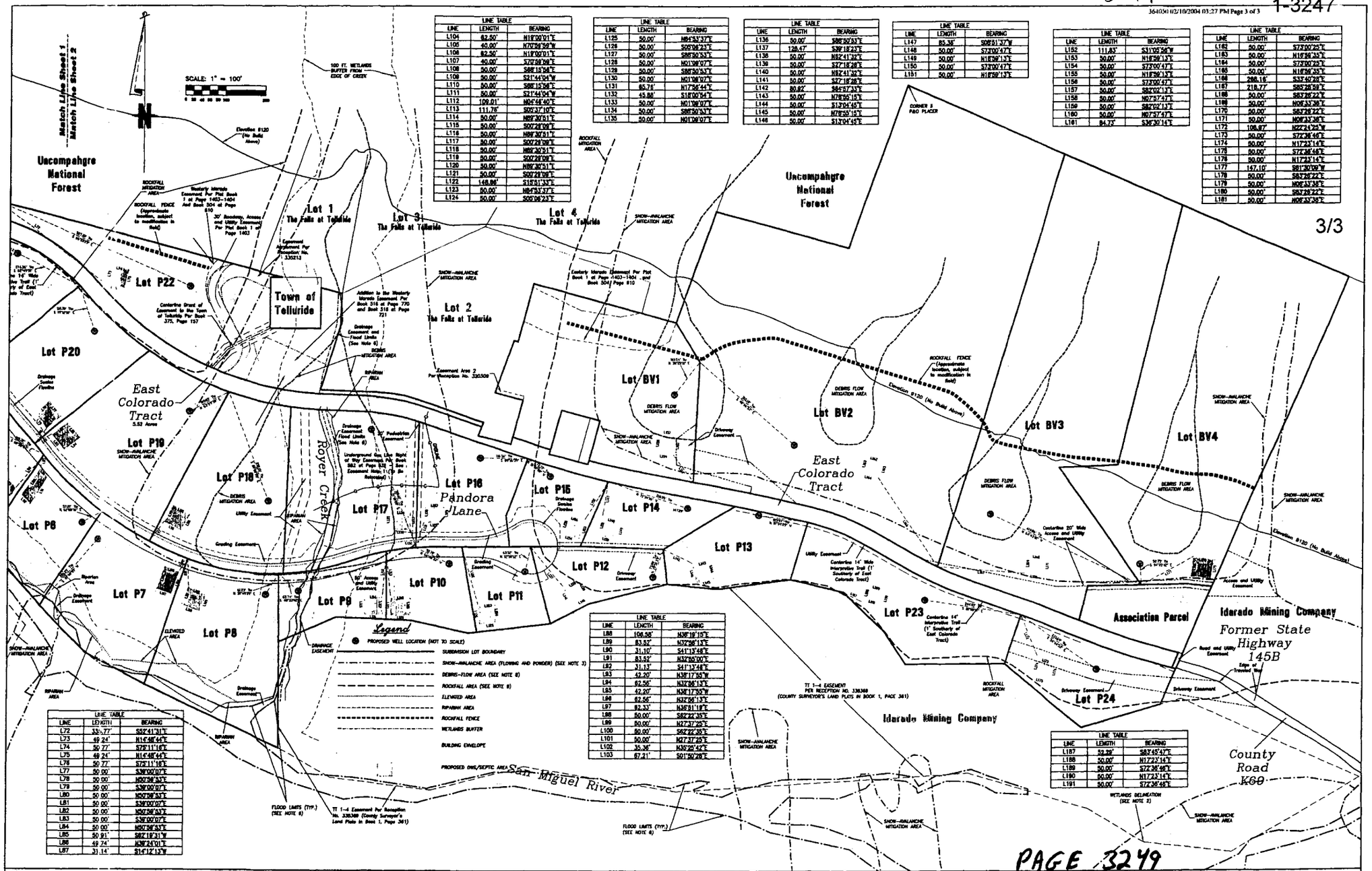

LINE TABLE		
LINE	LENGTH	BEARING
L104	62.50'	N19°00'01"E
L105	40.00'	N70°59'59"W
L106	62.50'	N19°00'01"E
L107	40.00'	S70°59'59"E
L108	50.00'	S88°15'58"E
L109	50.00'	S21°44'04"W
L110	50.00'	S88°15'58"E
L111	50.00'	S21°44'04"W
L112	109.01'	N04°44'40"E
L113	111.78'	S05°37'10"E
L114	50.00'	N89°30'51"E
L115	50.00'	S00°29'09"E
L116	50.00'	N89°30'51"E
L117	50.00'	S00°29'09"E
L118	50.00'	N89°30'51"E
L119	50.00'	S00°29'09"E
L120	50.00'	N89°30'51"E
L121	50.00'	S00°29'09"E
L122	148.86'	S15°51'33"E
L123	50.00'	N84°53'37"E
L124	50.00'	S05°06'23"E

LINE TABLE		
LINE	LENGTH	BEARING
L125	50.00'	N84°53'37"E
L126	50.00'	S05°06'23"E
L127	50.00'	S85°30'53"E
L128	50.00'	N01°08'07"E
L129	50.00'	S85°30'53"E
L130	50.00'	N01°08'07"E
L131	85.76'	N17°56'44"E
L132	45.88'	S18°00'54"E
L133	50.00'	N01°08'07"E
L134	50.00'	S85°30'53"E
L135	50.00'	N01°08'07"E

LINE TABLE		
LINE	LENGTH	BEARING
L136	50.00'	S85°30'53"E
L137	128.47'	S39°18'23"E
L138	50.00'	N52°41'32"E
L139	50.00'	S27°18'28"E
L140	50.00'	N52°41'32"E
L141	50.00'	S27°18'28"E
L142	80.82'	S84°57'33"E
L143	50.00'	N78°55'15"E
L144	50.00'	S13°04'45"E
L145	50.00'	N78°55'15"E
L146	50.00'	S13°04'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L147	85.38'	S06°51'37"W
L148	50.00'	S73°00'47"E
L149	50.00'	N16°59'13"E
L150	50.00'	S73°00'47"E
L151	50.00'	N16°59'13"E

LINE TABLE		
LINE	LENGTH	BEARING
L152	111.83'	S31°05'56"W
L153	50.00'	N16°59'13"E
L154	50.00'	S73°00'47"E
L155	50.00'	N16°59'13"E
L156	50.00'	S73°00'47"E
L157	50.00'	S82°02'13"E
L158	50.00'	N07°57'47"E
L159	50.00'	S82°02'13"E
L160	50.00'	N07°57'47"E
L161	84.73'	S36°30'14"E

LINE TABLE		
LINE	LENGTH	BEARING
L162	50.00'	S73°00'25"E
L163	50.00'	N16°59'35"E
L164	50.00'	S73°00'25"E
L165	50.00'	N16°59'35"E
L166	288.16'	S33°40'28"E
L167	218.77'	S85°28'59"E
L168	50.00'	S83°26'22"E
L169	50.00'	N06°33'38"E
L170	50.00'	S83°26'22"E
L171	50.00'	N06°33'38"E
L172	108.07'	N22°24'25"W
L173	50.00'	S72°36'46"E
L174	50.00'	N17°23'14"E
L175	50.00'	S72°36'46"E
L176	50.00'	N17°23'14"E
L177	147.10'	S81°30'09"W
L178	50.00'	S83°26'22"E
L179	50.00'	N06°33'38"E
L180	50.00'	S83°26'22"E
L181	50.00'	N06°33'38"E

LINE TABLE		
LINE	LENGTH	BEARING
L72	33.77'	S52°41'31"E
L73	49.24'	N14°48'44"E
L74	50.77'	S75°11'16"E
L75	49.24'	N14°48'44"E
L76	50.77'	S75°11'16"E
L77	50.00'	S38°00'07"E
L78	50.00'	N50°59'53"E
L79	50.00'	S38°00'07"E
L80	50.00'	N50°59'53"E
L81	50.00'	S38°00'07"E
L82	50.00'	N50°59'53"E
L83	50.00'	S38°00'07"E
L84	50.00'	N50°59'53"E
L85	50.91'	S82°18'31"E
L86	49.74'	N38°24'01"E
L87	31.14'	S14°12'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L88	106.56'	N36°19'15"E
L89	83.52'	N37°56'13"E
L90	31.10'	S41°13'48"E
L91	83.52'	N37°55'00"E
L92	31.13'	S41°13'48"E
L93	42.20'	N38°17'55"W
L94	62.56'	N37°56'13"E
L95	42.20'	N38°17'55"W
L96	62.56'	N37°56'13"E
L97	62.33'	N35°51'18"E
L98	50.00'	S82°32'35"E
L99	50.00'	N27°37'25"E
L100	50.00'	S62°22'35"E
L101	50.00'	N27°37'25"E
L102	35.36'	N35°25'42"E
L103	67.21'	S01°50'28"E

LINE TABLE		
LINE	LENGTH	BEARING
L187	52.29'	S87°45'47"E
L188	50.00'	N17°23'14"E
L189	50.00'	S72°36'46"E
L190	50.00'	N17°23'14"E
L191	50.00'	S72°36'46"E

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SITE CONSTRAINTS MAP FOR THE IDARADO SUBDIVISION

Located Within The Seattle Placer MS 14751, The St. James Placer MS 1035, The Gold Run Placer MS 554, The Royer Creek Placer Townsite, The Fraction Placer Townsite, The Fraction Placer MS 11929 and the P and O Placer MS 2346, Sections 5 and 6, T.42N., R.8W., and Section 31, T.43N., R.8W., N.M.P.M., San Miguel County, Colorado

Project Mgr: DF
Technician: PS
Technician:
Checked by:
Start date: 1-26-04

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Drawing path: Z:\OBS2003\Site Constraints 1-04

Sheet3 of 3 | Project #: 03043

1-3247

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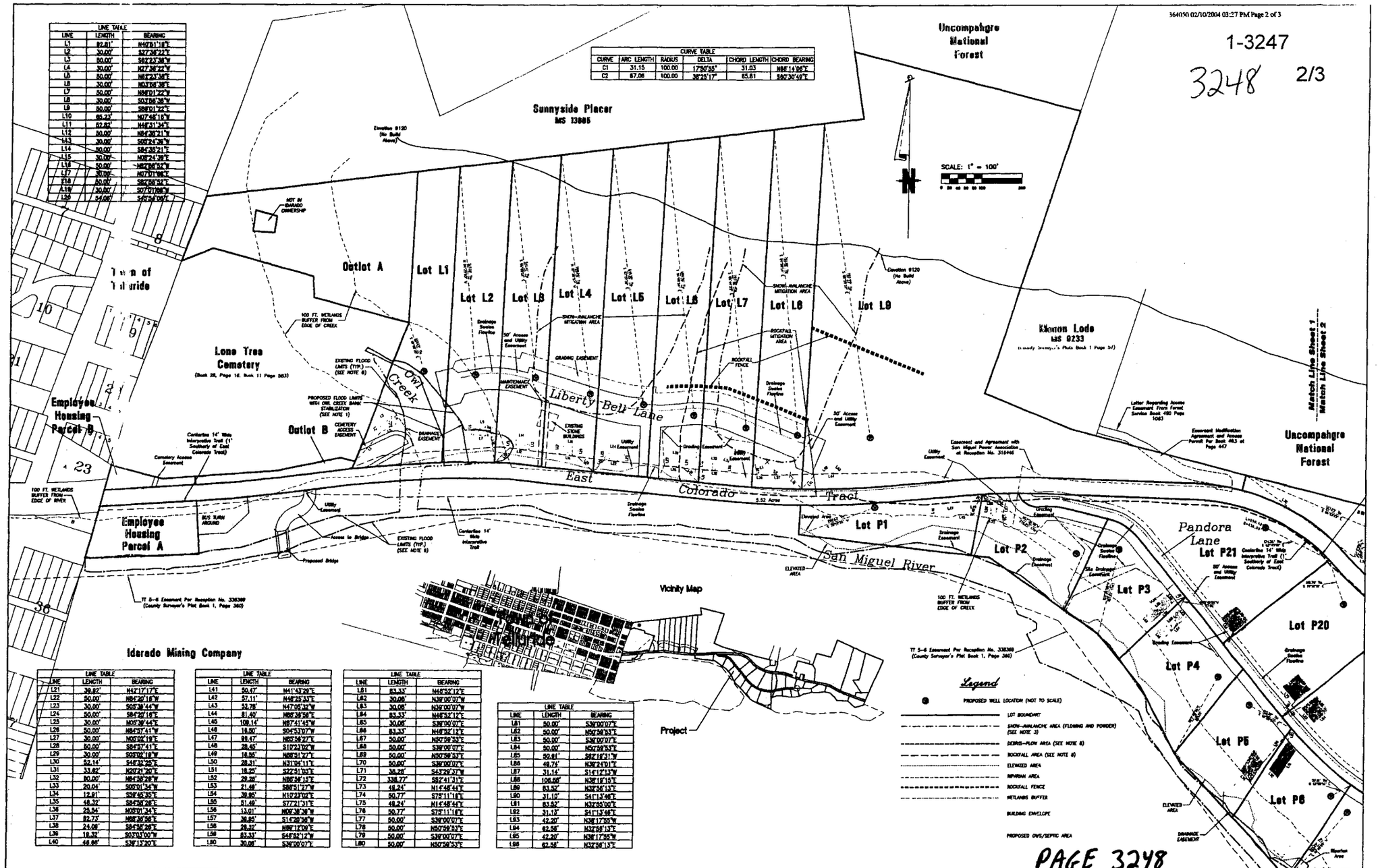
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.81'	N42°51'18"E
L2	30.00'	S27°36'22"E
L3	50.00'	S62°23'38"W
L4	30.00'	N27°36'22"W
L5	50.00'	N62°23'38"E
L6	30.00'	N03°58'38"E
L7	50.00'	N84°01'22"W
L8	30.00'	S03°58'38"W
L9	50.00'	S84°01'22"E
L10	65.23'	N07°48'18"W
L11	82.82'	N44°51'34"E
L12	50.00'	N84°35'21"W
L13	30.00'	S05°24'39"W
L14	50.00'	S84°35'21"E
L15	30.00'	N05°24'39"E
L16	50.00'	N87°58'52"W
L17	30.00'	N07°01'08"E
L18	50.00'	S82°58'52"E
L19	30.00'	S07°01'08"W
L20	54.06'	S45°54'08"E

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.15	100.00	17°50'55"	31.03	N86°14'06"E
C2	67.06	100.00	38°25'17"	65.81	S60°30'49"E



LINE TABLE		
LINE	LENGTH	BEARING
L21	39.82'	N42°17'17"E
L22	50.00'	N84°20'18"W
L23	30.00'	S05°39'44"W
L24	50.00'	S84°20'18"E
L25	30.00'	N05°39'44"E
L26	50.00'	N84°57'41"W
L27	30.00'	N05°02'19"E
L28	50.00'	S84°57'41"E
L29	30.00'	S05°02'18"W
L30	52.14'	S46°32'25"E
L31	33.62'	N20°21'20"E
L32	50.00'	N84°38'28"W
L33	20.04'	S05°01'34"W
L34	12.91'	S39°45'35"E
L35	48.32'	S84°38'28"E
L36	25.54'	N05°01'34"E
L37	82.73'	N88°36'38"E
L38	24.08'	S84°38'28"E
L39	18.32'	S03°03'00"W
L40	46.66'	S38°13'20"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	50.47'	N41°43'28"E
L42	57.11'	N48°25'33"E
L43	52.78'	N47°05'32"W
L44	81.40'	N86°38'58"E
L45	100.11'	N87°41'45"W
L46	18.50'	S04°53'07"W
L47	89.47'	N85°56'27"E
L48	28.45'	S10°23'02"W
L49	16.85'	N88°31'27"E
L50	28.31'	N31°05'11"E
L51	18.25'	S22°51'03"E
L52	29.28'	N85°56'15"E
L53	21.49'	S85°51'27"W
L54	39.85'	N10°23'02"E
L55	51.49'	S77°21'31"E
L56	13.01'	N06°38'38"W
L57	38.85'	S14°20'38"W
L58	28.32'	N86°11'09"E
L59	83.33'	S49°52'12"W
L60	30.08'	S38°00'07"E

LINE TABLE		
LINE	LENGTH	BEARING
L61	83.33'	N48°52'12"E
L62	30.08'	N38°00'07"W
L63	30.08'	N38°00'07"W
L64	83.33'	N48°52'12"E
L65	30.08'	S38°00'07"E
L66	83.33'	N48°52'12"E
L67	50.00'	N50°59'53"E
L68	50.00'	S38°00'07"E
L69	50.00'	N50°59'53"E
L70	50.00'	S38°00'07"E
L71	36.28'	S43°28'37"W
L72	338.77'	S82°41'31"E
L73	48.24'	N14°48'44"E
L74	50.77'	S75°11'16"E
L75	48.24'	N14°48'44"E
L76	50.77'	S75°11'16"E
L77	50.00'	S38°00'07"E
L78	50.00'	N50°59'53"E
L79	50.00'	S38°00'07"E
L80	50.00'	N50°59'53"E

LINE TABLE		
LINE	LENGTH	BEARING
L81	50.00'	S38°00'07"E
L82	50.00'	N50°59'53"E
L83	50.00'	S38°00'07"E
L84	50.00'	N50°59'53"E
L85	50.81'	S82°19'31"W
L86	48.74'	N38°24'01"E
L87	31.14'	S14°12'13"W
L88	106.88'	N38°19'15"E
L89	83.52'	N32°55'13"E
L90	31.10'	S41°13'46"E
L91	83.52'	N32°55'13"E
L92	31.13'	S41°13'46"E
L93	42.20'	N38°17'55"W
L94	62.58'	N32°55'13"E
L95	42.20'	N38°17'55"W
L96	62.58'	N32°55'13"E

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SITE CONSTRAINTS MAP FOR THE DARADO SUBDIVISION

Located Within The Seattle Placer MS 14751, The St. James Placer MS 1035, The Gold Run Placer MS 554, The Royer Creek Placer Townsite, The Fraction Placer Townsite, The Fraction Placer MS 1929 and the P and O Placer MS 2346, Sections 5 and 6, T.42N., R.8W., and Section 31, T.43N., R.8W., N.M.P.M., San Miguel County, Colorado

Project Mgr:	DF
Technician:	PS
Technician:	
Checked by:	
Start date:	1-26-04

Rev	Description	date	by

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Drawing path: Z:\JOB52003\Site Constraints 1-04

Sheet2 of 3 | Project #: 0303

OWNERS CERTIFICATIONS:

Idarado Legacy, LLC, a Colorado limited liability company ("Idarado") is the owner of the following property ("Idarado Property") and has requested that this Site Constraints Map for the Idarado Subdivision ("Constraints Map") be filed and recorded:

A portion of the Seattle Placer MS 14751, the St. James Placer MS 1034, the Fraction Placer MS 11929, the P&O Placer MS 2346, the Gold Run Placer MS 554, Upper San Miguel Mining District, and the Royer Creek Placer Townsite according to the plat recorded in Plat Book 28 at page 20, and the Fraction Placer Townsite according to the plat recorded in Plat Book 28 at page 14, further described as follows:

Beginning at the northeast corner of the Telluride Cemetery according the document recorded in Book 11 at Page 583 from which HARN monument "Foley" bears S48°59'03"W, a distance of 594.50 feet;
Thence N75°08'15"W, along the northeasterly line of said Cemetery, a distance of 244.99 feet to the southeasterly corner of that tract of land described in Book 67 at Page 484;
Thence running along the boundary of said tract the next three (3) courses:
1) N02°43'59"W, a distance of 52.50 feet;
2) N75°08'15"W, a distance of 260.00 feet;
3) S88°09'31"W, a distance of 83.73 feet to a point on Line 1–4 of said St. James Placer;
Thence N20°22'52"E, along said Line 1–4, a distance of 189.75 feet to Corner 4 of said St. James Placer, said Corner 4 being the same point as Corner 1 of said Seattle Placer;
Thence N85°12'20"E, a distance of 1,857.04 feet to Corner 6 of said Seattle Placer;
Thence N09°02'00"W, a distance of 187.63 feet to Corner 5 of said Seattle Placer;
Thence S75°27'00"E, a distance of 586.62 feet to Corner 4 of said Seattle Placer;
Thence S18°26'05"W, a distance of 735.95 feet to Corner 3 of said Seattle Placer;
Thence S87°29'31"E, a distance of 236.88 feet to Corner 2 of said Seattle Placer, said Corner 2 being on Line 4–3 of said St. James Placer;
Thence S75°11'16"E, along said Line 4–3, a distance of 1,180.14 feet to a point on the northerly line of that tract of land described in Book 375 at Page 156;
Thence running along the boundary of said tract the next four (4) courses:
1) N85°58'59"W, a distance of 28.76 feet;
2) S00°01'01"W, a distance of 125.00 feet;
3) S89°58'59"E, a distance of 125.00 feet;
4) N00°01'01"E, a distance of 99.58 feet to a point on the southerly line of Lot 1, The Falls at Telluride, according to the plat recorded in Plat Book 1 at Pages 1403–1404;
Thence S75°11'16"E, along said southerly line, a distance of 54.95 feet to an angle point in the westerly line of Lot 2 of said Falls at Telluride;
Thence running southerly, along said westerly line, the next two (2) courses: 1) S02°44'08"W, a distance of 79.82 feet;
2) S17°03'19"W, a distance of 165.50 feet to the southwest corner of said Lot 2, said point being a point of non–tangent curvature;
Thence running easterly, along the southerly line of said Lot 2 the next four (4) courses:
1) along the arc of a 830.00 foot radius curve to the left, through a central angle of 02°06'50", an arc length of 34.31 feet, the chord of which bears S86°35'35"E, a distance of 34.31 feet;
2) S87°38'39"E, a distance of 110.87 feet to a point of curvature;
3) along the arc of a 385.00 foot radius curve to the right, through a central angle of 17°00'00", an arc length of 108.30 feet;
4) S70°58'59"E, a distance of 169.48 feet to a point on the easterly line of said Falls at Telluride also being the westerly line of said Royer Creek Placer Townsite;
Thence S20°01'01"W, along said westerly line, a distance of 35.88 feet to the centerline of the alley in Block B of said Royer Creek Placer Townsite;
Thence S75°08'14"E, along said centerline, a distance of 82.64 feet to the intersection of the southerly projection of the easterly line of Lot 16, Block B, of said Royer Creek Placer Townsite;
Thence N14°51'46"E, along said easterly line, a distance of 115.00 feet to the intersection of the northerly projection of said easterly line and the centerline of Marshall Avenue in said Royer Creek Placer Townsite;
Thence N75°08'14"W, along said centerline, a distance of 72.27 feet to a point on the easterly line of said Falls at Telluride;
Thence running along the boundary of said Falls at Telluride the next four (4) courses:
1) N20°01'01"E, a distance of 137.35 feet to Corner 3 of said St. James Placer;
2) S75°08'14"E, a distance of 9.93 feet;
3) N14°51'46"E, a distance of 148.20 feet;
4) S75°08'14"E, a distance of 370.48 feet to a point on Line 1–4 of said Fraction Placer;
Thence N18°38'44"E, a distance of 290.89 feet to Corner 4 of said Fraction Placer;
Thence S75°01'10"E, along Line 4–3 of said Fraction Placer, a distance of 344.79 feet to Corner 3 of said Fraction Placer, said Corner 3 being on Line 6–5 of said P & O Placer;
Thence N20°00'15"E, a distance of 428.53 feet to Corner 5 of said P & O Placer;
Thence S86°35'30"E, along line 5–4 of said P & O Placer, a distance of 1,203.50 feet;
Thence S23°24'31"W, a distance of 1,161.38 feet to the northerly line of that tract of land known as TT 1–4 Easement and described at Reception No. 335388;
Thence running westerly along said northerly line the next fifteen (15) courses:
1) S73°54'03"W, a distance of 204.99 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
2) N50°38'39"W, a distance of 250.51 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
3) S89°48'02"W, a distance of 248.72 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
4) N33°38'25"W, a distance of 98.04 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
5) N46°33'50"W, a distance of 142.57 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
6) N76°39'53"W, a distance of 137.40 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
7) S82°16'08"W, a distance of 182.38 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
8) N84°25'01"W, a distance of 128.55 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
9) S75°41'01"W, a distance of 201.80 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
10) S82°37'48"W, a distance of 98.76 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
11) S83°30'18"W, a distance of 207.02 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
12) N77°45'22"W, a distance of 144.05 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
13) N87°46'42"W, a distance of 192.23 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
14) S86°42'21"W, a distance of 155.06 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
15) S00°23'10"E, a distance of 282.36 feet to a #5 rebar with 2" aluminum cap marked LS 24299;
Thence N84°55'13"W, a distance of 371.45 feet;
Thence N62°17'17"W, a distance of 168.34 feet;
Thence N44°40'59"W, a distance of 164.88 feet;
Thence N39°41'25"W, a distance of 104.77 feet;
Thence N42°46'26"W, a distance of 319.80 feet;
Thence N28°39'45"W, a distance of 187.89 feet;
Thence N38°24'22"W, a distance of 189.77 feet;
Thence N53°02'06"W, a distance of 335.73 feet;
Thence N83°12'56"W, a distance of 481.46 feet;
Thence N03°03'00"E, a distance of 73.30 feet to a point of non–tangent curvature;
Thence westerly, along the arc of a 2,220.00 foot radius curve to the right, through a central angle of 04°44'16", an arc length of 183.57 feet, the chord of which bears N86°59'37"W, a distance of 183.52 feet;
Thence N84°37'29"W, a distance of 426.31 feet to a point of curvature;
Thence along the arc of a 3,020.00 foot radius curve to the right, through a central angle of 01°54'48", an arc length of 100.83 feet to a point of non–tangent curvature;
Thence westerly, along the arc of a 380.00 foot radius curve to the left, through a central angle of 06°04'45", an arc length of 40.32 feet, the chord of which bears N85°45'03"W, a distance of 40.30 feet;
Thence N88°50'49"W, a distance of 60.76 feet to a point of curvature;
Thence along the arc of a 1,480.00 foot radius curve to the left, through a central angle of 05°05'26", an arc length of 131.49 feet;
Thence S86°03'45"W, a distance of 106.26 feet to a point of curvature;
Thence along the arc of a 1,980.00 foot radius curve to the left, through a central angle of 03°07'13", an arc length of 107.83 feet;
Thence S82°56'32"W, a distance of 199.93 feet to a point of curvature;
Thence along the arc of a 2,220.00 foot radius curve to the right, through a central angle of 03°32'07", an arc length of 136.98 feet;
Thence S86°28'39"W, a distance of 25.12 feet;
Thence S03°31'21"E, a distance of 132.31 feet;
Thence S87°44'00"W, a distance of 284.67 feet to a point on the easterly line of Coal Telluride Addition to the Town of Telluride according to the plat recorded in the office of the Clerk and Recorder in Plat Book 28 at page 12;
Thence N15°02'54"E, along said easterly line, a distance of 240.17 feet to the northwest corner of that tract of land described in Book 133 at Page 300;
Thence running along the southerly line of said tract the next two (2) courses:
1) S75°08'14"E, a distance of 133.20 feet;
2) N85°34'12"E, a distance of 283.00 feet to the most southerly corner of that tract of land described in Book 103 at Page 333;
Thence N78°20'05"E, along the southerly line of said tract, a distance of 187.92 feet to a point on the southwesterly line of the Telluride Cemetery according the document recorded in Book 11 at Page 583;
Thence S75°08'09"E, along said southwesterly line, a distance of 38.00 feet to the southeast corner of said Telluride Cemetery;
Thence N20°22'44"E, along the southeasterly line of said Telluride Cemetery, a distance of 371.00 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT:

That tract of land being a part of the St. James Placer MS 1034 described in Book 81 at page 331, County of San Miguel, State of Colorado.

AND LESS AND EXCEPT:

Lots 21–24, Block B, of said Royer Creek Placer Townsite, together with the southerly one–half of vacated Marshall Avenue adjacent to said Lots and together with the northerly one–half of the vacated alley adjacent to said Lots.

The total area of this legal description is 119.05 acres, more or less.

Idarado Certifies as follows:

1. Idarado has submitted the IDARADO SUBDIVISION EXEMPTION PLAT AND PLAN FOR CLUSTER DEVELOPMENT LOTS, SUBDIVISION EXEMPTION PLAT FOR EMPLOYEE HOUSING PARCEL AND SUBDIVISION EXEMPTION PLAT FOR ASSOCIATION PARCEL ("Plat") of the Idarado Property in Reception No. 364049 for the purpose of establishing the lots, tracts and parcels depicted thereon. The Plat and Idarado's application, as amended, for approval of certain activities on the Idarado Property ("Idarado Application") has been reviewed and approved by the Board of County Commissioners ("BOCC").

2. The following described "Resolutions", which incorporate Idarado's Application, as the Resolutions may be amended from time to time, authorizes the recordation of the Plat and the use and development of the Lots and Parcels, establishes restrictions, limitations and obligations concerning use and development on the Lots and Parcels and also provides for such other matters as stated therein:

a. Resolution #2003–30A, recorded in the records of the San Miguel County Clerk and Recorder on September 22, 2003, at Reception No. 360440, as amended by Resolution #2004–4 recorded on Feb. 10 2004, at Reception No. 364047

b. Resolution #2003–30B, recorded in the records of the San Miguel County Clerk and Recorder on September 22, 2003, at Reception No. 360441, as amended by Resolution #2004–5 recorded on Feb. 10 2004, at Reception No. 364048

c. Resolution #2003–30C, recorded in the records of the San Miguel County Clerk and Recorder on September 22, 2003, at Reception No. 360442.

d. Resolution #2003–30D, recorded in the records of the San Miguel County Clerk and Recorder on September 22, 2003, at Reception No. 360443.

3. Idarado will record its Declaration of Covenants, Conditions, and Restrictions ("Idarado CCR's"), which shall reference this Plat. The Idarado CCR's will be recorded prior to the sale or conveyance of any of the Lots to an unaffiliated third party. The Idarado CCR's, among other things, will establish rights, duties, obligations and limitations on manner in which the owner of each Lot may use their Lot.

4. Idarado has prepared this Constraints Map, which depicts and describes various conditions, which may affect some or all of the Lots on the Plat ("Constraints Map"). The depicted conditions include areas on some Lots in which rockfall, avalanche or debris flows may be present and may require mitigation during design and construction. Other depicted conditions which may affect use and development of a Lot include "no build" lines, building envelope, well and OWS locations, floodplains, wetlands, easements, roads, trails and such other matters related on the Constraints Map. The Constraints Map may be modified by the County and Idarado. Additional information concerning requirements related to the conditions indicated on the Constraints Map is contained in the Resolutions, the Plat, and the Idarado CCR's.

5. Any wells located under streets or roads shall be installed in a vault, accessible by a manhole, located at or below the final grade of the street or road.

6. Locations of OWS and wells may be relocated with the approval of the home owners association, Idarado, and the County, provided that the relocated facility continues to comply with all dimensional setback limitations and requirements which are established in the Resolutions, the Replat, the Idarado CCR's, and applicable laws. No relocation shall result in the inability of the owner of an adjacent lot in the Project to undertake development in the designated building envelope, nor shall it preclude the installation of an OWS or a well at the location shown on this Constraints Map.

7. Sales and development on Lots L–1 and/or L–2, are restricted in the manner provided for in the Plat and the Resolutions, relating to reviews of final engineering plans.

8. Geologic and avalanche hazards are plotted from "Rockfall, Snow Avalanche and Debris Flow Map" prepared by Arthur L. Mears, P.E., Inc. on May 12, 2003.

9. Each Lot is burdened by a 10' perimeter easement for utilities as provided for in the Plat.

10. All easements noted hereon are private easements and not created or dedicated for public use, unless otherwise specified in the easement grant.

Idarado agrees to the foregoing Owners Certifications.

IDARADO LEGACY, LLC,
a Colorado limited liability company

By: IDARADO MINING COMPANY, Its Manager

By: _____ Date: 02-09-2004
David A. Baker, President

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF San Miguel)

Acknowledged, subscribed and sworn to before me this 9th day of February 2004 by David A. Baker, President of Idarado Mining Company, Inc.

Witness my hand and official seal.

_____

My commission expires: 10/14/2006.

KIMBERLY A. PARKER NOTARY PUBLIC STATE OF COLORADO

GENERAL NOTES

1. Wetland delineation was marked on the ground by SWCA, Inc. Environmental Consultants on July 17–21, 2000. These locations were surveyed by Foley Associates, Inc.

2. 100–year flood limits determined in drainage plan prepared by Buckhorn Geotech, Inc. on July 27, 2000, addendum prepared by Foley Associates, Inc. on January 30, 2001 and Second Addendum prepared by Foley Associates, Inc. on February 12, 2001.

3. Easement research and legal description from Security Title Guarantee Company Order No. JO492335A01 dated, June 5, 2001 at 8:00 A.M., Order No. JO492321A01 dated, May 24, 2001 at 8:00 A.M., Order No. JO492337A01 dated, June 5, 2001 at 8:00 A.M., Order No. JO492334A01 dated, June 5, 2001 at 8:00 A.M., Order No. JO491540A01 dated, May 24, 2001 at 8:00 A.M. and Order No. JO491921A01 dated, May 24, 2001 at 8:00 A.M., as updated.

4. BASIS OF BEARINGS. The basis of bearings for this legal description is Geodetic North based on World Geodetic System of 1984 (WGS84) and measured by Realtime Kinematic Global Positioning System with a Base Station set at HARN monument "Foley" a 3 1/4" brass cap set in a boulder, with an approximate Latitude of North 37°56'07" and Longitude of West 107°48'00". The origin of the local coordinate grid for this survey is at HARN monument "Foley". The bearing from HARN monument "Foley" to Corner 6 of the Newport Placer, Mineral Survey No. 2187, Upper San Miguel Mining District, being a 3 1/4" brass cap set in rock LS 24954, is measured as S55°49'37"E.

5. NOTICE: According to Colorado law you must commence any legal action based upon 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.

6. Benchmark: Horn Monument "Foley" elevation 8807.85' being a brass disk 3 ¾" diameter set horizontally in the top of a partially exposed boulder between the Telluride cemetery fence and East Colorado Avenue. Further horizontal location information may be found at www.ngs.org.

Legend

- PROPOSED WELL LOCATION (NOT TO SCALE)
- LOT BOUNDARY
- SNOW–AVALANCHE AREA (FLOWING AND POWDER) (SEE NOTE 8)
- DEBRIS–FLOW AREA (SEE NOTE 8)
- ROCKFALL AREA (SEE NOTE 8)
- ELEVATED AREA
- NAHARNI AREA
- ROCKFALL FENCE
- WETLANDS BUFFER
- BUILDING ENVELOPE
- PROPOSED OWS/SEPTIC AREA

364050
PLAT

IDARADO LEGACY LLC

TO

IDARADO SUB

SETBACKS FOR OWS COMPONENTS

Springs/wells	100 feet
Potable water supply line	25 feet
Buildings	20 feet
Property lines	10 feet
Septic tanks	10 feet
Cisterns	25 feet
Drainage swales	25 feet

State of Colorado
County San Miguel } ss
Filed in record at 3:27 o'clock
P.M. FEBRUARY 10, 2004
and duly recorded in plat
book 1 page 3247-3249
DORIS RUFFE
County Clerk & Recorder
By: Deputy
Fee: $31.00

COUNTY COMMISSIONERS' APPROVAL

This Constraints Map and its contents has been approved by and accepted for filing by the San Miguel County Board of Commissioners.

_____
Chair

Dated this 10th day of February 2004.

SURVEYOR'S CERTIFICATE

I, J. David Foley of Foley Associates, Inc., being a Colorado Licensed Surveyor, do hereby certify that this map of the SITE CONSTRAINTS MAP FOR THE IDARADO SUBDIVISION was made by me and under my direct responsibility, supervision and checking.

_____
P.L.S. No. 24954 Date

RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the San Miguel County Clerk and Recorder on this 10th day of February 2004, at
Plat Book 1
Page 3247-3249
Reception No. 364050
Time 3:27 PM

_____
San Miguel County Clerk

PAGE 3247

SITE CONSTRAINTS MAP FOR THE IDARADO SUBDIVISION

Located Within The Seattle Placer MS 14751, The St. James Placer MS 1035, The Gold Run Placer MS 554, The Royer Creek Placer Townsite, The Fraction Placer Townsite, The Fraction Placer MS 11929 and the P and O Placer MS 2346, Sections 5 and 6, T.42N., R.8W., and Section 31, T.43N., R.8W., N.M.P.M., San Miguel County, Colorado

Project Mgr: DF	Rev.	Description	Date	By
Technician: sir				
Technician:				
Checked by:				
Start date: 02-05-04				

FOLEY ASSOCIATES, INC.
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