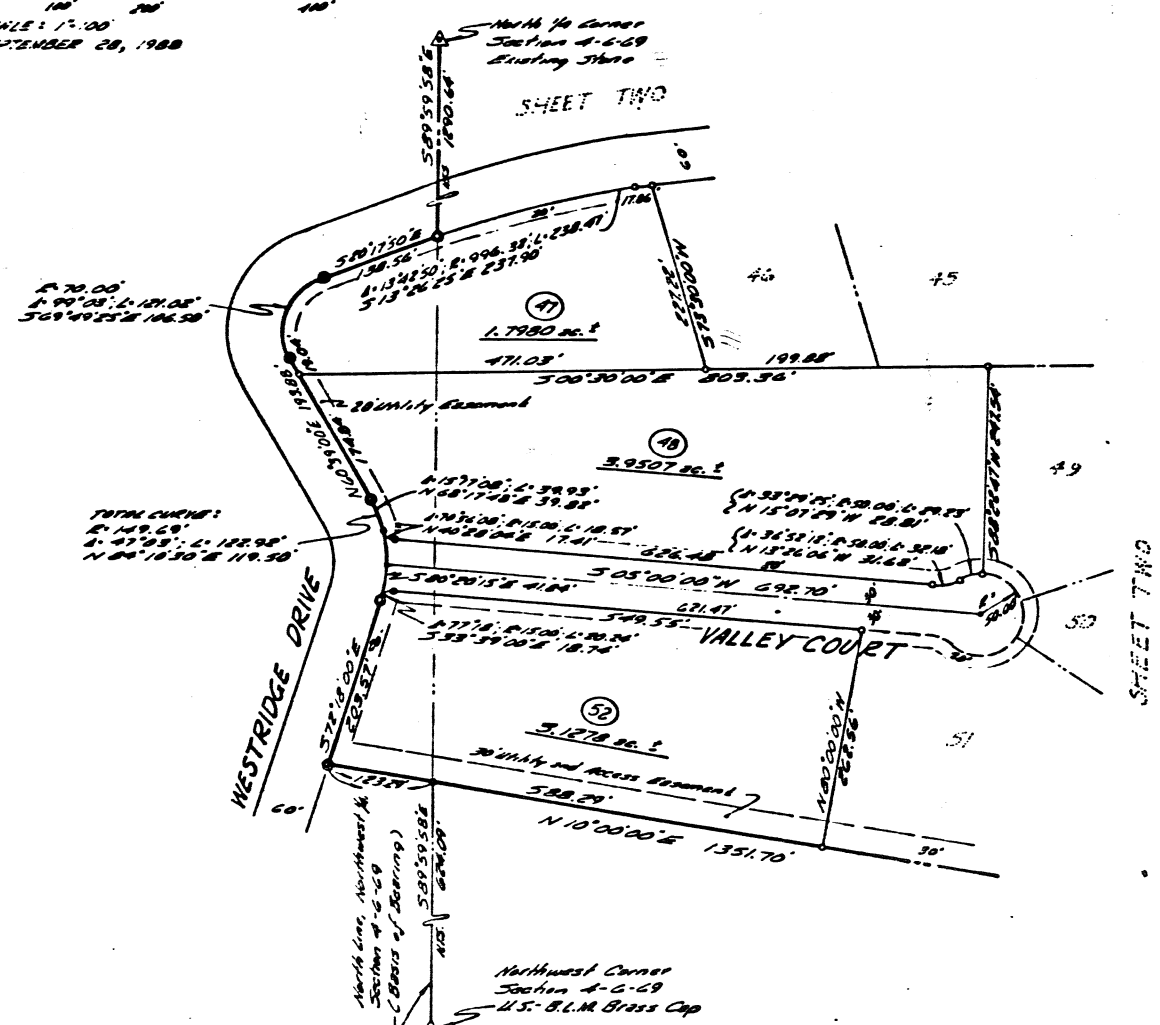
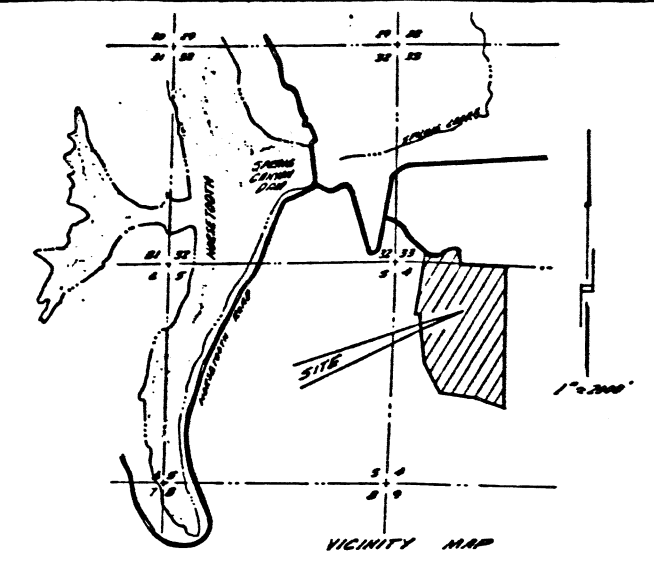


WESTRIDGE ESTATES, P.U.D.

SITUATE IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 69 WEST AND IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., COUNTY OF LARIMER, STATE OF COLORADO



NOTES:

1. The highest point on any structure on Lots 37 through 47 shall be no higher than the highest point on the ridge which runs North-South across the westerly portion of Lot 37 through 47.
2. All residences and structures built in Westridge Estates P.U.D. shall utilize earth tone colors.
3. Lots 48 through 58 shall have engineered on-site septic systems.
4. The open space (Lots 60 and 61) shall be maintained by the Westridge Homeowners.
5. Any excavation on slopes greater than 10% shall be done in accordance with a plan prepared by a geotechnical engineer. Slopes greater than 10% are shown on a map on file with the Larimer County Planning Office.
6. All driveways shall be installed according to the typical design, approved by the County Engineer, and kept on file in the Larimer County Planning Office.
7. Individual, engineered foundation designs shall be required for all construction on the site.
8. Each single family dwelling on this site shall be heated for radiant heat after the structure is enclosed but prior to the issuance of a Certificate of Occupancy.
9. Larimer County Park Fees shall be paid when building permits are issued for each dwelling on this site.
10. The Larimer County Shooting range is located southwesterly of this Development in Section 9, T.6N., R.69W. of the 6TH P.M.
11. Individual fire sprinkler systems may be required in structures on this site.
12. Driveway fees shall be collected at the time of building permit issuance.

STATEMENT OF SUBDIVISION, OWNERSHIP, AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit: a tract of land situate in the West 1/2 of Section 4, Township 6 North, Range 69 West of the Sixth P.M., Larimer County, Colorado, which considering the North line of the Northwest 1/4 of said Section 4 as bearing S 89° 59' 58" E and with all bearings contained herein, relative thereto, is contained within the boundary lines which begin at the North 1/4 corner of said Section 4 and run thence along the North-South centerline of said Section 4, 5 00' 09" 09" E 3384.10 feet; thence N 70° 40' 00" W 654.50 feet; thence N 73° 38' 00" W 831.80 feet; thence N 53° 43' 00" W 575.70 feet; thence N 07° 50' 00" W 881.00 feet; thence N 00° 23' 00" E 502.24 feet; thence N 89° 37' 00" W 170.03 feet; thence N 10° 00' 00" E 1351.70 feet; thence S 78° 18' 00" E 205.57 feet; thence along the arc of a 149.69 foot radius curve to the left, a distance of 182.98 feet, the long chord of which bears N 84° 18' 30" E 119.50 feet; thence N 60° 39' 10" E 193.88 feet; thence along the arc of a 70.00 foot radius curve to the right, a distance of 121.02 feet, the long chord of which bears S 69° 49' 55" E 105.50 feet; thence S 20° 17' 50" E 138.56 feet to a point on the North line of the said Northwest 1/4; thence along said North line, 5 89° 59' 58" E 1290.68 feet to the point of beginning containing 140.0853 acres more or less have by these presents caused the same to be surveyed and subdivided into lots, tracts, and streets as shown on this plat to be known as WESTRIDGE ESTATES, P.U.D. and do hereby dedicate and convey as public highways pursuant to Colorado Revised Statutes 43-2-201 (1)(2) the streets, roads, and highways as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

WITNESS our hands and seals this _____ day of _____ A.D. 198__

Owner: _____ Eric H. Kaban
Owner: _____ H. Thomas McCauley
State of Colorado } S.S.
County of Larimer }
The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 198__
by Eric H. Kaban and by H. Thomas McCauley.

My notarial commission expires: _____
Notary Public

SURVEYOR'S CERTIFICATE:

Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says that the survey and plat of Westridge Estates, P.U.D. were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements herein and that the same are true of his own knowledge.

Richard A. Rutherford
Colorado Registration No. 5028

APPROVED:

By the Larimer County Board of County Commissioners this _____ day of _____ A.D. 198__. All dedications as public highways of the streets and roads as set forth on the within plat are hereby accepted pursuant to Colorado Revised Statutes, 1973, 43-2-201 (1)(2). The acceptance of the dedications made herein are as public highways only. This acceptance does not constitute adding the roads, streets and highways as set forth in this plat to the County primary or secondary road system and the County does not accept nor assume any responsibility for the construction, repair, or maintenance of any streets, highways, roads, alleys, bridges, rights-of-way, or other improvements designated on this plat.

By: _____ Chairman
Attest: _____ Clerk of the Board

APPROVED:

By the Larimer County Health Authority this _____ day of _____ A.D. 198__. All construction on this subdivision or any lot therein, including the development of domestic water and the provision of sewage disposal, shall be done in a manner which will meet all the requirements of the Colorado Department of Health and the Larimer County Public Health Department and the Officers authorized to enforce such requirements.

APPROVED:

By the Larimer County Planning Commission on this _____ day of _____ A.D. 198__
Chairman

Larimer County Health Authority