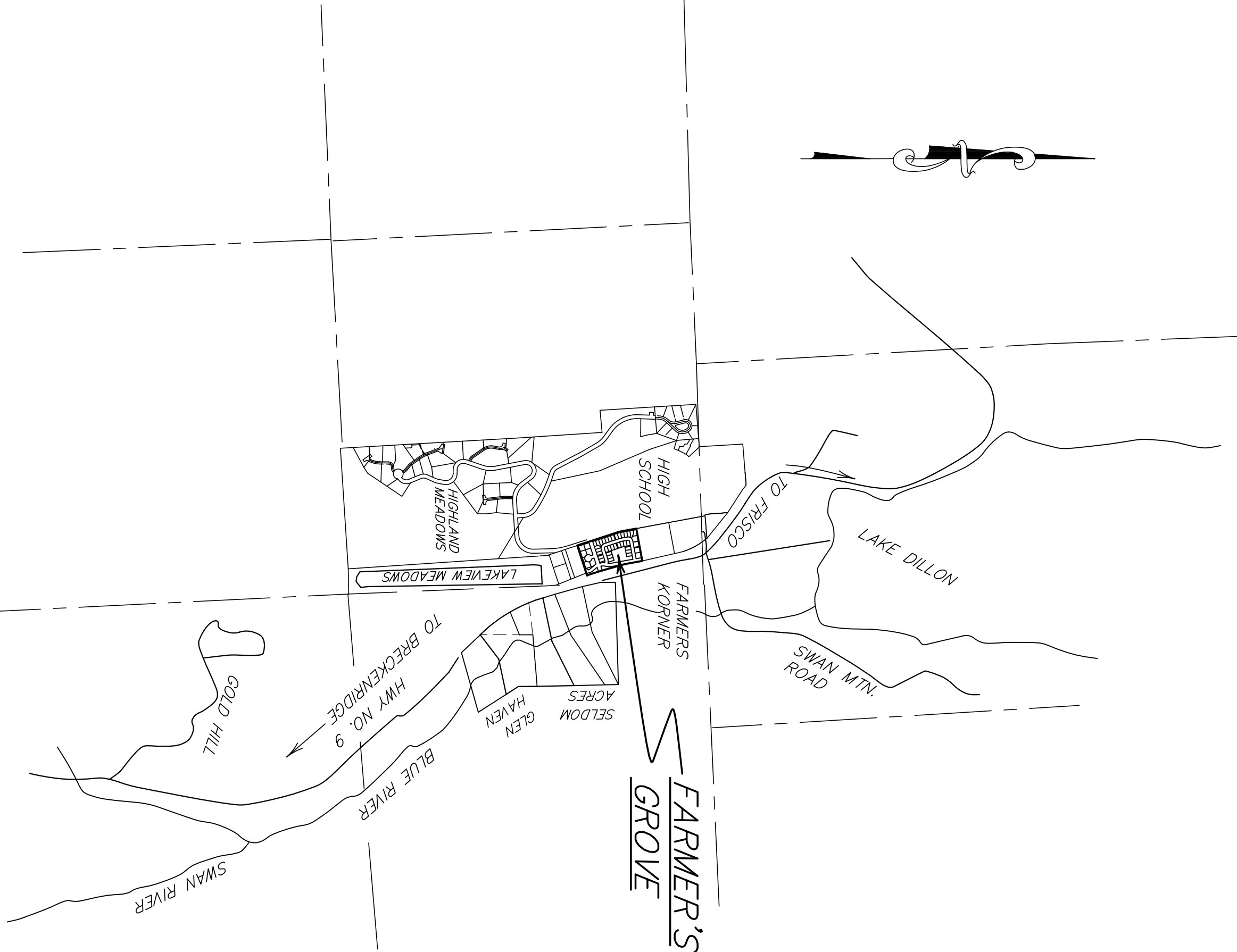


SHEET 1 OF 3



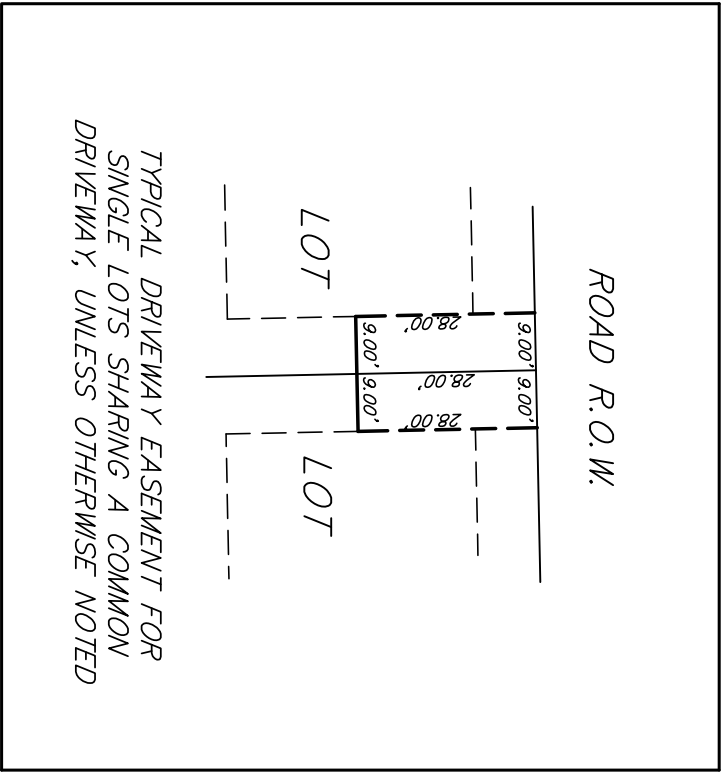
THIS PLAT CORRECTION IS TO AMEND PLAT NOTE #5 TO ALLOW FOR FIVE OF THE DUPLEX EMPLOYEE HOUSING UNITS TO BE 1400 SQUARE FEET RATHER THAN THE PREVIOUS REQUIREMENTS OF 1250 SQUARE FEET. THIS PLAT CORRECTION IS ALSO TO CHANGE SARAH COURT TO ZOE COURT AND TO CHANGE ALPENLEE DRIVE TO MARLENE DRIVE.

SUBDIVISION MATRIX:

TOTAL LOT AREA	201,452 SQ. FT.
TOTAL TRACT AREA	4,625 ACRES
TOTAL RIGHT-OF-WAY AREA	106,825 SQ. FT.
GRAND TOTAL AREA	2,452 ACRES
	1,33,346 SQ. FT.
	3.038 ACRES
TOTAL BUILDING ENVELOPE AREA	440,623 SQ. FT.
TOTAL MEANINGFUL OPEN SPACE AREA	10,115 ACRES
	95,327 SQ. FT.
	2,188 ACRES
	234,510 SQ. FT.
	5,354 ACRES

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

PLAT NOTES:

[illegible]

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT FARMERS GROVE, ILLIC, IS THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATE IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M. COUNTY OF SUMMIT, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

HEREUNTO BE SUBSCRIBED THIS _____ DAY OF _____, 2001.

FARMERS GROVE, LLC

BY: CHRIS PETERSON, MANAGER

ACKNOWLEDGEMENT:

STATE OF _____)
)
COUNTY OF _____)

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONERS' APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO, DOES HEREBY APPROVE THIS PLAT AT A MEETING HELD ON THIS _____ DAY OF _____, 20____, AND HEREBY AUTHORIZES DEPOSITION OF PUBLIC RIGHTS OF WAY, UTILITY EASEMENTS, AND OTHER PUBLIC RIGHTS AS SHOWN HEREON, ACCEPTANCE OF PUBLIC RIGHTS AS SHOWN HEREON, AND THE CONSTRUCTION THEREOF BY THE CITY OF FORT COLLINS, COLORADO, IN ACCORDANCE WITH THE PROCEEDING FOR ACCEPTANCE OF ROADS FOR MAINTENANCE AND CONSTRUCTION STANDARDS OR SUCH REGULATIONS AS SHALL BE ADOPTED IN LIEU OF THE SUMMIT COUNTY ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

CHAIRMAN

TITLE COMPANY'S CERTIFICATE:

TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE MEDICATION FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS.

DATED THIS _____ DAY OF _____, 20____.



IGENT

CLERK AND RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND
RECORDED ON THIS 20 DAY OF , AND FILED
FOR RECORD AT M., UNDER RECEPTION NUMBER .

SIGNATURE _____ BY: _____

Drawn RSO	Eng. PLATTNER	Project 10256
Checked	Date 10/26/01	Sheet 1 of 3

R A N G E W E S T

ENGINEERS & SURVEYORS

INC.

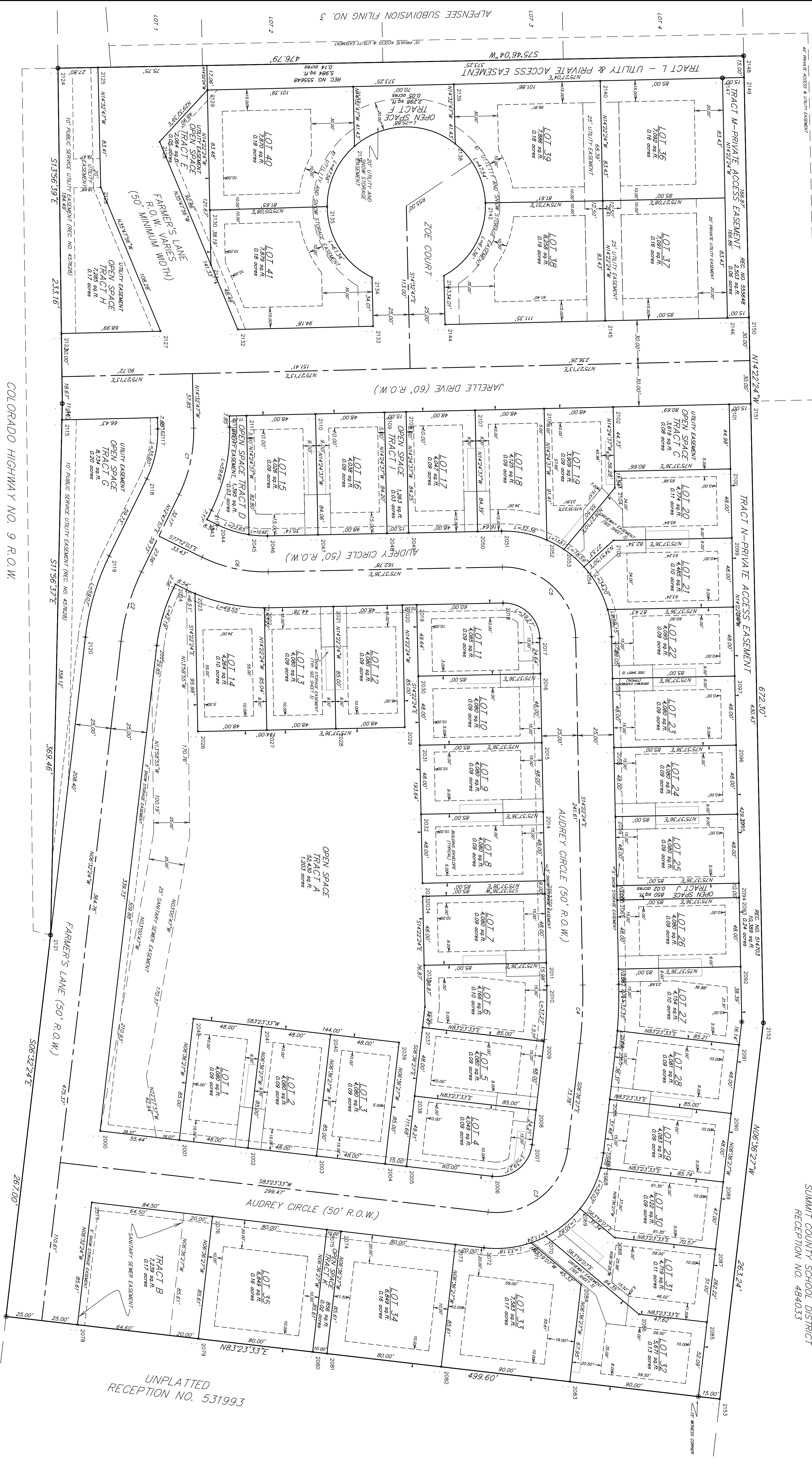
P.O. Box 569

Silverthorne, CO 80498 970-468-6281

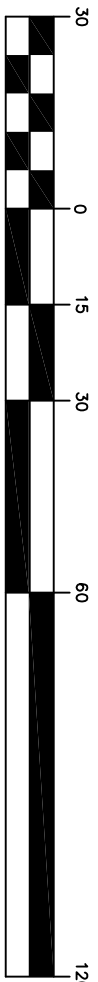
SUMMIT COUNTY SCHOOL DISTRICT
RECEPTION NO. 484033

AMENDED FARMER'S GROVE
LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO
SHEET 2 OF 3

SUMMIT COUNTY SCHOOL DISTRICT
RECEPTION NO. 484033



GRAPHIC SCALE



LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 27924)
- SET REBAR & PLASTIC CAP (PLS 26292)

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	47.73'	24.33'	47.28'	N06°25'W	27°20'44"
C2	150.00'	50.63'	28.56'	50.39'	N03°07'46"E	19°20'21"
C3	50.00'	78.54'	50.00'	70.71'	S09°33'54"W	90°00'00"
C4	50.00'	78.54'	50.00'	70.71'	S09°22'24"E	90°00'00"
C5	50.00'	78.54'	50.00'	70.71'	S09°22'24"E	90°00'00"
C6	100.00'	47.43'	24.17'	46.99'	N89°12'46"E	27°10'21"

UNPLATTED
RECEPTION NO. 531993

Drawn By: Date: 10/20/01

Project: 16758

Sheet: 2 of 3

R-A-N-G-E

W-E-S-T

INC.

ENGINEERS & SURVEYORS

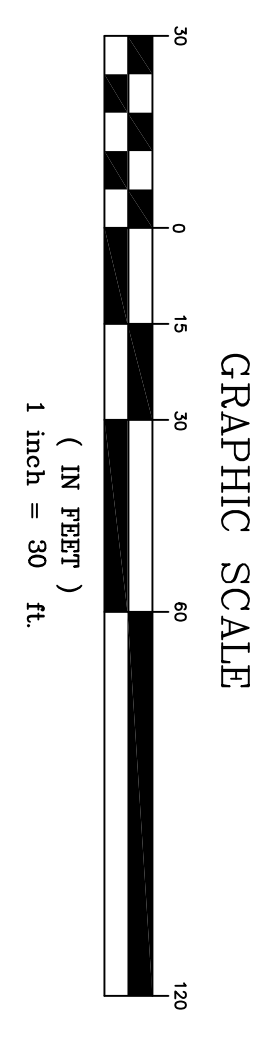
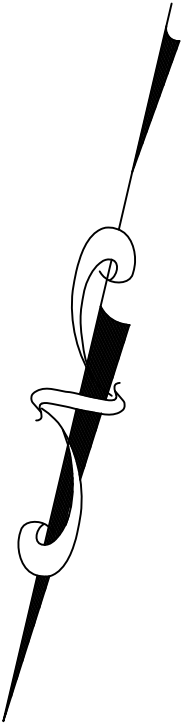
P.O. Box 589

Silverthorne, CO 80498 970-468-6281

SUMMIT COUNTY SCHOOL DISTRICT
RECEPTION NO. 484033

AMENDED FARMER'S GROVE
LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
SUMMIT COUNTY, COLORADO
SHEET 3 OF 3
COMMON DRIVEWAY EASEMENTS AND SNOW STORAGE EASEMENTS
(FOR SINGLE FAMILY LOTS)

SUMMIT COUNTY SCHOOL DISTRICT
RECEPTION NO. 484033



LEGEND	
	SNOW STORAGE EASEMENT SINGLE FAMILY LOTS ONLY
	COMMON DRIVEWAY EASEMENT

NOTES

A 5' WIDE STRIP ALONG ALL INTERIOR LOT AND TRACT LINES FORMING AUDREY
CIRCLE AND FARMER'S LANE IS DESIGNATED AS A SNOW STORAGE EASEMENT.
COMMON DRIVEWAY EASEMENTS ARE IN ACCORDANCE WITH THE DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FARMER'S GROVE.
(SEE NOTES 18 & 19, SHEET 1 OF 3)
SNOW STORAGE AREAS ARE 30' FROM BUILDING ENVELOPES
SNOW STORAGE AREAS ARE A MINIMUM OF 25' OF PAVED AREAS.

Drawn RHL	Eng RAL/BB	Project 16756
Checked	Date 10/20/01	Sheet 3 of 3
R-ANGEL-W-EST INC. ENGINEERS & SURVEYORS P.O. Box 589 Silverthorne, CO 80498 970-488-6281		

UNPLATTED
RECEPTION NO. 531993