

STONE RIDGE VILLAGE FILING NO. 1
LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 13 AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14 ALL IN TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT STONE RIDGE VILLAGE, LLC, DANA E. DUNCAN, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SW 1/4 NW 1/4, THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW 1/4 SW 1/4) OF SECTION 13 AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE 1/4 NE 1/4) OF SECTION 14, ALL IN TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, TELLER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND 3-1/4" ALUMINUM CAP STAMPED BY PLS 25369 AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 13, FROM WHICH A REBAR AND 3-1/4" ALUMINUM CAP STAMPED BY PLS 25369 AT THE SOUTHWEST CORNER OF SAID NW 1/4 SW 1/4 BEARS S034314"E, A DISTANCE OF 1313.04 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE S893233"W ALONG THE SOUTH LINE OF SAID SE 1/4 NE 1/4, A DISTANCE OF 443.63 FEET; THENCE N0272923"W, A DISTANCE OF 47.77 FEET; THENCE N2018100"W, A DISTANCE OF 100.00 FEET; THENCE N042454"E, A DISTANCE OF 184.08 FEET; THENCE N3350804"W, A DISTANCE OF 101.82 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A 1848.40 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 081414", AN ARC LENGTH OF 280.50 FEET (THE LONG CHORD OF WHICH BEARS N8427705"E, A LONG CHORD DISTANCE OF 280.23 FEET) TO A POINT ON A CURVE; THENCE ALONG THE ARC OF 1023.89 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 082947", AN ARC LENGTH OF 191.54 FEET (THE LONG CHORD OF WHICH BEARS S480947"E, A LONG CHORD DISTANCE OF 191.40 FEET); THENCE S075019"E, A DISTANCE OF 50.00 FEET; THENCE ALONG THE ARC OF A 971.89 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 075107", AN ARC LENGTH OF 31.42 FEET (THE LONG CHORD OF WHICH BEARS S03214"E, A LONG CHORD DISTANCE OF 31.41 FEET); THENCE S0230127"E, A DISTANCE OF 173.97 FEET; THENCE N363030"E, A DISTANCE OF 389.75 FEET; THENCE N424402"E, A DISTANCE OF 332.67 FEET TO A POINT ON THE SOUTHERLY LINE OF THE TRACT OF LAND RECORDED UNDER RECEPTION NO. 524844 OF THE RECORDS OF THE TELLER COUNTY CLERK AND RECORDED UNDER RECEPTION NO. 468224 OF SAID RECORDS THE FOLLOWING FIVE (5) COURSES: 1) THENCE S823629"E, A DISTANCE OF 216.45 FEET TO A POINT ON A CURVE; 2) THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 219824" (219.82" OF RECORD), AN ARC LENGTH OF 181.90 FEET (181.93 FEET OF RECORD); (THE LONG CHORD OF WHICH BEARS N780330"E, A LONG CHORD DISTANCE OF 180.72 FEET (180.75 FEET OF RECORD)); 3) THENCE N805021"E, A DISTANCE OF 83.48 FEET TO A POINT ON A CURVE; 4) THENCE ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 110134", AN ARC LENGTH OF 192.34 FEET (THE LONG CHORD OF WHICH BEARS S852542"E, A LONG CHORD DISTANCE OF 192.24 FEET); 5) THENCE S795447"E, A DISTANCE OF 132.28 FEET (132.31 FEET OF RECORD) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 87 AS DESCRIBED IN BOOK 504 AT PAGES 109-107 OF SAID COUNTY RECORDS; THENCE S032341"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 197.74 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND RECORDED UNDER RECEPTION NO. 502208 OF SAID COUNTY RECORDS; THENCE S894832"W ALONG THE NORTH LINE OF SAID TRACT OF LAND AND THE NORTH LINE OF THE TRACT OF LAND RECORDED UNDER RECEPTION NO. 545844, A DISTANCE OF 600.86 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S032741"E ALONG THE WEST LINE OF SAID TRACT OF LAND RECORDED UNDER RECEPTION NO. 545844, A DISTANCE OF 300.02 FEET TO THE SOUTHWEST CORNER THEREOF; BEING A POINT ON THE SOUTH LINE OF SAID NW 1/4 SW 1/4; THENCE S894725"W ALONG THE SOUTH LINE OF SAID NW 1/4 SW 1/4, A DISTANCE OF 850.31 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 SW 1/4; THENCE N041541"W ALONG THE WEST LINE OF SAID NW 1/4 SW 1/4, A DISTANCE OF 1313.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.78 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT OF AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL EASEMENTS SHALL RETAIN THE RIGHT OF HEREIN AND EXPRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "STONE RIDGE VILLAGE FILING NO. 1" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFORESAIDED, STONE RIDGE VILLAGE, LLC, HAS EXECUTED THIS INSTRUMENT THIS 9th DAY OF March, 2007, A.D.

DANA E. DUNCAN, MANAGER

STATE OF COLORADO }
COUNTY OF TELLER }

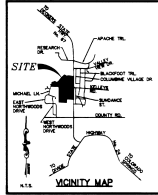
THE ABOVE AND AFORESAIDED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2007, A.D., BY DANA E. DUNCAN, MANAGER.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 2-28-2008

NOTARY PUBLIC

LORI D. MARTILLA
NOTARY PUBLIC
STATE OF COLORADO



APPROVAL BY THE PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 24th DAY OF August, 2006 A.D.
CHAIRMAN: [Signature] ATTEST: [Signature]
PLANNING COMMISSION RECORDING SECRETARY

APPROVAL BY THE CITY COUNCIL:

THIS PLAT AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS 5th DAY OF October, 2006 A.D.
MAYOR: [Signature] ATTEST: [Signature]
CITY CLERK

COUNTY TREASURER:

ALL TAXES DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS 5th DAY OF April, 2007, A.D.
TELLER COUNTY TREASURER

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

KEVIN F. LLOYD
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 26565
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.

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 THE CERTIFICATION SHOWN HEREON.

NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED UPON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., AS MONUMENTED AT EACH END BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED BY PLS 25369, AS SHOWN HEREON, AND ASSUMED TO BEAR S034314"E, A DISTANCE OF 1313.04 FEET.
2. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY SECURITY TITLE GUARANTY CO. COMMITMENT NO. 50156393 EFFECTIVE DATE JULY 13, 2004 AT 8:00 A.M. AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.
- (1) - (4) RAMPART SURVEYS DO NOT ADDRESS THESE ITEMS.
- (7) THE PROPERTY IS SUBJECT TO EASEMENTS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS: FEBRUARY 15, 1995 RECEPTION NO. 430123 (DOES NOT APPLY TO THIS FILING) AND RECEPTION NO. 430123 (DOES NOT APPLY TO THIS FILING); OCTOBER 15, 1991 BOOK 576 PAGE 108 (DOES NOT APPLY TO THIS FILING); FEBRUARY 16, 1994 BOOK 728 PAGE 28 (DOES NOT APPLY TO THIS FILING); SEPTEMBER 14, 1992 BOOK 825 PAGE 228 (DOES NOT APPLY TO THIS FILING).
- (8) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ANNEXATION AGREEMENT RECORDED MARCH 24, 1999 AT RECEPTION NO. 489451. (UNRECORDED QUIT CLAIM DEED DOES NOT APPLY TO THIS FILING).
- (9) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ANNEXATION ORDINANCE RECORDED AUGUST 1, 2002 AT RECEPTION NO. 534884.
4. ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08190C077 C (EFFECTIVE DATE SEPTEMBER 30, 1988), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
5. ALL FUTURE UTILITIES ARE REQUIRED TO BE UNDERGROUND.
6. THE CONSERVATION AREA IS 30 FOOT WIDE NO-BUILD ZONE ALONG THE PERIMETER OF THE SUBDIVISION AS SHOWN ON THE PLAT. THE NO-BUILD ZONE SHALL REMAIN UNIMPROVED WITH SURFACE IMPROVEMENTS EXCEPT PLANTED VEGETATION AND A PRIVATE FENCE ADJACENT TO THE COMMERCIAL TRACT E AND THE COMMERCIAL CAMPGROUND ON THE SOUTHERN BOUNDARY.
7. AS SHOWN HEREON:
TRACT A - WILL BE REPLACED AS STONE RIDGE VILLAGE FILING #2 WITH 15 SINGLE-FAMILY LOTS.
TRACT B - WILL BE REPLACED AS STONE RIDGE VILLAGE FILING #2 WITH 15 SINGLE-FAMILY LOTS.
TRACT C - COMMERCIAL USES FOR THIS 11.18 ACRE PARCEL INCLUDE: AMUSEMENT AND RECREATION SERVICE, FINANCIAL, PROFESSIONAL AND BUSINESS SERVICES, HEALTH SERVICES, INSTITUTIONAL, PUBLIC AND SEMIPUBLIC, PERSONAL AND CONSUMER SERVICES (EXCLUDING FAST FOOD RESTAURANTS) AND NEIGHBORHOOD DEVELOPMENT.
TRACT D - THIS 3.07 ACRE OPEN SPACE TRACT WILL BE RETAINED UNDER PRIVATE OWNERSHIP OR MANAGED BY THE HOMEOWNERS ASSOCIATION AS COMMON OPEN SPACE.
TRACT E - IN THE FUTURE THIS TRACT WILL BE SUBDIVIDED WITH COMMERCIAL/INSTITUTIONAL TRACT ALONG HIGHWAY 87 AND A CONDOMINIUM TRACT LOCATED BETWEEN THE OPEN SPACE TO THE WEST AND COMMERCIAL TRACT ON THE EAST.
TRACT F - THIS 5.03 ACRES IS A PUBLIC OPEN SPACE AREA DEDICATED TO THE CITY.
TRACT G - THIS TRACT IS TO SERVE AS A DETENTION POND TO BE DEDICATED TO THE CITY UPON FINAL ACCEPTANCE.

EASEMENTS:

1. UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND IMPROVEMENTS.

WATER AVAILABILITY DISCLAIMER:

AT THE TIME THIS PLAT IS BEING APPROVED BY THE CITY OF WOODLAND PARK, THE GROWTH REPRESENTED BY ITS BUILD-OUT IS COMPATIBLE WITH THE CITY'S MASTER PLAN. THE CITY IS IN THE PROCESS OF DEVELOPING WATER SUPPLIES, WHICH ARE SUFFICIENT TO SERVE THE CITY IN ACCORDANCE WITH THE MASTER PLAN. HOWEVER, BECAUSE WATER DEVELOPMENT IS ONLY PARTIALLY WITHIN THE CITY'S CONTROL, THE CITY CANNOT RESERVE WATER FOR SPECIFIC LANDS AND CANNOT GUARANTEE THAT WATER TAPS WILL BE AVAILABLE FOR ANY SPECIFIC PROPERTY AT ANY FUTURE DATE INCLUDING ANY LOTS IN THIS PLAT.

RECORDING:

STATE OF COLORADO }

COUNTY OF TELLER }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 3:00 P.M. THIS 5th DAY OF APRIL, 2007, A.D., AND IS ONLY RECORDED UNDER RECEPTION NUMBER 1005357 OF THE RECORDS OF TELLER COUNTY, COLORADO.

FEES: \$31.00

BY: [Signature]
TELLER COUNTY CLERK AND RECORDER

SUBDIVIDER/OWNER:

STONE RIDGE VILLAGE, LLC
DANA DUNCAN, MANAGER
P.O. BOX 5044
WOODLAND PARK, CO 80863
(719) 687-0800

DESIGNER OF SUBDIVISION:

PINNACLE DESIGNWORKS
750 E. HIGHWAY 24
WOODLAND PARK, CO 80863
(719) 687-5990

PREPARED BY:

KEVIN F. LLOYD
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

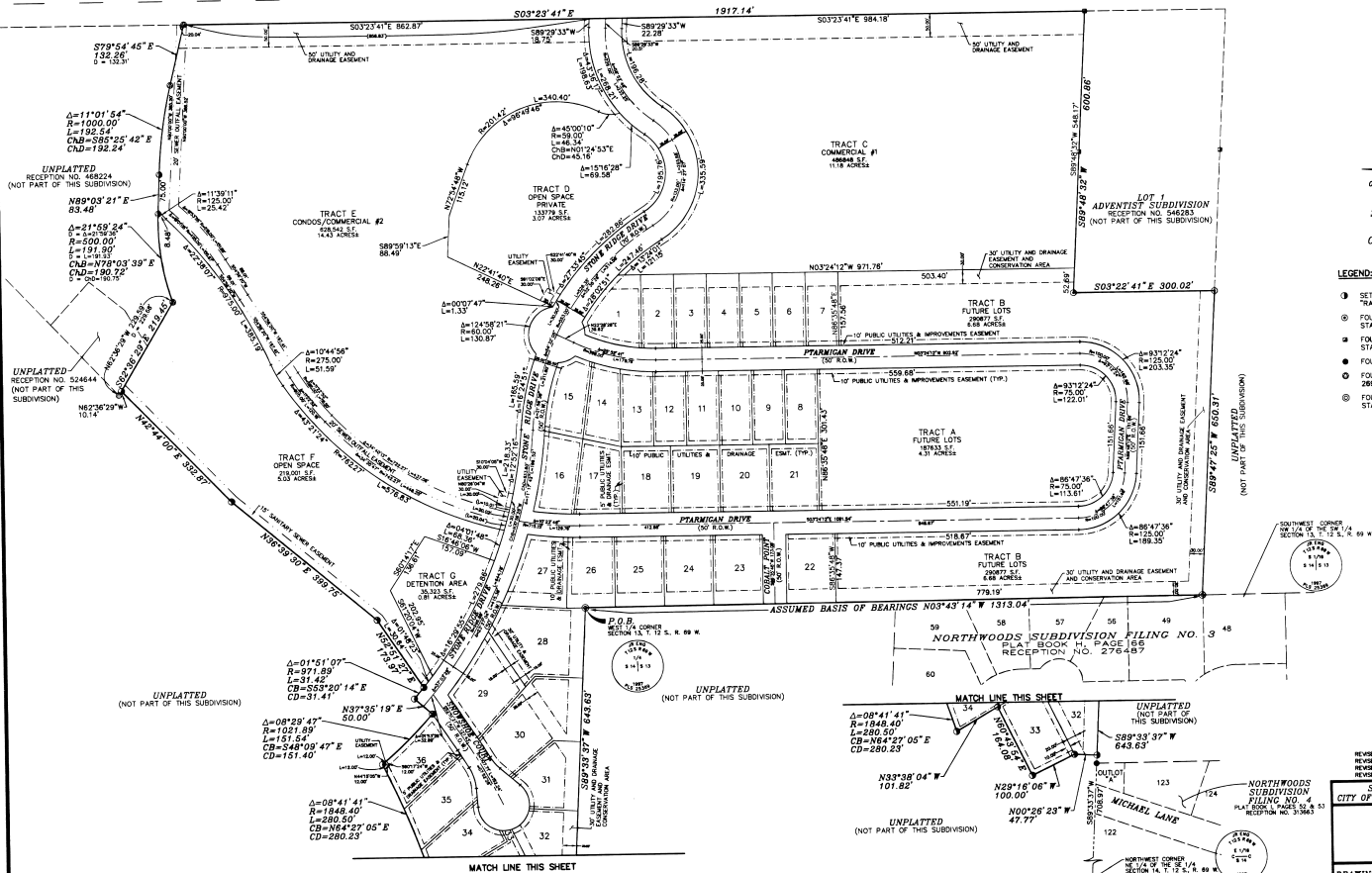


STONE RIDGE VILLAGE FILING NO. 1 CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO	
RAMPART SURVEYS	
P.O. Box 5101 Woodland Park, CO 80866 (719) 687-0920	
DRAWING: 06189FP1.DWG	PAGE 1 OF 3

STONE RIDGE VILLAGE FILING NO. 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 13 AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14 ALL IN TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

COLORADO STATE HIGHWAY NO. 67
BOOK 554, PAGE 105



0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 06189
OCTOBER 11, 2006

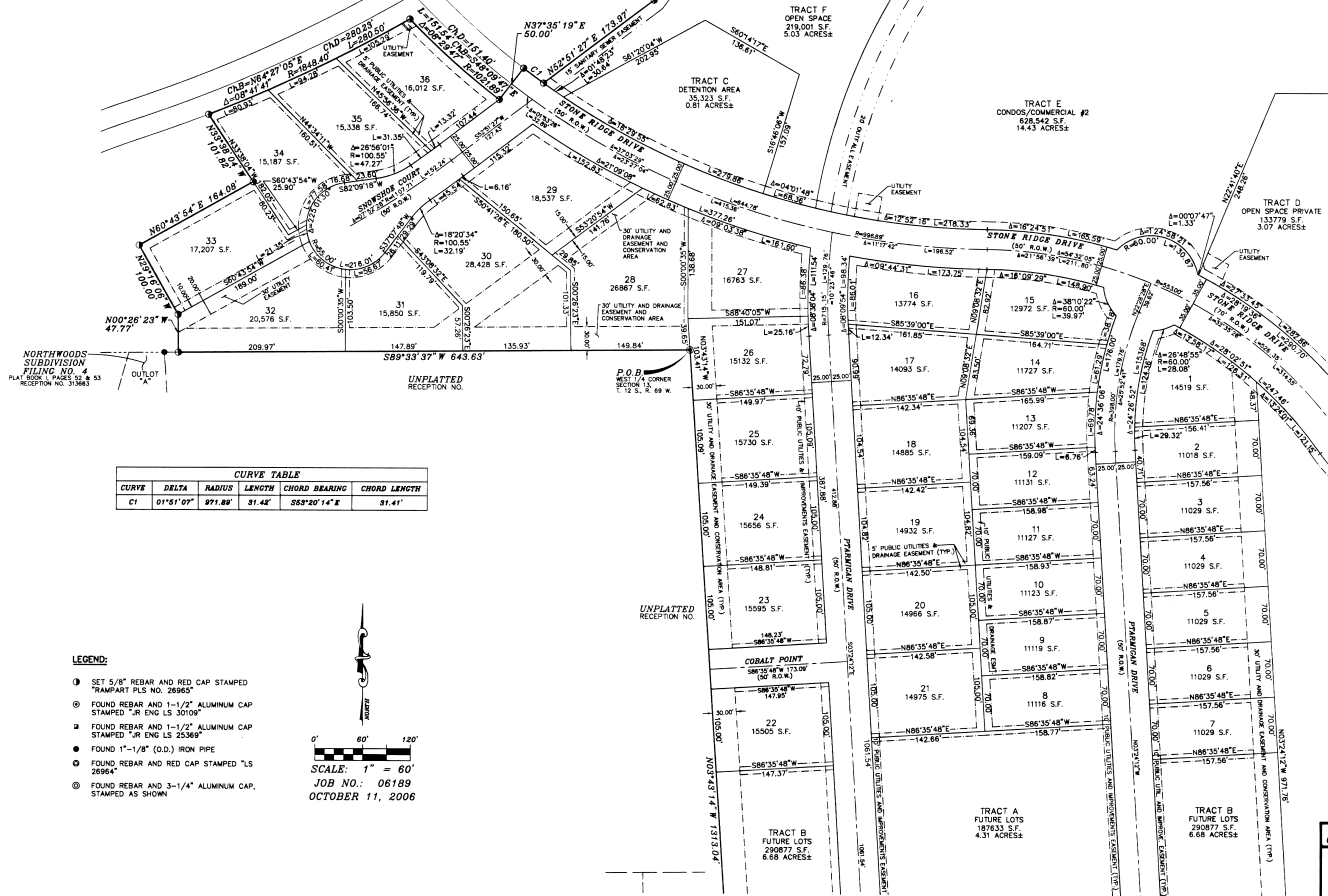
- LEGEND:**
- ① SET 5/8" REBAR AND RED CAP STAMPED "RAMPART FLS NO. 36885"
 - ② FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "R ENG LS 30709"
 - ③ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "R ENG LS 25365"
 - ④ FOUND 1-1/8" (O.D.) IRON PIPE
 - ⑤ FOUND REBAR AND RED CAP STAMPED "LS 28854"
 - ⑥ FOUND REBAR AND 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN

REVISED: NOVEMBER 10, 2006 (CITY COMMENTS)
REVISED: OCTOBER 11, 2006 (CITY COMMENTS)
REVISED: SEPTEMBER 8, 2006 (CITY COMMENTS)
REVISED: AUGUST 30, 2006 (CITY COMMENTS)

STONE RIDGE VILLAGE FILING NO. 1
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO
SURVEYS
P.O. Box 5017
Woodland Park, CO 80066
(719) 885-0350
DRAWING: 06189FP1.DWG PAGE 2 OF 3

STONE RIDGE VILLAGE FILING NO. 1

LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 13 AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 14 ALL IN TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO



REVISED: NOVEMBER 10, 2006 (CITY COMMENTS)
 REVISED: OCTOBER 11, 2006 (CITY COMMENTS)
 REVISED: SEPTEMBER 1, 2006 (ADDITIONAL EASEMENTS)
 REVISED: AUGUST 26, 2006 (CITY COMMENTS)

STONE RIDGE VILLAGE FILING NO. 1
CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO

RAMFART SURVEYS
 P.O. Box 501
 Woodland Park, CO 80866
 (719) 687-3900

DRAWING: 06189P1.DWG **PAGE 3 OF 3**