

DEDICATION

ROSCOE 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, 6th Principal Meridian, Gunnison County, Colorado; said tract being more particularly described as follows:

BEHAVING 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 07° 41' 17" West 1324.39 feet along the west boundary of said Section 26 to the northwest corner of the N1/2SW1/4 of said Section 26;
2. North 80° 20' 31" East 874.78 feet along the north boundary of said N1/2SW1/4 to the northeast corner of said N1/2SW1/4;
3. South 07° 50' 30" East 866.18 feet along the east boundary of said Glacier Lily Estates Amended to the southwest corner of said Glacier Lily Estates Amended;
4. North 89° 31' 54" East 1358.24 feet along the south boundary of said Glacier Lily Estates Amended;
5. South 80° 20' 31" East 783.08 feet along said boundary and its westerly extension to a point on the westerly right of way boundary of Gothic County Road #317;
6. Along said boundary, along the arc of a curve to the RIGHT a distance of 218.43 feet, said curve having a radius of a curve of 470.00 feet and a long chord of South 10° 34' 28" East 271.51 feet;
7. South 07° 12' 48" West 1448.11 feet along said boundary;
8. Along said boundary, along the arc of a curve to the RIGHT a distance of 256.80 feet, said curve having a radius of 270.00 feet and a long chord of South 27° 40' 30" West 246.11 feet;
9. South 07° 18' 08" West 88.51 feet along said boundary to a point on the west boundary of the NE1/4 of said Section 35;
10. North 07° 15' 58" East 258.78 feet along said boundary to the southeast corner of the N1/2SW1/4 of said Section 35;
11. South 07° 44' 51" West 2704.88 feet along the north boundary of said N1/2SW1/4 to a point on the west boundary of said Section 35;
12. North 07° 34' 08" West 1353.30 feet along said boundary to the northeast 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 subdivided the same as shown on this plat and does hereby dedicate and convey to Saddle Ridge Ranch Estates Homeowners Association, a Colorado nonprofit corporation, for the benefit of the owners of the lots, tracts or parcels 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 dedicates those portions of land labeled as easements for the installation and maintenance of 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 easements as shown hereon for the use and benefit of the owners of the lots, tracts or parcels within this subdivision and their guests, but not to the public at large except as specifically noted hereon.

IN WITNESS WHEREOF, Roscoe Development Corporation, a Colorado corporation, has subscribed its name this 27th day of July, 2003.

ROSCOE DEVELOPMENT CORPORATION, a Colorado corporation, By: Douglas C. DePuzzo, President

STATE OF COLORADO, County of GUNNISON

The foregoing instrument was acknowledged before me this 27th day of July, 2003, by Douglas C. DePuzzo as President of Roscoe Development Corporation, a Colorado corporation.

Witness my hand and official seal this 27th day of July, 2003. Taura May

Taura May, Notary Public, State of Colorado

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

I, We, Roscoe Development Corporation, (owner(s) of property) on behalf of myself/ourselves and all successors, heirs and assigns, hereby acknowledge having 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 guarantee the safety of the property, or in any way imply that the areas outside 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, expenses including defense costs and legal fees, and claims for damages of any nature whatsoever, including bodily injury, death, and 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 bearing 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 none were noted in Schedule B of This Certificate No. 022550 prepared for subject property by Gunnison County Abstract Co., dated 8/23/98 and provided by client representative.
3. The dedication and use of the public trail easement and the 80' wide public access easement thereto over Saddle Ridge Road pursuant to the dedication thereof in section 10.10 of the Declaration of Protective Covenants of Saddle Ridge Ranch Estates.
4. There is hereby dedicated a 20' wide utility easement along each Lot line shown hereon for the installation and installation of underground public utilities. (see Typical Easement Detail).

ATTORNEY'S OPINION

Michael C. Dawson, an attorney duly licensed to practice in the state of Colorado, hereby certifies that I have examined title to all lands herein indicated and subdivided. Such title is held in the name of Roscoe Development Corporation, a Colorado corporation, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

- 1. The reservations and easements as contained in the Platette from the United States of America.
2. The right of way for ditches or canals constructed by the authority of the United States as reserved in the Platette in Book 235 of page 134 and Book 235 at page 137 of the records of Gunnison County, Colorado.
3. The right of the proprietor of a vein or lode to extract and remove the ore or mineral in the Platette recorded in Book 101 of 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 87-6 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. 522168.
9. Water Decree in Case No. 1997CW92 recorded at Reception No. 523455.

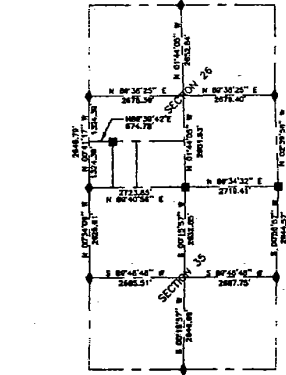
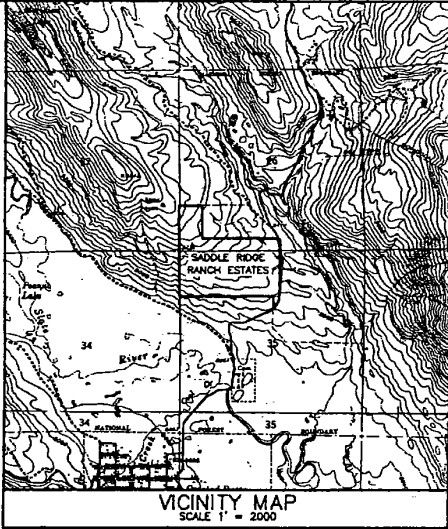
This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is utilized as security for promissory note or other written instrument of debt, nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated July 18, 2003

Michael C. Dawson, Esq., Reg. No. 27248, WILDERSON, WILKINSON, DAWSON & FRAZIER, P.C., 150 North Taylor - P.O. Box 178, Gunnison, Colorado 81230, Telephone: 970-841-3338, Telexcopier: 970-841-3094

COMMENTS

- 1. Saddle Ridge Ranch Estates is subject to the Declaration of Protective Covenants of Saddle Ridge Ranch Estates recorded at Reception No. 433241 of the records of Gunnison County, Colorado.
2. All irrigation ditches within Saddle Ridge Ranch Estates have a statutory right of way as provided by the Statutes of the State of Colorado of 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 Ruzich and Marston Ditches recorded at Reception No. 522168.
3. All roads within Saddle Ridge Ranch Estates are private roads owned and maintained by Saddle Ridge Ranch Estates Homeowners Association for use by the owners, their guests and invitees and by the Association and for the installation and maintenance of underground utility services to serve each Lot. Gunnison County, Colorado has no 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 Contractors 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 Declaration of Protective Covenants, which shall be adjacent to the Equestrian Center building easement.
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 repair the central sewer system and STP and/or STED system or any components installed with any Lot as part of the sewer system, which easement area shall be 10 feet on either side of the centerline of any sewer systems unless improvements, buildings, or structures or poles, transmission or less any objects, devices, obstructions, trees, shrubs, or related types of objects upon the sewer system easement without the prior written consent of the Mt. Crested Butte Water and Sanitation District. Notwithstanding the above, an Owner may landscape the sewer system easement on the expense condition that the Owner agrees to indemnify the District for any damage to such landscaping in the event the landscaping is damaged due to repair or maintenance of the sewer system.



LEGEND: Square symbol - Aligned part corner - found private surveyor's monument; Circle symbol - 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 13th day of July, 2003. Fred Puck, Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL: The Board of County Commissioners of Gunnison County, Colorado, hereby approves this plat of the above subdivision, such approval being made at a meeting of said Board of County Commissioners held on this 13th day of July, 2003. Fred A. Smith, Chairman

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE: This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on the 18th day of July, 2003. Date: August 1, 2003. County Clerk

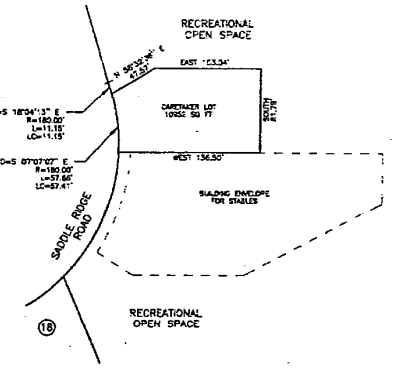
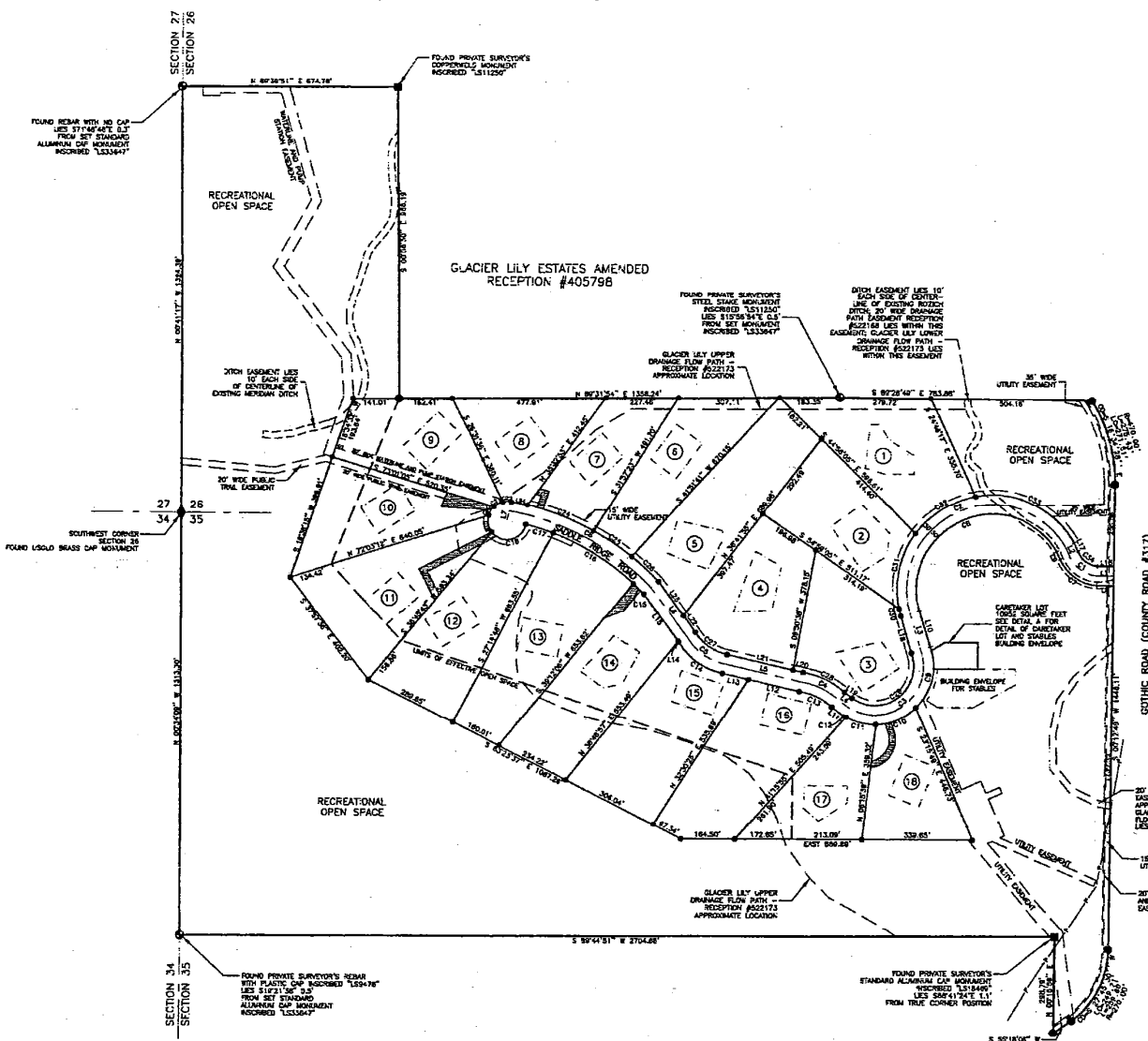


SURVEYOR'S CERTIFICATE: I, Brenda G. Kleiser, a registered land surveyor in the State of Colorado, certify that this plat and survey of SADDLE RIDGE RANCH ESTATES were made under my direction and control in September, 1999 - May 2003 and that both are true and correct to the best of my knowledge. Monuments have been set or found as shown hereon. Dated this 18th day of July, A.D. 2003. Brenda G. Kleiser, 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 970-841-2245 SHEET 1 OF 3





DETAIL A - CARETAKER LOT
NOT TO SCALE
NOTE: ATYPICAL 5' WIDE SIDE AND REAR LOT LINE
UTILITY EASEMENTS NOT SHOWN DUE TO SCALE.

TABLE OF ACRES

LOT #	ACRES
OPEN SPACE	72.04
CARETAKER LOT	0.88
ROAD	3.93
LOT 1	3.21
LOT 2	2.57
LOT 3	2.28
LOT 4	2.70
LOT 5	3.27
LOT 6	2.58
LOT 7	2.08
LOT 8	2.08
LOT 9	2.47
LOT 10	2.52
LOT 11	3.04
LOT 12	3.23
LOT 13	3.48
LOT 14	3.16
LOT 15	3.20
LOT 16	3.37
LOT 17	2.20
LOT 18	2.06
TOTAL	126.67
(EFFECTIVE OPEN SPACE = 9.75 ACRES)	

CURVE TABLE

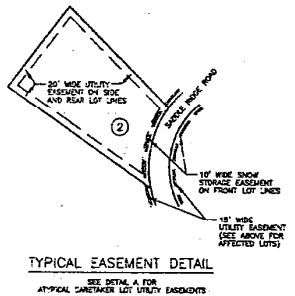
NUMBER	CD	R	LC	LC'
C1	M 842829"	159.28	1163.71	158.25
C2	M 842829"	159.28	1170.73	158.25
C3	M 842829"	159.28	1177.75	158.25
C4	M 842829"	159.28	1184.77	158.25
C5	M 842829"	159.28	1191.79	158.25
C6	M 842829"	159.28	1198.81	158.25
C7	M 842829"	159.28	1205.83	158.25
C8	M 842829"	159.28	1212.85	158.25
C9	M 842829"	159.28	1219.87	158.25
C10	M 842829"	159.28	1226.89	158.25
C11	M 842829"	159.28	1233.91	158.25
C12	M 842829"	159.28	1240.93	158.25
C13	M 842829"	159.28	1247.95	158.25
C14	M 842829"	159.28	1254.97	158.25
C15	M 842829"	159.28	1261.99	158.25
C16	M 842829"	159.28	1269.01	158.25
C17	M 842829"	159.28	1276.03	158.25
C18	M 842829"	159.28	1283.05	158.25
C19	M 842829"	159.28	1290.07	158.25
C20	M 842829"	159.28	1297.09	158.25
C21	M 842829"	159.28	1304.11	158.25
C22	M 842829"	159.28	1311.13	158.25
C23	M 842829"	159.28	1318.15	158.25
C24	M 842829"	159.28	1325.17	158.25
C25	M 842829"	159.28	1332.19	158.25
C26	M 842829"	159.28	1339.21	158.25
C27	M 842829"	159.28	1346.23	158.25
C28	M 842829"	159.28	1353.25	158.25
C29	M 842829"	159.28	1360.27	158.25
C30	M 842829"	159.28	1367.29	158.25
C31	M 842829"	159.28	1374.31	158.25
C32	M 842829"	159.28	1381.33	158.25
C33	M 842829"	159.28	1388.35	158.25
C34	M 842829"	159.28	1395.37	158.25
C35	M 842829"	159.28	1402.39	158.25
C36	M 842829"	159.28	1409.41	158.25
C37	M 842829"	159.28	1416.43	158.25
C38	M 842829"	159.28	1423.45	158.25
C39	M 842829"	159.28	1430.47	158.25
C40	M 842829"	159.28	1437.49	158.25
C41	M 842829"	159.28	1444.51	158.25
C42	M 842829"	159.28	1451.53	158.25
C43	M 842829"	159.28	1458.55	158.25
C44	M 842829"	159.28	1465.57	158.25
C45	M 842829"	159.28	1472.59	158.25
C46	M 842829"	159.28	1479.61	158.25
C47	M 842829"	159.28	1486.63	158.25
C48	M 842829"	159.28	1493.65	158.25
C49	M 842829"	159.28	1500.67	158.25
C50	M 842829"	159.28	1507.69	158.25
C51	M 842829"	159.28	1514.71	158.25
C52	M 842829"	159.28	1521.73	158.25
C53	M 842829"	159.28	1528.75	158.25
C54	M 842829"	159.28	1535.77	158.25
C55	M 842829"	159.28	1542.79	158.25
C56	M 842829"	159.28	1549.81	158.25
C57	M 842829"	159.28	1556.83	158.25
C58	M 842829"	159.28	1563.85	158.25
C59	M 842829"	159.28	1570.87	158.25
C60	M 842829"	159.28	1577.89	158.25
C61	M 842829"	159.28	1584.91	158.25
C62	M 842829"	159.28	1591.93	158.25
C63	M 842829"	159.28	1598.95	158.25
C64	M 842829"	159.28	1605.97	158.25
C65	M 842829"	159.28	1612.99	158.25
C66	M 842829"	159.28	1620.01	158.25
C67	M 842829"	159.28	1627.03	158.25
C68	M 842829"	159.28	1634.05	158.25
C69	M 842829"	159.28	1641.07	158.25
C70	M 842829"	159.28	1648.09	158.25
C71	M 842829"	159.28	1655.11	158.25
C72	M 842829"	159.28	1662.13	158.25
C73	M 842829"	159.28	1669.15	158.25
C74	M 842829"	159.28	1676.17	158.25
C75	M 842829"	159.28	1683.19	158.25
C76	M 842829"	159.28	1690.21	158.25
C77	M 842829"	159.28	1697.23	158.25
C78	M 842829"	159.28	1704.25	158.25
C79	M 842829"	159.28	1711.27	158.25
C80	M 842829"	159.28	1718.29	158.25
C81	M 842829"	159.28	1725.31	158.25
C82	M 842829"	159.28	1732.33	158.25
C83	M 842829"	159.28	1739.35	158.25
C84	M 842829"	159.28	1746.37	158.25
C85	M 842829"	159.28	1753.39	158.25
C86	M 842829"	159.28	1760.41	158.25
C87	M 842829"	159.28	1767.43	158.25
C88	M 842829"	159.28	1774.45	158.25
C89	M 842829"	159.28	1781.47	158.25
C90	M 842829"	159.28	1788.49	158.25
C91	M 842829"	159.28	1795.51	158.25
C92	M 842829"	159.28	1802.53	158.25
C93	M 842829"	159.28	1809.55	158.25
C94	M 842829"	159.28	1816.57	158.25
C95	M 842829"	159.28	1823.59	158.25
C96	M 842829"	159.28	1830.61	158.25
C97	M 842829"	159.28	1837.63	158.25
C98	M 842829"	159.28	1844.65	158.25
C99	M 842829"	159.28	1851.67	158.25
C100	M 842829"	159.28	1858.69	158.25

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	WEST	53.75
L2	N 1° 22' 59" W	27.07
L3	S 1° 22' 59" W	116.07
L4	N 89° 37' 01" W	39.50
L5	N 89° 37' 01" W	39.57
L6	S 89° 37' 01" W	183.33
L7	S 12° 23' 24" W	54.35
L8	WEST	54.35
L9	N 89° 37' 01" W	177.87
L10	N 89° 37' 01" W	177.87
L11	S 89° 37' 01" W	183.33
L12	N 89° 37' 01" W	154.17
L13	N 89° 37' 01" W	87.50
L14	N 89° 37' 01" W	87.50
L15	N 89° 37' 01" W	183.33
L16	WEST	54.35
L17	N 89° 37' 01" W	177.87
L18	N 89° 37' 01" W	177.87
L19	S 89° 37' 01" W	183.33
L20	N 89° 37' 01" W	154.17
L21	N 89° 37' 01" W	87.50
L22	N 89° 37' 01" W	87.50
L23	N 89° 37' 01" W	183.33
L24	WEST	54.35
L25	N 89° 37' 01" W	177.87
L26	N 89° 37' 01" W	177.87
L27	S 89° 37' 01" W	183.33
L28	N 89° 37' 01" W	154.17
L29	N 89° 37' 01" W	87.50
L30	N 89° 37' 01" W	87.50
L31	N 89° 37' 01" W	183.33
L32	WEST	54.35
L33	N 89° 37' 01" W	177.87
L34	N 89° 37' 01" W	177.87
L35	S 89° 37' 01" W	183.33
L36	N 89° 37' 01" W	154.17
L37	N 89° 37' 01" W	87.50
L38	N 89° 37' 01" W	87.50
L39	N 89° 37' 01" W	183.33
L40	WEST	54.35

LEGEND

- Section corner - type US&LS brass cap monument
- Property corner - set standard aluminum cap monument inscribed "1533647"
- Property corner - found private surveyor's monument as noted herein
- Property corner - rebar with plastic cap inscribed "1533647"
- Property corner - rebar with plastic cap inscribed "1533647"
- Let number bubble circle symbol
- Existing well
- Property line - subject property
- Limit 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
Scale 1" = 200'

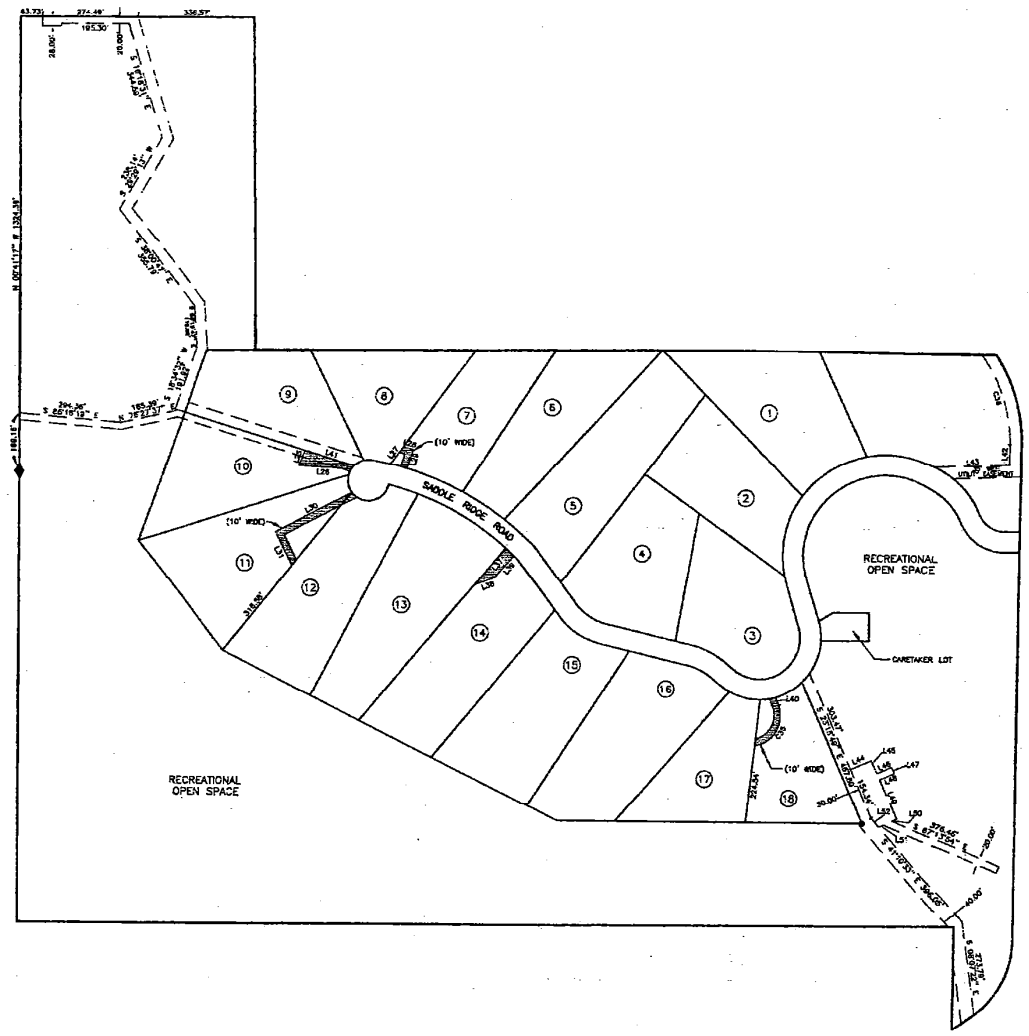
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SADDLE RIDGE RANCH ESTATES
WITHIN
SECTIONS 26 AND 35,
TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M.
GUNNISON COUNTY, COLORADO

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

FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
976-641-2245

SHEET 2 OF 3



NON-TYPICAL EASEMENT DETAIL

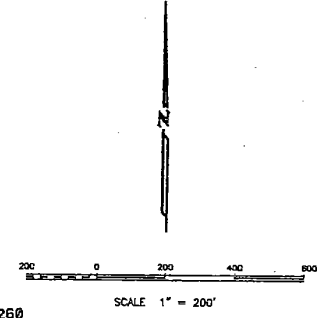
- LEGEND**
- ◆ Section corner - found USGS 0 corner monument
 - Property corner - found private surveyor's monument
 - Property corner - rebar with plastic cap inscribed "L533547" (Monument to be set spring of 2003)
 - Lot corner - rebar with plastic cap inscribed "L533547" (Monument to be set spring of 2003)
 - ⑤ Lot number inside circle symbol
 - ▲ Existing well
 - Property line - subject property
 - - - - - Line of effective open space
 - Road centerline
 - - - - - Easement line as noted herein
 - Building envelope boundary
 - Driveway easement - see Sheet 3 for detail
 - Overhead utility line

CURVE TABLE

CURVE NO.	PC	PT	LC
1	N 30°15'11" E	86.41	158.48
2	S 1°29'04" E	435.90	174.13

LINE TABLE

LINE NO.	BEARING	DIRECTION	DISTANCE
126	S 22°12'22" W	48.41	
127	S 87°13'51" E	153.80	
128	S 22°28'55" W	63.37	
129	S 73°41'43" W	29.43	
130	S 1°40'17" W	88.81	
131	S 82°19'00" W	250.66	
132	S 27°23'53" E	109.81	
133	S 34°18'54" W	130.75	
134	N 66°36'11" E	62.15	
135	N 62°33'00" E	62.14	
136	N 20°28'33" W	24.48	
137	N 73°01'28" W	100.54	
138	S 00°17'44" W	15.00	
139	S 84°17'04" W	213.87	
140	N 82°49'11" E	68.31	
141	S 34°15'44" E	41.37	
142	S 82°49'11" E	44.35	
143	S 24°10'24" W	20.00	
144	S 82°49'11" E	44.35	
145	S 24°10'24" W	20.00	
146	S 82°49'11" E	44.35	
147	S 24°10'24" W	20.00	
148	S 82°49'11" E	44.35	
149	S 24°10'24" W	20.00	
150	S 82°49'11" E	44.35	
151	S 24°10'24" W	20.00	
152	S 82°49'11" E	44.35	



533260
 Sheet 3 of 3
 20-01-0003 03 300
 0 2 00

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**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:

FLUREY LAND SURVEYING, INC.
 307 NORTH MAIN STREET
 GUNNISON, CO 81230
 870-641-2245

SHEET 3 OF 3