

THE RIDGE AT RIVERDALE SUBDIVISION

A SUBDIVISION OF A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.:

SHEET 1 OF 5

KNOW ALL MEN BY THESE PRESENTS THAT GARY L. WAGNER, TRUSTEE FOR A DECLARATION OF TRUST DATED APRIL 12, 1984 AND SAYS A CHILD, INC., A COLORADO CORPORATION AND GARY WAGNER INDIVIDUALLY, GENEVRA A. WAGNER, KEVIN S. WAGNER AND KIMBERLY D. WAGNER BEING THE OWNERS OF:

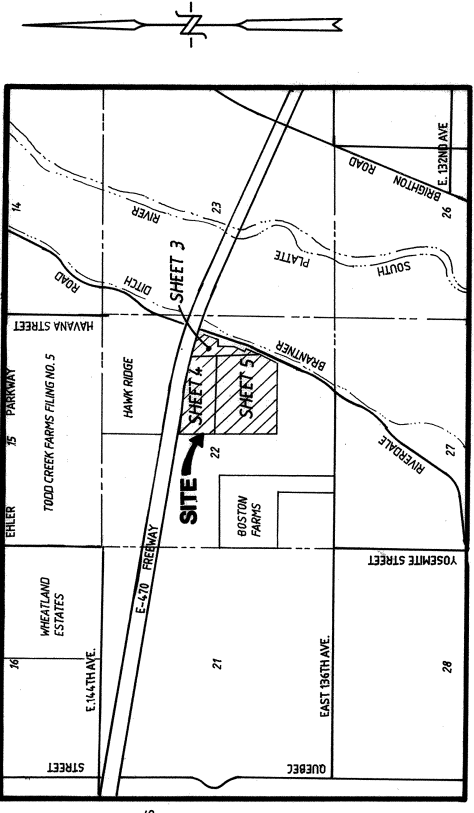
THAT PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 22, THENCE N00°14'30"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 857.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF E-470; THENCE S70°25'17"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.62 FEET TO THE RIGHT, THE RADIUS OF SAID CURVE IS 3074.05 FEET, THE CENTRAL ANGLE IS 17°42'32"; THE CHORD OF SAID CURVE BEARS S72°44'44"E, 946.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 930.02 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF SAID E-470; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

- S24°12'44"E, A DISTANCE OF 108.71 FEET;
- S14°43'54"W, A DISTANCE OF 262.28 FEET;
- S89°43'31"W, A DISTANCE OF 193.88 FEET;
- S14°43'54"W, A DISTANCE OF 193.88 FEET;
- S00°09'43"E, A DISTANCE OF 291.52 FEET;
- S16°43'24"W, A DISTANCE OF 223.35 FEET;
- S 69°15'22"E, A DISTANCE OF 193.95 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF RIVERDALE ROAD;

THENCE S24°12'44"E ALONG SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 50.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 3270.00 FEET, THE CENTRAL ANGLE OF SAID CURVE IS 09°16'11"; THE CHORD OF SAID CURVE BEARS S27°04'34"W, 300.65 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 300.76 FEET TO THE END OF SAID CURVE; THENCE S25°42'49"W TANGENT WITH THE LAST DESCRIBED CURVE AND ALONG SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 423.69 FEET TO THE POINT OF BEGINNING OF SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.92 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22, THENCE S89°24'43"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, A DISTANCE 1932.14 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, A DISTANCE OF 1932.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 88.22 ACRES, MORE OR LESS.



VICINITY MAP SCALE: 1" = 200'

NOTES:

THIS PARCEL IS SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES, GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 1459 AT PAGE 175, IN WHICH THE SPECIFIC LOCATION IS NOT DEFINED.

THIS PARCEL IS SUBJECT TO AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES GRANTED TO TEXAS AMERICAN OIL CORPORATION IN BOOK 2455 AT PAGE 888, IN WHICH THE SPECIFIC LOCATION IS NOT DEFINED.

EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES GRANTED TO GARY WAGNER, AS TRUSTEE IN THE INSTRUMENT RECORDED IN BOOK 5754-AT PAGE 18, IS HEREBY VACATED BY THIS PLAT.

EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES GRANTED TO GARY L. WAGNER, AS TRUSTEE BY THE INSTRUMENT RECORDED IN BOOK 6190 AT PAGE 261, IS HEREBY VACATED BY THIS PLAT.

THE 20' WIDE ACCESS EASEMENT AS DESCRIBED IN AN INSTRUMENT TO SPRING SPECTRUM I.P., A TEXAS LIMITED PARTNERSHIP, (UNRECORDED DOCUMENT) IS SHOWN ON THE ATTACHED MAP.

BASES FOR BEARINGS:

THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTH-EAST ONE-QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN ON THE ATTACHED MAP IS ASSUMED TO BEAR N00°03'10"E.

PLAT NOTES:

20' WIDE EASEMENTS ALONG THE FRONTS OF EAST 100TH PLACE ARE HEREBY GRANTED FOR UTILITY, DRAINAGE AND SLOPE PURPOSES, UNLESS OTHERWISE NOTED.

EIGHT-FOOT (8') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE SIDE AND REAR LINES OF EACH LOT WITHIN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEPHONE CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED TO RUN UNDER OR OVER THE SURFACE OF SAID EASEMENTS WITHIN SAID UTILITY EASEMENTS. THE LOCATION OF SAID 8' WIDE UTILITY EASEMENTS ARE MORE SPECIFICALLY SHOWN ON THE ATTACHED MAP.

THIS PLAT HAS BEEN APPROVED BY ADAMS COUNTY AND LOCATES A VESTED PROPERTY RIGHT PURSUANT TO GAS, 174-66-01.01, AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATION OF THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, DITCHES, CHANNELS, HYDRAULIC STRUCTURES AND BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY A SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY INDEMNITY IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2999 EAST INATH AVENUE, SUITE 200
THORNTON, COLORADO 80233
(303) 452-4433
Date Prepared: March 31, 2005

HAVE BY THESE PRESENTS AND OUT PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN IN THE PLAT UNDER THE NAME AND STYLE OF THE RIDGE AT RIVERDALE SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND SLOPE RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS IN THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, WATER AND SEWER LINES, TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER, EXECUTED THIS 24th DAY OF May, A.D. 2005.

Gary L. Wagner, Trustee
Genevra A. Wagner, Trustee
Kevin S. Wagner, Trustee
Kimberly D. Wagner, Trustee

COUNTY OF ADAMS)
STATE OF COLORADO)
THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, 2005
BY GARY L. WAGNER, GENEVRA A. WAGNER, KEVIN S. WAGNER AND KIMBERLY D. WAGNER.

Notary Public
My Commission Expires: 12-31-06
My Address is: 3500 E. 156th Ave., Brighton, Co 80602

SAVE A CHILD, INC., A COLORADO CORPORATION:

Tom Dale Moore, President

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
STATE OF COLORADO)

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, 2005

Notary Public
My Commission Expires: 12-31-05
My Address is: 3500 E. 156th Ave., Brighton, Co 80602

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, BRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

Raymond W. Bayer
Raymond W. Bayer, Reg. P.L.S. No. 6975



DATE: May 16, 2005

PLANNING COMMISSION APPROVAL:
APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2005.

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2005.

Gary W. Pace
Chairman

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 3:57 P.M. ON THE 29th DAY OF July, 2005.

Carole Dwyer
Deputy

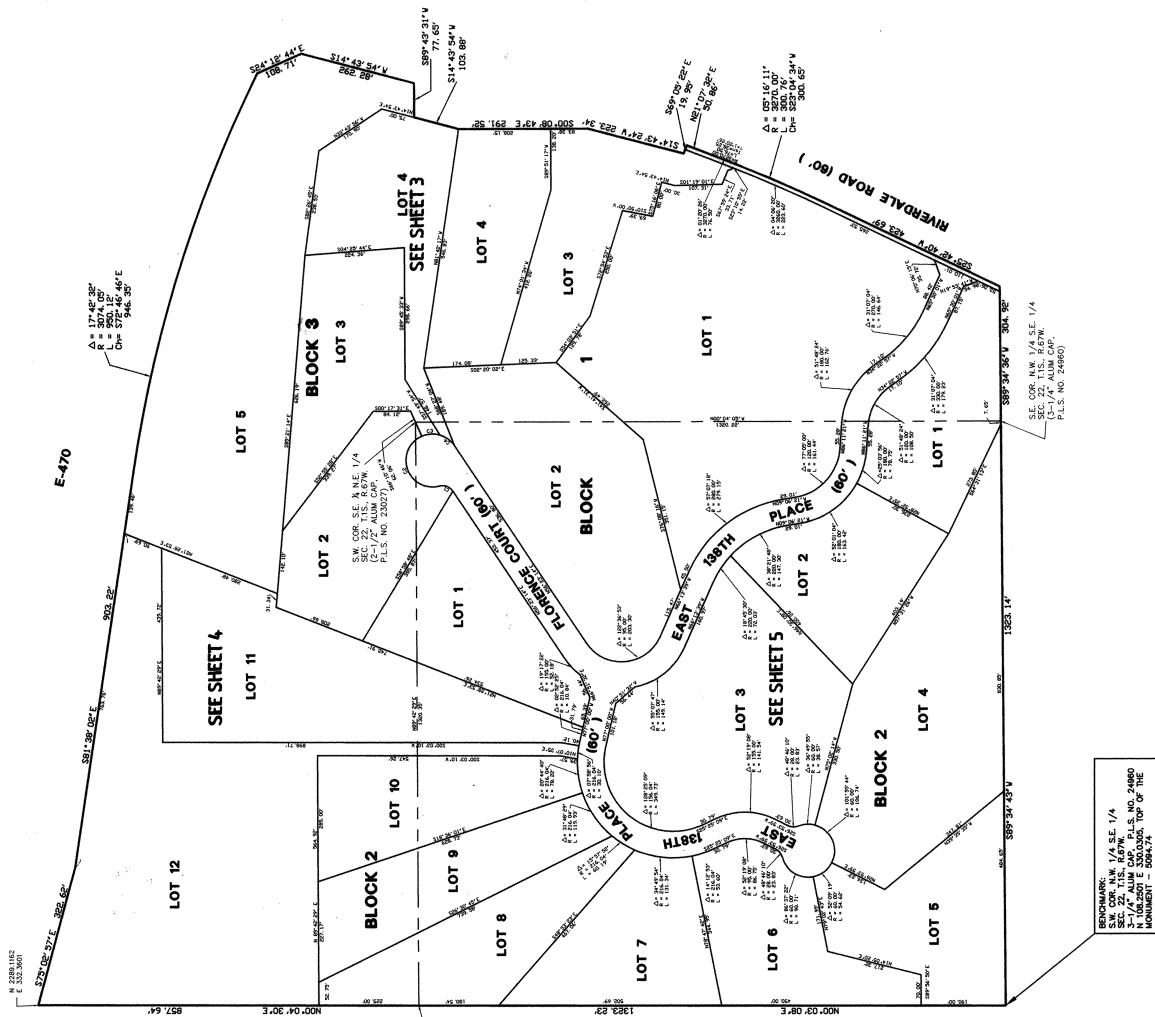
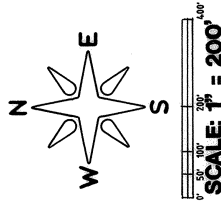
COUNTY CLERK AND RECORDER



THE RIDGE AT RIVERDALE SUBDIVISION

A SUBDIVISION OF A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 5



Prepared By:
R.W. BAYER & ASSOCIATES, INC.
 2090 EAST 104th AVENUE, SUITE 200
 THORNTON, COLORADO 80223
 (303) 452-4433
 Date Prepared: March 31, 2005

REMARKS:
 S.W. COR. NW 1/4 SE 1/4
 SEC. 22, T1S, R67W, P.L.S. NO. 24980
 N. 1/4 200' E. 300.00' TO
 DOCUMENT - 2004-74

THE RIDGE AT RIVERDALE SUBDIVISION

A SUBDIVISION OF A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 3 OF 5

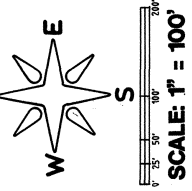
PLAN NOTES:

- IN ADDITION TO ONE HOME ALLOWED ON LOT 2, BLOCK 3, BY CONDITIONAL USE APPROVAL, THE EASEMENT ON THIS LOT MAY BE UTILIZED FOR THE INSTALLATION OF ONE HOME ON LOT 2, BLOCK 3, BY CONDITIONAL USE APPROVAL. THE EASEMENT ON THIS LOT MAY BE UTILIZED FOR THE INSTALLATION OF ONE HOME ON LOT 2, BLOCK 3, BY CONDITIONAL USE APPROVAL. THE EASEMENT ON THIS LOT MAY BE UTILIZED FOR THE INSTALLATION OF ONE HOME ON LOT 2, BLOCK 3, BY CONDITIONAL USE APPROVAL. THE EASEMENT ON THIS LOT MAY BE UTILIZED FOR THE INSTALLATION OF ONE HOME ON LOT 2, BLOCK 3, BY CONDITIONAL USE APPROVAL.
- THERE MAY BE POSSIBLE UNDERGROUND PIPELINES CROSSING THIS SUBDIVISION THAT COULD OR CANNOT BE LOCATED BY THE OIL COMPANIES. IT IS THE SOLE RESPONSIBILITY OF THE LOT OWNER TO VERIFY ANY PIPELINES OR APPURTENANCES ENCUMBERING THE LOT.
- PER WATER COURT DECREE CASE NO. 92CV042, INDIVIDUAL LARAME-FOX HILLS SHALL PROVIDE THE WATER SUPPLY AS FOLLOWS: LOT 1, BLOCK 1 (5.5 ACRES-FEET/YEAR) IN HOUSE USE PLUS UP TO 5,000 SQUARE FEET OF OUTSIDE IRRIGATION FOR A CHURCH PARSONAGE HOME; LOT 2, BLOCK 2 (10.8 ACRES-FEET/YEAR) IN HOUSE USE PLUS UP TO 10,000 SQUARE FEET OF OUTSIDE IRRIGATION; LOT 3, BLOCK 2 (2.038 ACRES-FEET/YEAR) IN HOUSE USE PLUS UP TO 1,600 SQUARE FEET OF OUTSIDE IRRIGATION; AND LOTS 3 AND 4, BLOCK 1 AND LOTS 1, 2, 4, 5, 6 AND 7, BLOCK 2 (2.038 ACRES-FEET/YEAR) IN HOUSE USE PLUS UP TO 1,600 SQUARE FEET OF OUTSIDE IRRIGATION FOR A TOTAL ALLOWED ANNUAL WITHDRAWAL OF 8,19 ACRES-FEET/YEAR. ALL WELLS SHALL BE LOCATED IN THE S.E. 1/4 OF SECTION 22.

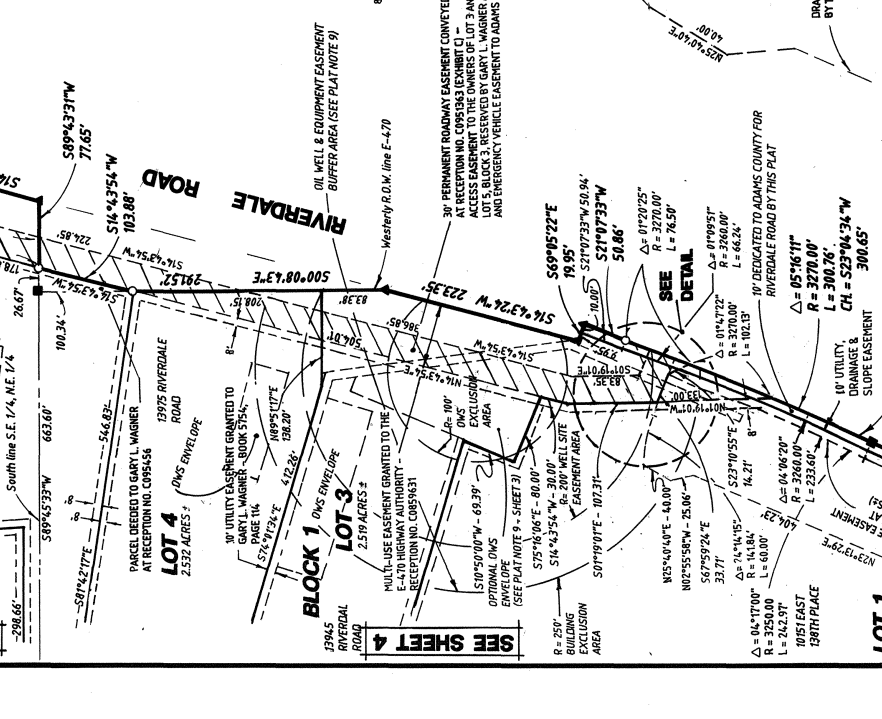
LEGEND

- DENOTES: EXISTING #4 REBAR CAP - P.L.S. 23027
- ▲ DENOTES: EXISTING 2 1/2" DIA. ALUM. CAP - E-470 R.O.W. - P.L.S. NO. 24960
- DENOTES: SET #5 REBAR & CAP - BAYER - P.L.S. NO. 6973
- (R) DENOTES: RADIAL TO CURVE
- (NR) DENOTES: NOT RADIAL TO CURVE

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- ALL WELLS SHALL HAVE A TOTALING FLOW METER INSTALLED. IF LARGER DOMESTIC ANIMALS ARE KEPT, THE ALLOWED IRRIGATION AREA SHALL BE REDUCED BY 500 SQUARE FEET FOR EACH LARGE ANIMAL. BARGAIN AND SALE DEEDS TO CONVEY WATER RIGHTS SHALL BE GRANTED BY THE PRESENT OWNER TO EACH LOT PURCHASER.
- ALL BUT 2% OF RETURN FLOWS FROM THE SEPTIC SYSTEMS SHALL BE RETAINED BY THE DEVELOPER FOR AN AUGMENTATION PLAN TO UTILIZE WATER FROM THE LOWER APPARAGE ADAPTER TO PROVIDE WATER FOR A CHURCH WITH A BALLFIELD AND OUTSIDE IRRIGATION ON LOT 1, BLOCK 1. ADDITIONAL OUTSIDE IRRIGATION FOR THE OTHER LOTS, AND/OR RESUBDIVISION ON LOT 2, BLOCK 1, LOTS 3, 4, AND 12, BLOCK 2, AND LOT 3, BLOCK 3, SUBJECT TO WATER COURT, AND WHERE APPLICABLE, ADAMS COUNTY RESUBDIVISION APPROVALS.
- SOILS ON LOTS CAN BE EXPECTED TO HAVE A HIGH SHRINK-SWELL POTENTIAL AND FOUNDATIONS SHOULD BE DESIGNED TO MINIMIZE DAMAGE TO STRUCTURES FROM DIFFERENTIAL MOVEMENT. BUILDING SITES SHALL BE INVESTIGATED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE ISSUES THAT SHOULD BE ADDRESSED ARE APPROPRIATE FOUNDATION TYPE AND DESIGN, SOIL STABILITY, AND UNDERMINING AND COLLAPSE OF FOUNDATIONS. FOUNDATION TYPES, FOUNDATION DIMENSIONS SHALL BE INCORPORATED IN FOUNDATION DESIGNS.
- LOTS SHALL BE SERVED WITH ON-SITE WASTEWATER SYSTEMS (OWS) FOR SEWAGE DISPOSAL, WHOSE INSTALLATION SHALL REQUIRE A PERMIT FROM THE TRI-COUNTY HEALTH DEPARTMENT (TCHD) AFTER LOT SPECIFIC PERCOLATION TESTING AND DESIGN ACCORDANCE WITH TCHD REGULATIONS. ENGINEERED SEWAGE DISPOSAL SYSTEMS MAY BE REQUIRED FOR DESIGN OF OWS FOR APPROVAL BY TCHD ON SOME LOTS. UNLESS OTHERWISE APPROVED BY TCHD, THE OWS SHALL BE LOCATED IN THE DESIGNATED OWS ENVELOPE AREAS (ON LOTS WHERE AN OWS ENVELOPE HAS BEEN INDICATED ON THE PLAN. THE DESIGNATED OWS ENVELOPE AREAS (OWS ENVELOPE) ARE SHOWN TO THE OWNER AND SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE OWS ENVELOPE AREAS (OWS ENVELOPE) ARE SHOWN TO THE OWNER AND SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE OWS ENVELOPE AREAS (OWS ENVELOPE) ARE SHOWN TO THE OWNER AND SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES. THE OWS ENVELOPE AREAS (OWS ENVELOPE) ARE SHOWN TO THE OWNER AND SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.
- TCHD REGULATIONS THAT SEPTIC TANKS BE PUMPED AND THE OWS INSPECTED EVERY FOUR (4) YEARS BY A SYSTEMS CLEANER LICENSED BY TCHD. EACH LOT OWNER SHALL SUBMIT A RECEIPT AT LEAST EVERY FOUR (4) YEARS, INDICATING THAT THE SEPTIC TANK HAS BEEN PUMPED AND THE OWS HAS BEEN INSPECTED, TO THE LOCAL OFFICE OF THE TCHD. IN ADDITION TO PUMPING THE SEPTIC TANK, OWNERS HAVE OTHER MAINTENANCE OBLIGATIONS TO THE OWS, INCLUDING BUT NOT LIMITED TO: CLEANING THE OWS, REPAIRING THE OWS, AND MAINTAINING THE OWS. OWNERS SHALL BE RESPONSIBLE TO EDUCATE AND ADVISE LOT OWNERS OF OWS ABOUT USE AND MAINTENANCE OF THEIR OWS, AND PROPERTY OWNERS CAN OBTAIN COPIES OF THE GUIDE AS WELL AS ADDITIONAL INFORMATION FROM TCHD'S LOCAL OFFICE.
- ACCESS ROAD REQUIREMENTS: NO FENCING SHALL BE ALLOWED ACROSS THE PRIVATE AND EMERGENCY ACCESS ROAD, THE LOCATION, DISTRICT, THIS PRIVATE AND EMERGENCY ACCESS ROAD SHALL BE MAINTAINED BY THE OWNER OF LOT 5, BLOCK 3.
- E-470 REQUIREMENTS: NO CENETARY PLOTS SHALL BE LOCATED WITHIN THE MULTIPLE USE EASEMENT (MUE). THE DEVELOPER SHALL BE SUBJECT TO E-470 EXPANSION FEES, AND E-470 IS NOT RESPONSIBLE FOR NOISE MITIGATION.
- SOIL/GAS FACILITIES - NO HAZARDOUS STRUCTURE SHALL BE CONSTRUCTED WITHIN THE TWO-HUNDRED FIFTY FOOT (250') BUFFER AROUND ANY OIL OR GAS WELL FACILITY AS SHOWN ON THE PLAN. IN THE EVENT THE FACILITY CAUSING THE 250' BUFFER AREA IS REMOVED, THEN THIS RESTRICTION SHALL BECOME NULL AND VOID. THE 100 FOOT OIL EXCLUSION AREA SHOWN ON LOTS 3, BLOCK 1, MAY BE REMOVED AND THE OWS CONSTRUCTED WITHIN THE OPTIONAL OWS ENVELOPE PROVIDED THE WELL IS PROPERLY PLUGGED AND ABANDONED IN ACCORDANCE WITH THE STATE OF COLORADO OIL AND GAS CONSERVATION COMMISSION REQUIREMENTS.
- XCEL ENERGY - A LICENSE SHALL BE OBTAINED FOR ANY ACTIVITY IN THE POWER LINE EASEMENT THAT CROSSES THE SUBDIVISION.



DETAIL SCALE: 1" = 40'



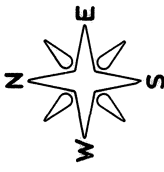
DETAIL SCALE: 1" = 40'

Prepared By:
R.W. BAYER & ASSOCIATES, INC.
 2090 EAST HATFIELD, SUITE 200
 THORNTON, CO 80225
 (303) 452-4433
 Date Prepared: March 31, 2015

THE RIDGE AT RIVERDALE SUBDIVISION

A SUBDIVISION OF A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

F21-202 4/5

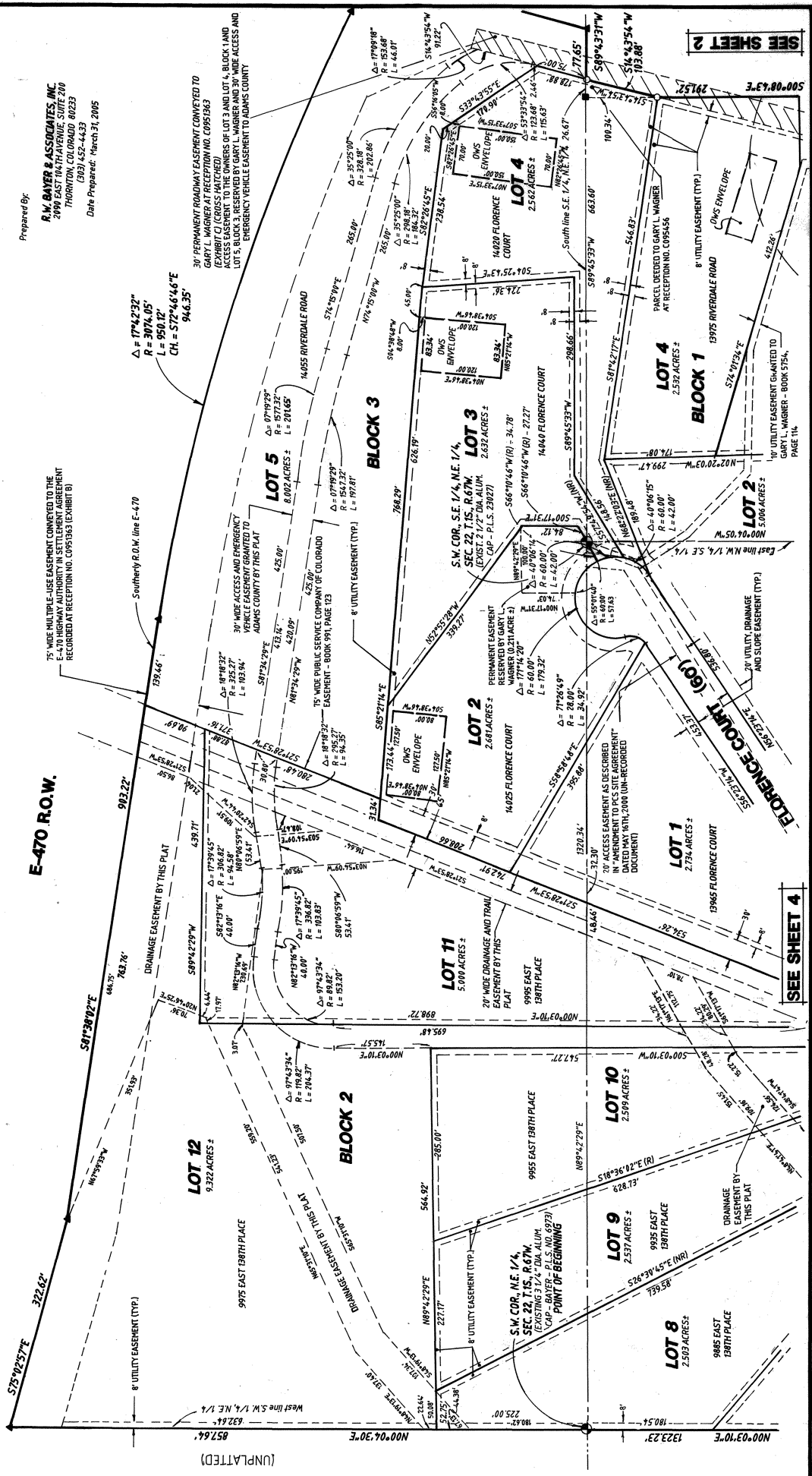


SCALE: 1" = 100'

SHEET 4 OF 5

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
 2999 EAST 104TH AVENUE, SUITE 200
 THORNTON, COLORADO 80233
 (903) 452-4433
 Date Prepared: March 31, 2005



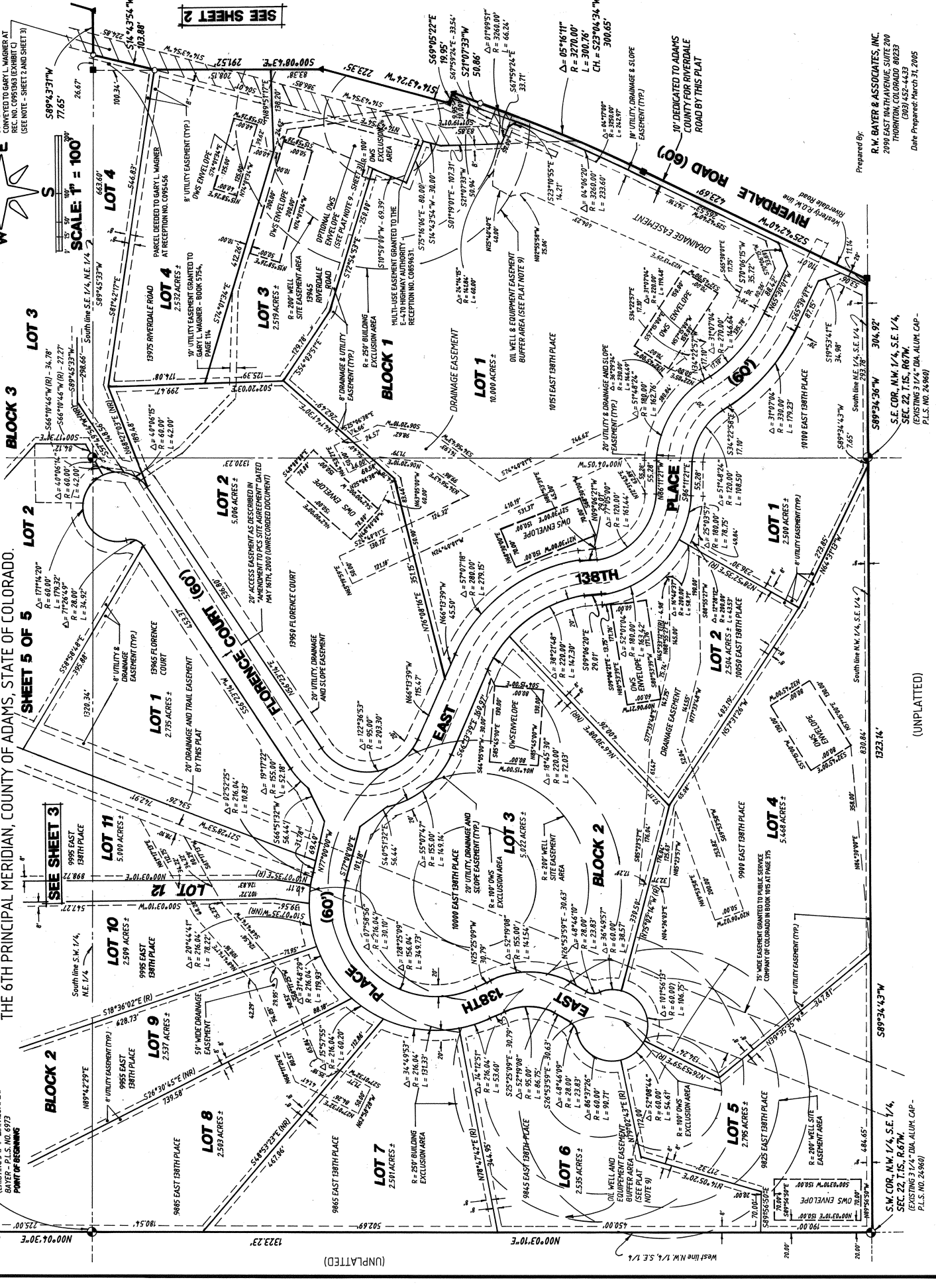
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SEE SHEET 2

SEE SHEET 4

THE RIDGE AT RIVERDALE SUBDIVISION

A SUBDIVISION OF A PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.



SCALE: 1" = 100'

30' PERMANENT ROADWAY EASEMENT CONVEYED TO GARY L. WAGNER (SEE NOTE - SHEET 2 AND SHEET 3)

Prepared By:
R.W. BAYER & ASSOCIATES, INC.
2099 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80229
303.562.3333
Date Prepared: March 31, 2005

S.W. COR., N.E. 1/4, SEC. 22,
T.1S., R.67W.
(EXISTING 3 1/4" DIA. ALUM. CAP -
P.L.S. NO. 24960)

S.E. COR., N.W. 1/4, S.E. 1/4,
SEC. 22, T.1S., R.67W.
(EXISTING 3 1/4" DIA. ALUM. CAP -
P.L.S. NO. 24960)

S.W. COR., N.W. 1/4, S.E. 1/4,
SEC. 22, T.1S., R.67W.
(EXISTING 3 1/4" DIA. ALUM. CAP -
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(UNPLATTED)

(UNPLATTED)