

LEGAL DESCRIPTION

PL PARCEL ONE (PART OF PIN 919274001):  
A PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF ROUTT COUNTY ROAD 60; TOWNSHIP 9 NORTH,  
RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO 1TH P.M., COUNTY OF ROUTT, STATE OF COLORADO  
P.M., COUNTY OF ROUTT, STATE OF COLORADO ORIGINAL SURVEY RESURVEY  
SECTION 27: E1/2E1/2 TRACT 86  
SECTION 27: S1/2NW1/4, NE1/4NW1/4, NW1/4NE1/4 TRACT 87  
SECTION 27: SW1/4NE1/4, W1/2SE1/4, SE1/4SW1/4 TRACT 88  
SECTION 27: N1/2SW1/4 TRACT 89  
SECTION 34: NE1/4NE1/4 TRACT 122  
EXCEPTING AND EXCLUDING THEREFROM:  
THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED IN BOOK 216 AT PAGE 437; BOOK 264 AT PAGE 385; BOOK 329 AT  
PAGE 94; AND BOOK 341 AT PAGE 484.  
A TRACT OF LAND LOCATED IN TRACTS 86, 87 AND 88 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT FROM WHICH AP 3 TRACT 87 BEARS N 73°53'54" W, 2845.64 FEET;  
THENCE N 01°13'00" E, 1320.00 FEET;  
THENCE N 88°47'00" W, 1316.70 FEET;  
THENCE S 01°13'00" W, 1320.00 FEET;  
THENCE S 88°47'00" E, 1316.70 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - P.U.D. AREA

A tract of land located in Tracts 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6<sup>th</sup> P.M., Routt County, Colorado

A tract of land located in Tracts 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6<sup>th</sup> P.M., Routt County, Colorado, being more particularly described as follows:

Beginning at a point from which AP 3, Tract 87 bears N61°29'00"W, 1121.78 feet;  
Thence N01°13'00"E, 797.10 feet;  
Thence S89°09'43"E, 436.62 feet to a point of intersection with the west line of the Home Ranch Amended Planned Unit Development Plan as recorded at Reception No. 645437 of Routt County Clerk and Recorder records on September 27, 2006;  
Thence along said west line of the said Planned Unit Development Plan, N01°13'00"E, 303.53 feet;  
Thence along the north line of the said Planned Unit Development Plan, S88°47'00"E, 1316.70 feet to the northeast corner;  
Thence along the east line of the said Planned Unit Development Plan, S01°13'00"W, 1320.00 feet to the southeast corner;  
Thence along south line of the said Planned Unit Development Plan, S88°47'00"E, 1316.70 feet to the southwest corner;  
Thence along said west line of the said Planned Unit Development Plan, S01°13'00"W, 216.48 feet;  
Thence departing said line N88°47'00"W, 436.61 feet to the Point of Beginning, said tract contains 48.00 acres more or less.

Basis of Bearing: N01°06'55"E, 1,324.60 feet along the west line of Tract 87, Section 27 between found U.S. G.L.O brass monuments

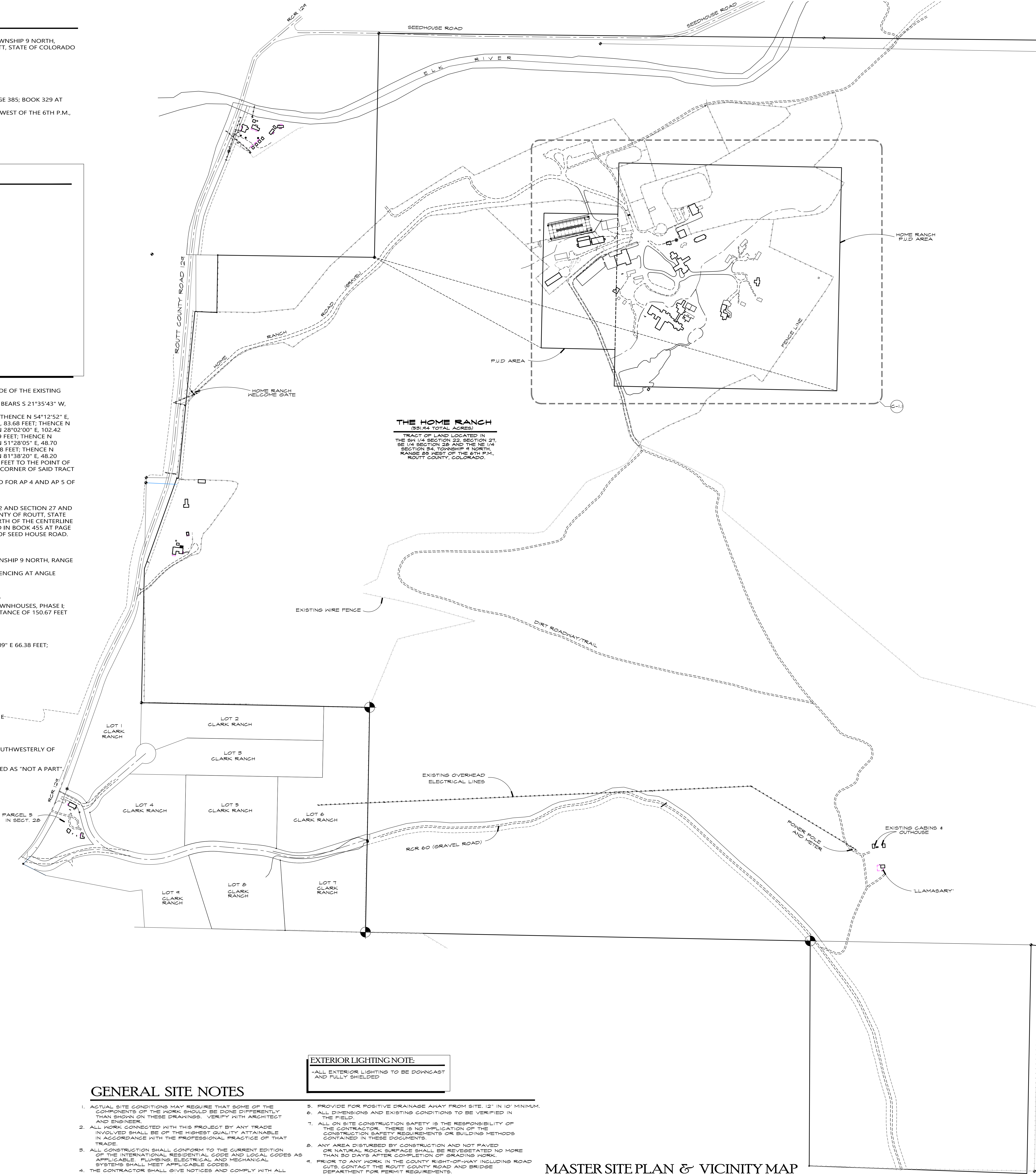
Legal description by: Walter N. Magill, Colorado Licensed Land Surveyor for and on behalf of Four Points Surveying and Engineering.

PARCEL B:  
A 40 FOOT WIDE INGRESS, EGRESS AND UNDERGROUND UTILITY EASEMENT BEING 20 FEET ON EACH SIDE OF THE EXISTING ROAD CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CENTER OF COUNTY ROAD NO. 129 (ELK RIVER ROAD) FROM WHICH AP 2 TRACT 89 BEARS S 21°35'43" W, 481.81 FEET;  
THENCE N 64°49'07" E, 50.85 FEET; THENCE N 45°01'24" E, 276.48 FEET; THENCE N 46°47'31" E, 90.99 FEET; THENCE N 54°12'52" E, 67.50 FEET; THENCE N 66°33'42" E, 91.55 FEET; THENCE N 76°58'42" E, 131.51 FEET; THENCE N 71°26'20" E, 83.68 FEET; THENCE N 69°06'37" E, 121.84 FEET; THENCE N 61°56'09" E, 89.72 FEET; THENCE N 44°19'23" E, 55.28 FEET; THENCE N 28°02'00" E, 102.42 FEET; THENCE N 38°23'50" E, 80.75 FEET; THENCE N 43°16'11" E, 85.27 FEET; THENCE N 46°35'18" E, 154.39 FEET; THENCE N 35°41'34" E, 74.64 FEET; THENCE N 38°10'33" E, 80.83 FEET; THENCE N 44°35'54" E, 218.58 FEET; THENCE N 51°28'05" E, 48.70 FEET; THENCE N 72°35'36" E, 59.30 FEET; THENCE N 80°27'45" E, 313.00 FEET; THENCE N 82°25'40" E, 115.28 FEET; THENCE N 56°47'36" E, 74.28 FEET; THENCE N 55°39'47" E, 118.43 FEET; THENCE N 62°00'22" E, 58.40 FEET; THENCE N 81°38'20" E, 48.20 FEET; THENCE S 81°29'14" E, 54.60 FEET; THENCE S 65°43'59" E, 142.07 FEET; THENCE S 73°03'43" E, 225.34 FEET TO THE POINT OF TERMINATION AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED TRACT FROM WHICH THE SW CORNER OF SAID TRACT BEARS S 01°13'00" W, 1137.03 FEET.  
BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE GOVERNMENT BRASS CAPS FOUND FOR AP 4 AND AP 5 OF TRACT 87 BEING N 00°06'52" W.  
COUNTY OF ROUTT, STATE OF COLORADO

PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING NORTH OF THE CENTERLINE OF ELK RIVER (MORE PARTICULARLY DEFINED IN THAT CERTAIN AFFIDAVIT AND AGREEMENT RECORDED IN BOOK 455 AT PAGE 582, (ROUTT COUNTY RECORDS), AND THAT PORTION OF TRACT 78 LYING SOUTH OF THE CENTERLINE OF SEED HOUSE ROAD, EXCEPTION AND EXCLUDING THEREFROM:  
THAT CERTAIN TRACT OF LAND CONVEYED BY DEED RECORDED IN BOOK 338 AT PAGE 130.

PARCEL FOUR (PIN 919272002): A TRACT OF LAND LOCATED IN THE NW1/4NW1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M.  
(DESCRIBED UNDER THE RESURVEY AS TRACT 90) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT ANGLE POINT #3 OF SAID TRACT 90,  
THENCE N 89°15'00" E 203.93 FEET ALONG THE SOUTH LINE OF SAID TRACT 90,  
THENCE N 03°02'00" E 68.98 FEET TO A POINT OF CURVATURE,  
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N 06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF GLEN EDEN TOWNHOUSES, PHASE I;  
THENCE ALONG A CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS S 80°06'57" E 808.15 FEET) A DISTANCE OF 150.67 FEET AND WHOSE CHORD BEARS N 15°13'31" E 150.45 FEET;  
THENCE N 20°34'00" E 175.05 FEET;  
THENCE N 13°59'16" E 174.57 FEET;  
THENCE N 20°34'09" E 169.53 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 66.39 FEET AND WHOSE CHORD BEARS N 18°31'09" E 66.38 FEET;  
THENCE N 16°28'00" E 43.65 FEET TO THE CENTER OF ELK RIVER;  
THENCE ALONG THE CENTERLINE OF SAID ELK. RIVER FOR THE FOLLOWING 5 COURSES,  
S80°25'00" E 37.09 FEET,  
S76°34'00" E 254.00 FEET,  
S84°43'00" E 226.0 FEET,  
N78°57'00" E 120.0 FEET,  
N64°21'14" E 251.10 FEET TO THE EAST LINE OF SAID TRACT 90;  
THENCE S00°27'40" E. 938.00 FEET ALONG SAID EAST LINE TO ANGLE POINT #4 OF SAID TRACT 90;  
THENCE S89°15'00" W 1111.17 FEET ALONG THE SOUTH LINE OF SAID TRACT 90;  
THENCE N03°02'00" E 68.98 FEET TO A POINT OF CURVATURE;  
THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 96.63 FEET AND WHOSE CHORD BEARS N06°27'32" E 96.57 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO

PARCEL FIVE (PIN 919284006):  
THAT PART OF TRACT 92, SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO WHICH LIES SOUTHEASTERLY OF COUNTY ROAD NO. 129, SOUTHWESTERLY OF COUNTY ROAD NO. 60, AND NORTHWESTERLY OF "FUTURE COUNTY ROAD NO. 60" AS SHOWN ON THE PLAT OF CLARK RANCH AS SHOWN ON THE PLAT OF CLARK RANCH RECORDED JUNE 26, 1978 AT FILE NO. 8184 AND DESIGNATED AS "NOT A PART"



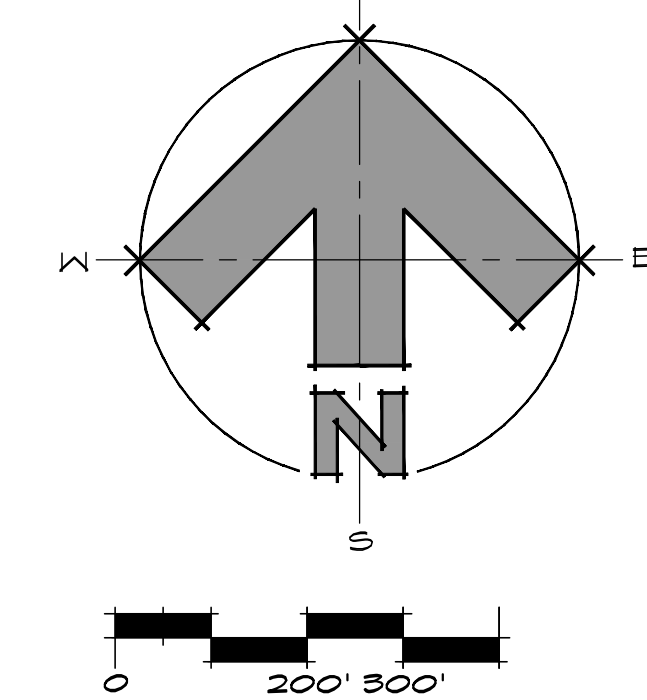
EXTERIOR LIGHTING NOTE:

-ALL EXTERIOR LIGHTING TO BE DOWNCAST AND FULLY SHIELDED

GENERAL SITE NOTES

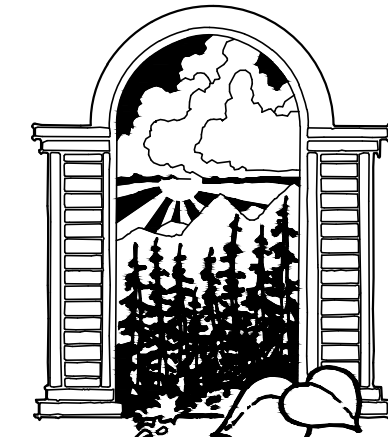
1. ACTUAL SITE CONDITIONS MAY REQUIRE THAT SOME OF THE COMPONENTS OF THE WORK SHOULD BE DONE DIFFERENTLY THAN SHOWN ON THESE DRAWINGS. VERIFY WITH ARCHITECT AND ENGINEER.
2. ALL WORK CONNECTED WITH THIS PROJECT BY ANY TRADE INVOLVED SHALL BE OF THE HIGHEST QUALITY ATTAINABLE IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF THAT TRADE.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS APPLICABLE. PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS SHALL MEET APPLICABLE CODES.
4. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, INCLUDING O.S.H.A.
5. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM SITE, 12" IN 10' MINIMUM.
6. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD.
7. ALL ON SITE CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THERE IS NO IMPLICATION OF THE CONSTRUCTION SAFETY REQUIREMENTS OR BUILDING METHODS CONTAINED IN THESE DOCUMENTS.
8. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED NO MORE THAN 90 DAYS AFTER COMPLETION OF GRADING WORK.
9. PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY INCLUDING ROAD CUTS, CONTACT THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.

MASTER SITE PLAN & VICINITY MAP

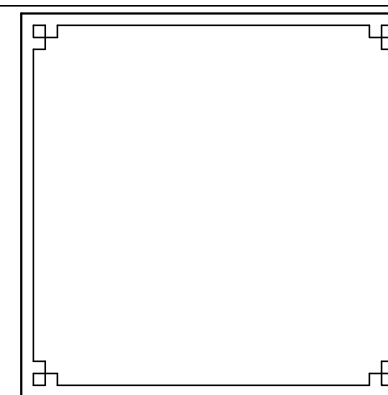


DWN BY:  
JFR / BNR  
PUD MINOR AMEND:  
11/29/2021  
FOUNDATION ONLY:  
01/28/2022  
PERMIT ISSUE:  
06/10/2023

REVIEWED  
FOR  
CODE  
COMPLIANCE  
07/20/2023



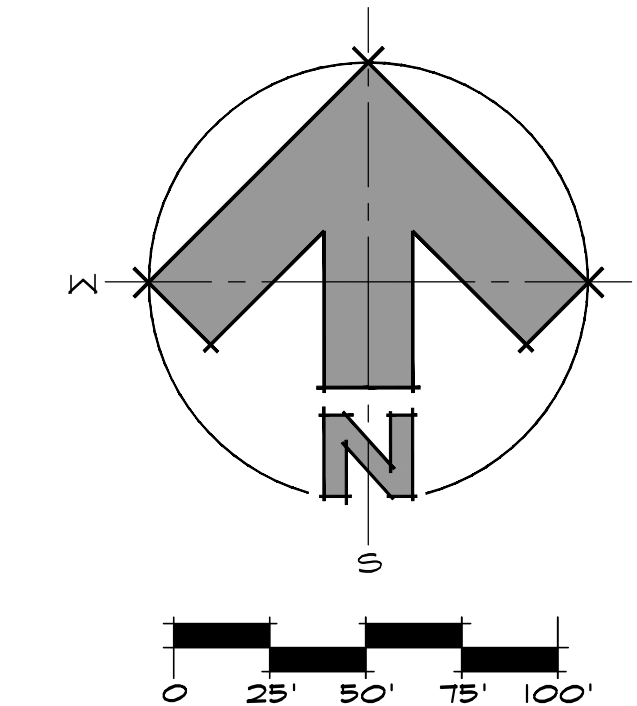
JOE PATRICK  
ROBBINS  
ARCHITECT  
BOX 1495 875-4395  
875-1100 899-1658  
COLORADO 80477



A NEW PLAN FOR THE  
HOME RANCH  
LODGE  
27315  
HOME RANCH ROAD  
ROUTT COUNTY  
COLORADO  
SHEET NUMBER

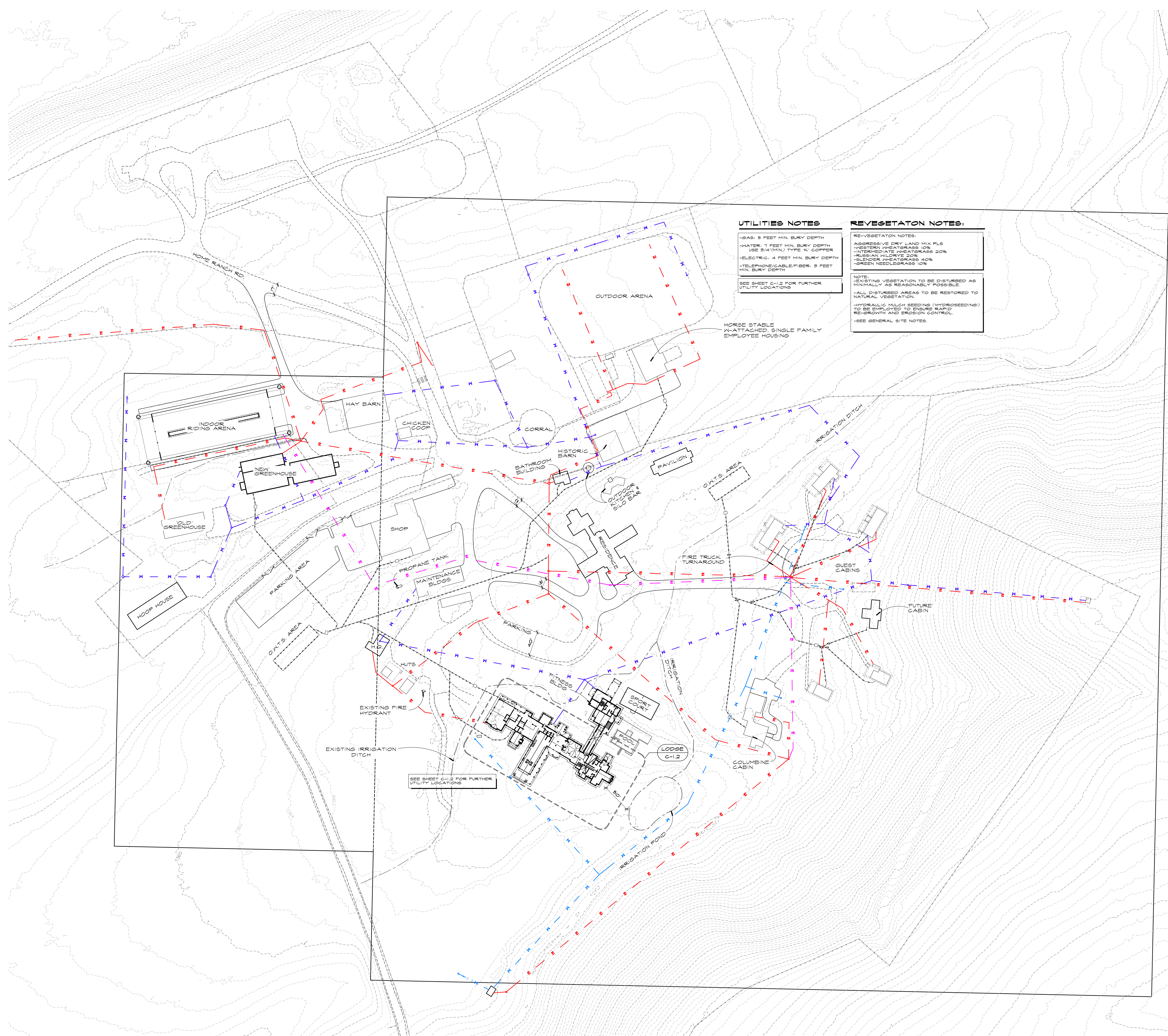
C - 1.0

SCALE: 1" = 200'-0"



DRAWN BY:  
JFR / BWR  
PUD MINOR AMEND:  
11/29/2022  
FOUNDATION ONLY:  
01/28/2022  
PERMIT ISSUE:  
06/10/2023

REVIEWED  
FOR  
CODE  
COMPLIANCE  
07/20/2023



UTILITIES NOTES

- GAS: 5 FEET MIN. BURY DEPTH
- WATER: 1 FEET MIN. BURY DEPTH  
USE 3/4"(MIN.) TYPE K' COPPER
- ELECTRIC: 4 FEET MIN. BURY DEPTH
- TELEPHONE/CABLE/FIBER: 3 FEET  
MIN. BURY DEPTH

SEE SHEET C-1.2 FOR FURTHER  
UTILITY LOCATIONS

REVEGETATION NOTES:

- RE-VEGETATION NOTES:
- AGGRESSIVE DRY LAND MIX FL5
  - WESTERN WHEATGRASS 10%
  - INTERMEDIATE WHEATGRASS 20%
  - RUSSIAN WILDMYR 20%
  - SLENDER WHEATGRASS 40%
  - GREEN NEEDLEGRASS 10%
- NOTE:
- EXISTING VEGETATION TO BE DISTURBED AS  
MINIMALLY AS REASONABLY POSSIBLE.
  - ALL DISTURBED AREAS TO BE RESTORED TO  
NATURAL VEGETATION.
  - HYDRAULIC MULCH SEEDING (HYDROSEEDING)  
TO BE EMPLOYED TO ENSURE RAPID  
RE-GROWTH AND EROSION CONTROL.
  - SEE GENERAL SITE NOTES.

SEE SHEET C-1.2 FOR FURTHER  
UTILITY LOCATIONS

SITE PLAN - P.U.D. AREA

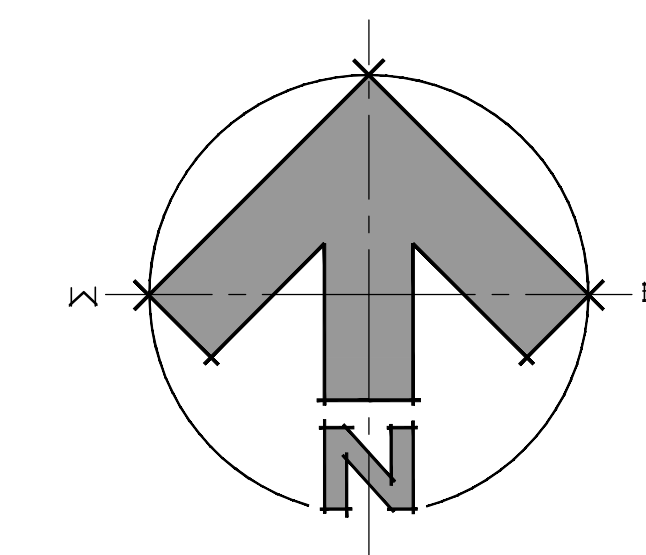
SCALE: 1"=50'-0"



JOE PATRICK  
ROBBINS  
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BOX 1449 870-4950  
STEAMBOAT SPRING CO 80477

ANew PLAN FOR THE  
**HOME RANCH**  
**LODGE**  
27315  
HOME RANCH ROAD  
ROUTT COUNTY  
COLORADO  
SHEET NUMBER

C-1.1



0 4' 8' 16' 32'

DWN BY:  
JPR / BWR

FUD MINOR AMEND:  
11/24/2021

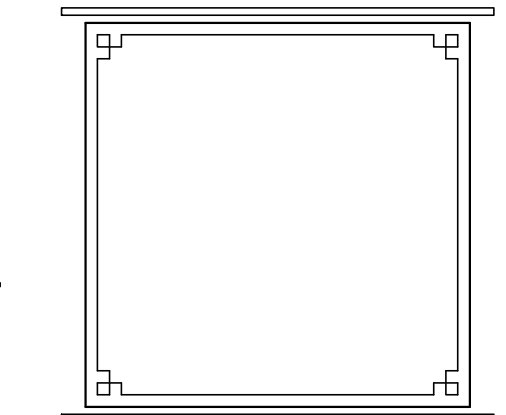
FOUNDATION ONLY:  
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06/10/2023

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FOR  
CODE  
COMPLIANCE  
07/20/2023



JOE PATRICK  
ROBBINS  
ARCHITECT  
BOX 1449 STEAMBOAT SPRINGS  
COLORADO 80477



A NEW PLAN FOR THE  
**HOME RANCH  
LODGE**  
27315  
HOME RANCH ROAD  
ROUTT COUNTY  
COLORADO  
SHEET NUMBER

SITE PLAN ENLARGEMENT  
SCALE 1/16" = 1'-0"

C-1.2