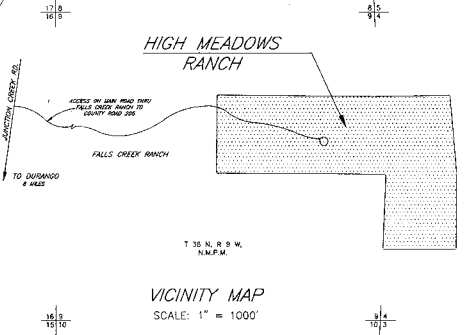


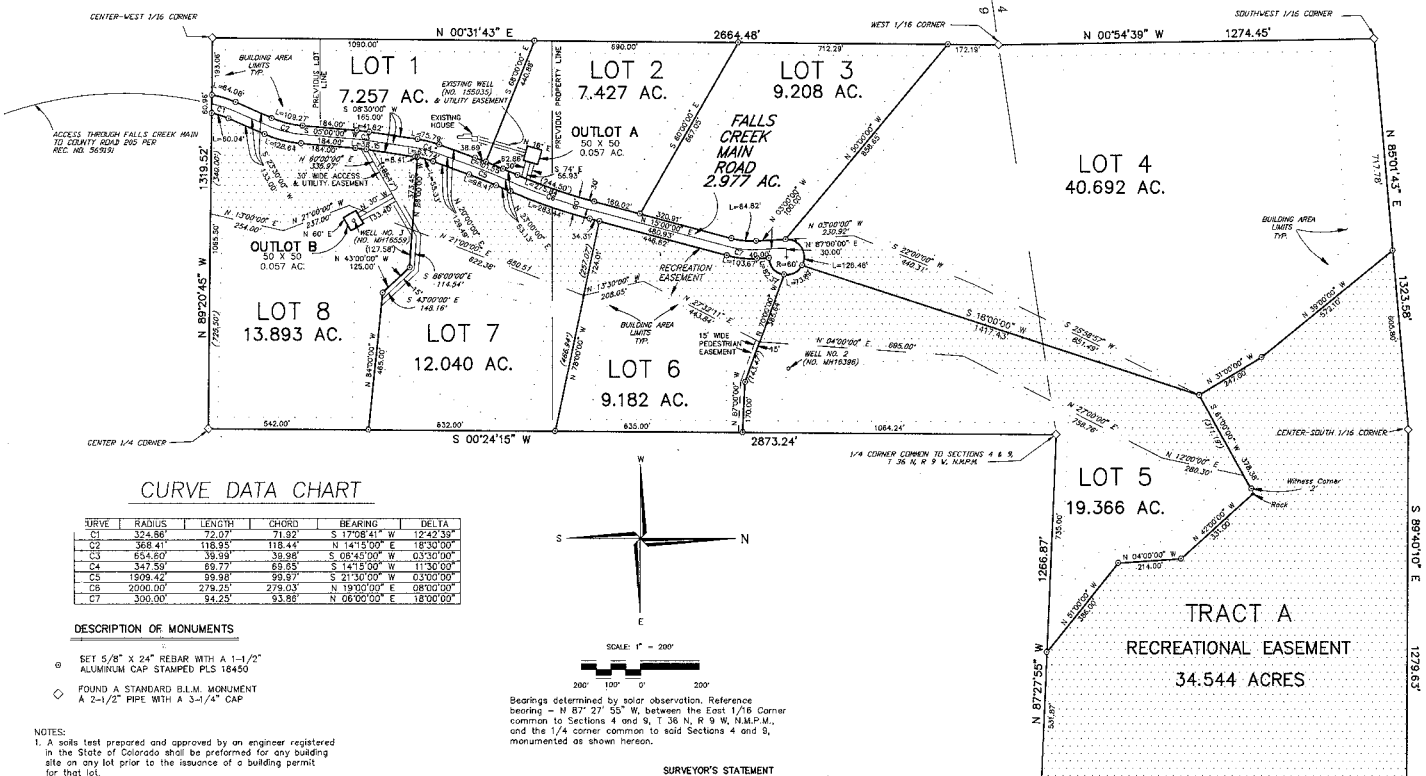
# HIGH MEADOWS RANCH

## FINAL PLAT

### PROJECT NO. 90-8



STATE OF COLORADO  
 LA PLATA COUNTY  
 I hereby certify that this instrument was filed for record on 2-28-94 at 10:00 A.M. on this 11 day of February 1994 and duly recorded in Book No. 301023 Fee \$ 10.00  
 L. A. Allen, Recorder  
 By J. J. Merrill Deputy



**CERTIFICATION OF OWNERS:**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That the High Meadows Ranch Partnership whose address is 13522 Onkayo Ct., Irvine, California, 92720, and F. M. Brusseau, whose address is 5962 La Placa Court, Suite 200, Carlsbad, California, 92008, being the legal and record owners of the following tract of land to wit:  
 A tract of land located in Sections 4 and 9, Township 36 North, Range 9 West, New Mexico Principal Meridian, in La Plata County, Colorado, being the SE1/4SW1/4 and the SW1/4SE1/4 of said Section 4 and the E1/2NW1/4 of said Section 9, being more particularly described as follows:  
 Beginning at the 1/4 Corner common to said Sections 4 and 9; Thence S 00°24'15" W, 2873.24 feet, along the east line of the E1/2NW1/4 of said Section 9 to the Center 1/4 Corner of said Section 9; Thence N 87°27'55" W, 1266.87 feet, along the south line of the E1/2NW1/4 of said Section 9 to the Center-West 1/16 Corner of said Section 9; Thence N 00°31'43" E, 2664.48 feet, along the west line of the E1/2NW1/4 of said Section 9, to the West 1/16 Corner common to said Sections 4 and 9; Thence N 00°54'39" W, 1274.45 feet, along the west line of the SE1/4SW1/4 of said Section 4 to the Southwest 1/16 Corner of said Section 4; Thence N 85°01'43" E, 1323.58 feet, along the north line of the SE1/4SW1/4 of said Section 4 to the Center-South 1/16 Corner of said Section 4; Thence S 89°40'10" E, 1279.63 feet, along the north line of the SW1/4SE1/4 of said Section 4 to the Southeast 1/16 Corner of said Section 4; Thence S 00°07'44" E, 1243.90 feet, along the east line of the SW1/4SE1/4 of said Section 4 to the East 1/16 Corner common to Sections 4 and 9; Thence N 87°27'55" W, 1266.87 feet, along the south line of the SW1/4SE1/4 of said Section 4 to the point of beginning. Contains 156,700 acres, more or less.  
 TOGETHER WITH AND SUBJECT TO:  
 - access through Falls Creek Main Road to County Road 205 as described under Reception No. 569191;  
 - the well and utility easement as recorded under Reception No. 584405.  
 HAS CAUSED the same to be subdivided, platted and designated as HIGH MEADOWS RANCH PROJECT 90-8.  
 THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:  
 By F. M. Brusseau  
 F. M. Brusseau, owner  
 By F. M. Brusseau  
 F. M. Brusseau, General Partner, High Meadows Ranch Partnership  
 State of California: SS:  
 County of San Diego: SS:  
 Subscribed and sworn before me this 22 day of November 1990, by F. M. Brusseau, owner, and F. M. Brusseau, General Partner, High Meadows Ranch Partnership.  
 My commission expires: 2-28-94  
 Notary Public: Sharon Miller  
200 La Placa Court #200  
Carlsbad, CA 92008  
 My Address is:

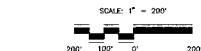
**GENERAL DEDICATION:**  
 - Falls Creek Main Road to County Road 205 is hereby dedicated for the use of owners of Lots 1 through 8 as outlined in the C. C. & R.'s.  
 - The Recreation Easement and Tract A are for the use of owners of Lots 1 through 8 for purposes outlined in the C. C. & R.'s.  
 - The fifteen (15) foot wide Pedestrian Easement is for the use of owners of Lots 1 through 8 as outlined in the C. C. & R.'s.  
 - A thirty (30) foot wide access and utility easement is hereby dedicated to the owners of Lots 7 and 8 for the purposes outlined in the C. C. & R.'s.  
 - Outlot A and Outlot B and the utility easements leading from said outlots to Falls Creek Main Road have been conveyed to High Meadows Property Owner's Association, Inc., for the uses and purposes set forth in the Addendum to the Declaration of Protective Covenants for the subdivision.  
**COUNTY SURVEYOR'S APPROVAL:**  
 Approved for content and form only and not for accuracy of surveys, calculations or drafting Pursuant to C.R.S. 1973, 38-51-102 (revised).  
 By Sam C. McConnel Date Dec 3, 1990  
 County Surveyor, La Plata County, Colorado  
**CERTIFICATION OF APPROVAL:**  
 This project was reviewed and approved by the Board of County Commissioners of La Plata County, Colorado, on this 11 day of November, 1990.  
**BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO**  
 By Loris A. Brennan ATTEST: Leta J. Jauer  
 Chairman Clerk of Record

#### CURVE DATA CHART

| DRIVE | RADIUS   | LENGTH  | CHORD   | BEARING       | DELTA     |
|-------|----------|---------|---------|---------------|-----------|
| C1    | 324.86'  | 72.07'  | 71.92'  | S 17°08'41" W | 12°42'53" |
| C2    | 368.41'  | 118.93' | 118.44' | N 14°13'09" E | 18°10'00" |
| C3    | 654.60'  | 38.99'  | 38.98'  | S 08°43'00" W | 03°30'00" |
| C4    | 347.59'  | 69.77'  | 69.65'  | S 14°18'00" W | 11°30'00" |
| C5    | 1809.42' | 99.90'  | 99.87'  | S 21°30'00" W | 03°00'00" |
| C6    | 2004.00' | 279.25' | 279.03' | N 19°00'00" E | 08°00'00" |
| C7    | 300.00'  | 54.25'  | 93.86'  | N 06°00'00" E | 18°00'00" |

#### DESCRIPTION OF MONUMENTS

- SET 5/8" x 24" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 18450
- FOUND A STANDARD B.L.M. MONUMENT A 2-1/2" PIPE WITH A 3-1/4" CAP



Bearings determined by solar observation. Reference bearing - N 87° 27' 55" W, between the East 1/16 Corner common to Sections 4 and 9, T 36 N, R 9 W, N.M.P.M., and the 1/4 corner common to said Sections 4 and 9, monumented as shown hereon.

#### SURVEYOR'S STATEMENT

I hereby state that this survey and plat were prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado.

David J. Curtis  
 David J. Curtis, P.L.S.  
 Colorado Registration No. 18450  
 Date Nov 28, 1990



- NOTES:**
- A soils test prepared and approved by an engineer registered in the State of Colorado shall be performed for any building site on any lot prior to the issuance of a building permit for that lot.
  - Individually designed foundation plans prepared and signed by a professional engineer registered in the State of Colorado shall be submitted to the County as a part of the building permit application for any structures in this subdivision.
  - No further subdivision of any lots will be allowed.
  - The research for recorded easements shown hereon was conducted by Land Title Guarantee Company per Application No. DU-9234-2, July 10, 1984, and not from research conducted by Goff Engineering and Surveying, Inc.
  - Outlot A located on Lot 2 and Outlot B located on Lot 8 are the well site locations of existing wells drilled on the property. Said outlots have been conveyed to High Meadows Property Owner's Association, Inc., a Non-Profit Corporation, to assure a domestic water supply to the eight lake contained in the subdivision as provided in the Addendum to the Declaration of Protective Covenants.

|   |   |                       |
|---|---|-----------------------|
| <b>GOFF</b><br>ENGINEERING & SURVEYING<br>555 SOUTH GANNO DEL RIO<br>P.O. BOX 97<br>DURANGO, COLORADO 81302<br>(303) 247-1705 | <b>HIGH MEADOWS RANCH</b><br>SUBDIVISION<br>FINAL PLAT<br>PROJECT NO. 90-8<br>HIGH MEADOWS RANCH PARTNERSHIP<br>SEC. 4 & 9, T 36 N, R 9 W | SHEET<br>1<br>of<br>1 |
|   | PREPARED BY: T. WHITE<br>SCALE: 1" = 200'<br>CHECKED BY: D. CRITES<br>DATE: NOV. 12, 1990   |                       |