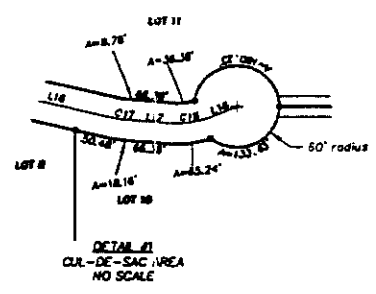


# SUNDANCE RIDGE PRESERVE

## LAND PRESERVATION SUBDIVISION EXEMPTION

### SHEET 3 OF 3



- LEGEND**
- SPRING ELK CALVING AREA  
SUBJECT TO CLAUSE PARAGRAPH TO THE DEVELOPMENT AGREEMENT PARAGRAPH 5.C
  - INGRESS, EGRESS & PUBLIC UTILITY  
EASEMENT FOR THE BENEFIT OF LOT 6
  - NO STRUCTURES PERMITTED  
IN THIS AREA
  - POND
  - SUGGESTED DRIVEWAY ACCESS POINT
  - CURVE PT OR PC
  - SET #5 REBAR WITH YELLOW CAP "RLS 16394"  
WITH GREEN METAL "T" FENCE POST

**SUNDANCE TRAIL CENTERLINE CURVE DATA**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	114.5853°	S 38°38'38" W	18.72	127.00	33.24	33.15
C2	81.02°	S 77°37'43" W	170.82	200.00	262.86	208.89
C3	88°17'48"	S 68°58'47" W	221.25	227.00	321.25	217.34
C4	111°39'30"	S 71°14'50" W	71.20	211.87	42.25	42.88
C5	160°27'27"	S 21°23'27" W	32.07	228.42	63.72	63.57
C6	81°32'47"	S 11°29'40" E	116.32	127.00	181.87	186.37
C7	62°21'34"	S 62°21'17" E	280.77	300.00	326.74	302.71
C8	21°08'00"	W 58°43'30" E	188.88	300.00	388.14	387.04
C9	130°20'31"	E 58°22'36" E	483.87	127.00	333.80	245.88
C10	0°14'30"	S 33°32'30" W	15.26	1000.00	33.12	33.12
C11	08°11'20"	S 78°25'30" W	18.03	1000.00	32.68	32.68
C12	33°52'28"	S 18°28'30" E	233.08	200.00	121.08	130.58
C13	33°52'28"	S 78°24'30" E	157.68	300.00	305.48	305.28
C14	71°43'11"	S 60°13'30" E	276.28	300.00	375.44	384.41
C15	60°28'30"	S 08°22'30" W	83.81	130.00	148.80	140.84
C16	27°48'30"	S 27°12'47" W	32.20	130.00	83.12	82.30
C17	08°00'00"	S 08°48'00" W	8.89	100.00	13.97	13.88
C18	28°21'30"	S 08°57'45" E	32.85	130.00	84.33	83.69

**SUNDANCE TRAIL CENTERLINE LINE DATA**

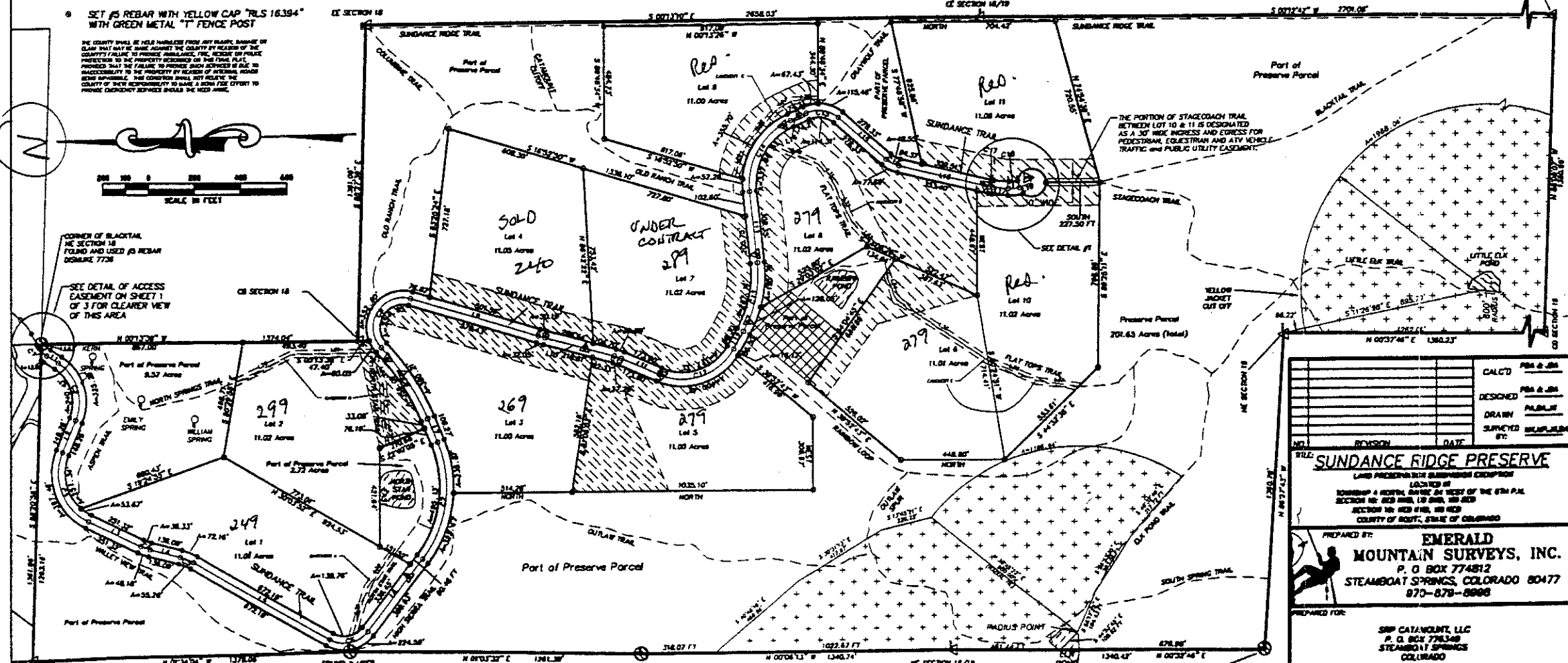
NUMBER	DIRECTION	DISTANCE
L1	S 27°02'00" W	58.81
L2	W 88°52'30" E	148.28
L3	S 24°30'30" W	231.37
L4	S 13°30'42" W	138.00
L5	S 20°30'00" W	472.19
L6	S 24°16'30" E	208.87
L7	W 87°40'30" E	108.27
L8	08°00'00" E	0.00
L9	S 18°16'30" W	328.47
L10	S 14°30'30" W	381.14
L11	S 24°10'30" W	173.80
L12	S 8°00'00" W	88.30
L13	W 87°30'30" E	308.30
L14	S 25°10'30" E	142.11
L15	S 17°22'30" E	278.33
L16	S 15°18'30" W	403.88
L17	S 05°48'00" W	68.38
L18	08°00'00" E	0.00
L19	S 23°22'30" E	38.37

**CENTERLINE OF TRAIL EASEMENT LINE CHART**

NUMBER	DIRECTION	DISTANCE
E1	S 27°02'00" W	270.20
E2	W 88°52'30" E	148.28
E3	S 24°30'30" W	231.37
E4	S 13°30'42" W	138.00
E5	S 20°30'00" W	472.19
E6	S 24°16'30" E	208.87
E7	W 87°40'30" E	108.27
E8	08°00'00" E	0.00
E9	S 18°16'30" W	328.47
E10	S 14°30'30" W	381.14
E11	S 24°10'30" W	173.80
E12	S 8°00'00" W	88.30
E13	W 87°30'30" E	308.30
E14	S 25°10'30" E	142.11
E15	S 17°22'30" E	278.33
E16	S 15°18'30" W	403.88
E17	S 05°48'00" W	68.38
E18	08°00'00" E	0.00
E19	S 23°22'30" E	38.37

NOTE: THE 30' WIDE EASEMENTS Labeled HEREON AS EASEMENT AREAS A, B, C, D, E, F ARE FOR PEDESTRIAN, EQUESTRIAN AND HIGH MOTORIZED VEHICULAR TRAFFIC ONLY. THE INTENT OF THESE EASEMENTS IS TO FOLLOW EXISTING TRAILS IN THE FIELD.

THE COUNTY SHALL BE HELD HARMLESS FROM ANY CLAIM, DAMAGE OR LOSS THAT MAY BE MADE AGAINST THE COUNTY BY REASON OF THE COUNTY'S FAILURE TO PROVIDE ADEQUATE FIRE PROTECTION TO THE PROPERTY DESCRIBED ON THIS PLAN. PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICE IS DUE TO UNREASONABLEITY TO THE PROPERTY BY REASON OF AVERAGE RISK RESPONSIBILITY. THIS CONDITION SHALL NOT RELIEVE THE COUNTY OF ITS RESPONSIBILITY TO MAKE A GOOD FAITH EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.



DESIGNED	PER & JOB
DRAWN	PUBLIC
SUPPLIED	BLANK
ETC.	ETC.
NO. REVISION	DATE
<b>TITLE: SUNDANCE RIDGE PRESERVE</b> LAND PRESERVATION SUBDIVISION EXEMPTION LOCATED IN SECTION 16, T12N, R10E, S12W, SECTION 16, T12N, R10E, S12W, SECTION 16, T12N, R10E, S12W, COUNTY OF ROY, STATE OF COLORADO	
PREPARED BY: <b>EMERALD MOUNTAIN SURVEYS, INC.</b> P. O. BOX 774812 STEAMBOAT SPRINGS, COLORADO 80477 970-879-8988	
PREPARED FOR: <b>SNP CATALONITE, LLC</b> P. O. BOX 776349 STEAMBOAT SPRINGS, COLORADO 80477	
SCALE: 1" = 200'	DATE: 3-18-87
PROJECT NO: 684-6	SHEET NO: 3 of 3