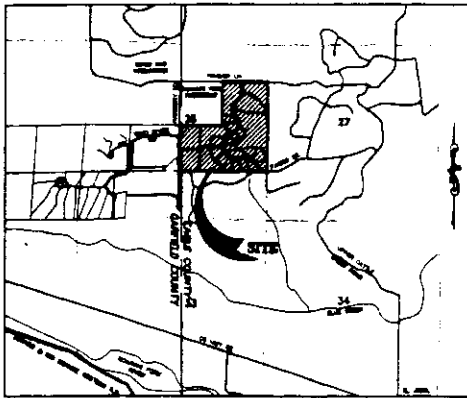


FOX RUN MEADOWS PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SE1/4NE1/4 AND THE N1/2SE1/4 OF SECTION 28
T.7 S., R.87 W., OF THE 6TH P.M. COUNTIES OF EAGLE AND GARFIELD, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=400'

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO, THIS _____ DAY OF _____, A.D., 19____, FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT BUILDING PERMIT, SEWERAGE DISPOSAL PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS ISSUED WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, CUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF EAGLE.

[Signature]
BOARD OF COUNTY COMMISSIONERS
COUNTY OF EAGLE, COLORADO

WITNESS MY HAND AND SEAL OF THE COUNTY OF EAGLE, COLORADO, THIS _____ DAY OF _____, A.D., 19____, ATTEST: *[Signature]*
CLERK TO THE BOARD OF COUNTY COMMISSIONERS

TITLE CERTIFICATE

I, Frank W. Harrington, do hereby certify that I have examined the title to all lands shown upon this plat and that title to such lands is vested in Fox Run Meadows Limited Liability Partnership, free and clear of all liens, claims and encumbrances, except as follows:

DATE: December 15, 1997
BY: Frank W. Harrington
TITLE: Authorized Agent

CERTIFICATE OF TAXES PAID

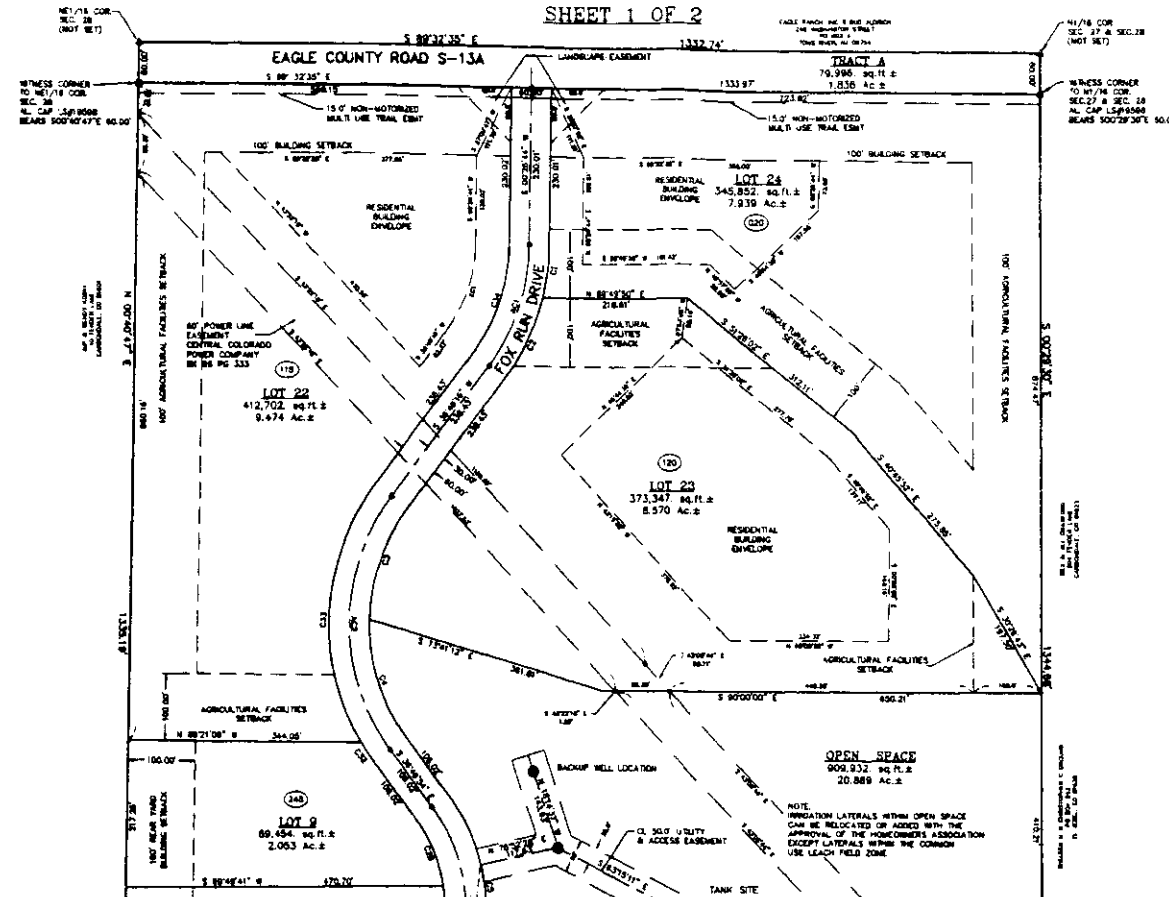
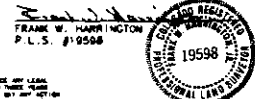
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF 12/15/97 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 2nd DAY OF February, A.D., 1998.
[Signature]
TREASURER OF EAGLE COUNTY

SURVEYOR'S STATEMENT

I, FRANK W. HARRINGTON, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF FOX RUN MEADOWS PLANNED UNIT DEVELOPMENT, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20th DAY OF February, A.D., 1998.



MATCH LINE SEE SHEET 2

- NOTES:
- DATE OF SURVEY WAS OCTOBER 1991 AND JUNE 1998.
 - BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF S 89°00'00" E BETWEEN THE CENTER CORNER OF SECTION 28, A 36-1/4" ALUMINUM CAP, L.S. 19598 IN PLACE AND THE EAST QUARTER CORNER OF SECTION 28, A STONE IN PLACE.
 - THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
 - MINIMUM SETBACK REQUIREMENTS FOR LOTS 1 THRU 17 SHALL BE AS FOLLOWS:
 - A. FRONT YARD - 35 FEET
 - B. REAR YARD - 25 FEET
 - C. SIDE YARD - 20 FEET
 - D. FROM PASEO DRIVE/SUNSET LANE - 50 FEET
 - MINIMUM SETBACK REQUIREMENTS FOR LOTS 18 THRU 24 ARE AS SHOWN WITH INDIVIDUAL RESIDENTIAL BUILDING ENVELOPES.
 - ALL NON-MONUMENTED EXTERIOR BOUNDARY CORNERS, INTERIOR RIGHT-OF-WAY OR LOT CORNERS NOT IDENTIFIED BY THIS PLAT AS FOUND WILL BE MONUMENTED AS REQUIRED BY 38-51-104(4) AND 38-51-105.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE UNTIL SUCH TIME AS THE HOMEOWNER'S ASSOCIATION ASSUMES CONTROL & RESPONSIBILITY.
 - UTILITY CROSSINGS WITHIN THE OPEN SPACE ARE ALLOWED WITH APPROVAL OF HOMEOWNER'S ASSOCIATION.
 - IN ACCORDANCE WITH THE INTER-GOVERNMENTAL AGREEMENT OF _____ BETWEEN EAGLE AND GARFIELD COUNTIES:
 - A) EAGLE COUNTY SHALL HAVE THE AUTHORITY TO ADMINISTER AND ENFORCE ITS LAND USE REGULATIONS, INCLUDING ITS ZONING, SUBDIVISION AND PUBLIC IMPROVEMENT REGULATIONS FOR THE ENTIRE SUBDIVISION, INCLUDING THAT PART THAT LIES IN GARFIELD COUNTY.
 - B) COMMON USE LEACH FIELD SHALL BE UTILIZED BY LOTS 5, 6, 7 AND 8 ONLY.
 - C) ACCESS TO SUNSET LANE/PASEO DRIVE SHALL ONLY BE PROVIDED FOR LOT 1.
 - D) A SITE SPECIFIC SOILS ANALYSIS SHALL BE REQUIRED FOR FOUNDATION DESIGN, ON ALL LOTS ON THIS PLAT.
 - E) THERE SHALL BE A 5.0' IRRIGATION AND UTILITY EASEMENT ALONG THE REAR LOT LINES AND ON EACH SIDE OF ALL SIDE LOT LINES.
 - F) NO LOTS WITHIN FOX RUN MEADOWS P.U.D. SHALL BE SOLD, TRANSFERRED OR OTHERWISE CONVEYED - NOR SHALL ANY BUILDING PERMIT BE ISSUED BY EAGLE COUNTY FOR THESE LOTS - UNTIL ALL OF THE IMPROVEMENTS REQUIRED UNDER THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED IN BOOK _____ AT PAGE _____ ARE EITHER (a) IN PLACE AND APPROVED BY EAGLE COUNTY, OR (b) COLLATERALIZED IN THE FORM AS DESCRIBED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND LAND USE REGULATIONS AND ACCEPTABLE TO EAGLE COUNTY TO SECURE THE PERFORMANCE OF THE OBLIGATIONS AS DESCRIBED IN THE AGREEMENT. THIS PLAT NOTE SHALL ONLY BE RELEASED BY THE ADOPTION OF A RESOLUTION SO STATING BY THE EAGLE COUNTY BOARD OF COUNTY COMMISSIONERS TO BE RECORDED IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE.

HIGH COUNTRY ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
823 COOPER AVENUE
GLENWOOD SPRINGS, COLORADO 81601

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING SOLE OWNER(S) IN FEE SIMPLE, MORTGAGEE(S) OR LIENHOLDER(S) OF ALL THAT REAL PROPERTY SITUATED IN THE COUNTIES OF EAGLE AND GARFIELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SE1/4NE1/4 AND THE N1/2SE1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 87 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTIES OF EAGLE AND GARFIELD, STATE OF COLORADO; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28, A STONE FOUND IN PLACE, THE TRUE POINT OF BEGINNING; THENCE S 01°21'47" W ALONG THE EASTERLY LINE OF SAID SECTION 28, 1330.83 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTION 27 AND SECTION 28, A REBAR AND CAP, L.S. NO. 14111 IN PLACE;

THENCE LEAVING SAID EASTERLY LINE N 89°44'08" W ALONG THE SOUTHERLY LINE OF SAID N1/2SE1/4, 1360.41 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 28; THENCE CONTINUING ALONG SAID SOUTHERLY LINE N 89°44'08" W 1255.33 FEET TO A POINT ON THE EASTERLY LINE OF HARBONY LANE, THENCE LEAVING SAID SOUTHERLY LINE N 00°19'45" W ALONG SAID EASTERLY LINE 119.31 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE N 02°28'40" W 91.04 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE N 00°34'23" E 558.49 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE N 02°11'59" E 187.62 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE N 00°35'03" W 220.84 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE N 02°09'08" E 180.05 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE N 00°00'07" W 21.25 FEET TO A POINT ON THE NORTHERLY LINE OF SAID N1/2SE1/4 (WHENCE THE CENTER CORNER OF SAID SECTION 28, AN ALUMINUM CAP, L.S. NO. 19598, IN PLACE, BEARS N 89°02'02" W 66.26 FEET); THENCE ALONG SAID NORTHERLY LINE S 89°58'02" E 1293.37 FEET TO THE EAST-CENTER SIXTEENTH CORNER OF SAID SECTION 28, AN ALUMINUM CAP, L.S. NO. 19598, IN PLACE; THENCE LEAVING SAID NORTHERLY LINE N 00°40'47" E ALONG THE WESTERLY LINE OF SAID SE1/4NE1/4, 1335.19 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 28; THENCE S 89°32'35" E ALONG THE NORTHERLY LINE OF SAID SE1/4NE1/4, 1332.74 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 27 AND SECTION 28; THENCE S 00°29'30" E ALONG THE EASTERLY LINE OF SAID SECTION 28, 1344.08 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 123.101 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOX RUN MEADOWS PLANNED UNIT DEVELOPMENT, A SUBDIVISION IN THE COUNTIES OF EAGLE AND GARFIELD, AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS, AND DO HEREBY DEDICATE AND SET APART ALL OF THE PUBLIC ROADS SHOWN AS FOX RUN DRIVE, TRACT A AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 26th DAY OF February, A.D., 1998.

OWNER: FOX RUN MEADOWS LIMITED LIABILITY LIMITED PARTNERSHIP, a Colorado limited liability, limited partnership

BY: FOX RUN MEADOWS DEVELOPMENT CORPORATION, a Colorado corporation, General Partner

BY: *[Signature]*
SIROUS SAGHATOLSLAMI, PRESIDENT

STATE OF COLORADO
COUNTY OF Garfield

ACKNOWLEDGED, SUBSCRIBED, AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 19____, BY SIROUS SAGHATOLSLAMI AS PRESIDENT OF FOX RUN MEADOWS DEVELOPMENT CORPORATION, GENERAL PARTNER OF FOX RUN MEADOWS LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL OF MY COMMISSION EXPIRES _____
[Signature]
NOTARY PUBLIC

GRAPHIC SCALE



THIS SUBDIVISION IS SUBJECT TO PROTECTIVE COVENANTS RECORDED AT BOOK _____ AND PAGE _____ AND PUD GUIDE RECORDED AT BOOK _____ AND PAGE _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 19____, IN BOOK _____ ON PAGE _____.

[Signature]
CLERK AND RECORDER

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 19____, IN BOOK _____ ON PAGE _____, REC. NO. _____

CLERK AND RECORDER

NOTICE: ACCORDING TO COLORADO LAW YOU MUST OBTAIN YOUR OWN COPY OF THIS PLAT FROM THE CLERK AND RECORDER OF THE COUNTY IN WHICH THIS PLAT IS FILED. THE CLERK AND RECORDER OF THE COUNTY IN WHICH THIS PLAT IS FILED WILL NOT BE RESPONSIBLE FOR THE CONTENTS OF THIS PLAT.

FINAL PLAT
FOX RUN MEADOWS PLANNED UNIT DEVELOPMENT
 A PARCEL OF LAND SITUATED IN THE SE1/4NE1/4 AND THE N1/2SE1/4 OF SECTION 28
 T.7 S., R.87 W., OF THE 6TH P.M. COUNTIES OF EAGLE AND GARFIELD, STATE OF COLORADO
 SHEET 2 OF 2

INDEX TABLE

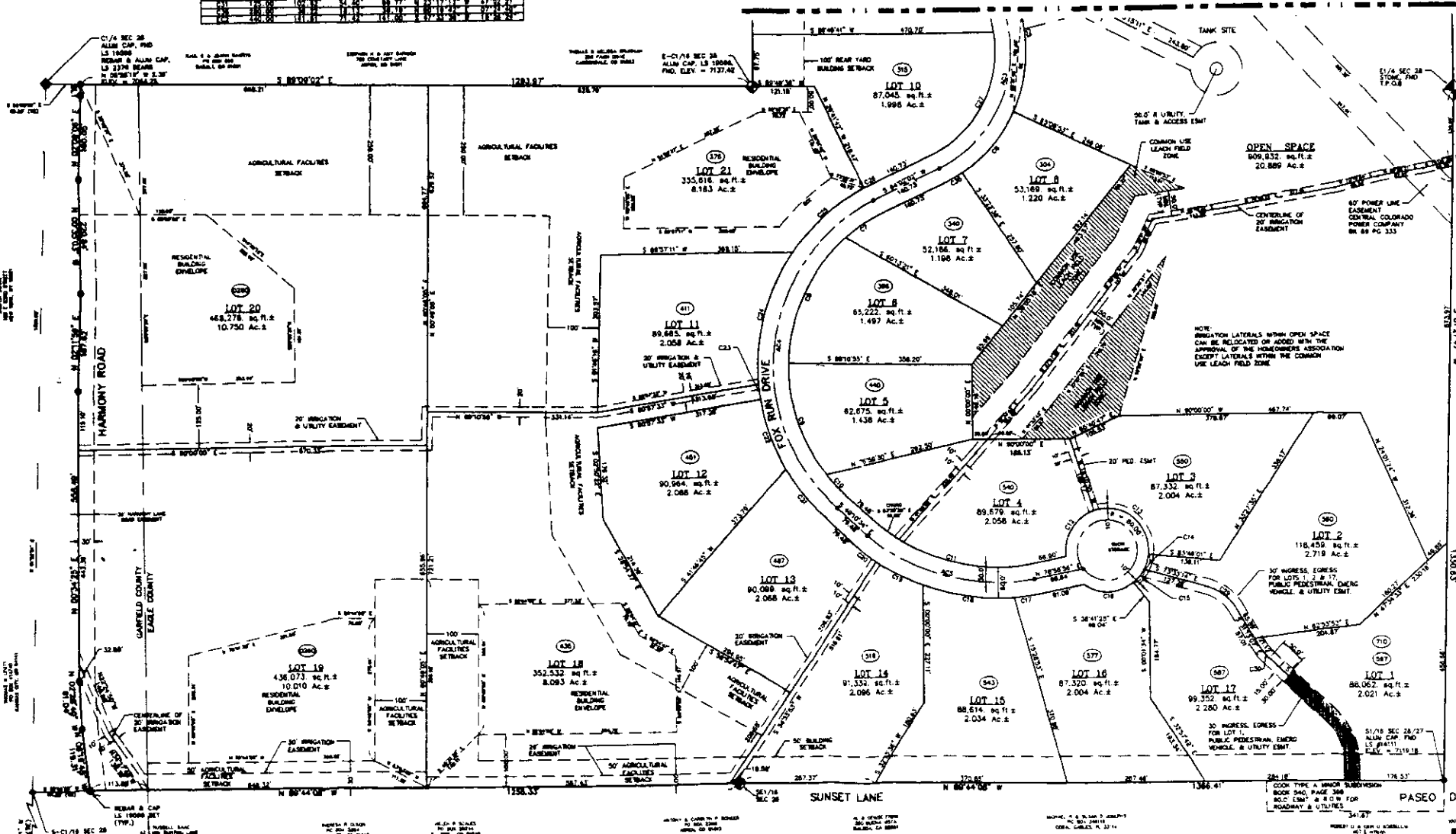
PLAT NO.	SECTION	TOWNSHIP	RANGE	COUNTY
1	28	7S	87W	EAGLE & GARFIELD
2	28	7S	87W	EAGLE & GARFIELD
3	28	7S	87W	EAGLE & GARFIELD
4	28	7S	87W	EAGLE & GARFIELD
5	28	7S	87W	EAGLE & GARFIELD
6	28	7S	87W	EAGLE & GARFIELD
7	28	7S	87W	EAGLE & GARFIELD
8	28	7S	87W	EAGLE & GARFIELD
9	28	7S	87W	EAGLE & GARFIELD
10	28	7S	87W	EAGLE & GARFIELD
11	28	7S	87W	EAGLE & GARFIELD
12	28	7S	87W	EAGLE & GARFIELD
13	28	7S	87W	EAGLE & GARFIELD
14	28	7S	87W	EAGLE & GARFIELD
15	28	7S	87W	EAGLE & GARFIELD
16	28	7S	87W	EAGLE & GARFIELD
17	28	7S	87W	EAGLE & GARFIELD
18	28	7S	87W	EAGLE & GARFIELD
19	28	7S	87W	EAGLE & GARFIELD
20	28	7S	87W	EAGLE & GARFIELD
21	28	7S	87W	EAGLE & GARFIELD
22	28	7S	87W	EAGLE & GARFIELD
23	28	7S	87W	EAGLE & GARFIELD
24	28	7S	87W	EAGLE & GARFIELD

LINK CHART

LINK	DIRECTION	DISTANCE
1	N 89° 50' 00" W	1.120
2	S 89° 50' 00" W	1.120

LAND USE SUMMARY

LOT	AREA	ADDRESS	LAND USE
1	88,062	587 FOX RUN DRIVE	SF
2	118,450	710 PASEO DRIVE	SF
3	47,332	580 FOX RUN DRIVE	SF
4	89,278	540 FOX RUN DRIVE	SF
5	82,370	440 FOX RUN DRIVE	SF
6	82,323	388 FOX RUN DRIVE	SF
7	82,188	340 FOX RUN DRIVE	SF
8	82,140	304 FOX RUN DRIVE	SF
9	82,092	260 FOX RUN DRIVE	SF
10	82,044	215 FOX RUN DRIVE	SF
11	81,996	171 FOX RUN DRIVE	SF
12	81,948	127 FOX RUN DRIVE	SF
13	81,900	83 FOX RUN DRIVE	SF
14	81,852	39 FOX RUN DRIVE	SF
15	81,804	543 FOX RUN DRIVE	SF
16	81,756	377 FOX RUN DRIVE	SF
17	81,708	187 FOX RUN DRIVE	SF
18	81,660	435 FOX RUN DRIVE	SF
19	81,612	0250 HARMONY ROAD	SF
20	468,278	0250 HARMONY ROAD	SF
21	355,618	370 FOX RUN DRIVE	SF
22	412,700	115 FOX RUN DRIVE	SF
23	373,347	120 FOX RUN DRIVE	SF
24	345,832	020 FOX RUN DRIVE	SF
TRACT A	79,980		COUNTY ROAD
TOTAL	4,251,832	SF	
OPEN SPACE	908,832	SF	
RIGHT-OF-WAY	187,353	SF	
TOTAL ALL AREAS	5,348,017	SF (123.101 AC +/-)	



LEGEND

- (340) STREET ADDRESS
- IRRIGATION
- PEDESTRIAN
- EASEMENT
- SF SINGLE FAMILY

GRAPHIC SCALE

(IN FEET)
 1 INCH = 100 FT.

HIGH COUNTRY ENGINEERING, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 923 COOPER AVENUE
 GLENWOOD SPRINGS, COLORADO 81601
 (970) 945-8878

NOTICE: THIS PLAT IS SUBJECT TO THE BEST INTEREST OF THE STATE OF COLORADO AND THE PUBLIC. THE STATE OF COLORADO HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT. THE STATE OF COLORADO DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

81024-01 V000101 11/25/97