

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 TH 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

PARCEL A:
 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., COUNTY OF ROUTT, STATE OF COLORADO
 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.
 AMENDED TO INCLUDE:
 A tract of land located in Tracts 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th 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, S01°13'00"W, 799.99 feet;
 Thence departing said line N88°47'00"W, 436.61 feet to the Point of Beginning, said tract contains 8.00 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. GLO brass monuments

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 68°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

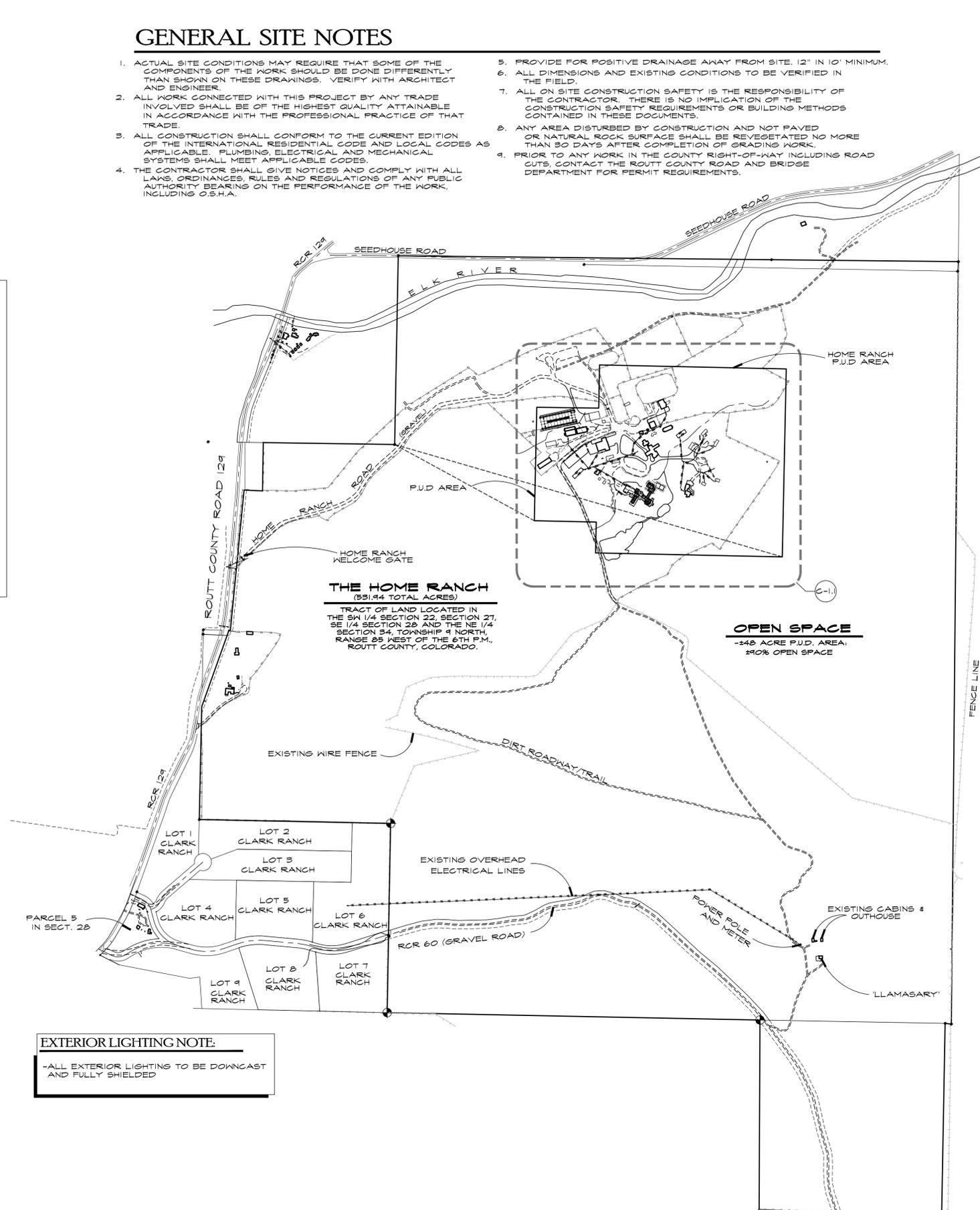
PARCEL THREE (PIN 919221001): A TRACT OF LAND LOCATED IN A PORTION OF TRACT 87 OF SECTION 22 AND SECTION 27 AND IN A PORTION OF TRACT 78, SECTION 22, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 87 LYING 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

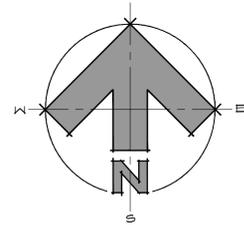
PARCEL FIVE (PIN 919284006):
 THAT PART OF TRACT 92, SECTION 28, TOWNSHIP 9 NORTH, RANGE 85 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO WHICH LIES SOUTHEASTERLY OF COUNTY ROAD NO. 129, SOUTHWESTERLY OF COUNTY ROAD NO. 60, AND NORTHWESTERLY OF "FUTURE COUNTY ROAD NO. 60" AS SHOWN ON THE PLAT 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".

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 30 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.



EXTERIOR LIGHTING NOTE:
 -ALL EXTERIOR LIGHTING TO BE DOWNCAST AND FULLY SHIELDED



0 400' 800'
 SURVEY DATA BY: 4 POINTS 1183-007
 DATE OF SURVEY: 10/23/19
 DWN BY: JPR-BWR
 P.U.D. MINOR AMEND: 11/29/2021



JOE PATRICK ROBBINS
 ARCHITECT
 BOX 1463 870-4320
 STEAMBOAT SPRINGS COLORADO 80477

HOME RANCH
 PL-19-188, PL-20-105
 AMENDED PLANNED UNIT DEVELOPMENT
 27315 HOME RANCH ROAD
 ROUTT COUNTY COLORADO

MASTER SITE PLAN & VICINITY MAP

SCALE: 1" = 400'-0"

C-1.0