



**HIDDEN RIVER LODGE  
PLANNED UNIT DEVELOPMENT DESIGNATION**

The Hidden River Lodge PUD, formally known as the Diamond Run Lodge Planned Unit Development Designation, originally approved on the 23<sup>rd</sup> day of March, 1998, by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County", is hereby revised on the 27th day of March, 2007. This designation governs certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property." This designation establishes the general uses which shall be permitted on the Property, a general development plan and a statement of development guidelines and conditions which must be adhered to by Raintree Enterprises, their successors or assigns, hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the Owner/Developer. Where a specific regulation or development standard is not covered by this PUD Designation, the provisions contained in the Summit County Land Use and Development Code, hereinafter referred to as the "Code", shall be followed.

**A. PERMITTED USES AND DEVELOPMENT PLAN**

Use and development of the property shall be in accordance with the Development Plan attached hereto as Exhibit B and the following specific requirements:

**1. Permitted Uses and Density**

A total of 60 multifamily dwelling units (44 free market units and 16 employee housing units) are permitted on the property as reflected on the development plan (Exhibit B).

The base net density on the Property may not exceed 10 equivalent units per net developable acre, as designated in the Snake River Master Plan Community & Neighborhood Program Table for the Base II Neighborhood.

**2. Accessory and Conditional Uses**

Accessory and conditional uses shall be regulated under the provisions for such uses in the R-6 zoning district as now in effect or hereinafter amended.

**B. DEVELOPMENT STANDARDS**

**1. Building Height**

Building heights shall not exceed 50 feet, as defined in the Code.

**2. Setbacks**

Building setbacks shall be as reflected on the development plan. With the exception of the work associated with creating new wetland areas along the Snake River, and a possible future bridge over the river, there shall be no soil disturbance within 25 feet of the wetland areas shown on the development plan.

**3. Parking**

- 1 space/one bedroom units
- 2 spaces/2-3 bedroom units

There shall, at all times, be at least 101 parking spaces on the property (73 in the parking structure and 28 surface spaces). All owners of all one bedroom units in the Hidden River Lodge, including the employee housing units, are prohibited from parking more than one car on the property.

**4. Site Coverage**

Maximum site coverage for the property shall be as follows:

Building coverage	55% of the original total lot area
Total impervious coverage	65% of the original total lot area

**5. Snow Storage**

The snow melt system shown on the PUD development plan has been approved as an alternative to providing the minimum required snow storage areas on the property. The snow melt system is an integral part of the overall plan for managing snow on the property and must at all times be kept in a good and operable condition. Without the snowmelt system the property will no longer be considered to be in compliance with Section 3705.02 (F) of the Code. Not operating the snowmelt system will be considered a breach of this PUD Designation.

The recreation path shown on the development plan shall not be utilized for snow storage from the proposed private driveway.

**6. Signage**

All signs shall comply with the Summit County Sign Regulations as now in effect or hereafter amended.

**7. Lighting**

The site plan submittal will include detailed design information about all exterior lighting fixtures proposed to be used on the property, including building, walkway and parking area lighting.

**8. Landscaping**

The landscaping plan for Hidden River Lodge is an integral component of the overall project design and is necessary to mitigate to the greatest extent possible the visual impacts associated with the development. As such, the detailed landscaping plan submitted with any site plan application shall, at a minimum, be fully consistent with the landscaping plan incorporated into Exhibit B.

With the exception of the top of the parking structure, and the 22 foot wide entrance area on the south side of the building, landscaping and finished grades shall be such that no portion of the sides of the structure shall be visible.

#### **9. Exterior Materials**

The exterior materials for Hidden River Lodge are an integral component of the overall project design and necessary to mitigate to the greatest extent possible the visual impacts associated with the development. As such, any future site plan application shall, at a minimum, be fully consistent with the exterior materials represented in the staff report during Final PUD rezoning review and approval.

#### **10. Retaining Walls**

All retaining walls on the property shall be designed in accordance with the requirements of the code. In addition to the requirements of the code, every effort shall be made to terrace retaining walls. Terraces shall be of a sufficient width to accommodate landscaping plantings. Any required retaining walls over four feet in height shall be designed by a registered professional engineer.

#### **11. Trash Handling**

All trash shall be disposed of in bear-proof dumpsters or enclosures. Dumpster enclosure design and location shall be approved by Waste Management, as verified through a letter, prior to site plan approval by the Commission. The Commission shall consider the recommendations of the trash hauler, and determine the number, capacity and placement of dumpsters needed as a part of site plan review.

#### **12. Site Plan Review**

The project shall at all times comply with Section 12600 of the Code.

#### **13. Water Quality**

Due to the close proximity of the Hidden River Lodge project to the Snake River any site plan submittal shall meet the following requirements intended to protect water quality:

- An erosion control plan for the site which meets the standards set forth in Sections 7101.01.A through 7101.01.C and 7101.01.F of the County's Land Use and Development Code shall be prepared by a registered engineer having knowledge and experience in civil engineering and hydrology. Approval of the erosion control plan shall be obtained from the County Engineer prior to issuance of any grading or building permits for the site. The Engineering Department shall inspect the site periodically during construction to ensure compliance with the approved plan and must inspect and approve long-term erosion control measures before a certificate of occupancy is granted.
- The project drainage engineer shall be required to verify in writing that all drainage control facilities have been completed as per the approved design prior to the issuance

of any building permits (this will help ensure that adequate drainage control facilities are constructed and functional from the outset of construction).

- The project drainage engineer shall be responsible for ensuring that these facilities are functioning properly and water quality violations do not occur.
- Bonding for the cost of such drainage control facilities shall be required prior to the issuance of any grading/excavating permits.
- The project drainage engineer shall prepare a long term maintenance program for the drainage control facilities and the Homeowners Association shall be responsible for implementing such a program with oversight by the County Engineer.

#### **14. Wetlands**

It is the intent of this PUD to preserve wetlands from development wherever possible. The Owner/Developer is required to obtain 404 permits as required by the U.S. Army Corps of Engineers wherever necessary for roads, bridges, recreation paths and utilities. Wetland areas shall remain free from development other than roads, bridges, recreation paths and utilities. All development other than roads, bridges, recreation paths and utilities shall maintain a minimum setback of 25 feet from any delineated wetland boundary. No soil disturbance shall be allowed within said setback, with the exception of work associated with the Snake River improvements described in more detail in Section D-6 of this PUD Designation.

#### **C. EMPLOYEE HOUSING REQUIREMENTS**

The Owner/Developer shall provide 16 employee housing ownership units within the Hidden River Lodge, as outlined below:

1. Employee housing ownership unit: A unit which must at all times be owned and occupied by a qualified resident, which for the purposes of such occupancy shall expressly include a person that is either an Employer or employed at least 30 hours per week in Summit County, Colorado, provided the following procedure is utilized for the purchase and/or rental of such units:

##### *Sale of Deed Restricted Units*

- a. Once such a unit is made available for sale, it shall be expressly advertised as available for purchase by a qualified resident that is either an Employee or employed at least 30 hours per week in Summit County, Colorado, subject to a preferential bid procedure, if necessary;
- b. Once an initial offer is presented, if such offer is provided by an employee or employer who works or operates within the Keystone Resort Area, seller may immediately accept such offer, provided all other requirements of the PUD and other applicable law or regulation are satisfied;
- c. If such initial offer is provided by an employee or employer who works or operates within the Snake River Basin, seller must allow for additional bids to be presented for ten additional days. If any bids are presented during that period by an employee or employer who works or operates within the Keystone Resort Area, and all such bids reflect the maximum

- sales price, the seller shall convey the property to the bidder who works or operates within the Keystone Resort Area;
- d. If such initial offer is provided by an employee or employer who works or operates within Summit County at large, seller must allow for additional bids to be presented for ten additional days. If any bids are presented during that period by an employee or employer who works or operates within the Keystone Resort Area, and both bids reflect the maximum sales price, the seller shall convey the property to the bidder who works or operates within the Keystone Resort Area. If any bids are presented during that period by an employee or employer who works or operates within the Snake River Basin, but no such bids are provided by an individual who works or operates within the Keystone Resort Area, and all such bids reflect the maximum sales price, the seller shall convey the property to the bidder who works or operates within the Keystone Resort Area.
  - e. If there are multiple bids for the property by buyers who share identical qualifications, Seller is entitled to decide which bidder to sell the unit to.

#### Rental of Deed Restricted units

- f. Once such a unit is made available for rent, it shall be expressly advertised as available for purchase by a qualified resident that is either an Employee or employed at least 30 hours per week in Summit County, Colorado, subject to a preferential bid procedure, if necessary;
- g. Once an initial offer for lease is presented, if such offer is provided by an employee or employer who works or operates within the Keystone Resort Area, lessor may immediately accept such offer, provided all other requirements of the PUD and other applicable law or regulation are satisfied;
- h. If such initial offer is provided by an employee or employer who works or operates within the Snake River Basin, lessor must allow for additional bids to be presented for ten additional days. If any bids are presented during that period by an employee or employer who works or operates within the Keystone Resort Area, and all such bids reflect the maximum sales price, the lessor shall lease the property to the bidder who works or operates within the Keystone Resort Area;
- i. If such initial offer is provided by an employee or employer who works or operates within Summit County at large, lessor must allow for additional bids to be presented for ten additional days. If any bids are presented during that period by an employee or employer who works or operates within the Keystone Resort Area, and both bids reflect the maximum sales price, the lessor shall lease the property to the bidder who works or operates within the Keystone Resort Area. If any bids are presented during that period by an employee or employer who works or operates within the Snake River Basin, but no such bids are provided by an individual who works or operates within the Keystone Resort Area, and all such bids reflect the maximum sales price, the lessor shall lease the property to the bidder who works or operates within the Keystone Resort Area.

- j. If there are multiple bids for the property by lessees who share identical qualifications, lessor is entitled to decide which bidder to sell the unit to.
- 2. Deed restriction: Prior to the issuance of any grading or building permits for the Hidden River Lodge the Owner/Developer shall have received approval from the County of the deed restrictions for the 16 employee housing ownership units. The approved deed restrictions must be recorded prior to the issuance of any certificates of occupancy for the units.
  - a. All deed restrictions pertaining to each individual Unit shall be modified to (i) change the definition of Qualified Resident to include any individual that is either an Employee or employed at least 30 hours per week in Summit County, Colorado, provided the procedure set forth in this PUD section for the purchase and/or rental of such units is properly implemented.
  - b. County reserves the right to withhold any approvals of applications for permits, site plan reviews, or any other matters requested by the owner of an individual unit until such time as such owner properly executes and records the modified deed restriction as set forth herein.

#### **D. REQUIRED IMPROVEMENTS**

##### **1. Access**

Prior to the issuance of any grading or building permits for the Hidden River Lodge a new access permit shall be obtained from the Colorado Department of Highways, unless CDOT has no objection to the issuance of the grading or building permits prior to the issuance of a new access permit.

Prior to the issuance of any certificates of occupancy for the units within the Hidden River Lodge the Owner/Developer shall have completed the road improvements to Highway 6 reflected on the development plan.

The Owner/Developer shall provide an access easement through the Hidden River Lodge property to the Tenderfoot Lodge property for the benefit of the Tenderfoot Lodge Homeowners Association. This easement shall be dedicated concurrent with the recording of final plats for the development.

##### **2. Water Systems**

Water supply for the development shall be provided by the Snake River Water District. Construction of all water lines shall be in conformance with the regulations of the district. Adequate fire flows shall be provided as determined by the Snake River Fire District.

Prior to the issuance of any grading or building permits for the Hidden River Lodge the Owner/Developer shall provide written verification that the Snake River Water District has approved plans for the relocation of the existing water line that currently runs through the Hidden River Lodge property.

### **3. Sewer Systems**

Sewer service for the development shall be provided by the Snake River Sewer District. Construction of all sewer lines shall be in conformance with the regulations of the district.

### **4. Fire Protection**

The entire property is located within the Snake River Fire District. All development on the property shall meet all fire protection requirements of the District.

### **5. Utilities and Easements**

All new utility lines shall be installed in full accordance with the standards of each utility provider and Summit County Subdivision Regulations. Easements for all utilities shall be shown on the final plat.

The Owner/Developer shall bury all existing overhead lines on, and in the Highway 6 right of way directly in front of, the Hidden River Lodge property.

The Owner/Developer shall dedicated a 20 foot wide public non-motorized recreational trail easement along the entire length of the recreational trail/emergency access road. For that portion located on the Hidden River Lodge property the easement shall be dedicated concurrent with the recording of final plats for development. For that portion located west of the Hidden River Lodge property the easement shall be provided prior to the issuance of certificates of occupancy for the Hidden River Lodge.

### **6. Snake River Improvements**

The Owner/Developer shall improve and naturalize that area of the property located between the recreational trail/emergency access road and the Snake River. The purpose of the improvements shall be to restore that portion of the property that has been modified by past human activities to a more natural state, including the creation of new wetland and riparian habitat. At a minimum, the Snake River improvements shall include the creation of a "wetland and riparian buffer strip" immediately adjacent to the Snake River. The wetland and riparian buffer strip will be a minimum of 25 feet wide and will serve to create an uninterrupted habitat corridor along the north bank of the river which is contiguous with the existing wetland habitat on the property and the existing riverine corridor adjacent to the east and west property boundaries. The habitat corridor may also incorporate detention facilities, provided that they are approved by the County Engineer and graded and planned in a manner which is consistent with the natural goals and methods stated herein.

The area from the north bank of the Snake River to the downslope boundary of the delineated wetland habitat will be regraded (if necessary to bring the elevation into proper proximity to the water table) and planted with native, wetland and riparian species. The area from the upslope boundaries of the delineated wetland habitat to the recreation path will be regraded (if necessary to bring the elevation into proper proximity to the water table) and planted with riparian plantings. All wetland and riparian plant species utilized to create the onsite habitat corridor shall be native

species which currently exist on the property or on adjacent reaches of the Snake River corridor. The planting and grading plan for the habitat corridor shall be designed by a professional Wetland Scientist.

The applicant shall submit all Snake River improvement plans to the Colorado Division of Wildlife (CDOW) for review and approval prior to County site plan review. The CDOW approved "Snake River Improvements Plan" shall be reviewed and approved by the Planning Commission during the site plan review of the Hidden River Lodge, and a cost estimate for the improvements will be included in the Site Plan Improvements Agreement.

#### **7. Recreational Improvements and Open Space Dedications:**

The Owner/Developer has agreed to construct a non-motorized recreational trail and an emergency access road which will also be used as a recreational trail, from the east side of the Hidden River Lodge property to the existing tram road located approximately 100 yards west of the Hidden River Lodge west property line, and as further depicted on Exhibit B.

The Owner/Developer has also agreed to provide a 20 foot wide public non-motorized recreational trail easement along the entire length of the recreational trail/emergency access road. For that portion located on the Hidden River Lodge property the easement shall be dedicated concurrent with the recording of final plats for development. For that portion located west of the Hidden River Lodge property the easement shall be provided prior to the issuance of any certificates of occupancy for the Hidden River Lodge. The Owner/Developer agrees that any costs associated with any future relocation/realignment of the recreational trail/emergency access road, and or easement, shall be at the Owner/Developers expense.

The Owner/Developer has agreed to dedicate to the County an area of land generally located south of the recreational trail/emergency access road. This land shall be dedicated concurrent with the recording of final plats for development. The Owner/Developer has contemplated the possibility of constructing a bridge over the Snake River at some time in the future. The bridge may not be installed without prior site plan review and approval by the Snake River Planning Commission. However, in order to accommodate the possibility of such an application at some time in the future the Owner/Developer shall include language on the plat that dedicates the property to the County which allows for such an application to be made. If approved a recreational trail easement from the Hidden River Lodge property to the Mountain House neighborhood must be dedicated to the public.

#### **8. Public Use Area Fees:**

Pursuant to Section 8601 of the Code the Owner/Developer is required to provide public use areas. The requirement for public use areas may be met by either payment of fees, land dedication, or obtaining credits for construction of recreational facilities. The construction of the recreational trail/emergency access road, dedication of the 20 foot wide recreational trail/emergency access road easement and dedication of the land located south of the recreational trail/emergency access road fully meets all applicable

public use area requirements for the Hidden River Lodge PUD as established under Section 8601 of the Code.

**E. IMPLEMENTATION**

**1. Platting**

Prior to the issuance of any grading or building permits for the Hidden River Lodge the Owner/Developer shall receive approval of a plat that reflects the combined area of the Post and Winterset properties, the removal of the property line between the two properties the vacation of all existing easements necessary to construct the proposed building and the dedication of all applicable easements previously described in this PUD Designation.

**2. Amendment to the Keystone Resort PUD**

Prior to the issuance of any grading or building permits for the Hidden River Lodge an amendment to the Keystone Resort PUD must be approved which amends the boundary of the Keystone Resort PUD to exclude Lot 2, Winterset Subdivision.

**F. GENERAL PROVISIONS**

**1. Enforcement**

The provisions of the planned unit designation and the development plan relating to the use of land and the location of common open space shall run in favor of Summit County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Other provisions of the planned unit development designation and the development plan shall run in favor of the residents, occupants and owners of the planned unit development, but only to the extent expressly provided in, and in accordance with the terms of, the planned unit development designation and the development plan. Provisions not expressly stated as running in favor of the residents, occupants or owners of the planned unit development shall run in favor of the County.

**2. Breach of Provisions of PUD Designation**

If at any time any provision or requirements stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the County shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

**3. Binding Effect**

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

**4. Amendments**

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS 24-67-106(3)(b), unless such amendment is determined to be minor in nature.

**5. Notices**

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:	Notice to Owner/Developer
Board of County Commissioners	Raintree Enterprises
P.O. Box 68	3440 South Vance St., Suite 700
Breckenridge, CO 80424	Lakewood, CO 80227

All notices so given shall be considered delivered three days after the mailing thereof, excluding weekends or official holidays. Either party, by notice so given, may change the address to which future notices shall be sent.

**6. Entire Designation**

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS 24-67-106) for amending planned unit developments, and except that nothing contained herein shall be construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

**7. Effective Date**

This designation must be signed by both the Summit County Board of County Commissioners and the Owner/Developer and must be recorded by the Summit County Clerk and Recorder in order to become effective. The effective date shall be the date of recordation.

**8. PUD Review Requirements**

Chapter 12 of the Code includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements as established in Chapter 12.

IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

BOARD OF COUNTY COMMISSIONERS  
OF SUMMIT COUNTY, COLORADO

/S/ William C. Wallace

\_\_\_\_\_  
William C. Wallace, Chairman\*

ATTEST:

/S/ Cheri Brunvand

\_\_\_\_\_  
Cheri Brunvand, Clerk and Recorder\*

OWNER/DEVELOPER:

/S/ Shane Narans

\_\_\_\_\_  
Shane Narans, Vice President  
Raintree Enterprises  
Owner/Developer\*

\*Denotes the original signatories to the Diamond Run Lodge PUD Designation, originally approved on March 23, 1998.

**APPROVAL OF AMENDMENTS**

The foregoing planned unit development designation amends and supercedes the original Diamond Run Lodge Planned Unit Development Designation as approved by the Summit County Board of County Commissioners on March 23, 1998 and recorded at Reception Number 577717, and as amended by the Summit County Board of County Commissioners as follows:

Resolution #2003-35	Adopted May 12, 2003	Reception No. 720887
Resolution #2007- 27	Adopted March 27, 2007	Reception No. 856299

The planned unit development document dated the 23rd day of March, 1998 and recorded at Reception No. 577717 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

**Adopted this 27<sup>th</sup> day of March, 2007.**

**COUNTY OF SUMMIT  
STATE OF COLORADO  
BY AND THROUGH ITS  
BOARD OF COUNTY COMMISSIONERS**



*Thomas A. Long*  
Thomas A. Long, Chairman

ATTEST:

*Cheri Brunvand*  
Cheri Brunvand, Clerk and Recorder

EXHIBIT A  
LEGAL DESCRIPTION  
HIDDEN RIVER LODGE PUD

A TRACT OF LAND BEING ALL OF LOT 2, WINTERSET, ACCORDING TO THE PLAT RECORDED JULY 23, 1982 AT RECEPTION NO. 242736 IN THE SUMMIT COUNTY RECORDS, ALONG WITH THREE TRACTS OF LAND ("THE POST TRACTS") PREVIOUSLY DESCRIBED IN THE COUNTY RECORDS, IN BOOK 165 AT PAGE 23, IN BOOK 195 AT PAGE 727, AND AT RECEPTION NO. 341266, ALL LOCATED IN HOMESTEAD ENTRY SURVEY NO. 110 (H.E.S. 110), IN THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, WINTERSET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6 FOR THE FOLLOWING TWO (2) COURSES:

- 1.) 29.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $00^{\circ}33'45''$ , A RADIUS OF 2965.00 FEET, AND A CHORD WHICH BEARS  $N77^{\circ}14'45''E$  29.11 FEET DISTANT;
- 2.)  $N76^{\circ}50'59''E$  A DISTANCE OF 173.58 FEET TO THE NORTHEAST CORNER OF SAID POST TRACT PREVIOUSLY DESCRIBED IN BOOK 195 AT PAGE 727;

THENCE  $S04^{\circ}42'07''E$  ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 388.94 FEET TO A REBAR WITH YELLOW PLASTIC CAP PLS NO. 24949; THENCE ALONG THE BOUNDARY OF SAID POST TRACT PREVIOUSLY DESCRIBED AT REC. NO. 341266 FOR THE FOLLOWING FIVE (5) COURSES:

- 1.)  $N76^{\circ}23'53''E$  A DISTANCE OF 24.91 FEET TO A REBAR WITH YELLOW PLASTIC CAP PLS NO. 24949;
- 2.)  $N72^{\circ}42'05''E$  A DISTANCE OF 76.72 FEET TO A REBAR WITH YELLOW PLASTIC CAP PLS NO. 24949;
- 3.)  $S04^{\circ}12'29''E$  A DISTANCE OF 31.22 FEET;
- 4.)  $S71^{\circ}17'38''W$  A DISTANCE OF 139.33 FEET TO A NO. 5 REBAR;
- 5.)  $N81^{\circ}14'06''W$  A DISTANCE OF 119.49 FEET TO A NO. 5 REBAR BEING THE SOUTHWEST CORNER OF SAID POST TRACT DESCRIBED IN BOOK 165 AT PAGE 23;

THENCE  $N04^{\circ}40'00''W$  ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 158.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WINTERSET; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 2 FOR THE FOLLOWING SIX (6) COURSES:

- 1.)  $S78^{\circ}08'00''W$  A DISTANCE OF 33.76 FEET;
- 2.)  $S60^{\circ}22'30''W$  A DISTANCE OF 59.90 FEET;
- 3.)  $S19^{\circ}34'30''W$  A DISTANCE OF 43.99 FEET;
- 4.)  $S15^{\circ}44'30''E$  A DISTANCE OF 30.13 FEET;
- 5.)  $S57^{\circ}52'00''W$  A DISTANCE OF 54.59 FEET;
- 6.)  $N45^{\circ}00'00''W$  A DISTANCE OF 209.11 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE  $N05^{\circ}17'30''E$  ALONG SAID WEST LINE A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 6; THENCE EASTERLY 257.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $04^{\circ}58'03''$ , A RADIUS OF 2965.00 FEET, AND A CHORD WHICH BEARS  $N80^{\circ}02'46''E$  256.99 FEET DISTANT TO THE POINT OF BEGINNING, CONTAINING 3.649 ACRES OR 153,933 SQUARE FEET, MORE OR LESS.

PREPARED BY:

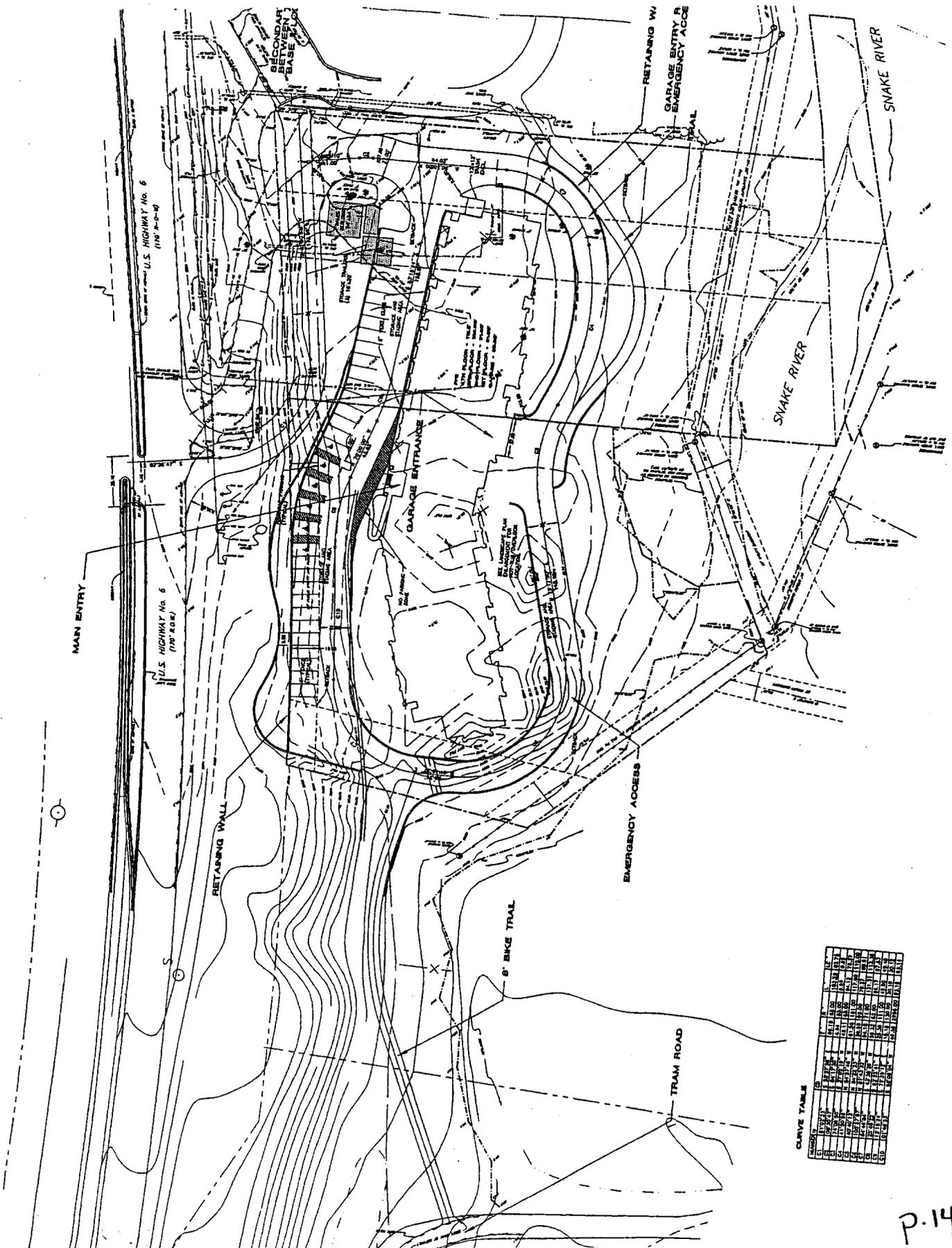
  
TERRY C. BARNES, P.L.S.  
COLORADO LICENSE NO. 15242



19, 1997

PREPARED FOR: RAINTREE CONSTRUCTION CO.  
PROJECT NO. 15148-411

# EXHIBIT B HIDDEN RIVER LODGE CONCEPTUAL DEVELOPMENT PLAN



CURVE TABLE

Curve No.	Stationing	Radius (ft)	Length (ft)	Area (sq ft)	Volume (cu ft)
1	1+00 to 1+10	100	157.08	15708.00	15708.00
2	1+10 to 1+20	100	157.08	15708.00	15708.00
3	1+20 to 1+30	100	157.08	15708.00	15708.00
4	1+30 to 1+40	100	157.08	15708.00	15708.00
5	1+40 to 1+50	100	157.08	15708.00	15708.00
6	1+50 to 1+60	100	157.08	15708.00	15708.00
7	1+60 to 1+70	100	157.08	15708.00	15708.00
8	1+70 to 1+80	100	157.08	15708.00	15708.00
9	1+80 to 1+90	100	157.08	15708.00	15708.00
10	1+90 to 2+00	100	157.08	15708.00	15708.00
11	2+00 to 2+10	100	157.08	15708.00	15708.00
12	2+10 to 2+20	100	157.08	15708.00	15708.00
13	2+20 to 2+30	100	157.08	15708.00	15708.00
14	2+30 to 2+40	100	157.08	15708.00	15708.00
15	2+40 to 2+50	100	157.08	15708.00	15708.00
16	2+50 to 2+60	100	157.08	15708.00	15708.00
17	2+60 to 2+70	100	157.08	15708.00	15708.00
18	2+70 to 2+80	100	157.08	15708.00	15708.00
19	2+80 to 2+90	100	157.08	15708.00	15708.00
20	2+90 to 3+00	100	157.08	15708.00	15708.00
21	3+00 to 3+10	100	157.08	15708.00	15708.00
22	3+10 to 3+20	100	157.08	15708.00	15708.00
23	3+20 to 3+30	100	157.08	15708.00	15708.00
24	3+30 to 3+40	100	157.08	15708.00	15708.00
25	3+40 to 3+50	100	157.08	15708.00	15708.00
26	3+50 to 3+60	100	157.08	15708.00	15708.00
27	3+60 to 3+70	100	157.08	15708.00	15708.00
28	3+70 to 3+80	100	157.08	15708.00	15708.00
29	3+80 to 3+90	100	157.08	15708.00	15708.00
30	3+90 to 4+00	100	157.08	15708.00	15708.00
31	4+00 to 4+10	100	157.08	15708.00	15708.00
32	4+10 to 4+20	100	157.08	15708.00	15708.00
33	4+20 to 4+30	100	157.08	15708.00	15708.00
34	4+30 to 4+40	100	157.08	15708.00	15708.00
35	4+40 to 4+50	100	157.08	15708.00	15708.00
36	4+50 to 4+60	100	157.08	15708.00	15708.00
37	4+60 to 4+70	100	157.08	15708.00	15708.00
38	4+70 to 4+80	100	157.08	15708.00	15708.00
39	4+80 to 4+90	100	157.08	15708.00	15708.00
40	4+90 to 5+00	100	157.08	15708.00	15708.00
41	5+00 to 5+10	100	157.08	15708.00	15708.00
42	5+10 to 5+20	100	157.08	15708.00	15708.00
43	5+20 to 5+30	100	157.08	15708.00	15708.00
44	5+30 to 5+40	100	157.08	15708.00	15708.00
45	5+40 to 5+50	100	157.08	15708.00	15708.00
46	5+50 to 5+60	100	157.08	15708.00	15708.00
47	5+60 to 5+70	100	157.08	15708.00	15708.00
48	5+70 to 5+80	100	157.08	15708.00	15708.00
49	5+80 to 5+90	100	157.08	15708.00	15708.00
50	5+90 to 6+00	100	157.08	15708.00	15708.00
51	6+00 to 6+10	100	157.08	15708.00	15708.00
52	6+10 to 6+20	100	157.08	15708.00	15708.00
53	6+20 to 6+30	100	157.08	15708.00	15708.00
54	6+30 to 6+40	100	157.08	15708.00	15708.00
55	6+40 to 6+50	100	157.08	15708.00	15708.00
56	6+50 to 6+60	100	157.08	15708.00	15708.00
57	6+60 to 6+70	100	157.08	15708.00	15708.00
58	6+70 to 6+80	100	157.08	15708.00	15708.00
59	6+80 to 6+90	100	157.08	15708.00	15708.00
60	6+90 to 7+00	100	157.08	15708.00	15708.00
61	7+00 to 7+10	100	157.08	15708.00	15708.00
62	7+10 to 7+20	100	157.08	15708.00	15708.00
63	7+20 to 7+30	100	157.08	15708.00	15708.00
64	7+30 to 7+40	100	157.08	15708.00	15708.00
65	7+40 to 7+50	100	157.08	15708.00	15708.00
66	7+50 to 7+60	100	157.08	15708.00	15708.00
67	7+60 to 7+70	100	157.08	15708.00	15708.00
68	7+70 to 7+80	100	157.08	15708.00	15708.00
69	7+80 to 7+90	100	157.08	15708.00	15708.00
70	7+90 to 8+00	100	157.08	15708.00	15708.00
71	8+00 to 8+10	100	157.08	15708.00	15708.00
72	8+10 to 8+20	100	157.08	15708.00	15708.00
73	8+20 to 8+30	100	157.08	15708.00	15708.00
74	8+30 to 8+40	100	157.08	15708.00	15708.00
75	8+40 to 8+50	100	157.08	15708.00	15708.00
76	8+50 to 8+60	100	157.08	15708.00	15708.00
77	8+60 to 8+70	100	157.08	15708.00	15708.00
78	8+70 to 8+80	100	157.08	15708.00	15708.00
79	8+80 to 8+90	100	157.08	15708.00	15708.00
80	8+90 to 9+00	100	157.08	15708.00	15708.00
81	9+00 to 9+10	100	157.08	15708.00	15708.00
82	9+10 to 9+20	100	157.08	15708.00	15708.00
83	9+20 to 9+30	100	157.08	15708.00	15708.00
84	9+30 to 9+40	100	157.08	15708.00	15708.00
85	9+40 to 9+50	100	157.08	15708.00	15708.00
86	9+50 to 9+60	100	157.08	15708.00	15708.00
87	9+60 to 9+70	100	157.08	15708.00	15708.00
88	9+70 to 9+80	100	157.08	15708.00	15708.00
89	9+80 to 9+90	100	157.08	15708.00	15708.00
90	9+90 to 10+00	100	157.08	15708.00	15708.00