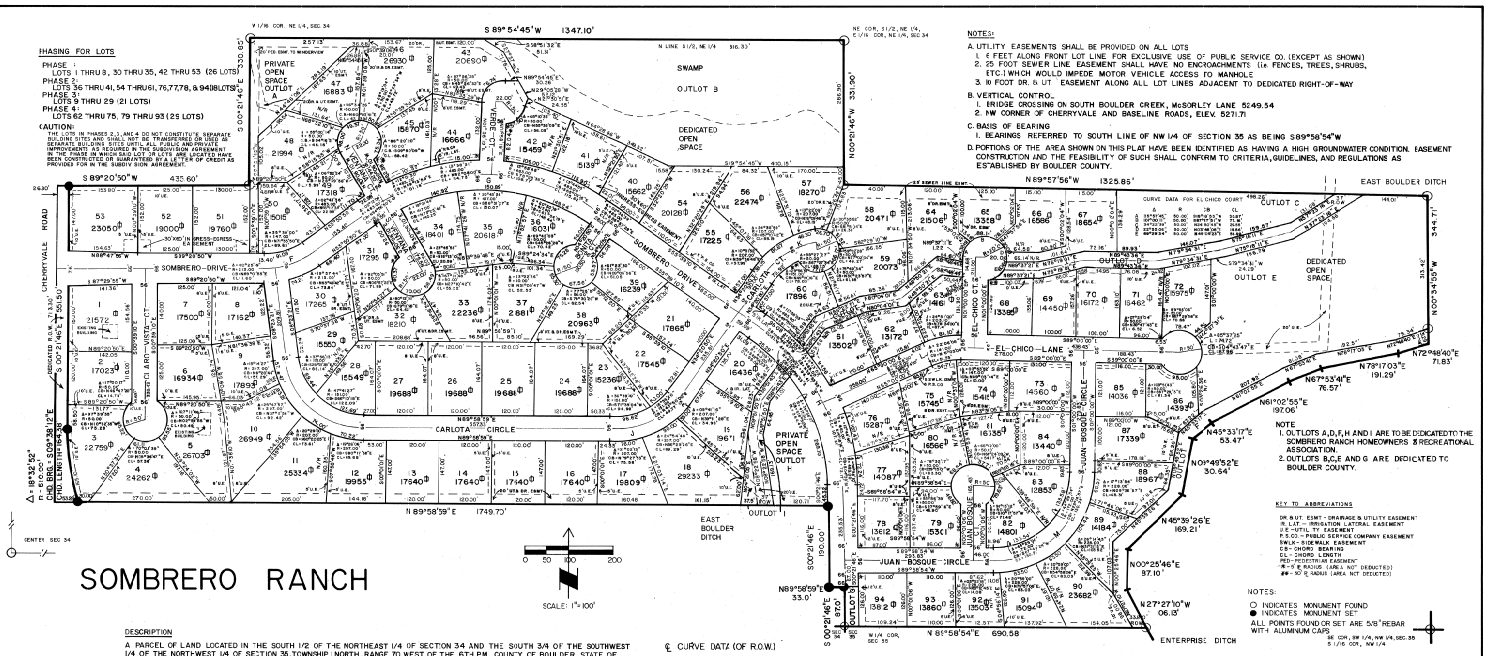
PHASING FOR LOTS

PHASE 1
LOTS 1 THRU 3, 30 THRU 35, 42 THRU 53 (26 LOTS)
PHASE 2
LOTS 36 THRU 41, 54 THRU 61, 76, 77, 78, & 94 THRU 108 LOTS
PHASE 3
LOTS 9 THRU 29 (21 LOTS)
PHASE 4
LOTS 62 THRU 75, 79 THRU 93 (25 LOTS)

CAUTION:
THE LOTS IN PHASES 2, 3, AND 4 DO NOT CONSTITUTE SEPARATE BUILDING SITES AND SHALL NOT BE TRANSFERRED OR USED AS SEPARATE BUILDING SITES UNTIL ALL PUBLIC AND PRIVATE IMPROVEMENTS REQUIRED FOR THE PHASE IN WHICH SAID LOT OR LOTS ARE LOCATED HAVE BEEN CONSTRUCTED OR GUARANTEED BY A LETTER OF CREDIT AS PROVIDED FOR IN THE SUBDIVISION AGREEMENT.



SOMBRERO RANCH

NOTES:

A. UTILITY EASEMENTS SHALL BE PROVIDED ON ALL LOTS
1. 6 FEET ALONG FRONT LOT LINE FOR EXCLUSIVE USE OF PUBLIC SERVICE CO. (EXCEPT AS SHOWN)
2. 25 FOOT SEWER LINE EASEMENT SHALL HAVE NO ENCROACHMENTS (i.e. FENCES, TREES, SHRUBS, ETC.) WHICH WOULD IMPEDE MOTOR VEHICLE ACCESS TO MANHOLE
3. 10 FOOT DR. & UT. EASEMENT ALONG ALL LOT LINES ADJACENT TO DEDICATED RIGHT-OF-WAY

B. VERTICAL CONTROL
1. BRIDGE CROSSING ON SOUTH BOULDER CREEK, McSORLEY LANE 5249.54
2. NW CORNER OF CHERRYVALE AND BASELINE ROADS, ELEV. 5271.71

C. BASIS OF BEARING
1. BEARINGS REFERRED TO SOUTH LINE OF NW 1/4 OF SECTION 35 AS BEING S89°58'54"W

D. PORTIONS OF THE AREA SHOWN ON THIS PLAT HAVE BEEN IDENTIFIED AS HAVING A HIGH GROUNDWATER CONDITION. EASEMENT CONSTRUCTION AND THE FEASIBILITY OF SUCH SHALL CONFIRM TO CRITERIA, GUIDELINES, AND REGULATIONS AS ESTABLISHED BY BOULDER COUNTY.

NOTE
1. OUTLOTS A, D, F, H AND I ARE TO BE DEDICATED TO THE SOMBRERO RANCH HOMEOWNERS & RECREATIONAL ASSOCIATION.
2. OUTLOTS B, C, E AND G ARE DEDICATED TO BOULDER COUNTY.

KEY TO ABBREVIATIONS

DR. & UT. ESMT - DRAINAGE & UTILITY EASEMENT
IR. LAT. - IRRIGATION LATERAL EASEMENT
U.E.-UTIL. TY EASEMENT
P.S.C. - PUBLIC SERVICE COMPANY EASEMENT
SWLK.-SIDEWALK EASEMENT
CL - CURVE LENGTH
CL - CHORD LENGTH
PED-PEDESTRIAN EASEMENT
R - C.L. RADIUS (ARE NOT DEDUCTED)
- 50' R. RADIUS (ARE NOT DEDUCTED)

NOTES:
○ INDICATES MONUMENT FOUND
● INDICATES MONUMENT SET
ALL POINTS FOUND OR SET ARE 5/8" REBAR WITH ALUMINUM CAPS

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34 AND THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON 1/4 CORNER OF SECTIONS 34 AND 35, SAID POINT BEING THE TRUE POIN" OF BEGINNING, THENCE FROM SAID POINT OF TRUE BEGINNING (1) ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35 NORTH 89°54'54" EAST 690.58 FEET (2) NORTH 27°27'10" WEST 106.13 FEET (3) NORTH 00°25'46" EAST 87.10 FEET (4) NORTH 45°39'26" EAST 169.21 FEET (5) NORTH 00°49'52" EAST 130.64 FEET (6) NORTH 45°33'17" EAST 53.47 FEET (7) NORTH 61°02'55" EAST 97.06 FEET (8) NORTH 67°53'41" EAST 76.57 FEET (9) NORTH 78°17'03" EAST 191.29 FEET (10) NORTH 72°48'40" EAST 71.83 FEET (11) NORTH 00°34'55" WEST 344.71 FEET (12) NORTH 69°57'56" WEST 1325.86 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34 (13) ALONG SAME NORTH 00°21'46" WEST 331.90 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 (14) SOUTH 89°54'45" WEST 1347.10 FEET (15) SOUTH 00°21'46" EAST 330.85 FEET (16) SOUTH 89°20'50" WEST 435.60 FEET (17) SOUTH 00°21'46" EAST 1330 FEET (18) NORTH 89°58'59" EAST 1749.70 FEET (19) SOUTH 00°21'46" EAST 190.00 FEET (20) NORTH 89°58'59" EAST 33.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34 (21) ALONG SAME SOUTH 00°21'46" EAST 87.00 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 62.24 ACRES OF LAND MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT SOMBRERO RANCH LIMITED, A PARTNERSHIP, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR OF SOMBRERO RANCH. THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SOMBRERO RANCH, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DOES HEREBY DEDICATE AND SET APART ALL OF THE ROADS, AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSE SHOWN HEREON, AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

IN WITNESS WHEREOF SOMBRERO RANCH LIMITED GENERAL PARTNER, THIS 14th DAY OF June, A.D. 19 79 HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY F.D. WILKINS,

SOMBRERO RANCH LIMITED
F.D. WILKINS, GENERAL PARTNER

STATE OF COLORADO }
COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, A.D., 19 79, BY F.D. WILKINS, GENERAL PARTNER.
SOMBRERO RANCH LIMITED

MY COMMISSION EXPIRES 9/28/81

NOTARY PUBLIC

P-8 F-2 #40

℄ CURVE DATA (OF R.O.W.)

F	K
Δ = 30°30'00"	Δ = 49°33'00"
R = 180.00'	R = 179.00'
L = 111.53'	L = 51.52'
T = 57.62'	T = 80.63'
C = 110.18'	C = 147.64'
CB = N17°35'50"E	CB = N58°35'50"E

G	L
Δ = 70°30'00"	Δ = 26°00'00"
R = 450.00'	R = 75.00'
L = 553.71'	L = 79.41'
T = 318.03'	T = 40.40'
C = 519.43'	C = 78.73'
CB = N89°05'50"E	CB = N78°00'00"E

H	M
Δ = 55°17'24"	Δ = 90°51'54"
R = 450.00'	R = 200.00'
L = 434.28'	L = 310.61'
T = 235.71'	T = 196.48'
C = 417.59'	C = 280.32'
CB = S28°00'28"E	CB = N45°29'27"E

I
Δ = 81°37'40"
R = 179.00'
L = 255.02'
T = 154.58'
C = 233.99'
CB = S49°12'11"E

J
Δ = 55°38'06"
R = 179.00'
L = 173.81'
T = 94.45'
C = 167.07'
CB = N62°09'54"E

SURVEYOR'S CERTIFICATE

I ROGER H. PATTERSON, A FULLY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF SOMBRERO RANCH TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Roger H. Patterson
SURVEYOR - COLO. L.S. REG. 14630

PLANNING COMMISSION CERTIFICATE

APPROVED THE 18th DAY OF APRIL, A.D. 19 79 COUNTY PLANNING COMMISSION, BOULDER COUNTY, COLORADO.

Leona B. Stecher
VICE - CHAIRMAN

COMMISSIONER'S CERTIFICATE

APPROVED THIS 26th DAY OF June, A.D. 19 79, BOARD OF COUNTY COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF BOULDER.

ATTEST:
CLERK OF BOARD

Betty M. Babcock
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:53 AM O'CLOCK, THIS 21st DAY OF June, AD. 19 79 AND IS DULY RECORDED IN PLAN FILE P-8 F-2 #40 FEES $10.00 PAID

RECORDER

Reception # 34012
DEPUTY

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.
UNTIL SUCH ROADS AND OTHER IMPROVEMENTS MEET COUNTY REQUIREMENTS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS ALONG RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION.
NOTICE IS FURTHER GIVEN THAT NO MORE THAN 10% OF THE LOTS WILL BE ISSUED BUILDING PERMITS BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE ACCEPTANCE AS HEREIN ABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY, OR UNTIL OTHER SUITABLE PROVISION IS MADE FOR COMPLETION AND/OR MAINTENANCE OF THE ROADS AND OTHER IMPROVEMENTS.

PLANFILE P-8 F-2 #40