

DEDICATION

ROSSCOE DEVELOPMENT CORPORATION, a Colorado corporation, being the owner of the land described as follows:

- A tract of land within the S1/2 of Section 26 and the N1/2 of Section 35, Township 13 South, Range 86 West, Sixth Principal Meridian, Gunnison County, Colorado; said tract being more particularly described as follows:
BEGINNING AT A POINT which is the southwest corner of said Section 26, (as marked by a USGLO brass cap monument); thence the following courses around said tract:
1. North 00° 41' 17" West 1324.39 feet along the west boundary of said Section 26;
2. North 89° 39' 51" East 674.78 feet along the north boundary of said Section 26;
3. S 23° 15' 17" East 426.17 feet along the northeast boundary of said Section 26;
4. South 07° 12' 49" West 1446.11 feet along the east boundary of said Section 26;
5. South 27° 45' 30" West 249.71 feet;
6. South 35° 18' 08" West 68.51 feet along said boundary to a point on the west corner of the N1/2NW1/4 of said Section 35;
7. North 00° 15' 56" East 298.79 feet along said boundary to the southeast corner of the N1/2NW1/4 of said Section 35;
8. North 00° 15' 56" East 298.79 feet along said boundary to the southeast corner of said Section 35;
9. North 00° 34' 09" West 1313.30 feet along said boundary to the northwest corner of said Section 35; said corner also being the POINT OF BEGINNING of the herein described tract.

IN Gunnison County, Colorado, under the name of Saddle Ridge Ranch Estates, has laid out, platted and/or subdivided the same as shown on this plat and does hereby dedicate and convey to Saddle Ridge Ranch Estates Homeowners Association, a Colorado corporation, the following described easements, rights, and interests in the land shown within this subdivision and their guests, but not to the public at large, the common right to use the streets, alleys, roads and other areas as shown hereon and hereby maintains the same as public utilities as shown hereon.

There is further dedicated and conveyed to the Saddle Ridge Ranch Estates Homeowners Association, a Colorado nonprofit corporation, the recreational trails and/or paths within this subdivision and their guests, but not to the public at large except as specifically noted herein.

IN WITNESS WHEREOF Roscoe Development Corporation, a Colorado corporation, has subscribed its names this 22nd day of July, 2003.

ROSSCOE DEVELOPMENT CORPORATION,

a Colorado corporation

By: Douglas C. DePuzzo, President

TALISHA MAY

Notary Public

State of Colorado

My Commission Expires: Feb 5, 2006

The foregoing instrument was acknowledged before me this 22nd day of July, 2003, by Douglas C. DePuzzo as President of Roscoe Development Corporation, a Colorado corporation.

Witness my hand and official seal.

TALISHA MAY

Notary Public

State of Colorado

My Commission Expires Feb. 5, 2006

WARNING AND DISCLAIMER OF GEOLOGIC HAZARDS AFFECTING USE AND OCCUPANCY OF THIS PROPERTY

I, Roscoe Development Corporation, (owner(s) of property) on behalf of the Saddle Ridge Ranch Estates Homeowners Association, hereby warrants and represents that the County of Gunnison has been informed by the Gunnison County of the existence of geologic hazard areas that may affect the use and occupancy of this property, and any improvements thereon. I/We acknowledge that the County's approval of this land use change does not constitute a warranty of the accuracy of the information provided. The use of the designated hazard areas will be free from hazards and hereby agree to indemnify, defend and save harmless the County, its agents, officers and employees from and against any and all liability, expense including defense costs and legal fees, and personal injury or property damage arising from or connected with any activity related to these hazards, including any suits, liability, or expense.

GENERAL NOTES:

- 1. Property located by field measurement from the southwest corner of Section 26, as marked by a USGLO brass cap monument. Basis of bearings shown hereon is astronomic north as determined by solar observation.
2. Recorded rights of way and/or easements affecting subject property are not shown hereon as more were noted in Schedule B of the Commitment No. 02950 prepared for and by Roscoe Development Corporation, a Colorado corporation, dated 9/23/99 and provided by said representative.
3. The dedication and use of the public trail easement and the 60' wide public easement shown hereon are pursuant to the Declaration of Protective Covenants of Saddle Ridge Ranch Estates.
4. There is hereby dedicated a 90' wide utility easement along each lot line shown hereon for the maintenance and installation of underground public utilities. (see Typical Easement Detail).

ATTORNEY'S OPINION

I, Michael C. Dawson, an attorney duly licensed to practice in the state of Colorado, hereby certify that I have examined title to all lands herein dedicated to Roscoe Development Corporation and its successors, and the same are free and clear of all liens, claims, restrictions and reservations except as follows:

- 1. The reservations and exceptions as contained in the Patents from the United States of America.
2. The right of way for ditches or canals constructed by the authority of the Colorado State Engineer, as shown on the plat of Section 26 and Book 235 at page 137 of the records of Gunnison County, Colorado.
3. The right of the proprietor of a vein or lode or placer claim and remove his ore therefrom, as shown on the plat of Section 26 and Book 235 at page 1 of the records of Gunnison County, Colorado.
4. Ad valorem taxes for the current year due and payable in the following year.
5. Gunnison County Board of Commissioners Resolution 97-6 recorded at Reception No. 473480.
6. Gunnison County Board of Commissioners Resolution 45, Series 2001 recorded at Reception No. 473480.
7. Drainage Easement Agreement recorded at Reception No. 522173.
8. Agreement concerning ownership of water rights recorded at Reception No. 522188.
9. Water Decree in Case No. 1987CW92 recorded at Reception No. 523455.

This opinion does not address mortgages, deeds of trust or similar instruments, or other written instruments of debt, nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated July 15, 2003

Michael C. Dawson

Attorney at Law

120 North Taylor - P.O. Box 179

Gunnison, Colorado 81230

Telephone: 970-641-3084

COMMENTS

- 1. Saddle Ridge Ranch Estates is subject to the Declaration of Protective Covenants of Saddle Ridge Ranch Estates recorded at Reception No. 473480 of the records of Gunnison County, Colorado.
2. All irrigation ditches situated within Saddle Ridge Ranch Estates have a sufficient size for the construction, maintenance and operation of such ditches, including the rights and easements set forth in the Agreement Concerning Ownership of Water Rights in the Rosch and Meridian Ditches recorded at Reception No. 522188.
3. All roads within Saddle Ridge Ranch Estates are private roads owned and controlled by the Homeowners Association and are to be maintained by the owners, their guests and invitees and by the Association and for the installation and maintenance of underground utility service to serve each lot. Gunnison County, Colorado has not duty, obligation or responsibility to construct, maintain or snowplow any road.
4. The driveways within Saddle Ridge Ranch Estates are private driveways dedicated to the owners of the Lots served by such private driveways.
5. The owner of each Lot shall have a common right of usage of the utility easements to provide utility service to each Lot under rules and regulations as determined by the Saddle Ridge Ranch Estates Homeowners Association.
6. The Curstakers Lot shown hereon will contain a 3 bedroom residence which shall be either owner occupied or used for Long Term Rental as defined in the Equestrian Center building envelope.
7. There is reserved to the Mt. Crested Butte Water and Sanitation District a 20 foot wide easement and right of way to construct, install, maintain and operate water and sewer lines and related appurtenances, which easement area shall be 10 feet on either side of the centerline of any sewer systems utilities constructed on the Lot. Any owner of a Lot may not construct any objects, devices, obstructions, trees, shrubbery, or related types of objects upon this sewer system easement without the prior written consent of the Mt. Crested Butte Water and Sanitation District. Notwithstanding above, the Owner warrants that the easement shall be used for the purpose for which the Owner waives all claims for damage to such landscaping in the event the landscaping is damaged due to repair or maintenance of the sewer system.

SURVEYOR'S CERTIFICATE

I, Brenda G. Klester, a registered land surveyor in the State of Colorado, certify that this plat and survey of SADDLE RIDGE RANCH ESTATES were made under my direction and control in September, 1999 - May 2003 and that both are true and correct to the best of my knowledge. Monuments have been set or found as shown hereon.

Dated this 12th day of July, A.D. 2003

Brenda G. Klester

Colorado L.S. No. 33647

P.O. Box 1307

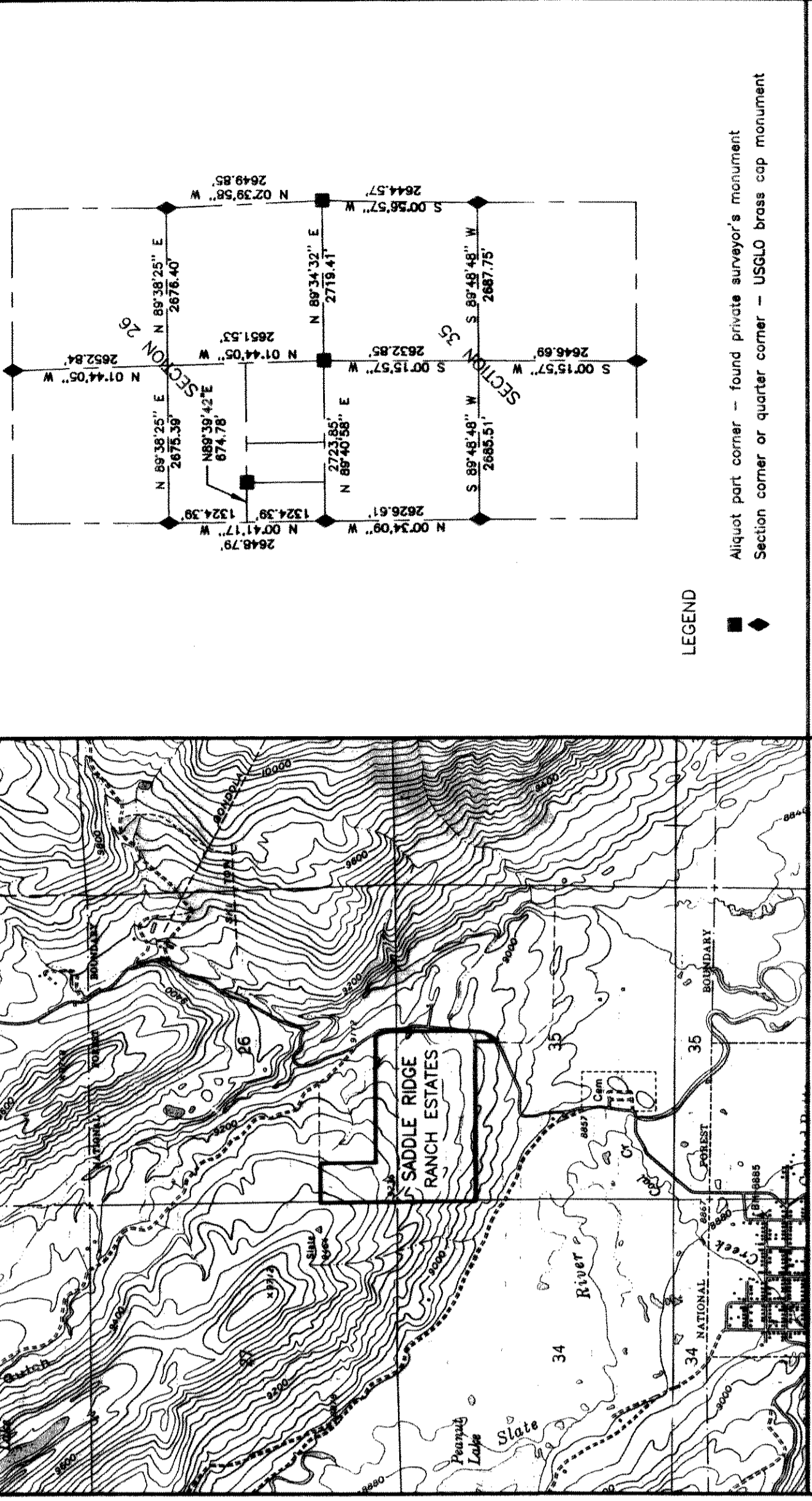
Gunnison, CO 81230

SADDLE RIDGE RANCH ESTATES WITHIN SECTIONS 26 AND 35, TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M. GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/18/03 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 970-641-2245

SHEET 1 OF 3



VICINITY MAP SCALE 1" = 2000'

CONTROL DIAGRAM SCALE 1" = 2000'

LEGEND

Aliquot part corner - found private surveyor's monument
Section corner or quarter corner - USGLO brass cap monument

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, hereby recommends its approval of this plat of the above subdivision, such recommendation being made at a meeting of said Commission held on this 22nd day of July, A.D. 2003.

Frank Peck, Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of SADDLE RIDGE RANCH ESTATES is approved by the Board of County Commissioners of Gunnison County, Colorado, on this 22nd day of July, A.D. 2003, and the private dedication of roads and common areas is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of Saddle Ridge Ranch Estates Homeowners Association and not by Gunnison County or any other public agency.

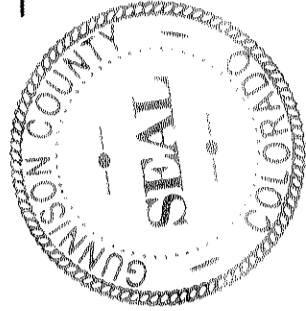
John A. Steed, Chairman

Attest: Theresa Shipley, Deputy County Clerk

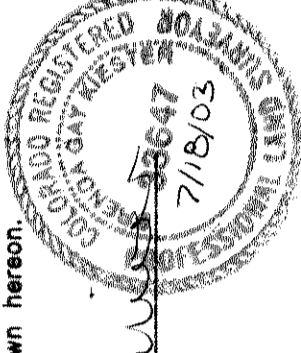
GUNNISON COUNTY CLERK AND RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 22nd day of July, A.D. 2003. Reception Number: 2003-22-03

County Clerk



99065.DWG



533260

Page 1 of 3

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TABLE OF ACRES

LOT #	ACRES
OPEN SPACE	72.04
CARETAKER LOT	3.33
LOT 1	3.01
LOT 2	2.87
LOT 3	2.70
LOT 4	2.70
LOT 5	3.37
LOT 6	2.85
LOT 7	2.08
LOT 8	2.08
LOT 9	2.47
LOT 10	2.52
LOT 11	3.33
LOT 12	3.33
LOT 13	3.48
LOT 14	3.10
LOT 15	3.37
LOT 16	3.37
LOT 17	2.66
LOT 18	2.66
TOTAL	126.67
(EFFECTIVE OPEN SPACE = 9.75 ACRES)	

CURVE TABLE

NUMBER	CD	R	L	LC
C1	N	54'45.98"	W	107.58
C2	N	115.32	E	108.87
C3	S	57'25.18"	W	150.00
C4	N	54'25.06"	W	218.48
C5	N	54'24.43"	W	183.37
C6	S	65'24.33"	W	137.45
C7	S	122'7.13"	W	180.00
C8	N	54'24.33"	W	137.45
C9	S	122'7.13"	W	180.00
C10	N	54'24.33"	W	137.45
C11	N	54'24.33"	W	137.45
C12	N	54'24.33"	W	137.45
C13	N	54'24.33"	W	137.45
C14	N	54'24.33"	W	137.45
C15	N	54'24.33"	W	137.45
C16	N	54'24.33"	W	137.45
C17	N	54'24.33"	W	137.45
C18	N	54'24.33"	W	137.45
C19	N	54'24.33"	W	137.45
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C21	N	54'24.33"	W	137.45
C22	N	54'24.33"	W	137.45
C23	N	54'24.33"	W	137.45
C24	N	54'24.33"	W	137.45
C25	N	54'24.33"	W	137.45
C26	N	54'24.33"	W	137.45
C27	N	54'24.33"	W	137.45
C28	N	54'24.33"	W	137.45
C29	N	54'24.33"	W	137.45
C30	N	54'24.33"	W	137.45
C31	N	54'24.33"	W	137.45
C32	N	54'24.33"	W	137.45
C33	N	54'24.33"	W	137.45
C34	N	54'24.33"	W	137.45

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	WEST	15.75
L2	N 24°32'38" W	27.09
L3	S 16°40'52" E	116.77
L4	N 76°45'51" W	238.72
L5	N 35°35'04" W	193.23
L6	S 12°33'08" W	50.74
L7	N 24°32'38" W	25.97
L8	S 16°40'52" E	117.97
L9	S 24°45'06" E	45.07
L10	N 76°45'51" W	81.69
L11	N 35°35'04" W	7.32
L12	N 35°35'04" W	163.94
L13	N 16°40'52" E	116.59
L14	N 16°40'52" E	116.59
L15	N 35°35'04" W	26.52
L16	N 35°35'04" W	205.94
L17	N 35°35'04" W	65.76
L18	N 35°35'04" W	132.83
L19	N 35°35'04" W	131.12

SADDLE RIDGE RANCH ESTATES
WITHIN
SECTIONS 26 AND 35,
TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/18/03
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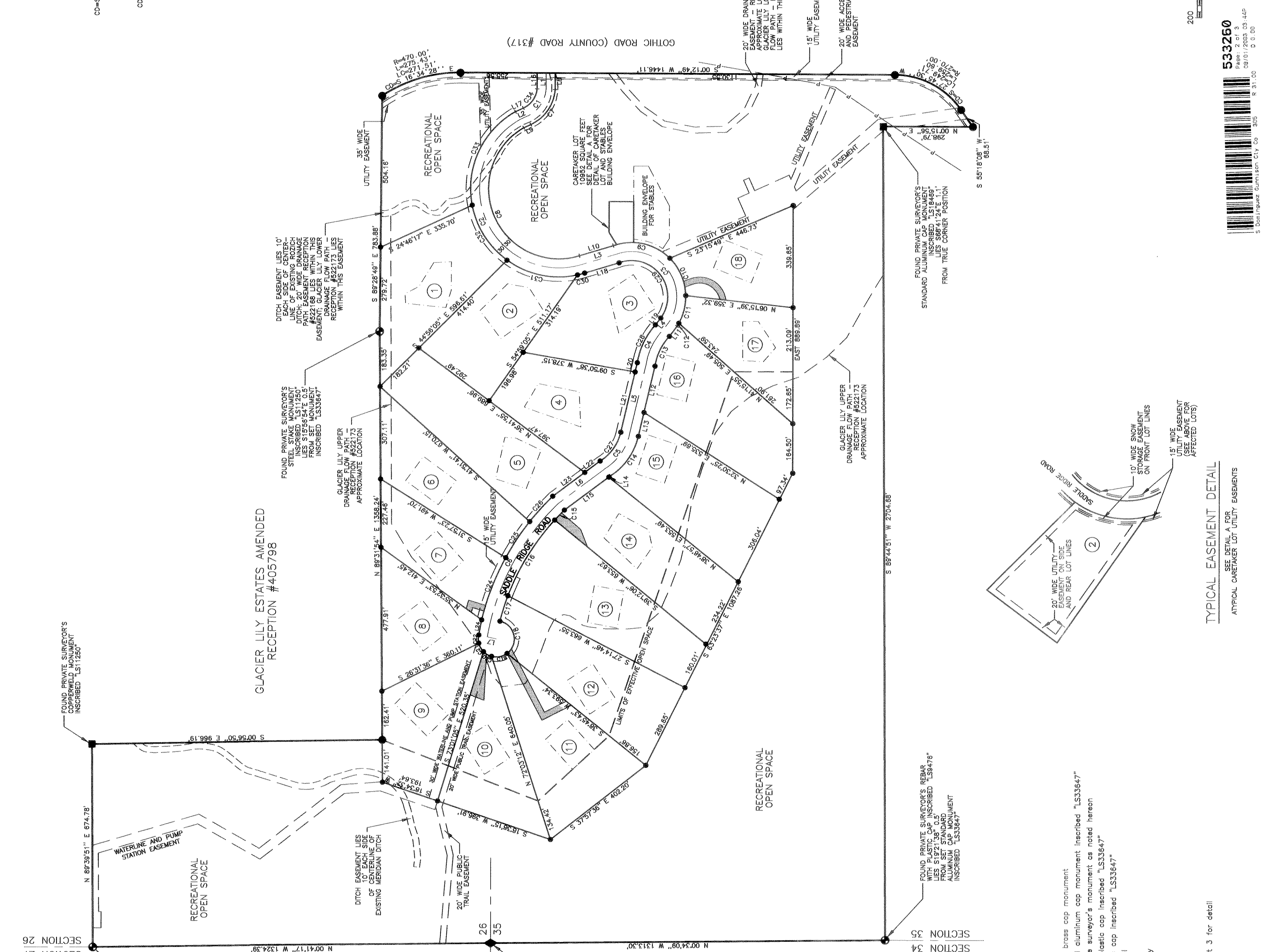
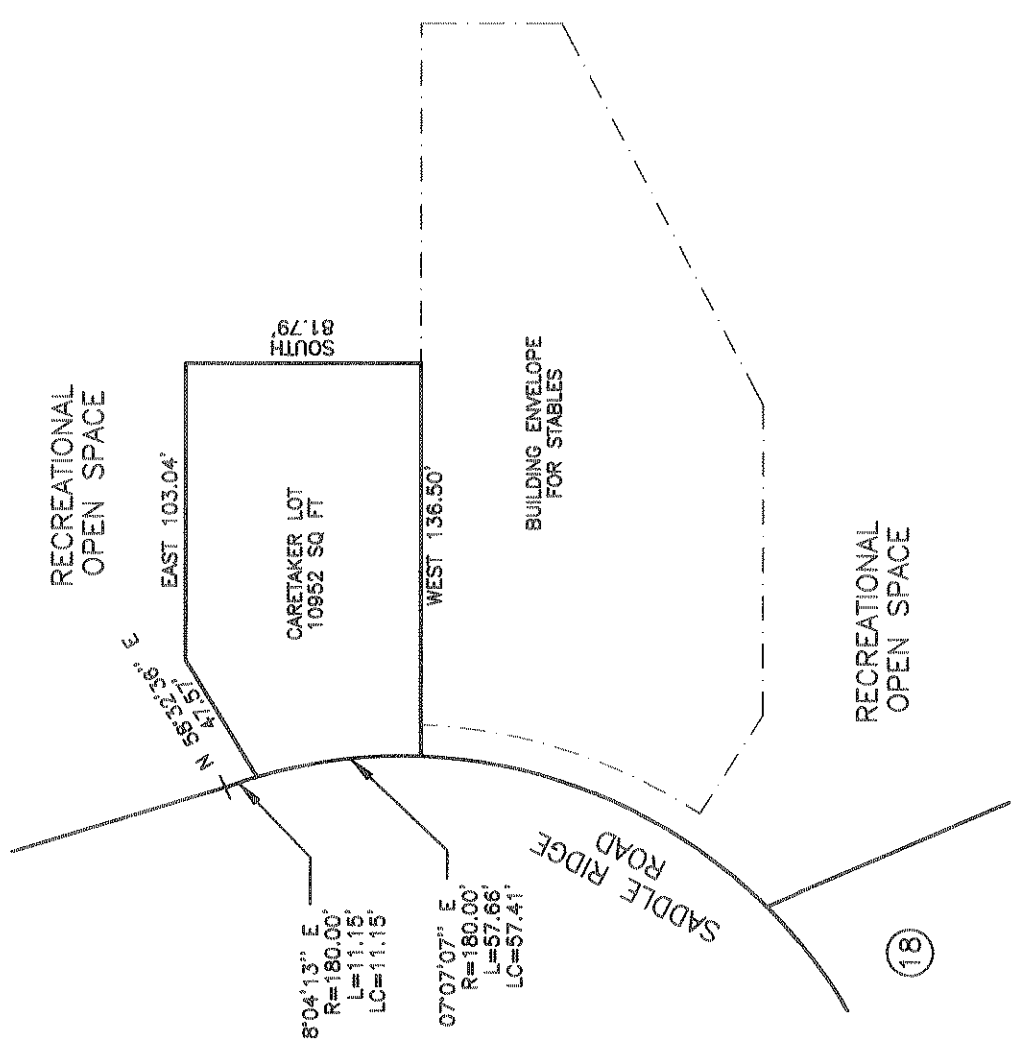


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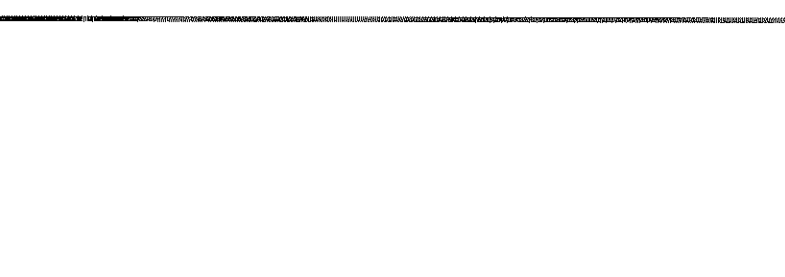
SADDLE RIDGE RANCH ESTATES
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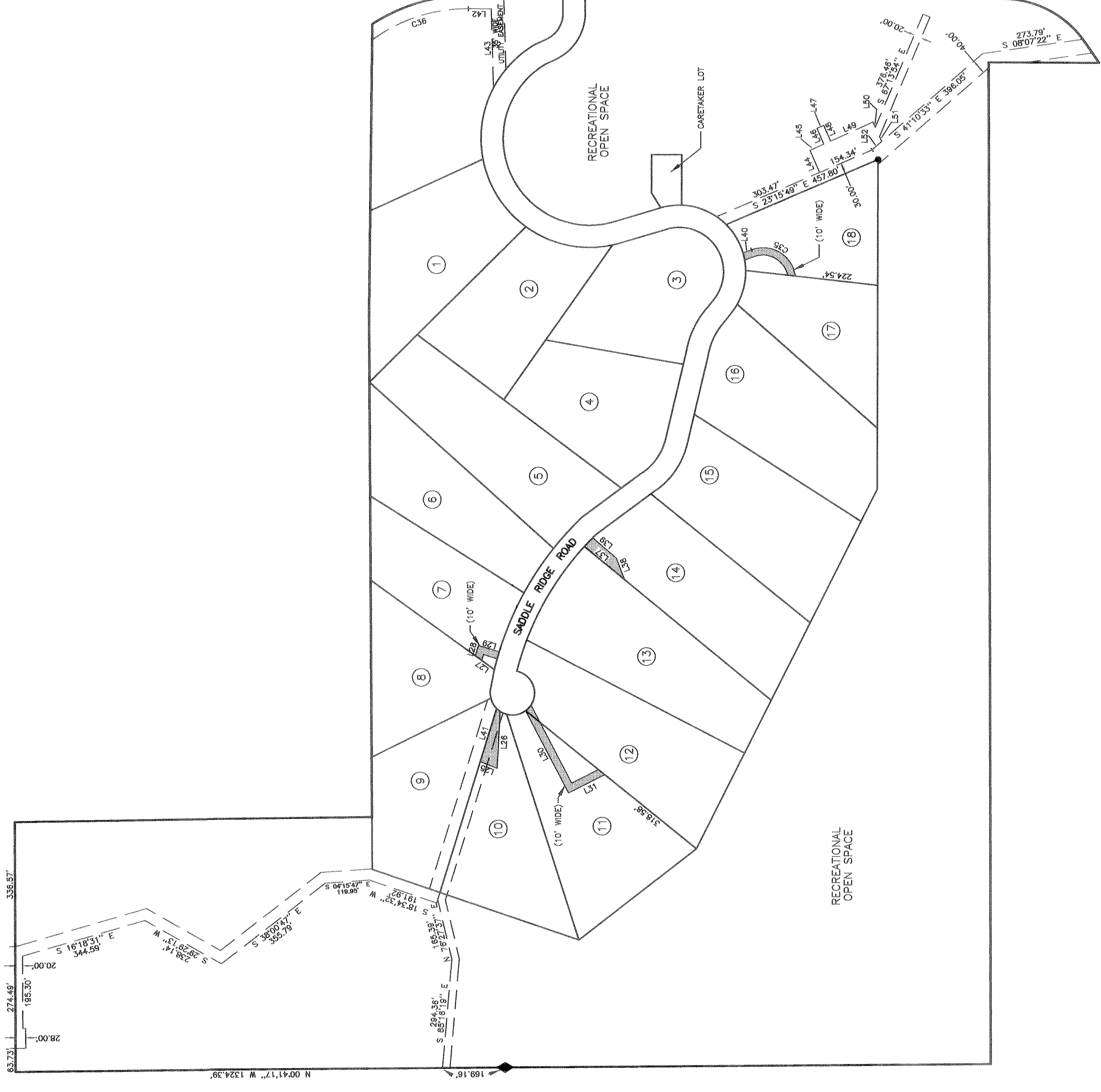


LEGEND

- Section corner - found USGLO brass cap monument
- Property corner - set standard aluminum cap monument inscribed "S333847"
- Property corner - found private surveyor's monument as noted herein
- Property corner - rebar with plastic cap inscribed "S333847"
- Lot corner - rebar with plastic cap inscribed "S333847"
- Lot number inside circle symbol
- Existing well
- Property line - subject property
- Limits of effective open space
- Road centerline
- Easement line as noted herein
- Building envelope boundary
- Driveway easement - see Sheet 3 for detail
- Overhead utility line

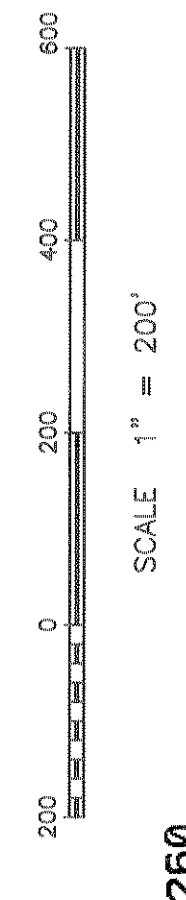
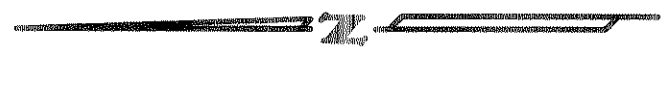


533260
Plate 7 of 3
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NON-TYPICAL EASEMENT DETAIL

- LEGEND**
- Section corner — found USGLO brass cap monument
 - Property corner — found private surveyor's monument
 - Property corner — rebar with plastic cap inscribed "LS33847"
 - (Monument to be set spring of 2003)
 - Lot corner — rebar with plastic cap inscribed "LS33847"
 - (Monument to be set spring of 2003)
 - Lot number inside circle symbol
 - Existing well
 - Property line — subject property
 - Limits of effective open space
 - Road centerline
 - Easement line as noted herein
 - Building envelope boundary
 - Driveway easement — see Sheet 3 for detail
 - Overhead utility line



533260
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 8 31 05
 5 10m/Paper Comm Lot: 021-19-005

CURVE TABLE

NUMBER	CD	R	L	LC
C36	N 30°22'31"	E 86.41	156.48	138.10
C38	S 18°09'09"	E 148.00	278.88	274.13

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L26	S 20°27'27"	W 148.41
L28	S 87°13'51"	E 153.89
L29	N 30°22'31"	E 86.41
L30	N 30°22'31"	E 86.41
L31	S 18°09'09"	W 148.00
L32	S 62°19'00"	W 250.00
L33	S 27°03'53"	E 108.81
L34	N 88°38'18"	E 82.15
L35	N 40°33'40"	E 84.14
L40	N 20°27'27"	W 148.41
L41	S 87°13'51"	E 153.89
L42	S 00°12'48"	W 81.80
L43	S 88°17'48"	W 213.87
L44	N 85°49'18"	E 65.31
L45	N 85°49'18"	E 148.35
L46	S 24°10'44"	E 20.00
L48	S 85°49'18"	W 148.35
L49	S 85°49'18"	W 148.35
L51	S 85°49'18"	W 14.49
L52	N 41°10'33"	W 154.17

99085.DWG

SADDLE RIDGE RANCH ESTATES
 WITHIN
SECTIONS 26 AND 35,
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 GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/18/03 LATEST REVISION NO./DATE:

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SHEET 3 OF 3