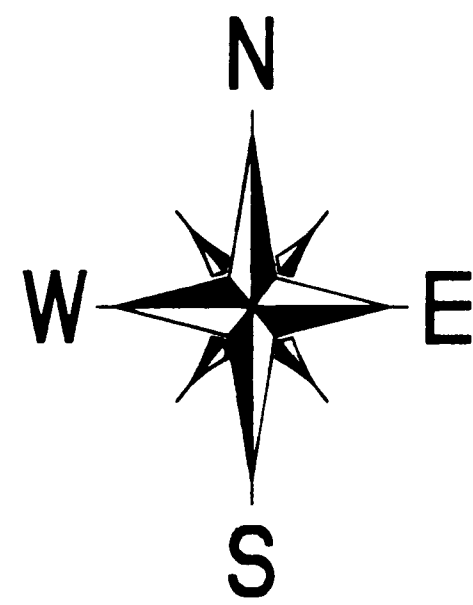


DIRECTIONS ARE BASED ON THE BEARING S89°22'37"E BETWEEN RECOVERED MONUMENTS AT THE CE 1/16TH CORNER AND THE CN 1/16TH CORNER OF SECTION 5, AS SHOWN AND DESCRIBED HEREON.

AMENDED INFORMAL SUBDIVISION PLAT

OF TRACTS 1-R, 3-R, AND 5-R OF COUNTRY MEADOWS ESTATES

AND RE-PLAT OF TRACT 4-R, COUNTRY MEADOWS ESTATES RE-PLAT OF MONARCH MEADOWS LOCATED IN THE SW 1/4 EAST OF COUNTY ROAD 250 & IN THE N 1/2 SE 1/4 OF SEC. 5, T 49 N, R 8 E, N.M.P.M. CHAFFEE COUNTY, COLORADO

CHAFFEE COUNTY ROAD NO. 253

NEPPL
REC'D. NO. 284731

MOOREHEAD
REC'D. NO. 288216

LUSERO
B. 491 P. 557

SEC. 4
SEC. 5

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT INVESTMENTS OF THE CGD, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PARCELS A, B AND C OF TRACT 1-R, PARCELS A, B AND C OF TRACT 3-R AND PARCELS A, B AND C OF TRACT 5-R OF COUNTRY MEADOWS ESTATES, CHAFFEE COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF FILED UNDER RECEPTION NO. 288266, AND TRACT 4-R OF COUNTRY MEADOWS ESTATES, BEING A RE-PLAT OF MONARCH MEADOWS, CHAFFEE COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD UNDER RECEPTION NO. 288268, ALL COLLECTIVELY LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (N 1/2 SE 1/4) OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO.

DOES HEREBY LAY-OUT, SUBDIVIDE, PLAT AND AMEND SAID PARCELS A, B AND C OF TRACT 1-R, PARCELS A, B AND C OF TRACT 3-R AND PARCELS A, B AND C OF TRACT 5-R, AND DOES HEREBY RE-PLAT AND AMEND TRACT 4-R, WITH DISTANCES, DIRECTIONS, AREAS AND EASEMENTS, AS SHOWN AND DEDICATED ON THIS PLAT, ALL TO BE KNOWN AS:

PARCELS A, B AND C OF TRACT 1-R, PARCELS A, B AND C OF TRACT 3-R, PARCELS A, B AND C OF TRACT 5-R AND RE-PLAT OF TRACT 4-R all in COUNTRY MEADOWS ESTATES, AMENDED CHAFFEE COUNTY, COLORADO

AND THE PARCELS ARE SUBJECT TO THE ACCESS ROAD & UTILITY EASEMENTS AND EMERGENCY EXIT EASEMENTS, AS SHOWN AND DESCRIBED ON THIS PLAT, AS SUCH EASEMENTS AFFECT THE INDIVIDUAL PARCELS WHICH THEY CROSS.

AND THE PARCELS SHALL CARRY WITH THEM THE RIGHT TO USE SAID EASEMENTS DESCRIBED IMMEDIATELY ABOVE, AS NECESSARY FOR ACCESS OF SUCH EASEMENTS TO THE INDIVIDUAL PARCELS.

AND THE PARCELS SHALL CARRY WITH THEM A NON-EXCLUSIVE RIGHT TO USE THE SIXTY (60.0) FOOT WIDE ROAD AND UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY OF TRACT 4-R, ALONG WITH THE TURN-OUTS AND CUL-DE-SACS, AS SHOWN ON THIS PLAT.

AND INVESTMENTS OF THE CGD, LLC, RESERVES THE RIGHT TO DEDICATE THE EASEMENT DESCRIBED IMMEDIATELY ABOVE, TO THE PUBLIC FOR THE PURPOSE OF A PUBLIC ROAD, RIGHT-OF-WAY, AND ALSO RESERVES THE RIGHT TO FURTHER DEDICATE THE AFORESAID ACCESS ROAD, UTILITY, AND EMERGENCY EXIT EASEMENTS FOR THE USE AND BENEFIT OF TRACT 4-R IN WHOLE OR IN PARTS.

AND ALL PARCELS SHALL BE SUBJECT TO UTILITY EASEMENTS, SAID EASEMENTS BEING TEN (10.0) FEET ON EACH SIDE OF ADJOINING TRACT BOUNDARIES, AND TWENTY (20.0) FEET WIDE ALONG EXTERIOR SUBDIVISION BOUNDARIES, EXCEPT THAT PORTION ADJOINING U.S. HIGHWAY NO. 50.

AND PARCELS A, B AND C OF TRACT 3-R AND PARCEL A OF TRACT 1-R ARE SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE AND MAINTAIN THE PINON DITCH.

AND PARCELS B AND C OF TRACT 3-R AND PARCEL C OF TRACT 1-R ARE SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE AND MAINTAIN THE NOLAN DITCH.

AND THE FIFTY (50.0) FOOT OR TWENTY (20.0) FOOT WIDE EASEMENTS ALONG THE IRRIGATION DITCHES AND INTERIOR DITCH LATERALS, AS PREVIOUSLY RESERVED, ARE HEREBY VACATED, AND EASEMENTS OF SUFFICIENT WIDTH TO OPERATE AND MAINTAIN SAID DITCHES ACCORDING TO COLORADO LAW ARE HEREBY RESERVED.

AND THE WATER STORAGE EASEMENT AREAS LOCATED WITHIN PARCEL B OF TRACT 3-R AND WITHIN TRACT 4-R ARE HEREBY VACATED.

AND TRACT 4-R IS SUBJECT TO AN EASEMENT FOR AN EXISTING OVERHEAD ELECTRIC POWER TRANSMISSION LINE AS SHOWN HEREON.

AND ALL PARCELS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS OF COUNTRY MEADOWS ESTATES AS RECORDED AT RECEPTION NO. 288266.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF DENNIS DETTMILLER, PRESIDENT OF INVESTMENTS OF THE CGD, LLC, HAS CAUSED HIS NAME TO BE HEREUNDER SUBSCRIBED ON THIS 22nd DAY OF December, A.D., 1998.

Dennis Dettmiller
DENNIS DETTMILLER, PRESIDENT OF INVESTMENTS OF THE CGD, LLC

STATE OF COLORADO
COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22nd DAY OF December, A.D., 1998, BY DENNIS DETTMILLER, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 12/29/2001

NOTARY PUBLIC *Kathy R. Leung*
ADDRESS: 11280 CR 197
Natchez CO 81201

NOTICE:

PARCELS A, B & C OF TRACT 1-R, PARCELS A, B & C OF TRACT 3-R AND PARCELS A, B & C OF TRACT 5-R MAY NOT BE FURTHER SUBDIVIDED WITHOUT A FULL SUBDIVISION REVIEW PURSUANT TO SUBDIVISION RULES AND REGULATIONS FOR CHAFFEE COUNTY, COLORADO. FURTHER, PARAGRAPH 2, ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS FOR COUNTRY MEADOWS ESTATES STATES: "NONE OF THE PARCELS INTO WHICH THE PROPERTY DESCRIBED IN EXHIBIT 'A' HAS BEEN DIVIDED SHALL EVER BE RE-DIVIDED INTO SMALLER PARCELS NOR CONVEYED OR ENCUMBERED IN ANY LESS THAN THE FULL ORIGINAL DIMENSIONS AS SHOWN ON SAID PLAT, EXCEPT BY DECLARANT AS A MATTER OF DEVELOPMENT OF THE SUBDIVISION." THIS LIMITATION APPLIES TO PARCELS A, B & C OF TRACT 3-R, PARCELS A, B & C OF TRACT 1-R, PARCELS A, B & C OF TRACT 5-R OF THIS AMENDED PLAT, AND ALSO TO TRACT 2-R OF COUNTRY MEADOWS ESTATES, BEING A RE-PLAT OF MONARCH MEADOWS, AS DESCRIBED IN AFORESAID EXHIBIT 'A'. THIS LIMITATION DOES NOT APPLY TO TRACT 4-R, OF COUNTRY MEADOWS ESTATES, BEING A RE-PLAT OF MONARCH MEADOWS, OR THE RE-PLAT OF SAID TRACT 4-R. TRACT 2-R IS SHOWN HEREON, BUT IS NOT A PART OF THIS AMENDED PLAT.

LEGEND:

- DENOTES A RECOVERED 1/2" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED AS INDICATED.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED LS 27931.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 10721.
- DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED LS 16117, SET FOR THIS SURVEY.
- DENOTES AN OVERHEAD ELECTRIC POWER TRANSMISSION LINE.
- DENOTES AN EXISTING OVERHEAD ELECTRIC SERVICE LINE AND POWER POLE.

SURVEYOR'S STATEMENT

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT SAID PLAT IS BASED ON A MONUMENTED SURVEY OF THE PARCELS AS SHOWN, WHICH WAS PERFORMED BY MY RESPONSIBLE CHARGE, AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, EASEMENTS IN EVIDENCE OR KNOWN TO ME ARE AS SHOWN.

DATED THIS 7th DAY OF December, A.D., 1998.

Michael K. Henderson
MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) DEED LINES ARE BASED ON THE FILED INFORMAL SUBDIVISION PLAT OF TRACTS 1-R, 3-R AND 5-R OF COUNTRY MEADOWS ESTATES, SAID PLAT BEING FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO UNDER RECEPTION NO. 288266.
- 2) RECORD EASEMENT RESEARCH IS BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 489464 ISSUED BY CHAFFEE TITLE ABSTRACT COMPANY, AS ORDER NO. 882066, EFFECTIVE FEBRUARY 4, 1998, AND ON ENDORSEMENTS TO SAID COMMITMENT DATED FEBRUARY 17, 1998 AND FEBRUARY 23, 1998.
- 3) THERE ARE FENCE LINES IN CLOSE PROXIMITY TO THE NORTH, WEST AND SOUTH BOUNDARIES OF COUNTRY MEADOWS ESTATES, BEING A RE-PLAT OF MONARCH MEADOWS.
- 4) RECOVERED MONUMENTS MARKING THE LOCATIONS OF THE CE 1/16TH, THE C 1/16TH AND THE CN 1/16TH CORNERS, AS SHOWN AND DESCRIBED HEREON, WERE USED TO ESTABLISH THE NORTH BOUNDARY OF COUNTRY MEADOWS ESTATES, BEING A RE-PLAT OF MONARCH MEADOWS, AS SAID MONUMENTS ARE LOCATED IN CLOSE PROXIMITY TO A FENCE LINE DESCRIBED AS THE PROPERTY LINE IN DEED DESCRIPTIONS OF ADJOINING PROPERTIES TO THE NORTH, HOWEVER DUE TO CONFLICTS IN FIELD MEASURED DISTANCES BETWEEN SAID CORNERS WHEN COMPARED TO DISTANCES FOUND ON THE PLAT OF MONARCH MEADOWS RECEPTION NO. 288266, AS WELL AS A PROBABLE ERROR IN DISTANCE FROM THE E 1/4 CORNER OF SECTION 5 TO SAID MONUMENT AT THE CE 1/16TH CORNER, THE EAST-NORTH POSITIONS OF SAID RECOVERED MONUMENTS WERE NOT ACCEPTED, AND SAID MONUMENTS WERE NOT ACCEPTED AS ALIQUOT CORNERS FOR SECTION 5.
- 5) THE PURPOSE OF THIS PLAT IS TO AMEND CERTAIN PORTIONS OF THE DEDICATION, TO VACATE THE FIFTY (50.0) FOOT WIDE DITCH EASEMENTS AND RE-DEDICATE SAID EASEMENTS TO SUFFICIENT WIDTH TO OPERATE AND MAINTAIN SAID DITCHES ACCORDING TO COLORADO LAW, TO VACATE THE WATER STORAGE EASEMENT AREAS ON TRACT 4-R AND PARCEL B OF TRACT 3-R, AND TO ADD UTILITY EASEMENTS ALONG CHAFFEE COUNTY ROAD NO. 250. TRACT 4-R IS INCLUDED IN THIS AMENDED PLAT DUE TO A SLIGHT CHANGE IN THE ORIGINAL DIMENSIONS OF SAID TRACT AS SHOWN ON THE FILED PLAT OF COUNTRY MEADOWS ESTATES, BEING A RE-PLAT OF MONARCH MEADOWS (PLAT RECEPTION NO. 288268). SAID CHANGE IS AT THE SOUTHWEST CORNER OF SAID TRACT 4-R AND HAS MADE TO PROVIDE A MORE SUITABLE ALIGNMENT OF THE 60.0 FOOT WIDE ACCESS ROAD ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT AT ITS INTERSECTION WITH CHAFFEE ROAD NO. 250. THE PERIMETER BOUNDARIES OF ALL PARCELS AND OF TRACT 4-R REMAIN THE SAME AS SHOWN ON THE INFORMAL SUBDIVISION PLAT OF TRACTS 1-R, 3-R, AND 5-R OF COUNTRY MEADOWS ESTATES (RECEPTION NO. 288266).

COUNTY COMMISSIONERS' APPROVAL:

THE AMENDED PLAT OF COUNTRY MEADOWS ESTATES INFORMAL SUBDIVISION, AND THE RE-PLAT OF TRACT 4-R, AS REPRESENTED BY THIS PLAT, IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY ON THIS 15th DAY OF December, A.D., 1998.

Frank C. McMurphy
FRANK C. MCMURPHY
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
CHAFFEE COUNTY, COLORADO

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT 8:25 A.M., ON THIS 23rd DAY OF December, A.D., 1998, UNDER RECEPTION NO. 301108.

Deanna E. Osburn-Wright
DEANNA E. OSBURN-WRIGHT
CHAFFEE COUNTY CLERK AND RECORDER

AMENDED INFORMAL SUBDIVISION PLAT			
OF TRACTS 1-R, 3-R & 5-R & RE-PLAT OF TRACT 4-R			
CHAFFEE COUNTY		COUNTRY MEADOWS ESTATES	
JOB NUMBER: J-98-196	THOD FILE: CH-AMENDED	HENDERSON LAND SURVEYING CO., INC.	
DRAWN BY: THOD GARD	DATE: 12/3/98	SAULDA, COLORADO	
CHECKED: FID. BOOK: 5183, Pgs. 28-29, 27-31		DRAWING NO. L-98-85	