONTAINED HEREIN.

AND THE PLACEMENT OF HOMES, ACCESSORY BUILDINGS, WELLS, SEPTIC TANKS AND LEACH FIELDS SHALL BE RESTRICTED TO THE BUILDING ENVELOPES SHOWN ON SHEET 3 CONTAINED HEREIN.

AND LOT 6 SHALL BE SUBJECT TO AND CARRY WITH IT THOSE EASEMENTS ALONG THE BANKS OF THE SOUTH ARKANSAS RIVER AS SET FORTH AND STIPULATED IN DISTRICT COURT OF CHAFFEE COUNTY SETTLEMENT AGREEMENT IN CASE NO. 01 CV 81 AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID SETTLEMENT AGREEMENT.

AND LOT 6 SHALL NOT BE SOLD OR CONVEYED UNTIL SUCH TIME AS THE AFORESAID SETTLEMENT AGREEMENT IS SIGNED BY THE JUDGE OF THE DISTRICT COURT AND DULY RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THOMAS H. EVE, PRESIDENT OF UTE DEVELOPMENT CORPORATION, HAS CAUSED HIS NAME TO BE HEREIN SUBSCRIBED ON THIS 5th DAY OF MAY, A.D., 2002.

UTE DEVELOPMENT CORPORATION

BY: THOMAS H. EVE, PRESIDENT

STATE OF COLORADO

COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF MAY, 2002 BY THOMAS H. EVE, AS PRESIDENT OF UTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____

ADDRESS: _____

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, ROBERT R. RUSH, REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO, DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THE PLATS HEREIN CONTAINED, AND FOUND TITLE VESTED IN UTE DEVELOPMENT CORPORATION, A COLORADO CORPORATION, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS NOTED IN THIS COUNTRY TITLE & ESCRROW CO. CERTIFICATE OF OWNERSHIP AND ENCUMBRANCES NO. _____, DATED _____, 2002.

ROBERT R. RUSH

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE PLATS AND DEDICATION SHEET FOR FAWN RIDGE SUBDIVISION WERE PREPARED BY ME, AND THAT SAID PLATS ARE BASED ON A LAND SURVEY OF THE PROPERTY AND OF THE LOTS AS SHOWN ON SHEETS 2, 3 AND 4, CONTAINED HEREIN, WHICH SURVEY HAS BEEN CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2002.

MICHAEL K. HENDERSON
REG. L.S. NO. 1011
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) RECORD EASEMENT REVISION IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 00000000 ISSUED BY FIRST COUNTRY TITLE & ESCRROW CO. EFFECTIVE APRIL 14, 2000.
2) PROPERTY DESCRIPTION CONTAINED IN DEDICATION HAS BEEN PREPARED BY MICHAEL K. HENDERSON 2002 BY STREET, SALIDA, CO., 80581, AND IS BASED IN PART ON PROPERTY DESCRIPTION FOUND IN RECEPTION NO. 30168 OF THE CHAFFEE COUNTY RECORDS, AND ON THE UTE DEVELOPMENT CORPORATION-OTLER BOUNDARY LINE ADJUSTMENT, PLAT FILED UNDER RECEPTION NO. 327022.
3) USED LINES ARE BASED ON AFORESAID PROPERTY DESCRIPTION (NOTE 2), AND ON THE LOCATION OF THE RECORDED MONUMENTS AS INDICATED ON THE PLATS CONTAINED HEREIN.
4) SEE THE 1/2"=100' LAND SURVEY PLAT FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, AND BEING HENDERSON LAND SURVEYS CO., INC. DRAWING L-00-25, SHEETS 1 THROUGH 5, FOR BOUNDARY INFORMATION AND STATUTORY DESCRIPTION OF SECTION 12.
5) SEE SHEETS 2, 3 AND 4 FOR ADDITIONAL NOTES.

PLANNING COMMISSION APPROVAL:

FAWN RIDGE SUBDIVISION IS HEREBY APPROVED OF BY THE CHAFFEE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2002, AND APPROVAL OF SAID SUBDIVISION IS HEREBY REFERENCED TO THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO.

BY: CHAIRMAN OF PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

FAWN RIDGE SUBDIVISION AS REPRESENTED BY THIS PLANNING & DEDICATION IS HEREBY APPROVED OF AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO ON THIS _____ DAY OF _____, 2002.

BY: CHAIRMAN BOARD OF COUNTY COMMISSIONERS
CHAFFEE COUNTY, COLORADO

CLERK & RECORDER'S CERTIFICATE:

THIS PLAT HAS ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____, 11, ON THIS _____ DAY OF _____, A.D., 2002, UNDER RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

FAWN RIDGE SUBDIVISION
CHAFFEE COUNTY, COLORADO

AND EACH RUN FAWN RIDGE, FOX RUN AND LYNX RUN SHALL BE PUBLIC ROADS AND THE CONVEYANCE OF EACH LOT SHALL CARRY WITH IT THE RIGHT TO USE SAID ROADS, ALONG WITH THE RIGHTS OF INTEREST AND EGRESS TO CHAFFEE COUNTY ROAD NO. 11, MAINTENANCE OF SAID ROADS, INCLUDING SURFACING AND RESURFACING, GRADINGS AND SLOPE REMOVAL SHALL BE THE RESPONSIBILITY OF THE DEDICATOR AND EACH LOT OWNER UNTIL SUCH TIME THAT SAID ROADS ARE CONVEYED TO THE FAWN RIDGE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FAWN RIDGE SUBDIVISION AS RECORDED IN RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

AND THAT PORTION OF THE UTE DEVELOPMENT PROPERTY AS DESCRIBED IN RECEPTION NO. 30168 LYING BETWEEN THE WEST BOUNDARY OF CHAFFEE COUNTY ROAD NO. 11 AS DESCRIBED THEREIN, AND THE WEST BOUNDARY OF SAID COUNTY ROAD AS PLATTED AND DESCRIBED HEREIN IS HEREBY DEDICATED TO CHAFFEE COUNTY, COLORADO, AS ADDITIONAL RIGHT-OF-WAY FOR SAID CHAFFEE COUNTY ROAD NO. 11.

AND UNDERGROUND UTILITY LINES, INCLUDING FUTURE WATER AND SEWER LINES, SHALL BE ALLOWED TO BE PLACED WITHIN THE RIGHTS-OF-WAY OF SAID ROADS, AS WELL AS WITHIN THE AREA IDENTIFIED "OPEN SPACE/PAVING PATH & UTILITY EASEMENT" ON THE PLATS CONTAINED HEREIN.

AND LYNX RUN FROM THE WEST SIDE OF THE OIL-DE-SAC TO THE WEST PROPERTY BOUNDARY SHALL BE RESERVED FOR THE PURPOSES OF A FUTURE ROADWAY AND PLACEMENT OF FUTURE UTILITY LINES, IF NECESSARY, FOR THE DEVELOPMENT OF ADJOINING PROPERTY, AND FOR USE AS AN EMERGENCY EXIT FROM OR TO THE SUBDIVISION.

AND LOT 14 SHALL CARRY WITH IT THE RIGHT TO USE THE DRIVEWAY EASEMENT, AS SHOWN ON SHEET 2, FOR ACCESS TO SAID LOT.

THE OPEN SPACE AREAS SHOWN ON THE PLATS CONTAINED HEREIN SHALL BE FOR THE USE OF ALL LOT OWNERS, AND THE CONVEYANCE OF EACH LOT SHALL CARRY WITH IT A PROPORTIONATE INTEREST IN AND TO SAID OPEN SPACES.

MAINTENANCE AND REPAIR OF THE OPEN SPACES, INCLUDING THE PAVING PATH, SHALL BE THE RESPONSIBILITY OF THE FAWN RIDGE PROPERTY OWNERS ASSOCIATION AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FAWN RIDGE SUBDIVISION AS RECORDED IN RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

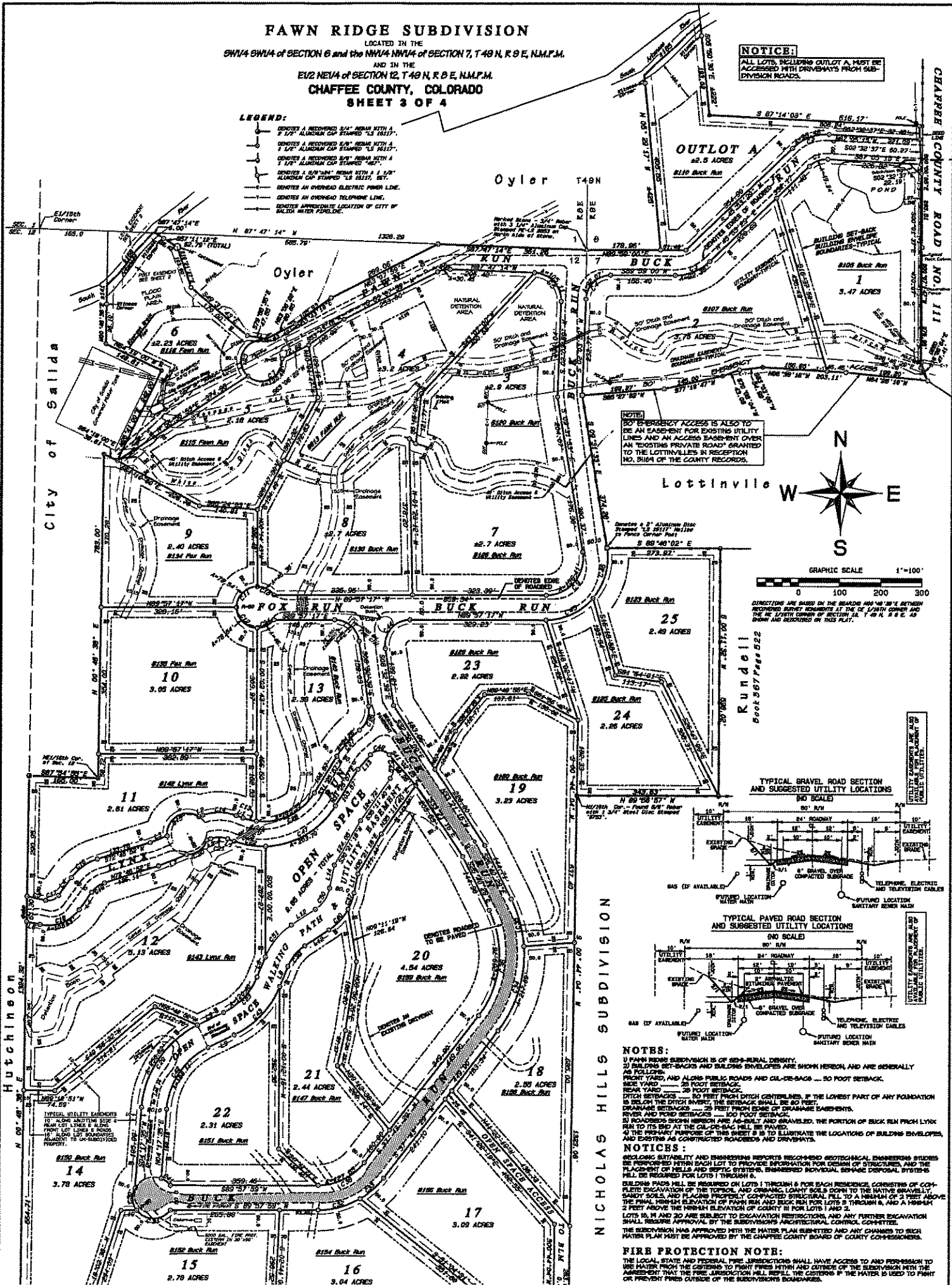
NOTICE: CHAFFEE COUNTY RECORDS ARE NOT GUARANTEED BY THE COUNTY CLERK AND RECORDER. THE COUNTY CLERK AND RECORDER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COUNTY CLERK AND RECORDER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Table with 2 columns: FIELD, VALUE. Includes SHEET 1 OF 4, FAWN RIDGE SUBDIVISION, CHAFFEE COUNTY, COLORADO, HENDERSON LAND SURVEYS CO., INC., DATE: 5/28/02, DRAWING NO.: L-02-27.

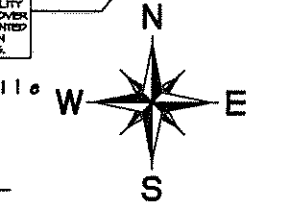
FAWN RIDGE SUBDIVISION
 LOCATED IN THE
 SW1/4 SW1/4 OF SECTION 6 and the NW1/4 NW1/4 OF SECTION 7, T49N, R9E, N.M.P.M.
 AND IN THE
 E1/2 NE1/4 OF SECTION 12, T49N, R9E, N.M.P.M.
CHAFFEE COUNTY, COLORADO
SHEET 3 OF 4

- LEGEND:**
- DENOTES A RECORDED 2 1/2" WIDE ALUMINUM CAP STAMPED "12 10113"
 - DENOTES A RECORDED 3" WIDE ALUMINUM CAP STAMPED "12 10113"
 - DENOTES A RECORDED 4" WIDE ALUMINUM CAP STAMPED "12 10113"
 - DENOTES A RECORDED 6" WIDE ALUMINUM CAP STAMPED "12 10113"
 - DENOTES A RECORDED 8" WIDE ALUMINUM CAP STAMPED "12 10113"
 - DENOTES A RECORDED 10" WIDE ALUMINUM CAP STAMPED "12 10113"
 - DENOTES AN OVERHEAD ELECTRIC POWER LINE.
 - DENOTES AN OVERHEAD TELEPHONE LINE.
 - DENOTES APPROXIMATE LOCATION OF CITY OF SALIDA WATER FIDELINE.

NOTICE:
 ALL LOTS INCLUDING OUTLOT A, MUST BE ACCESSED WITH DRIVEWAYS FROM SUBDIVISION ROADS.

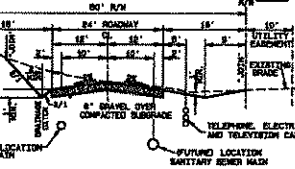


NOTICE:
 20' EMERGENCY ACCESS IS ALSO TO BE AN EASEMENT FOR EXISTING UTILITY LINES AND AN ACCESS EASEMENT OVER AN EXISTING PRIVATE ROAD GRANTED TO THE LOTTINVILLE IN RECEPTION NO. 2014 OF THE COUNTY RECORDS.

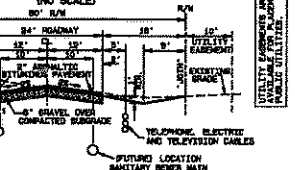


NOTICE:
 DIRECTIONS ARE BASED ON THE BEARING AND DISTANCE BETWEEN RECORDED SURVEY POINTS AT THE 1/4 CORNER AND THE NE CORNER OF SECTION 12, T49N, R9E, AS SHOWN AND RECORDED IN THIS PLAN.

TYPICAL GRAVEL ROAD SECTION AND SUGGESTED UTILITY LOCATIONS (NO SCALE)



TYPICAL PAVED ROAD SECTION AND SUGGESTED UTILITY LOCATIONS (NO SCALE)



- NOTES:**
- 1) FAWN RIDGE SUBDIVISION IS OF SEMI-RURAL DENSITY.
 - 2) BUILDING SET-BACKS AND BUILDING DEVELOPERS ARE SHOWN HEREON AND ARE GENERALLY FRONT YARD, AND ALONG PUBLIC ROADS AND CUL-DE-SACS - 50 FOOT SETBACK.
 - 3) REAR YARD - 25 FOOT SETBACK.
 - 4) DITCH SET-BACKS - NO FEET FROM DITCH CENTERLINE, IF THE LOWEST PART OF ANY FOUNDATION IS BELOW THE DITCH FLOOR, THE SETBACK SHALL BE 80 FEET.
 - 5) DRAINAGE SET-BACKS - 25 FEET FROM EDGE OF DRAINAGE EMBANKMENT.
 - 6) ROADS SHOWN HEREON ARE 40-FOOT WIDE AND GRAVELLED, THE PORTION OF BUCK RUN FROM FOX RUN TO ITS END AT THE CUL-DE-SAC SHALL BE PAVED.
 - 7) THE PRIMARY PURPOSE OF THIS SHEET IS TO ILLUSTRATE THE LOCATIONS OF BUILDING DEVELOPERS, AND EXISTING AND CONSTRUCTED ROADS AND DRIVEWAYS.

- NOTICES:**
- 1) GEOTECHNICAL STABILITY AND ENGINEERING REPORTS RECOMMEND GEOTECHNICAL ENGINEERING STUDIES BE PERFORMED WITHIN EACH LOT TO PROVIDE INFORMATION FOR DESIGN OF STRUCTURES, AND THE PLACEMENT OF WELLS AND SEPTIC SYSTEMS, ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS WILL BE REQUIRED FOR LOTS 1 THROUGH 6.
 - 2) BUILDING PAIRS WILL BE REQUIRED ON LOTS 1 THROUGH 6 FOR EACH RESIDENCE, CONSISTS OF COMPLETED EXCAVATION OF THE TOPSOIL AND GRADING, LOANTY SOILS DOWN TO THE NATIVE GRAVELLY SANDY SOILS, AND PLACING PROPERLY COMPACTED SUBGRADE, FILL TO A MINIMUM OF 2 FEET ABOVE THE FINAL FINISH ELEVATION OF FAWN RUN AND BUCK RUN FOR LOTS 1 THROUGH 6, AND A MINIMUM 2 FEET ABOVE THE FINISH ELEVATION OF COUNTY 11 FOR LOTS 1 AND 2.
 - 3) LOTS 14 AND 20 ARE SUBJECT TO EXCAVATION RESTRICTIONS, AND ANY FURTHER EXCAVATION SHALL REQUIRE APPROVAL BY THE SUBDIVISIONS ARCHITECTURAL CONTROL COMMITTEE.
 - 4) THE SUBDIVISION WAS APPROVED WITH THE WATER PLAN SUBMITTED AND ANY CHANGES TO SUCH WATER PLAN MUST BE APPROVED BY THE CHAFFEE COUNTY BOARD OF COUNTY COMMISSIONERS.

FIRE PROTECTION NOTE:
 THE LOCAL STATE AND FEDERAL FIRE JURISDICTIONS SHALL HAVE ACCESS TO AND PERMISSION TO USE WATER FROM THE CISTERN TO FIGHT FIRES WITHIN AND OUTSIDE OF THE SUBDIVISION WITH THE AGREEMENT THAT THE FIRE JURISDICTION WILL REPEL THE CISTERN IF THE WATER IS USED TO FIGHT FIRES OUTSIDE OF THE SUBDIVISIONS BOUNDARIES.

Hutchinson

NICHOLAS HILLS SUBDIVISION

UTILITY EASEMENTS ARE A 20' WIDE STRIP FROM EACH SIDE OF PUBLIC UTILITIES.

UTILITY EASEMENTS ARE A 20' WIDE STRIP FROM EACH SIDE OF PUBLIC UTILITIES.

HAYS DITCH NO. 1 OWNERS:
 JOHN D. HAYS, 7800 CITY RD. NO. 10, SALIDA, CO.
 FRED BRADY, 6700 CITY RD. NO. 10, SALIDA, CO.
 LINDA T. DARRIN HAYS, 225 E. RANBORN BLVD., SALIDA, CO.

OWNER & DEVELOPER:
 UTE DEVELOPMENT CORP.
 9500 GARDEN ROAD, 1ST FLOOR
 SALIDA, CO. 80401

FAWN RIDGE SUBDIVISION

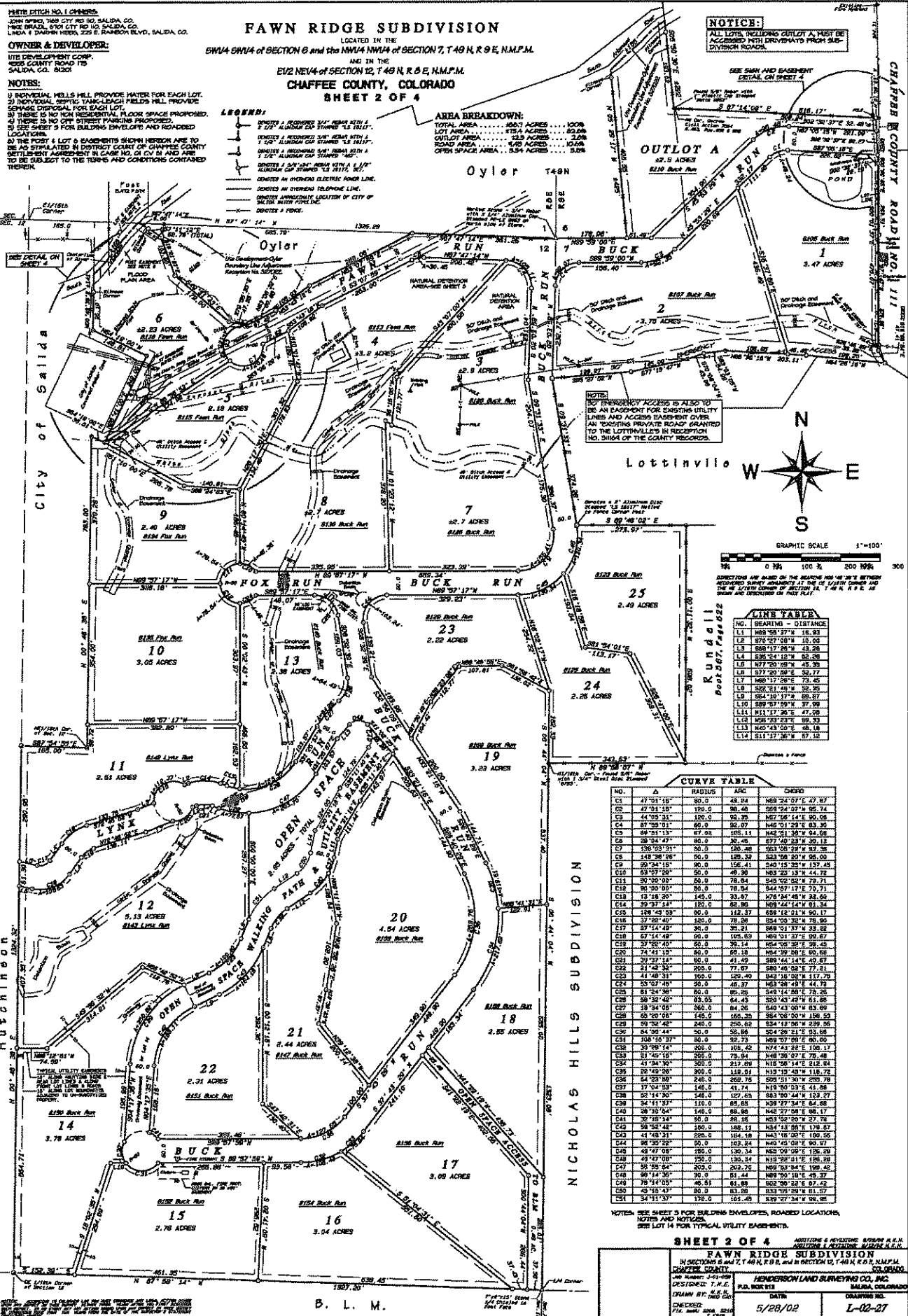
LOCATED IN THE
 SW1/4 SW1/4 OF SECTION 6 and the NW1/4 NW1/4 OF SECTION 7, T49 N, R 9 E, N.M.P.M.
 AND IN THE
 E1/2 NE1/4 OF SECTION 12, T 49 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 4

NOTES:
 1) INDIVIDUAL WELLS WILL PROVIDE WATER FOR EACH LOT.
 2) INDIVIDUAL SEPTIC TANKS/LEACH FIELDS WILL PROVIDE SEWAGE DISPOSAL FOR EACH LOT.
 3) THERE IS NO OPEN RESIDENTIAL FLOOD SPACE PROPOSED.
 4) THERE IS NO OPEN STREET PARKING PROPOSED.
 5) SEE SHEET 3 FOR BUILDING ENVELOPE AND ROADWIDE LOCATIONS.
 6) THE POST & LOT 6 BOUNDARIES SHOWN HEREON ARE TO BE ADJUSTED IN DISTRICT COURT BY CHAFFEE COUNTY SETTLEMENT AGREEMENT IN CASE NO. 01 CV 01 AND ARE TO BE SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

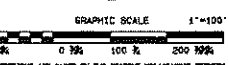
LEGEND:
 1) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 2) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 3) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 4) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 5) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 6) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 7) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 8) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 9) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 10) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 11) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 12) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 13) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 14) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 15) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 16) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 17) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 18) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 19) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 20) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 21) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 22) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 23) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 24) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.
 25) CENTER LINE OF ROAD WITH 1/2" WIDE ALUMINUM COP STAINES "1/2" WIDE.

AREA BREAKDOWN:
 TOTAL AREA: 366.7 ACRES
 LOT AREA: 352.4 ACRES
 OUTLOT AREA: 2.5 ACRES
 ROAD AREA: 4.9 ACRES
 OPEN SPACE AREA: 5.94 ACRES

NOTICE:
 ALL LOTS, INCLUDING OUTLOT A, MUST BE ACCESSED WITH DRIVEWAYS FROM SUBDIVISION ROADS.



NOTICE:
 NO EMERGENCY ACCESS IS ALSO TO BE AN EASEMENT FOR EXISTING UTILITY LINES AND ACCESS EASEMENT OVER AN EXISTING PRIVATE ROAD GRANTED TO THE LOTHILLERS IN RECEPTION NO. 2004 OF THE COUNTY RECORDS.



LINE TABLE

NO.	BEARING	DISTANCE
L1	N68°58'27\"	16.83
L2	E74°23'07\"	15.55
L3	S82°17'28\"	43.26
L4	S25°24'12\"	82.28
L5	N77°20'57\"	45.29
L6	S77°20'58\"	52.77
L7	N68°17'28\"	73.45
L8	S25°24'12\"	82.28
L9	N64°10'17\"	88.87
L10	S89°37'59\"	37.59
L11	S11°17'36\"	47.59
L12	N55°13'22\"	98.33
L13	N45°43'02\"	48.18
L14	S11°17'36\"	87.32

CURVE TABLE

NO.	Δ	RADIUS	ARC	CHEEK
C1	47°01'15\"	80.0	48.84	N69°24'07\" E 47.87
C2	47°01'15\"	150.0	86.46	S68°24'07\" W 86.74
C3	44°00'21\"	120.0	66.25	N67°05'14\" E 66.06
C4	87°39'21\"	80.0	86.07	S48°01'28\" E 83.92
C5	89°31'13\"	67.05	105.11	N42°31'39\" W 84.68
C6	88°24'47\"	80.0	76.48	S75°48'23\" E 80.11
C7	138°03'21\"	80.0	126.48	S81°28'27\" W 82.28
C8	149°38'28\"	80.0	189.32	S33°38'08\" E 86.00
C9	95°24'18\"	80.0	156.41	S40°15'28\" W 137.48
C10	83°03'08\"	80.0	48.38	N83°29'13\" W 44.72
C11	90°20'02\"	80.0	78.84	S45°52'52\" W 79.21
C12	90°20'02\"	80.0	78.84	S44°57'17\" E 79.21
C13	12°18'29\"	145.0	33.57	S74°14'45\" E 32.06
C14	32°37'12\"	120.0	82.86	N58°44'14\" W 81.34
C15	128°42'53\"	80.0	112.37	S59°12'21\" W 80.17
C16	17°00'42\"	120.0	78.98	S74°02'32\" E 78.99
C17	87°14'48\"	80.0	31.21	N68°12'37\" W 33.32
C18	87°14'48\"	80.0	105.63	N69°01'37\" E 99.87
C19	37°00'48\"	80.0	36.14	N64°00'22\" E 36.43
C20	74°43'15\"	80.0	85.18	N54°39'28\" E 80.68
C21	39°29'14\"	80.0	41.49	S89°44'14\" E 40.67
C22	21°44'32\"	200.0	77.87	S88°45'02\" E 77.81
C23	41°28'31\"	100.0	120.40	N43°18'02\" W 117.78
C24	55°07'48\"	80.0	48.37	N63°28'49\" E 44.72
C25	61°04'30\"	80.0	85.26	S49°14'58\" E 78.28
C26	58°32'48\"	83.05	64.43	S20°43'42\" W 61.89
C27	18°34'08\"	165.0	84.26	S40°43'08\" W 83.69
C28	65°05'08\"	145.0	165.28	N64°00'22\" E 166.53
C29	58°32'48\"	245.0	250.63	S24°11'26\" W 239.06
C30	84°28'44\"	70.0	35.86	S24°28'21\" E 33.68
C31	78°03'37\"	80.0	52.73	N69°07'09\" E 60.80
C32	35°28'14\"	200.0	105.42	N74°43'22\" E 100.17
C33	37°45'16\"	200.0	73.94	N48°38'07\" E 78.48
C34	38°36'36\"	200.0	217.89	N15°26'14\" E 216.64
C35	38°45'28\"	200.0	118.51	N19°48'18\" E 118.75
C36	54°29'38\"	245.0	262.78	S23°31'30\" W 262.78
C37	17°04'03\"	145.0	41.74	N18°00'03\" E 41.88
C38	52°14'30\"	145.0	122.45	N43°28'44\" W 123.27
C39	34°11'37\"	110.0	85.85	N39°27'34\" E 84.68
C40	38°38'04\"	145.0	88.86	N42°27'08\" E 86.17
C41	37°03'14\"	80.0	38.15	N63°28'49\" E 38.15
C42	58°32'48\"	180.0	188.11	N34°13'58\" E 178.87
C43	41°08'21\"	225.0	184.18	N43°18'02\" E 180.56
C44	41°08'21\"	80.0	163.24	N45°05'02\" E 80.87
C45	48°47'08\"	180.0	130.34	N62°00'06\" E 126.29
C46	48°47'08\"	150.0	130.34	N19°29'01\" E 126.29
C47	59°08'54\"	200.0	200.72	N69°04'04\" E 199.42
C48	66°14'30\"	80.0	81.44	N69°30'18\" E 45.37
C49	78°14'03\"	45.81	81.88	S22°28'22\" E 87.42
C50	45°45'43\"	80.0	81.80	N33°28'28\" E 81.87
C51	34°11'37\"	170.0	161.45	S29°27'34\" W 98.93

NOTES: SEE SHEET 3 FOR BUILDING ENVELOPES, ROADWIDE LOCATIONS, NOTES AND NOTICES.
 ONE LOT 14 FOR TYPICAL UTILITY EASEMENTS.

SHEET 2 OF 4

FAWN RIDGE SUBDIVISION
 IN SECTION 6 AND T 49 N, R 9 E, AND IN SECTION 12, T 49 N, R 9 E, N.M.P.M.,
 CHAFFEE COUNTY,
 COLORADO

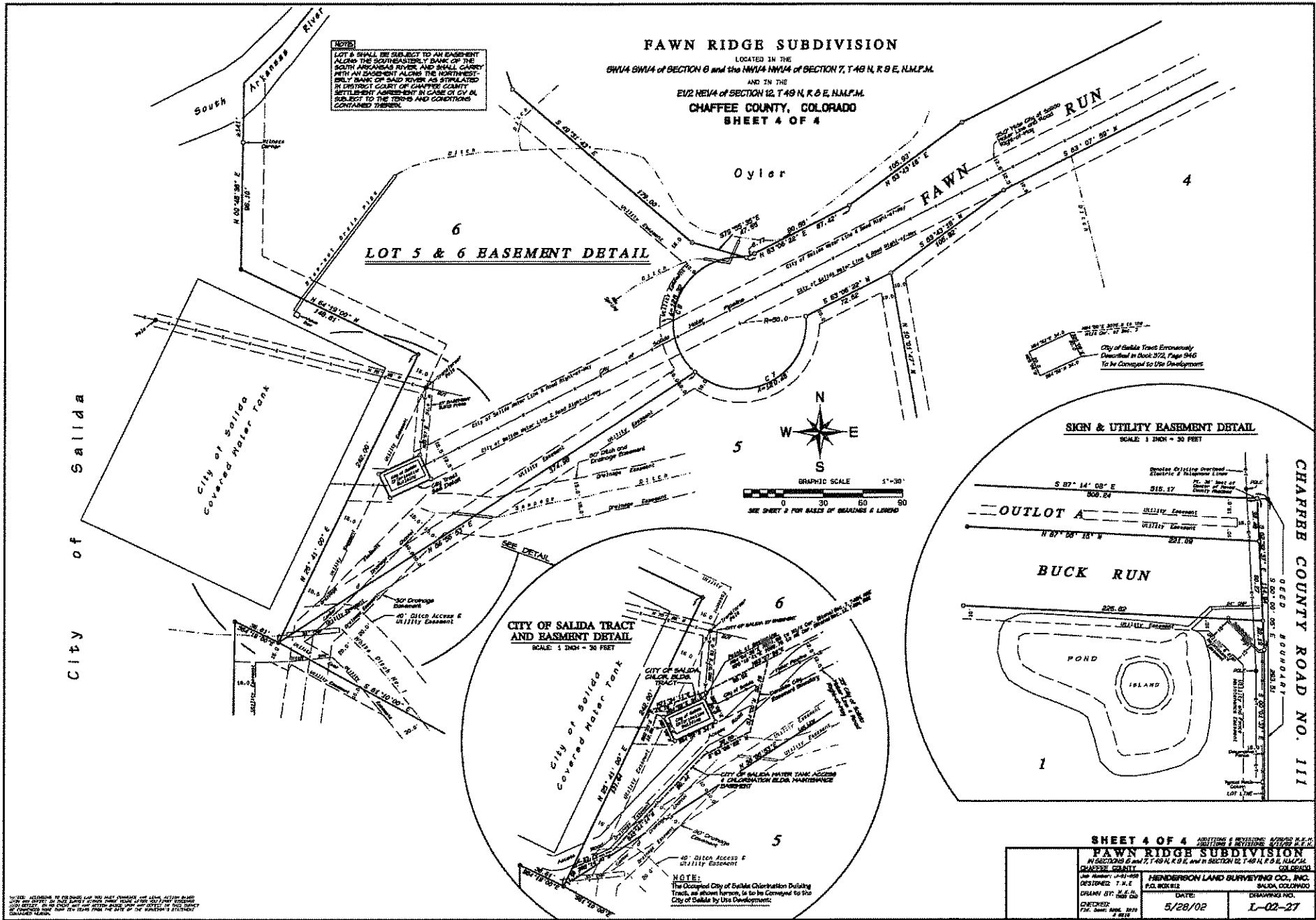
PREPARED BY: HENDERSON LAND SURVEYING CO., INC.
 1000 W. 10TH ST., DENVER, CO. 80202
 DATE: 5/28/02

CHECKED BY: B. L. M.
 DATE: 5/28/02

DRAWN BY: B. L. M.
 DATE: 5/28/02

SCALE: AS SHOWN

B. L. M.



NOTE:
 LOT 6 SHALL BE SUBJECT TO AN EASEMENT ALONG THE SOUTHEASTERN BANK OF THE SOUTH ARIZONA RIVER AND SHALL CARRY WITH AN EASEMENT ALONG THE NORTHWESTERN BANK OF SAID RIVER AS STIPULATED IN DISTRICT COURT OF CHAFFEE COUNTY SETTLEMENT AGREEMENT IN CASE NO. 01-01-01 SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

FAWN RIDGE SUBDIVISION
 LOCATED IN THE
 SW1/4 SW1/4 of SECTION 6 and the NW1/4 NW1/4 of SECTION 7, T49 N, R8 E, N.M.P.M.
 AND IN THE
 E1/2 NE1/4 of SECTION 12, T49 N, R8 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO
SHEET 4 OF 4

LOT 5 & 6 BASEMENT DETAIL

SEWER & UTILITY BASEMENT DETAIL

CITY OF SALIDA TRACT AND BASEMENT DETAIL

SHEET 4 OF 4 REVISIONS & REVISIONS: 5/28/02 P.F.E.
FAWN RIDGE SUBDIVISION
 IN SECTIONS 6 and 7, T49 N, R8 E, and IN SECTION 12, T49 N, R8 E, N.M.P.M.
 CHAFFEE COUNTY COLORADO

DESIGNED BY: T.M.E.	DATE: 5/28/02	DRAWING NO.: L-02-27
CHECKED BY: J.L.D.		
DATE: 5/28/02		

NOTE:
 The Occupied City of Salida Chlorination Dosing Tank, as shown herein, is to be conveyed to the City of Salida by Use Development.

NOTICE: ALL RIGHTS RESERVED BY THE SURVEYOR. THIS PLAN, SPECIFICATIONS AND ANY ATTACHED SCHEDULES, CONDITIONS, AND NOTES ARE TO BE READ AND UNDERSTOOD BY ALL PARTIES BEFORE ANY CONSTRUCTION BEGINS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY.