



**BALDY RIDGE ESTATES  
PLANNED UNIT DEVELOPMENT DESIGNATION**

This Planned Unit Development Designation ("PUD"), to be known as the Baldy Ridge Estates PUD, is approved this 14th day of January, 2002, by the Board of County Commissioners of Summit County, Colorado, hereinafter referred to as the "County," for 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 Stahl, Inc. 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, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof.

The development regulations and standards stated in this PUD designation shall supersede the provisions of the Summit County Land Use and Development Code ("Development Code") if the PUD's regulations and standards are specifically covered. Where this PUD designation does not address a specific standard or regulation covered by the Development Code, the specific provisions contained in the Development Code shall apply.

**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**

- (a) Lots 1-10: 10 single family units, Home Occupations within the Disturbance Envelopes
- (b) Private Open Space as Shown on the Conceptual Development Plan
- (c) Right-of-way Tracts on Tracts A and Tract C
- (d) Public Open Space on Tract B
- (e) Trails
- (f) Detached structures and fences
  - ❖ No detached structures are allowed on Lots 1-6
  - ❖ Detached structures may be allowed on Lots 7 -10 by a site plan review by the Upper Blue Planning Commission ("Commission").
- (g) Fences, as allowed by the Development Code in the RE Zoning District, are only permitted within the disturbance envelopes that are shown on the final plat. No fences are allowed outside of the disturbance envelopes, except that fences are allowed outside of the building envelopes along the northeast property boundary of Lots 1-3 next to the adjacent lots to prevent headlights from beaming from the driveway serving Lots 1-3 onto the adjacent property.

**2. Accessory and Conditional Uses**

Accessory Uses

Accessory uses permitted shall be the same accessory uses as for the RE Zoning District as described in the Development Code as currently enacted or hereinafter amended.

## Conditional Use

On Lots 7-10, one (1) accessory apartment per the applicable provisions of the Development Code's Zoning Regulations. The Owner/Developer reserves the right to designate which of these lots will be assigned the right to build the accessory apartment upon the obtainment of a conditional use permit from the Commission.

### **3. Animal Keeping**

Animal keeping shall be restricted as follows: No more than three dogs or three cats shall be permitted on each lot. Dog or cats that are outside of the residence shall be restrained within the disturbance envelope by an appropriate mechanism, including but not limited to runs, leashes, electronic fences. Other mechanisms shall be reviewed and approved by the Planning Department in consultation with the Colorado Division of Wildlife.

## **B. DEVELOPMENT STANDARDS**

### **1. Building Height**

Building heights shall not exceed 35 feet above any point as measured from a plane that runs parallel to the natural grade found within each building envelope. Chimneys, vents, and other similar building appendages can exceed this maximum height by no more than 3.5 feet.

### **2. Disturbance Envelopes**

All buildings and other improvements, including but not limited to storage sheds, garages, gazebos, dog runs, parking areas, gardens, shops or other freestanding structures, shall only be allowed within the disturbance envelopes shown in Exhibit B, with such envelopes platted during the preliminary and final plat review by the County. The County may also use the large scale official PUD plan of record to evaluate compliance of this provision. No earth disturbing activities are allowed outside of the building envelopes unless such disturbance is for forest management via a Planning Department approved forest management plan, fire mitigation as required by the County, driveways, necessary utilities, trails, or other similar activities as approved by the Planning Department. The final plat within the disturbance envelope shall establish a building envelope setback 10 feet from the edge of the disturbance envelope to ensure there is no soil disturbance, grading or other such activities outside the disturbance envelopes. No part of any building can project outside of the building envelope, including but not limited to roof drip lines, chimneys, patios, bay window or other such development.

If no practicable alternative exists, septic systems on Lots 7-10 can be allowed outside the disturbance envelope by the Commission via site plan review and approval. In no event will the amount of septic system outside the disturbance envelope exceed 15% of the area in the disturbance envelope, or such other area as may be approved by the Commission during its site plan review.

### **3. Parking**

At least two (2) parking spaces shall be required for each residence. No parking shall be permitted on the private drives. Parking for the accessory apartment shall be per the parking requirements of the Development Code. No long-term parking is permitted on the private drives.

#### 4. Designated Open Space Areas/Public Use Areas and Trails

- a. **Open space areas:** Areas as outside the building envelopes shown conceptually in Exhibit B shall remain open and free from all improvements except landscaping, necessary utility work, access or other similar activity as approved by the Planning Department.
- b. **Public use areas:** Pursuant to Section 8601 of the Development Code the Owner/Developer shall dedicate, to the satisfaction of the Open Space and Trails Department a 15 foot wide non-motorized trail easement for the existing alignment of the Juniata Trail, and a 15 foot wide non-motorized trail easement for the Blue Jay Road trail connection through the Property to the County as a part of the required subdivision process to meet its obligation for the public use area requirement of the Development Code. The Owner/Developer shall also dedicate Tract B to the County concurrent with the preliminary/final plat development review process.
- c. **Trail design standards and construction requirements:** The Owner/Developer shall design and construct the Blue Jay Road trail and the Juniata Trail using the following design standards:
  - (i) Development shall accommodate continual trail access through the site during construction by providing either a permanent or a temporary alternate trail corridor.
  - (ii) Trails shall be designed in a manner that takes advantage of natural, existing vegetation to screen the trails from development and mitigate potential safety hazards.
  - (iii) The applicant shall be responsible for improvements for the required public trails as set forth in Section 8107.02n of the Summit County Land Use and Development Code, including, but not limited to:
    - ❖ Clearing and grading of the trail surface to meet required widths and grades
    - ❖ Surfacing, when required (this includes striping, texturing, etc.)
    - ❖ Installation of trail signs
    - ❖ All improvements necessary for drainage and to protect trails from erosion.
  - (iv) Any trails improvements, structures design shall comply with Summit County Trail Guidelines and Engineering Specifications.

#### 5. Signage and Lighting

All signs for the Property shall comply with the Summit County Sign Regulations as now in effect or hereafter amended. All lighting for the exterior of the buildings or any freestanding lights shall comply with the Summit County Lighting Regulations as now in effect or hereinafter amended, with such lighting reviewed and approved during the Planning Department's site plan review for each single family residence.

#### 6. Site Plan Review

Lots 7-10 shall have to be reviewed and approved by the Commission via the site plan review process if detached structures from the primary residence are proposed, or if a septic system is proposed outside of the Disturbance Envelope.

#### 7. Design Standards

All single family units and accessory structures and sites shall be designed with:

- ❖ natural materials and colors so that the structures blend visually with the forest;
- ❖ stepped building foundations when located on slopes 20% or greater so that buildings fit with the natural terrain to the greatest extent practicable;
- ❖ building mass shall be broken into distinct, smaller forms including facades and rooflines;
- ❖ breaking the mass into smaller forms, with residences designed to repeat similar forms to avoid large blocks or building masses; and,
- ❖ retaining walls to avoid excessive cut-and-fill, with retaining walls over five feet in height steeped so as to prevent excessive retaining wall heights.

## 8. Transfer of Development Rights

The County recognizes that the existing zoning would permit five units of density on the site under the zoning that existed prior to recording this PUD Designation. Prior to recording this PUD Designation, the Owner/Developer shall have development rights certificates issued by the County for the value of the eight (8) mining claims shown in Exhibit C, or such other property as may be approved by the County, to meet the Transfer of Development Rights requirements listed in Section 3202.03 et seq. of the Development Code. Prior to recording this PUD Designation, the Owner/Developer shall also purchase development right certificates from the County for the remaining density needed to transfer in a total of five units to the PUD to allow the 10 units permitted under this Designation.

## C. REQUIRED IMPROVEMENTS

### 1. Access

**Roadways and driveways:** Access to the property and to all building sites shall be provided by roads and driveways built to applicable County standards unless a variance is approved by the County. The subdivision's codes, covenants and restrictions shall ensure that all the private driveways will be maintained to meet County requirements and for snow removal. Existing driveway cut and fill shall be finished per applicable County standards and the provisions of this PUD.

Within the Property, Blue Jay Road may be designed using standards other than those outlined in the Development Code to retain the "country-lane" character if such design is reviewed and approved by the County Engineer during the County's review of the required subdivision.

The entrance for the accessway serving Lots 4, 5 and 6 shall be designed to maximize the sight distance on Baldy Road by the use of retaining walls. Such retaining wall and access design shall also ensure adequate snow storage adjacent to the driveway outside of the Baldy Road Right-of-Way. Snow shall be managed for the accessway serving Lots 4, 5 and 6 such that stacked snow does not block the required sight distance.

All driveways shall be designed to minimize the amount of cut-and-fill to the greatest extent practicable. Such designs shall use retaining walls to the maximum extent practicable. Moreover, driveways shall be designed to provide for the required snow storage via the use of retaining walls set back on the uphill sides to provide areas for storing snow.

Driveway and roadway design shall be reviewed and approved during the County's review of the required subdivision. The Owner/Developer shall install all necessary signage within the subdivision to the satisfaction of the County Engineer.

During the required platting of the Property, the Owner/Developer shall provide: 1) the required right-of-way for Baldy Road during the required subdivision for the property 2) necessary easements for Blue Jay Road; and 3) private road and driveway easements where necessary, including but not limited to easements for the maintenance of the grading and retaining walls and snowstorage easements..

**2. Water Systems**

Water supply for the development shall be provided by individual wells. Adequate fire flows shall be provided as determined by the Red, White and Blue Fire Protection District, with such determination made prior to the County approving the required subdivision. Water systems shall be designed to minimize the removal of existing trees to the greatest extent practicable, with such plans reviewed and approved by the County concurrent with its subdivision review.

**3. Sewer Systems**

Sewage for the development shall be provided as follows: Lots 1-6 shall be connected to the Breckenridge Sanitation District; Lots 7-10 will have Individual Sewage Disposal Systems designed to the applicable requirements of the Environmental Health Department and the Development Code. Sewer systems shall be designed to minimize the removal of existing trees to the greatest extent practicable, with such plans reviewed and approved by the County concurrent with its plat review.

**4. Fire Protection**

The entire property is located within the Red, White and Blue Fire Protection District. All development on the property shall meet all fire protection requirements of the District. All single family residences within the Property shall be sprinklered if required by the Red, White and Blue Fire Protection District during each site plan review.

**5. Vegetation Management**

A vegetation management program to reduce wildfire hazard and susceptibility to mountain pine beetle infestation and to enhance wildlife habitat and tree vigor on the property shall be prepared by a qualified consultant. The plan shall be reviewed by the Colorado State Forest Service and submitted concurrent with the preliminary plat for the project. The plan, once approved by the Colorado Forest Service, shall be implemented prior to recordation of any final plat for the property or guaranteed in the subdivision improvements agreement.

**6. Utilities and Easements**

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations. Easements for all utilities shall be shown on the final plat. A composite utility plan shall be submitted concurrent with the final plat, with such plan designed to follow existing road cuts and preserve trees to the greatest extent practicable.

**7. Landscaping**

Landscaping improvements shall be required as part of any site plan required pursuant to Summit County Regulations. Revegetation of all disturbed areas shall be required in accordance with Summit County Landscaping and Grading and Excavation Regulations.

The maximum finished grade is 2:1.

Lots 5 and 6 shall provide a treed buffer within 20 feet of the Juniata Trail that provides at least one collected, native conifer (lodgepole pines prohibited) of at least six feet in height for every six (6) lineal feet of buffering for at least 78 lineal feet (13 trees per lot) to help soften the residential development from the Juniata Trail. If Lot 7 proposes a septic system south of the Disturbance Envelope, the Commission's required review of such may include a requirement that additional landscaping be planted to provide a landscape buffer for the Juniata Trail.

A tree survey shall be provided by each single-family development on every lot that shows every deciduous tree within 3" caliper and every coniferous tree with greater than 8" caliper inside the building envelope. Such a tree survey shall be used by the Owner/Developer's (individual lot owner's) architect or other qualified designer to design a single family residence that protects trees inside the building envelope to the maximum extent practicable given the use for single family development and the requirements of fire mitigation. Trees outside the building envelope shall not be removed unless such is for forest management or fire mitigation, necessary utilities, driveways, trails or other similar uses as approved by the Planning Department.

Any trees removed from the Property without the approved consent of the County shall be replaced on a caliper for caliper basis.

A tree replacement agreement or restrictive covenant shall be executed by the Owner/Developer Developer's (individual lot owner) prior to the issuance of any building permits for each lot to ensure that all the trees that are to be retained will be replaced if any trees are damaged or destroyed during construction.

## **D. IMPLEMENTATION**

### **1. Platting Requirements**

**Preliminary and final plats:** A preliminary and final plat shall be approved by the County prior to any development that involves selling or conveying any interest in the property to others, or prior to any grading or tree removal within the Property. Densities of development indicated in Exhibit B represent maximum permitted densities and levels of use and each proposed development phase must meet all applicable standards and requirements as contained in the Development Code unless such standards and requirements are specifically waived or modified by the terms of this designation.

## **E. GENERAL PROVISIONS**

### **1. Enforcement:**

The provisions of the planned unit development 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:**

If at any time any provision or requirement 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 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. Modifications or Amendments:**

Modifications or amendments to the provisions of a planned unit development designation shall be reviewed and acted upon in accordance with the provisions listed in the Development Code unless specific amendment provisions are drafted as part of a PUD.

**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:

Board of County Commissioners  
P.O. Box 68  
Breckenridge, CO 80424

Notice to Owner/Developer

Stahl, Inc.  
Brian Stahl  
P.O. Box 544  
Breckenridge, CO

All notices so given shall be considered delivered three days after the mailing thereof, excluding weekends and 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 (name of planned unit development) 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

County's 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.



### **Exhibit C**

Alice Day Lode MS 6851  
Gordon Miner Lode MS 6851  
Louise Day Lode MS 6851  
Lillian Lode MS 6850  
Lady Saunders Lode MS 4434  
The Silver Queen Lode MS 2222  
King Soloman Lode MS 5363A  
Three Links Lode MS 5363A

As more fully described by the attached titles to these properties and shown by the map hereinafter.

# EXHIBIT A

## LEGAL DESCRIPTION BALDY RIDGE ESTATES PUD

A TRACT OF LAND BEING PORTIONS OF THE BERTIE H. LODGE, U.S. MINERAL SURVEY (M.S.) 6989, THE JUNIATA EXTENSION LODGE, M.S. 6989, THE HILLSIDE LODGE, M.S. 6989, ALL OF THAT PORTION OF GOVERNMENT LOT 53 DESIGNATED AS S.T.A. (SMALL TRACT ACT) 1128 AND S.T.A. 1110, ALL OF GOVERNMENT LOTS 54, 55 AND 56, ALL OF LOT 3, TYROLLEAN TERRACE, FILING NO. 2, ACCORDING TO THE PLAT RECORDED SEPTEMBER 18, 1962 AT RECEPTION NO. 96091, AND ALL OF LOT 2 AND TRACT B, OLD IRONSIDES SUBDIVISION, ACCORDING TO THE PLAT RECORDED DECEMBER 21, 1999 AT RECEPTION NO. 613751, ALL LOCATED IN THE NORTH ONE-HALF OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 2 OF THE PRICE LODGE, M.S. 3261, BEING AN ANGLE POINT ON THE WEST LINE OF LOT 8, JUNIATA SUBDIVISION, FILING NO. 1, A RECORDED SUBDIVISION, AND BEING A STANDARD B.L.M. BRASS CAP; THENCE S67°08'06"W ALONG THE WEST BOUNDARY OF SAID JUNIATA SUBDIVISION A DISTANCE OF 1047.00 FEET TO CORNER NO. 1 OF SAID PRICE LODGE, BEING A NO. 4 REBAR; THENCE S22°46'28"E A DISTANCE OF 60.04 FEET TO CORNER NO. 6 OF SAID HILLSIDE LODGE, A REBAR WITH PLASTIC CAP P.L.S. 3783; THENCE N33°49'17"W A DISTANCE OF 77.73 FEET TO CORNER NO. 3 OF THE CHICAGO LODGE, M.S. NO. 6704, A B.L.M. BRASS CAP ON THE 9-12 LINE OF THE BALLARD LODGE, M.S. 6704; THENCE N56°08'08"E A DISTANCE OF 406.51 FEET TO CORNER NO. 12 OF SAID BALLARD LODGE, A B.L.M. BRASS CAP; THENCE N33°57'17"W ALONG THE 12-11 LINE OF SAID BALLARD LODGE A DISTANCE OF 149.86 FEET TO CORNER NO. 11 OF SAID BALLARD LODGE, A B.L.M. BRASS CAP; THENCE S56°11'21"W ALONG THE 11-10 LINE OF SAID BALLARD LODGE A DISTANCE OF 125.45 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID S.T.A. 1110; THENCE N89°52'09"W ALONG SAID SOUTH LINE A DISTANCE OF 528.29 FEET TO CORNER NO. 3 OF THE MOOSE LODGE, M.S. 7307, A B.L.M. BRASS CAP, ALSO BEING THE NORTHWEST CORNER OF LOT 9, SAID TYROLLEAN TERRACE; THENCE S37°53'40"W A DISTANCE OF 190.48 FEET TO CORNER NO. 8 OF THE ELK LODGE, M.S. 7307, A B.L.M. BRASS CAP; THENCE N51°46'25"W A DISTANCE OF 149.04 FEET TO CORNER NO. 7 OF SAID ELK LODGE, A B.L.M. COPPER WELD, ALSO BEING THE NORTHWEST CORNER OF LOT 5, SAID TYROLLEAN TERRACE; THENCE S38°02'32"W A DISTANCE OF 123.09 FEET TO THE CENTERLINE OF BLUE JAY ROAD, A THIRTY-FOOT SERVICE ROAD; THENCE N82°07'10"W ALONG THE CENTERLINE OF SAID BLUE JAY ROAD A DISTANCE OF 205.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, TYROLLEAN TERRACE; THENCE S36°36'56"W ALONG THE WEST LINE OF SAID LOT 4, TYROLLEAN TERRACE, A DISTANCE OF 111.18 FEET TO THE CENTERLINE OF BOREAS PASS ROAD; THENCE N64°28'25"W ALONG SAID CENTERLINE A DISTANCE OF 73.75 FEET TO THE EAST LINE OF THE AUTOCRAT EAST LODGE, M.S. 1545; THENCE N30°13'06"E ALONG SAID EAST LINE A DISTANCE OF 210.01 FEET TO A POINT ON THE EAST LINE OF THE BADGER LODGE, M.S. 7569, A COPPER WELD, ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 1, SAID OLD IRONSIDES SUBDIVISION; THENCE N60°32'44"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND LOT 2 A DISTANCE OF 796.75 FEET; THENCE N00°39'02"E A DISTANCE OF 9.99 FEET TO CORNER 9 OF SAID BERTIE H. LODGE, A BRASS CAP; THENCE N89°41'10"E A DISTANCE OF 17.80 FEET TO A COPPER WELD;

THENCE N60°37'29"E ALONG SAID SOUTHEASTERLY LINE OF LOT 2 A DISTANCE OF 99.87 FEET TO A POINT ON THE WESTERLY LINE OF A TWENTY-FOOT EASEMENT FOR THE JUNIATA TRAIL; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING FIVE (5) COURSES:

- 1.) NORTHWESTERLY 7.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $01^{\circ}56'36''$ , A RADIUS OF 210.00 FEET, AND A CHORD WHICH BEARS  $N02^{\circ}12'01''E$  7.12 FEET DISTANT;
- 2.)  $N15^{\circ}17'53''E$  A DISTANCE OF 43.81 FEET;
- 3.)  $N00^{\circ}45'10''E$  A DISTANCE OF 48.76 FEET;
- 4.)  $N04^{\circ}48'28''W$  A DISTANCE OF 79.29 FEET;
- 5.)  $N10^{\circ}56'59''W$  A DISTANCE OF 59.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR BALDY ROAD;

THENCE WESTERLY 46.64 FEET ALONG SAID SOUTH RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $06^{\circ}18'51''$ , A RADIUS OF 423.20 FEET, AND A CHORD WHICH BEARS  $S63^{\circ}47'18''W$  46.61 FEET DISTANT TO A POINT OF CURVATURE; THENCE  $N29^{\circ}22'08''W$  A DISTANCE OF 90.00 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B, OLD IRONSIDES SUBDIVISION, ALSO BEING A POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY FOR BALDY ROAD; THENCE ALONG THE BOUNDARY OF SAID TRACT B FOR THE FOLLOWING FIVE (5) COURSES:

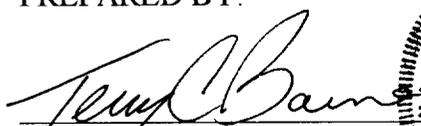
- 1.)  $N60^{\circ}37'52''E$  A DISTANCE OF 171.21 FEET;
- 2.)  $N64^{\circ}53'15''W$  A DISTANCE OF 192.91 FEET;
- 3.)  $N69^{\circ}37'28''E$  A DISTANCE OF 534.10 FEET;
- 4.)  $S19^{\circ}48'08''E$  A DISTANCE OF 177.67 FEET;
- 5.)  $S09^{\circ}40'38''W$  A DISTANCE OF 169.68 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY FOR BALDY ROAD;

THENCE CONTINUING  $S09^{\circ}40'38''W$  ALONG THE BOUNDARY OF SAID OLD IRONSIDES SUBDIVISION A DISTANCE OF 142.32 FEET TO CORNER NO. 13 OF SAID JUNIATA EXTENSION LODE, AN ORIGINAL STONE; THENCE  $S80^{\circ}27'46''E$  ALONG THE 13-14 LINE OF SAID JUNIATA EXTENSION LODE A DISTANCE OF 1487.81 FEET TO CORNER 14, A B.L.M. BRASS CAP, ALSO BEING CORNER 5 OF THE JUNIATA LODE, M.S. 5877; THENCE ALONG THE BOUNDARY OF SAID JUNIATA SUBDIVISION FOR THE FOLLOWING FOUR (4) COURSES:

- 1.)  $S16^{\circ}11'57''W$  A DISTANCE OF 127.72 FEET TO CORNER 3, WEST POINT LODE, A REBAR;
- 2.)  $N35^{\circ}37'14''W$  A DISTANCE OF 149.77 FEET TO CORNER 2, WEST POINT LODE, M.S. 3260;
- 3.)  $S54^{\circ}27'45''W$  A DISTANCE OF 157.82 FEET TO CORNER 4, SAID PRICE LODE, A B.L.M. BRASS CAP;
- 4.)  $N22^{\circ}58'05''W$  A DISTANCE OF 153.63 FEET TO CORNER NO. 3, SAID PRICE LODE;

THENCE  $S54^{\circ}23'36''W$  ALONG THE 3-2 LINE OF SAID PRICE LODE, ALSO BEING THE WEST BOUNDARY OF SAID JUNIATA SUBDIVISION, A DISTANCE OF 448.17 FEET TO THE POINT OF BEGINNING, CONTAINING 26.105 ACRES, MORE OR LESS.

PREPARED BY:

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



JAN. 9, 2002  
 DATE

PREPARED FOR: BRIAN STAHL  
 PROJECT NO.: 16377-411

4505-2/H/100

A LEGAL DESCRIPTION OF  
**BALDY RIDGE ESTATES**

SUMMIT COUNTY, COLORADO  
(PER FINAL PLAT)

A TRACT OF LAND BEING PORTIONS OF THE BERTIE H. LODE, U.S. MINERAL SURVEY (M.S.) 6989, THE JUNIATA EXTENSION LODE, M.S. 6989, THE HILLSIDE LODE, M.S. 6989, ALL OF THAT PORTION OF GOVERNMENT LOT 53 DESIGNATED AS S.T.A. (SMALL TRACT ACT) 1128 AND S.T.A. 1110, ALL OF GOVERNMENT LOTS 54, 55 AND 56, ALL OF LOT 3, TYROLLEAN TERRACE, FILING NO. 2, ACCORDING TO THE PLAT RECORDED SEPTEMBER 18, 1962 AT RECEPTION NO. 96091, AND ALL OF LOT 2 AND TRACT B, OLD IRONSIDES SUBDIVISION, ACCORDING TO THE PLAT RECORDED DECEMBER 21, 1999 AT RECEPTION NO. 613751, ALL LOCATED IN THE NORTH ONE-HALF OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 2 OF THE PRICE LODE, M.S. 3261, BEING AN ANGLE POINT ON THE WEST LINE OF LOT 8, JUNIATA SUBDIVISION, FILING NO. 1, A RECORDED SUBDIVISION, AND BEING A STANDARD B.L.M. BRASS CAP; THENCE S67°08'06"W ALONG THE WEST BOUNDARY OF SAID JUNIATA SUBDIVISION A DISTANCE OF 1047.00 FEET TO CORNER NO. 1 OF SAID PRICE LODE, BEING A NO. 4 REBAR; THENCE S22°46'28"E A DISTANCE OF 60.04 FEET TO CORNER NO. 6 OF SAID HILLSIDE LODE, A REBAR WITH PLASTIC CAP P.L.S. 3783; THENCE N33°49'17"W A DISTANCE OF 77.73 FEET TO CORNER NO. 3 OF THE CHICAGO LODE, M.S. NO. 6704, A B.L.M. BRASS CAP ON THE 9-12 LINE OF THE BALLARD LODE, M.S. 6704; THENCE N56°08'08"E A DISTANCE OF 406.51 FEET TO CORNER NO. 12 OF SAID BALLARD LODE, A B.L.M. BRASS CAP; THENCE N33°57'17"W ALONG THE 12-11 LINE OF SAID BALLARD LODE A DISTANCE OF 149.86 FEET TO CORNER NO. 11 OF SAID BALLARD LODE, A B.L.M. BRASS CAP; THENCE S56°11'21"W ALONG THE 11-10 LINE OF SAID BALLARD LODE A DISTANCE OF 125.45 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID S.T.A. 1110 AND THE NORTHEAST CORNER OF S.T.A. 1101, BEING A REBAR AND CAP PLS 27924; THENCE N89°52'09"W ALONG THE COMMON LINE BETWEEN S.T.A. 1101 AND S.T.A. 1110 LINE A DISTANCE OF 528.29 FEET TO CORNER NO. 3 OF THE MOOSE LODE, M.S. 7307, A B.L.M. BRASS CAP, ALSO BEING THE NORTHWEST CORNER OF LOT 9, SAID TYROLLEAN TERRACE; THENCE S37°53'40"W A DISTANCE OF 190.48 FEET TO CORNER NO. 8 OF THE ELK LODE, M.S. 7307, A B.L.M. BRASS CAP; THENCE N51°46'25"W A DISTANCE OF 149.04 FEET TO CORNER NO. 7 OF SAID ELK LODE, A B.L.M. COPPER WELD, ALSO BEING THE NORTHWEST CORNER OF LOT 5, SAID TYROLLEAN TERRACE; THENCE S38°02'32"W A DISTANCE OF 123.09 FEET TO THE CENTERLINE OF BLUE JAY ROAD, A THIRTY-FOOT SERVICE ROAD;

THENCE N82°07'10"W ALONG THE CENTERLINE OF SAID BLUE JAY ROAD, ALSO BEING THE NORTH LINE OF LOT 4, SAID TYROLLEAN TERRACE, FILING NO. 2 A DISTANCE OF 205.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, TYROLLEAN TERRACE; THENCE S36°36'56"W ALONG THE WEST LINE OF SAID LOT 4, TYROLLEAN TERRACE, A DISTANCE OF 111.18 FEET TO THE CENTERLINE OF BOREAS PASS ROAD; THENCE N64°28'25"W ALONG SAID CENTERLINE A DISTANCE OF 73.75 FEET TO THE EAST LINE OF THE AUTOCRAT EAST LODE, M.S. 1545; THENCE N30°13'06"E ALONG SAID EAST LINE A DISTANCE OF 210.01 FEET TO A POINT ON THE EAST LINE OF THE BADGER LODE, M.S. 7569, A COPPER WELD, ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 1, SAID OLD IRONSIDES SUBDIVISION; THENCE N60°32'44"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 A DISTANCE OF 343.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N44°31'48"W ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND LOT 2, OLD IRONSIDES SUBDIVISION, A DISTANCE OF 223.18 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BALDY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES:

- 1.) EASTERLY 58.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°26'57", A RADIUS OF 320.25 FEET, AND A CHORD WHICH BEARS N65°18'19"E 58.32 FEET DISTANT;
- 2.) N60°37'52"E A DISTANCE OF 547.98 FEET;

THENCE N29°22'08"W A DISTANCE OF 90.00 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B, OLD IRONSIDES SUBDIVISION, ALSO BEING A POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY FOR BALDY ROAD; THENCE ALONG THE BOUNDARY OF SAID TRACT B FOR THE FOLLOWING FIVE (5) COURSES:

- 1.) N60°37'52"E A DISTANCE OF 171.21 FEET;
- 2.) N64°53'15"W A DISTANCE OF 192.91 FEET;
- 3.) N69°37'28"E A DISTANCE OF 534.10 FEET;
- 4.) S19°48'08"E A DISTANCE OF 177.67 FEET;
- 5.) S09°40'38"W A DISTANCE OF 169.68 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY FOR BALDY ROAD;

THENCE CONTINUING S09°40'38"W ALONG THE BOUNDARY OF SAID OLD IRONSIDES SUBDIVISION A DISTANCE OF 142.32 FEET TO CORNER NO. 13 OF SAID JUNIATA EXTENSION LODE, AN ORIGINAL STONE; THENCE S80°27'46"E ALONG THE 13-14 LINE OF SAID JUNIATA EXTENSION LODE A DISTANCE OF 1487.81 FEET TO CORNER 14, A B.L.M. BRASS CAP, ALSO BEING CORNER 5 OF THE JUNIATA LODE, M.S. NO. 5877; THENCE ALONG THE BOUNDARY OF SAID JUNIATA SUBDIVISION FOR THE FOLLOWING FOUR (4) COURSES:

- 1.) S16°11'57"W A DISTANCE OF 127.72 FEET TO CORNER 3, WEST POINT LODE, A REBAR;
- 2.) N35°37'14"W A DISTANCE OF 149.77 FEET TO CORNER 2, WEST PONT LODE, M.S. 3260;
- 3.) S54°27'45"W A DISTANCE OF 157.82 FEET TO CORNER 4, SAID PRICE LODE; A
- 4.) N22°58'05"W A DISTANCE OF 153.63 FEET TO CORNER NO. 3, SAID PRICE LODE;

THENCE S54°23'36"W ALONG THE 3-2 LINE OF SAID PRICE LODE, ALSO BEING THE WEST BOUNDARY OF SAID JUNIATA SUBDIVISION, A DISTANCE OF 448.17 FEET TO THE POINT OF BEGINNING, CONTAINING 28.899 ACRES, MORE OR LESS.

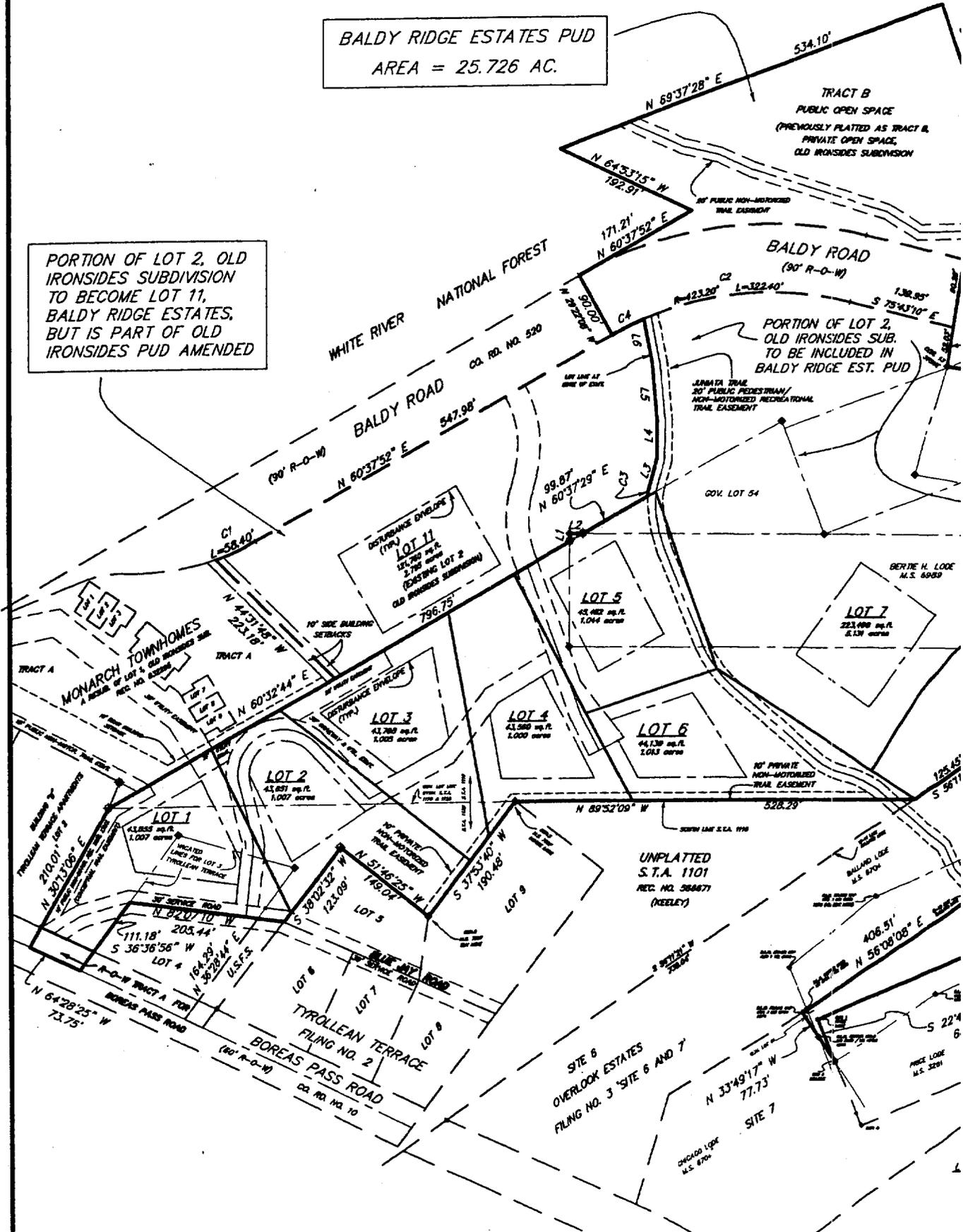


P.O. BOX 589  
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BALDY RIDGE ESTATES PUD  
AREA = 25.726 AC.

PORCION OF LOT 2, OLD IRONSIDES SUBDIVISION TO BECOME LOT 11, BALDY RIDGE ESTATES, BUT IS PART OF OLD IRONSIDES PUD AMENDED



CURVE TABLE - BOUNDARY BALDY RIDGE EST.

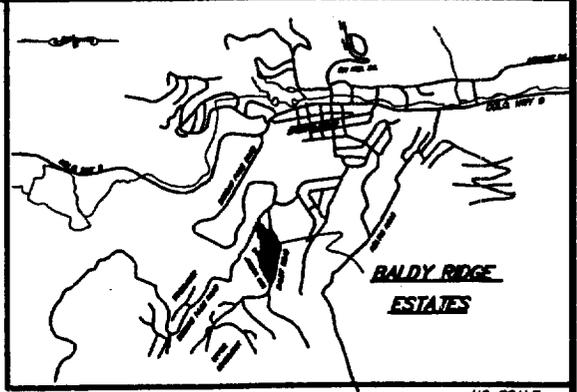
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	320.25'	38.40'	58.32'	N 63°18'19" E	107°28'57"
C2	423.20'	322.40'	314.66'	N 82°27'21" E	43°36'08"

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMRAISE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, OR IN ANY EVENT ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMRAISED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE THEREON.

# BIT B 4 FINAL P.U.D. FOR BALDY RIDGE ESTATES

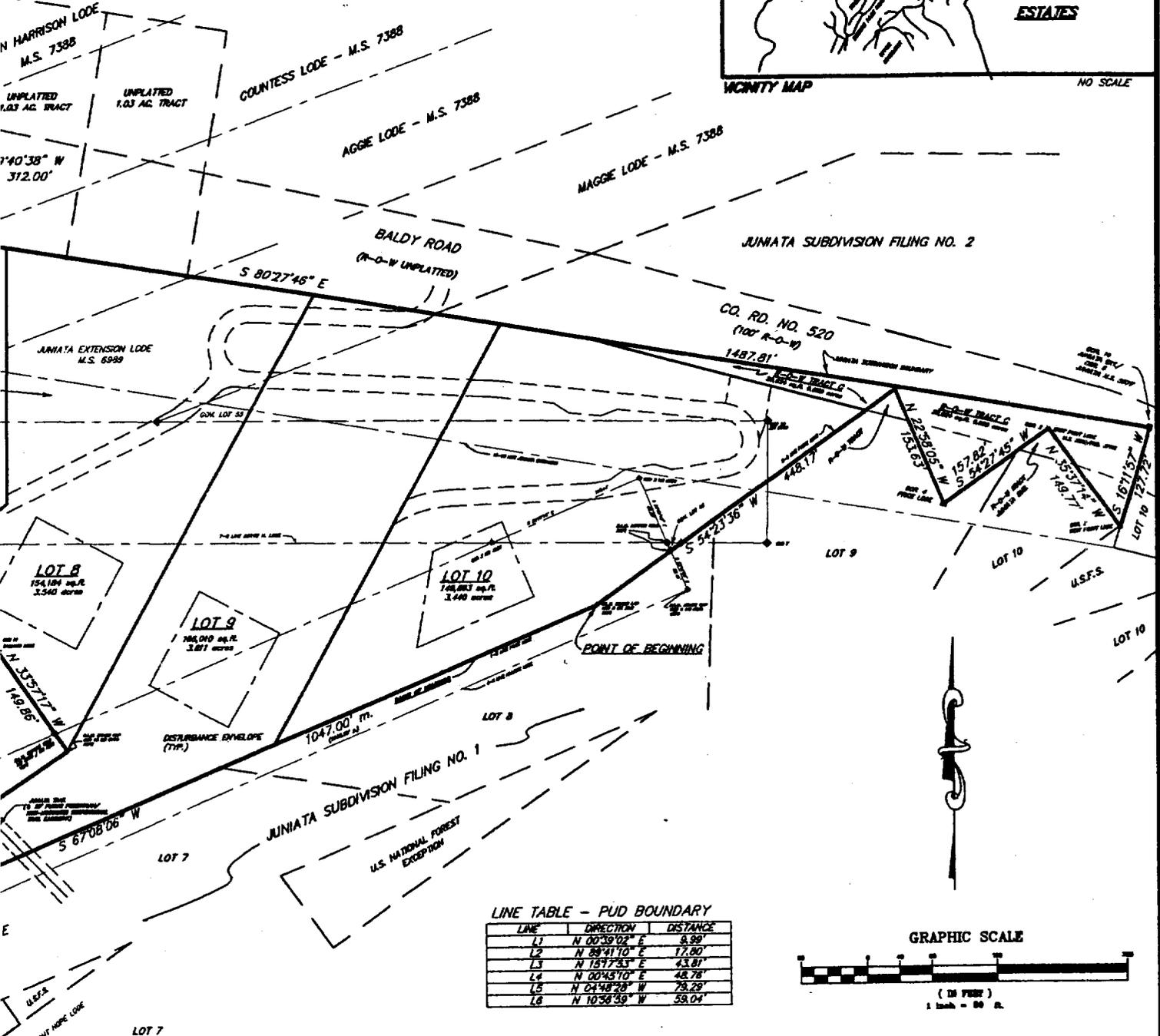
PORTIONS OF BERTIE H., JUNIATA EXTENSION, AND HILLSIDE LODES,  
ALL OF S.T.A. 1128 & 1110, ALL OF GOVERNMENT LOTS 54, 55, 56, & 61,  
ALL OF LOT 3, TYROLLEAN TERRACE, FILING NO. 2, AND ALL OF LOT 2 AND  
TRACT B, OLD IRONSIDES SUBDIVISION, ALL LOCATED IN THE NORTH ONE-HALF  
OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.,

SUMMIT COUNTY, COLORADO



VICINITY MAP

NO SCALE



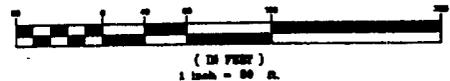
LINE TABLE - PUD BOUNDARY

LINE	DIRECTION	DISTANCE
L1	N 00°39'02" E	8.99'
L2	N 89°41'10" E	17.60'
L3	N 151°2'53" E	43.81'
L4	N 00°43'10" E	48.78'
L5	N 04°48'28" W	79.29'
L6	N 10°56'39" W	59.04'

CURVE TABLE - PUD BOUNDARY

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	320.23'	38.40'	58.32'	N 85°18'18" E	102°28'57"
C2	423.20'	322.40'	314.66'	N 82°27'21" E	43°38'58"
C3	210.00'	7.12'	7.12'	N 02°12'01" E	01°56'36"
C4	423.20'	46.64'	46.61'	S 63°47'18" W	06°18'51"

GRAPHIC SCALE



- FOUND B.L.M. BRASS CAP
- FOUND B.L.M. COPPER NAIL
- FOUND No. 4 NERBAR WITH RED PLASTIC CAP (PLS 15244)
- FOUND No. 4 NERBAR
- FOUND No. 4 NERBAR WITH BLUE PLASTIC CAP (PLS 3780)
- FOUND No. 4 NERBAR WITH YELLOW PLASTIC CAP (PLS 10847)
- FOUND No. 4 NERBAR WITH YELLOW RED CAP (PLS 8818)

Drawn TCS	Dwg BALDYPLAZING	Project 16377
Checked TCS	Date 01/09/02	Sheet 1 of 1
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 509 Silverthorne, CO 80490 970-488-8261		