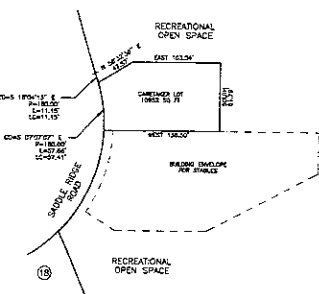


TABLE OF ACRES

LOT #	ACRES
OPEN SPACE	72.04
CARETAKER LOT	0.25
LOT 1	3.53
LOT 2	2.58
LOT 3	2.57
LOT 4	2.70
LOT 5	2.27
LOT 6	2.24
LOT 7	2.08
LOT 8	2.08
LOT 9	2.47
LOT 10	2.52
LOT 11	3.04
LOT 12	3.25
LOT 13	3.48
LOT 14	3.27
LOT 15	2.30
LOT 16	2.27
LOT 17	2.04
LOT 18	2.06
TOTAL	126.67
(EXCLUSIVE OPEN SPACE = 0.71 ACRES)	



DETAIL A - CARETAKER LOT
NOT TO SCALE
NOTE: ATYPICAL 5' WIDE SIDE AND REAR LOT LINE UTILITY EASEMENTS NOT SHOWN DUE TO SCALE.

CURVE TABLE

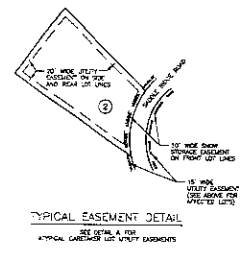
STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
0+00	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+10	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+20	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+30	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+40	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+50	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+60	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+70	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+80	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
0+90	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+00	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+10	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+20	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+30	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+40	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+50	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+60	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+70	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+80	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
1+90	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31
2+00	N 84°00'00" E	101.56	113.31	S 84°00'00" W	101.56	113.31

LINE TABLE

STATIONING	BEARING	LENGTH
0+00	N 84°00'00" E	101.56
0+10	N 84°00'00" E	101.56
0+20	N 84°00'00" E	101.56
0+30	N 84°00'00" E	101.56
0+40	N 84°00'00" E	101.56
0+50	N 84°00'00" E	101.56
0+60	N 84°00'00" E	101.56
0+70	N 84°00'00" E	101.56
0+80	N 84°00'00" E	101.56
0+90	N 84°00'00" E	101.56
1+00	N 84°00'00" E	101.56
1+10	N 84°00'00" E	101.56
1+20	N 84°00'00" E	101.56
1+30	N 84°00'00" E	101.56
1+40	N 84°00'00" E	101.56
1+50	N 84°00'00" E	101.56
1+60	N 84°00'00" E	101.56
1+70	N 84°00'00" E	101.56
1+80	N 84°00'00" E	101.56
1+90	N 84°00'00" E	101.56
2+00	N 84°00'00" E	101.56

LEGEND

- Section corner - found 162.0 inch iron monument
- Property corner - see adjacent plat(s) or plat(s) instrument described "S333647"
- Property corner - found photo surveyor's monument as noted herein
- Property corner - marker with plastic cap inserted "S333647"
- Lot corner - 1800 4th grade cap inserted "S333647"
- Lot corner - 1800 4th grade cap inserted "S333647"
- Lot number inside circle symbol
- Existing well
- Property line - subject property
- Line of adjacent open space
- Road centerline
- Statement line or road horizon
- Existing easement boundary
- Diversion easement - see Sheet 3 for detail
- Overhead utility line



533260
Scale 1" = 200'

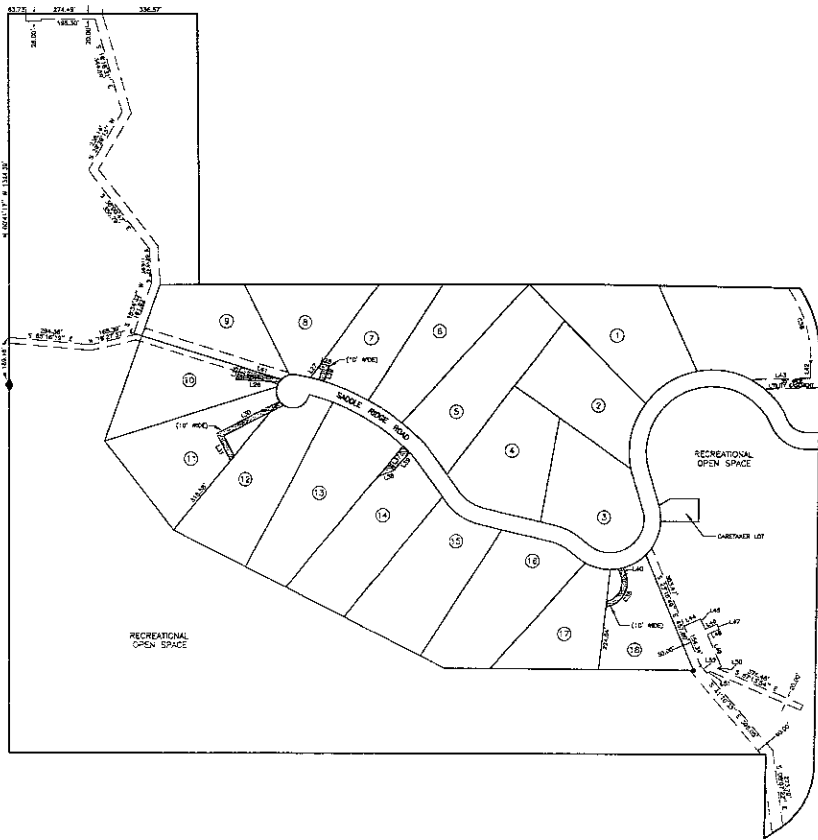
38068.DWG

SADDLE RIDGE RANCH ESTATES
WITHIN
SECTIONS 26 AND 35,
TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/18/03
LATEST REVISION NO./DATE:

PREPARED BY: FURRY SAND SURVEYING, INC.
107 NORTH MAIN STREET
DUNSMITH, CO 81230
970-241-2242

SHEET 2 OF 3



NON-TYPICAL EASEMENT DETAIL

LEGEND

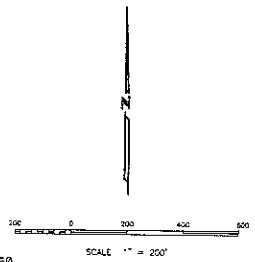
- Section corner - Town CDSD area not measured
- Property corner - Round bronze surveyor's monument
- Property corner - metal wire plastic cap (marked "555544") (Monument to be set during 2003)
- Lot corner - metal wire plastic cap (marked "553764") (Monument to be set during 2003)
- Lot corner - metal wire plastic cap (marked "553764") (Monument to be set during 2003)
- ▲ Lot corner - metal wire plastic cap (marked "553764") (Monument to be set during 2003)
- Easement
- Property line - subject property
- Circle of effective open space
- Road setback
- Easement line as noted herein
- Building envelope boundary
- Driveway easement - see Sheet 3 for detail
- Overhead utility line

CURVE TABLE

STATION	BEARING	ANGLE	LENGTH
10+00	N 89° 50' 00" E	110.00	110.00
10+50	N 89° 50' 00" E	110.00	110.00
11+00	N 89° 50' 00" E	110.00	110.00

LINE TABLE

STATION	BEARING	LENGTH
10+00	N 89° 50' 00" E	110.00
10+50	N 89° 50' 00" E	110.00
11+00	N 89° 50' 00" E	110.00
11+50	N 89° 50' 00" E	110.00
12+00	N 89° 50' 00" E	110.00
12+50	N 89° 50' 00" E	110.00
13+00	N 89° 50' 00" E	110.00
13+50	N 89° 50' 00" E	110.00
14+00	N 89° 50' 00" E	110.00
14+50	N 89° 50' 00" E	110.00
15+00	N 89° 50' 00" E	110.00
15+50	N 89° 50' 00" E	110.00
16+00	N 89° 50' 00" E	110.00
16+50	N 89° 50' 00" E	110.00
17+00	N 89° 50' 00" E	110.00
17+50	N 89° 50' 00" E	110.00
18+00	N 89° 50' 00" E	110.00
18+50	N 89° 50' 00" E	110.00
19+00	N 89° 50' 00" E	110.00
19+50	N 89° 50' 00" E	110.00
20+00	N 89° 50' 00" E	110.00



533260
 Page 3 of 4
 14-718924-01
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39088.DWG

SADDLE RIDGE RANCH ESTATES
 WITHIN
 SECTIONS 26 AND 35,
 TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6TH P.M.
 GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/18/03 LATEST REVISION NO./DATE:
 FUREY LAND SURVEYING, INC.
 307 NORTH MAIN STREET
 GUNNISON, CO 81210
 970-841-2225

SHEET 3 OF 3