

GENERAL NOTES

- 16 Foot General Easement.** An easement, sixteen feet (16') in width, inuring to the benefit of ALDASORO LTD., its successors, designees and assigns, is hereby established and reserved on, over, across, and under the perimeter of each Single Family Lot for the purpose of constructing, operating, maintaining and repairing any and all improvements required for those uses, purposes and activities deemed necessary or appropriate by ALDASORO LTD. for the safe or efficient operation of The Aldasoro Ranch, or any lots contained therein, which shall include but are not limited to the following: water service, electrical service, telephone service, cable television service, sanitary sewage service, natural gas service, propane service, communication service, road construction, retaining walls, roadway and driveway cut and fill areas, drainage, bicycle access, skier access, pedestrian access, snow storage, storm sewer, grading, removal of vegetation, and removal or addition of soils materials; subject, however, to the limitation that if any portion of a Building Site Boundary exists within the easement area, then the easement shall not exist within the area lying within the Building Site Boundary.
- Setback.** All Single Family Lots are subject to a building setback requirement of sixteen feet (16') from the perimeter of each lot ("setback area") and, consequently, no improvements, other than approved utilities, driveways and landscaping, may be constructed within the Setback Area without the prior written approval of ALDASORO LTD.; subject, however, to the limitation that if any portion of a Building Site Boundary exists within this setback area, then the setback limitation shall not exist within the area lying within the Building Site Boundary.
- Infrastructure Easement.** An easement inuring to the benefit of ALDASORO LTD., its successors, designees and assigns, is hereby established and reserved on, over, across, and under those areas designated as "Infrastructure Easement" for the purpose of constructing, operating, maintaining and repairing any and all improvements required for those uses, purposes and activities deemed necessary or appropriate by ALDASORO LTD. for the safe or efficient operation of The Aldasoro Ranch, or any lots contained therein, which shall include but are not limited to the following: water service, electrical service, telephone service, cable television service, sanitary sewage service, natural gas service, propane service, communication service, retaining walls, roadway, accessway and driveway cut and fill areas, drainage, snow storage, storm sewer, grading, removal of vegetation, and removal or addition of soils materials.

- Intentionally left blank**
- Additional Covenants.** ALDASORO LTD. reserves the right to impose additional restrictive covenants on all lots in The Aldasoro Ranch which are in addition to the restrictive covenants as set forth in Book 470, at pages 817 to 823 which are entitled "General Declaration for The Aldasoro Ranch."
- Modify Plat.** Subject to the approval of the San Miguel County Board of County Commissioners, ALDASORO LTD. may modify the terms of this plat if it is deemed necessary to effectuate the purpose and intent of this plat.
- Ditch Easement.** An easement, lying ten feet on each side of any centerline identified on this plat as "Ditch Easement", inuring to the benefit of ALDASORO LTD., its successors, designees and assigns, is hereby established and reserved on, over, across and under the Ditch Easement areas for the purpose of constructing, operating and maintaining surface or subsurface water ditches and related structures.
- Driveway Easement.** A non-exclusive easement inuring to the benefit of ALDASORO LTD., its successors, designees and assigns, lying 15 feet on each side of any centerline identified on this

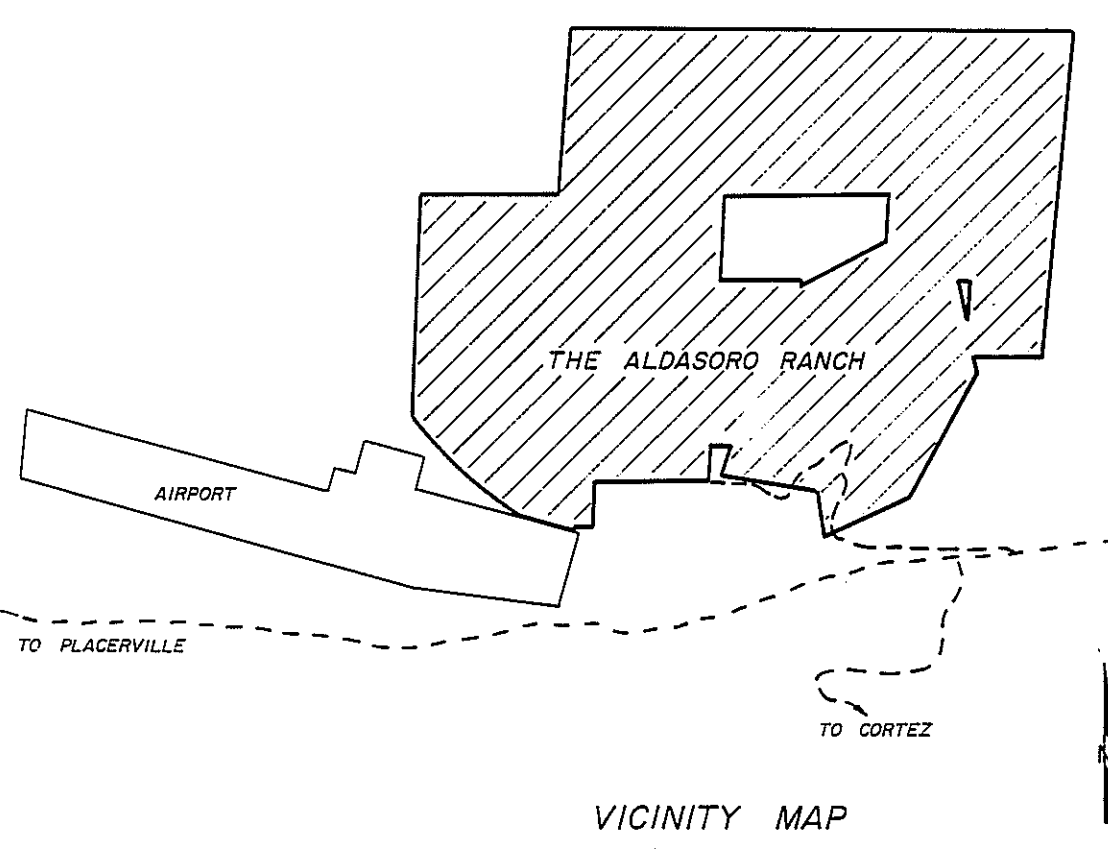
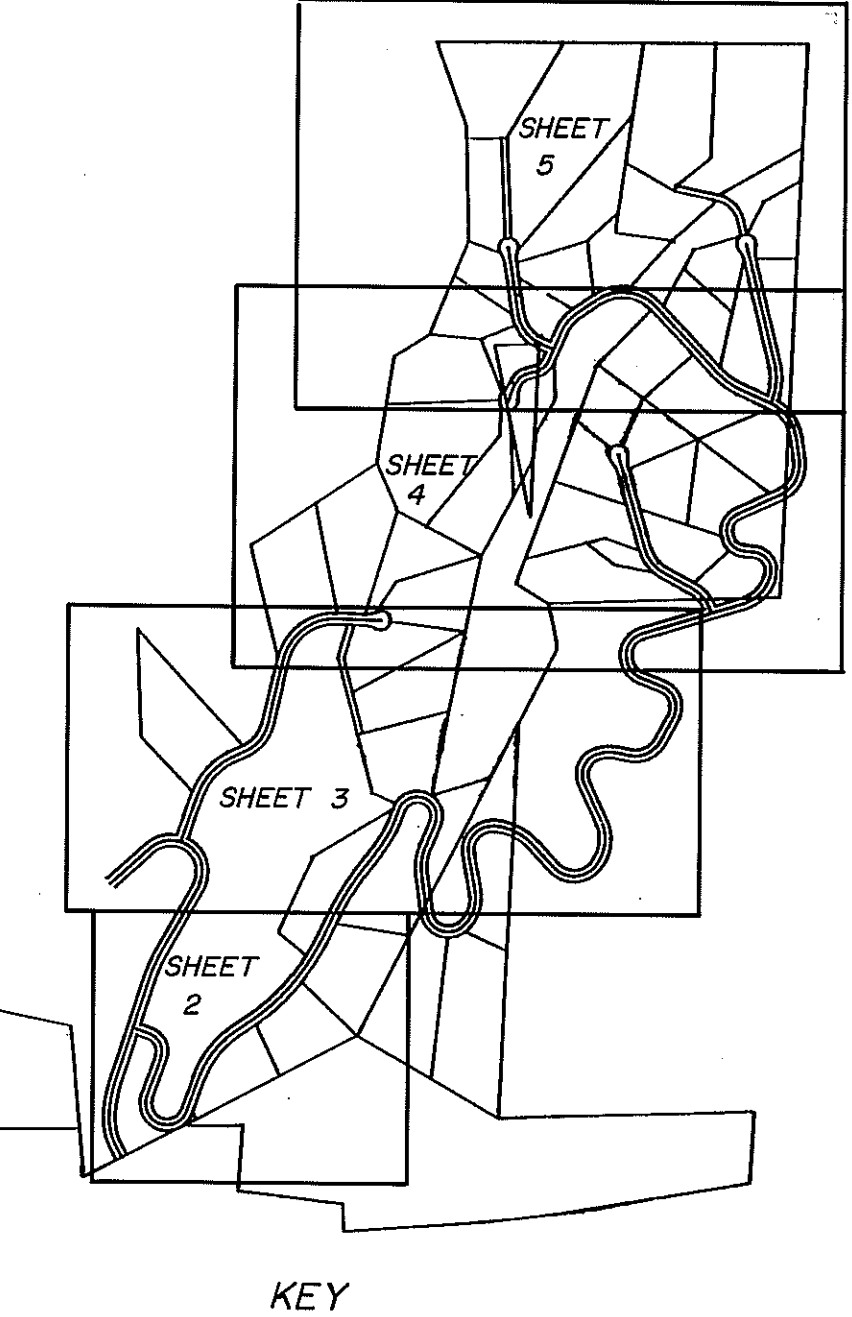
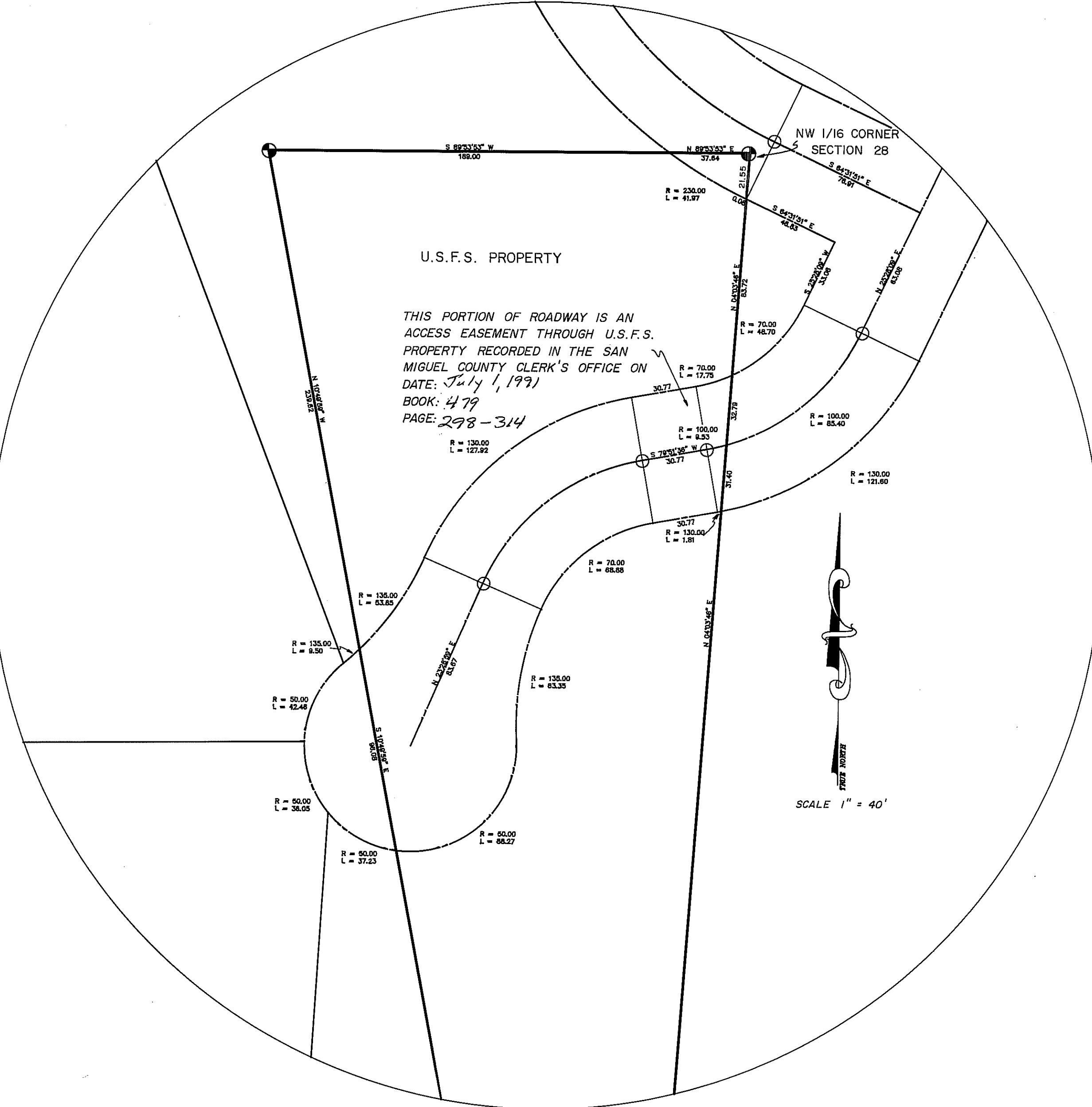
- Turn-out Lots.** With respect to those lots identified by the symbol "T.O.L." on this final plat, concurrent with the issuance of a building permit or foundation permit for the lot, whichever occurs first, the owner of the lot shall construct a driveway with a minimum width of 20 feet extending for a distance of 35 feet from the primary or paved driving surface of the adjacent roadway which provides the primary access to the lot.
- Engineering - Lot Specific.** Engineered site-specific grading, foundation and drainage plans shall be required prior to the issuance of a building permit for each lot.
- Wetlands Easement.** A non-exclusive easement inuring to the benefit of ALDASORO LTD., its successors, designees and assigns, is hereby established and reserved on, over, across and under the real property designated on this plat as "Wetlands Easement" for the purpose of prohibiting the destruction of the wetlands located within the Wetlands Easement area that were identified as wetlands by Wright Water Engineers, Inc., in Memorandum 20, The Aldasoro Ranch, Final Zoning and Preliminary Plat Approval, Wetlands Report, dated November 7, 1990; subject, however, to the limitation that nothing contained in this easement shall prohibit the construction of (1) subsurface utility crossings or roadway crossings over the wetlands or (2) the construction of improvements within the Wetlands Easement area that do not impact the wetlands.

DEDICATIONS

- TOWN OF TELLURIDE SEWER EASEMENT DEDICATION.** Aldasoro LTD. hereby acknowledges the dedication of a sanitary sewer easement over the area lying 15 feet on each side of a centerline for a sanitary sewer line which easement shall be generally referred to as "Town Sewer Easement Area." The dedication is more specifically set forth in the Town of Telluride/Aldasoro LTD. Sewer Easement Agreement recorded in Book 470, at page 817-823. This dedication and the term "Town Sewer Easement Area" shall include those portions of the 16 foot General Easement and the Infrastructure Easement referenced in General Notes 1 and 3 which are required and used for sanitary sewer purposes as more specifically set forth in the said agreement.
- San Miguel County Trail Easement Dedication.** ALDASORO LTD. hereby dedicates to San Miguel County a non-exclusive easement lying 5 feet on each side of the centerline identified on this plat as "Trail Easement", for the purpose of constructing, operating and maintaining a public trail easement pursuant to The Aldasoro Ranch Trail Easement recorded in Book 474 at page 894.

LOT NO.	DESIGNATED USE	NO. UNITS
1	SINGLE FAMILY LOT	1
2	SINGLE FAMILY LOT T.O.L.	1
3	SINGLE FAMILY LOT	1
4	SINGLE FAMILY LOT T.O.L.	1
5	SINGLE FAMILY LOT	1
6	SINGLE FAMILY LOT T.O.L.	1
7	SINGLE FAMILY LOT	1
8	(reserved for future use)	-
9	(reserved for future use)	-
10	(reserved for future use)	-
11	(reserved for future use)	-
12	SINGLE FAMILY LOT	1
13	SINGLE FAMILY LOT	1
14	SINGLE FAMILY LOT T.O.L.	1
15	SINGLE FAMILY LOT	1
16	SINGLE FAMILY LOT T.O.L.	1
17	SINGLE FAMILY LOT	1
18	SINGLE FAMILY LOT	1
19	SINGLE FAMILY LOT	1
20	SINGLE FAMILY LOT T.O.L.	1
21	SINGLE FAMILY LOT	1
22	SINGLE FAMILY LOT	1
23	SINGLE FAMILY LOT T.O.L.	1
24	SINGLE FAMILY LOT	1
25	SINGLE FAMILY LOT	1
26	SINGLE FAMILY LOT	1
27	SINGLE FAMILY LOT	1
28	SINGLE FAMILY LOT	1
29	SINGLE FAMILY LOT T.O.L.	1
30	SINGLE FAMILY LOT T.O.L.	1
31	SINGLE FAMILY LOT T.O.L.	1
32	SINGLE FAMILY LOT	1
33	SINGLE FAMILY LOT	1
34	SINGLE FAMILY LOT	1
35	SINGLE FAMILY LOT	1
36	SINGLE FAMILY LOT T.O.L.	1
37	SINGLE FAMILY LOT T.O.L.	1
38	SINGLE FAMILY LOT T.O.L.	1
39	SINGLE FAMILY LOT	1
40	SINGLE FAMILY LOT	1
41	(reserved for future use)	-
42	SINGLE FAMILY LOT	1
43	SINGLE FAMILY LOT T.O.L.	1
44	(reserved for future use)	-
45	(reserved for future use)	-
46	SINGLE FAMILY LOT T.O.L.	1
47	SINGLE FAMILY LOT T.O.L.	1
48	SINGLE FAMILY LOT	1
49	SINGLE FAMILY LOT T.O.L.	1
50	SINGLE FAMILY LOT	1
51	SINGLE FAMILY LOT	1
52	SINGLE FAMILY LOT	1

OS1	PASSIVE OPEN SPACE TRACT	-
OS2	PASSIVE OPEN SPACE TRACT	-
OS3	PASSIVE OPEN SPACE TRACT	-
OS4	ACTIVE OPEN SPACE TRACT	-
OS5	ACTIVE OPEN SPACE TRACT	-
OS6	ACTIVE OPEN SPACE TRACT	-
OS7	ACTIVE OPEN SPACE TRACT	-
OS8	PASSIVE OPEN SPACE TRACT	-
OS9	ACTIVE OPEN SPACE TRACT	-
AT1	ACCESS TRACT	-
AT2	ACCESS TRACT	-
AT3	ACCESS TRACT	-
AT4	ACCESS TRACT	-
FD1	FUTURE DEVELOPMENT LOT	-
FD2	FUTURE DEVELOPMENT LOT	-
FD3	FUTURE DEVELOPMENT LOT	-



272002
 PLAT
 ALDASORO RANCH
 ALDASORO LTD.
 TO
 ALDASORO RANCH

STATE OF COLORADO)
 COUNTY OF SAN MIGUEL)

FILED FOR RECORD AT 1:05 P.M. AUGUST 5, 1991

BOOK PLAT #1 1153-1157
 Gay Capps

BY: *Gay Capps* Recorder
 FEES \$ 30.00

COUNTY COMMISSIONERS' APPROVAL

This plat has been approved for filing by the San Miguel County Board of Commissioners and the Trail Easement dedicated herein is hereby accepted.

Effective Date: 8/2/91
Marie A. Thomas Attest
 Chairman

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this 5th day of August, 1991, in Plat Book No. 272002, Page No. 1153-1157. Recorder's No. 272002, Time 1:05 P.M.

Gay Capps Recorder
 San Miguel County Clerk

The Aldasoro Ranch

FILING I FINAL PLAT
 SHEET I OF 5 APRIL 8 1991

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 28, 29 AND 32 TOWNSHIP 43 NORTH, RANGE 9 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SAN MIGUEL, STATE OF COLORADO

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that Aldasoro LTD., a Colorado limited partnership, is the owner of certain real property in San Miguel County, Colorado described as:

SEE LEGAL DESCRIPTION ON THIS SHEET

APPROVED:

ALDASORO LTD. by ALDASORO DEVELOPMENT CORPORATION, a Colorado corporation, its sole general partner

By: Albert J. Aldasoro President

Attest: Pamela M. Story Secretary

ACKNOWLEDGEMENT

State of Colorado } ss. County of San Miguel }

The foregoing signature was acknowledged before me this 6th day of June, 1991 A.D. by Albert J. Aldasoro as President and Pamela M. Story as Secretary of Aldasoro Development Corporation, a Colorado corporation, as the sole general partner of Aldasoro LTD., a Colorado limited partnership.

My Commission expires: 02/04/94 Witness my hand and seal Cristine Aldasoro Notary Public

TITLE INSURANCE COMPANY CERTIFICATE

THE SAN MIGUEL TITLE CO. does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free and clear of all encumbrances, liens, and taxes, except as follows: TAXES ASSESSMENTS DUE & PAYABLE: 1993 TO FEDERAL LAND BANK RECORDED BOOK 375 PAGE 95; 1993 OF TRUST RECORDED BOOK 463 PAGE 145 Dated this 6th day of June, 1991. John F. Fennell PRESIDENT Title Insurance Company Representative

TREASURERS CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records in my office that there are no liens against this subdivision or any part thereof for unpaid state, county municipal, or local taxes, or special assessments not yet payable.

Dated this 6th day of June, 1991. Sherry M. Ross San Miguel County Treasurer

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

TAX BOND CERTIFICATE

I, the undersigned Treasurer of San Miguel County, do hereby certify that Dollars have been deposited to cover taxes and assessments against this property which are a lien, but are not yet payable.

Dated this _____ day of _____, 19____. J. David Foley San Miguel County Treasurer

SURVEYOR'S CERTIFICATE

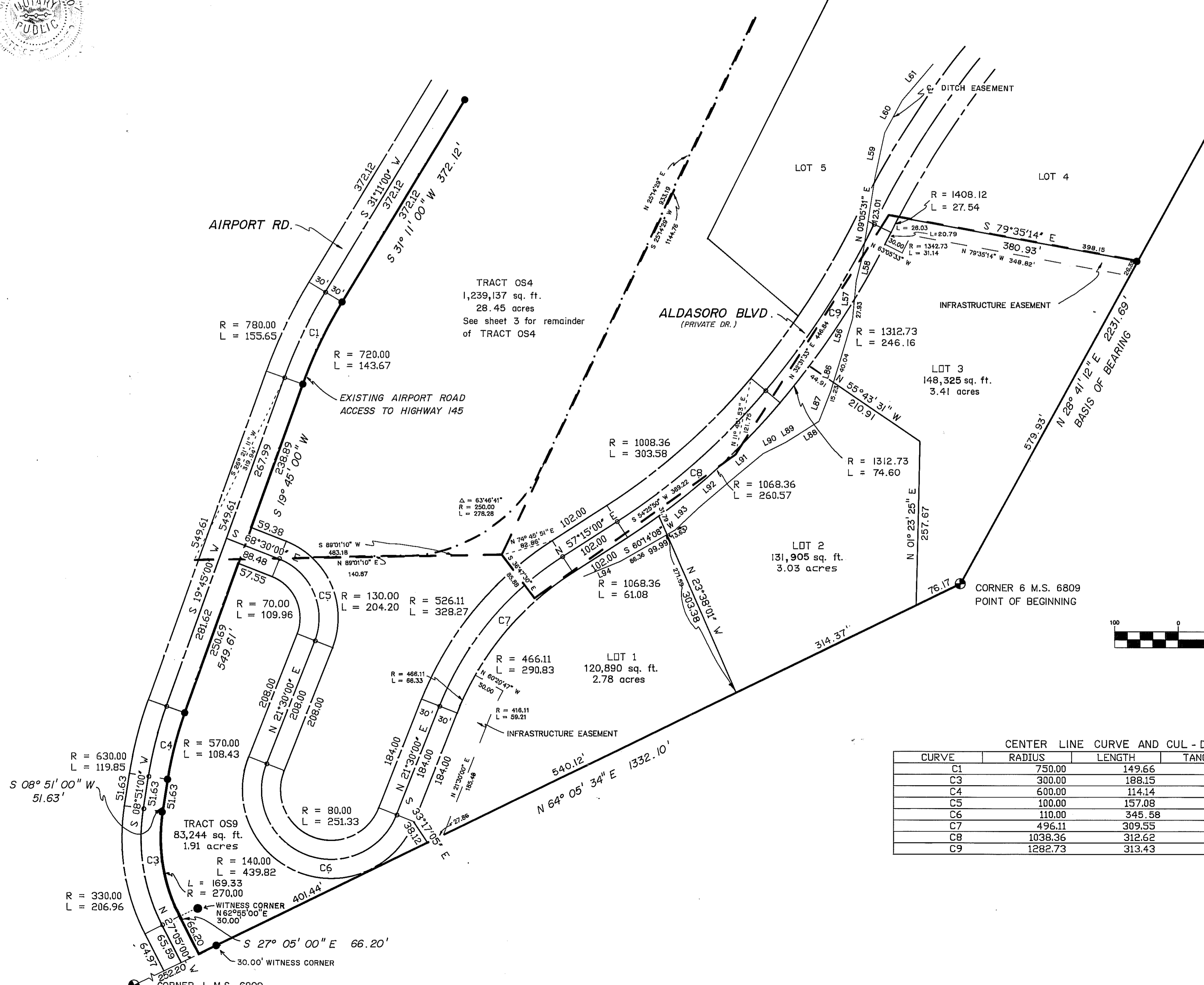
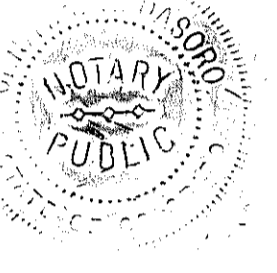
I, J. David Foley, do hereby certify that this accompanying plat and survey was performed under my direct responsibility, supervision, and checking and that the information contained herein is true and accurate to the best of my belief and knowledge.

J. David Foley 4/15/91 Date L. S. No. 24954



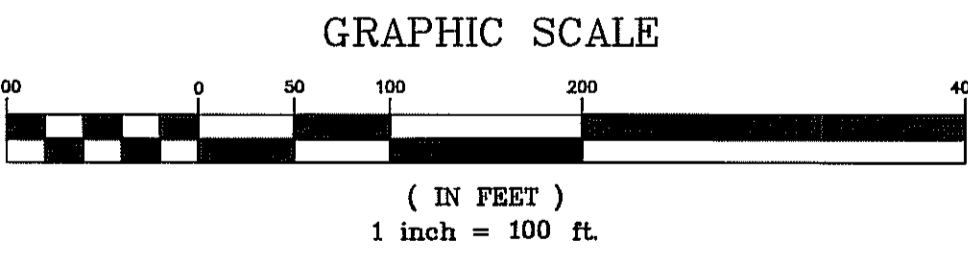
Approval of this plan may create a vested property right pursuant to Article 66 of Title 24, C.R.S., as amended.

MATCH TO SHEET 3

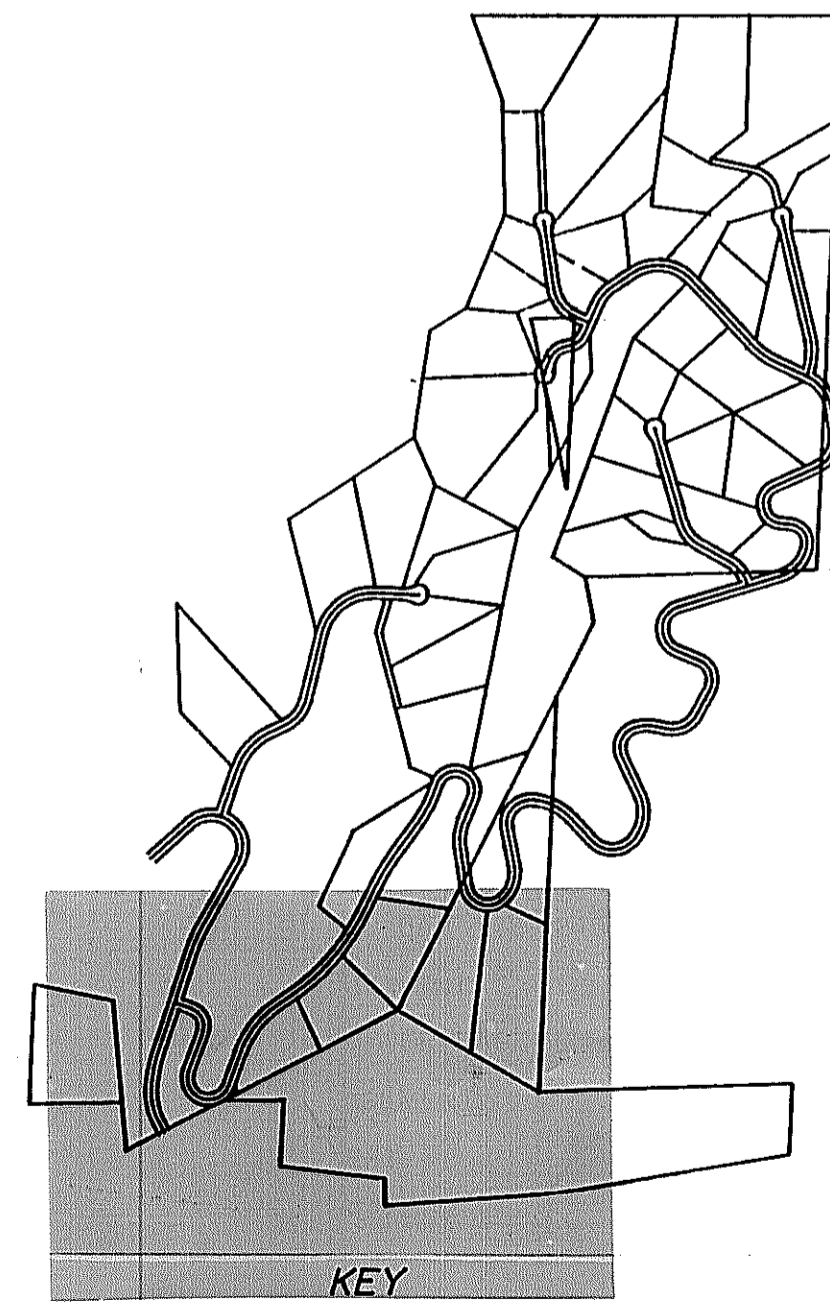


CENTER LINE DITCH INFORMATION table with columns: LINE, DIRECTION, DISTANCE

CENTER LINE CURVE AND CUL-DE-SAC INFORMATION table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA



- LEGEND: FOUND 3/4" BRASS CAP ON 2 1/2" PIPE, B.L.M. 1976; SET NO. 5 REBAR & ALUMINUM CAP L.S. 24954; CENTER LINE OF 10' TRAIL EASEMENT; CENTER LINE OF 20' TOWN SEWER EASEMENT AREA; CENTER LINE OF 20' DITCH EASEMENT; NOTE: DIMENSIONS ARE IN FEET

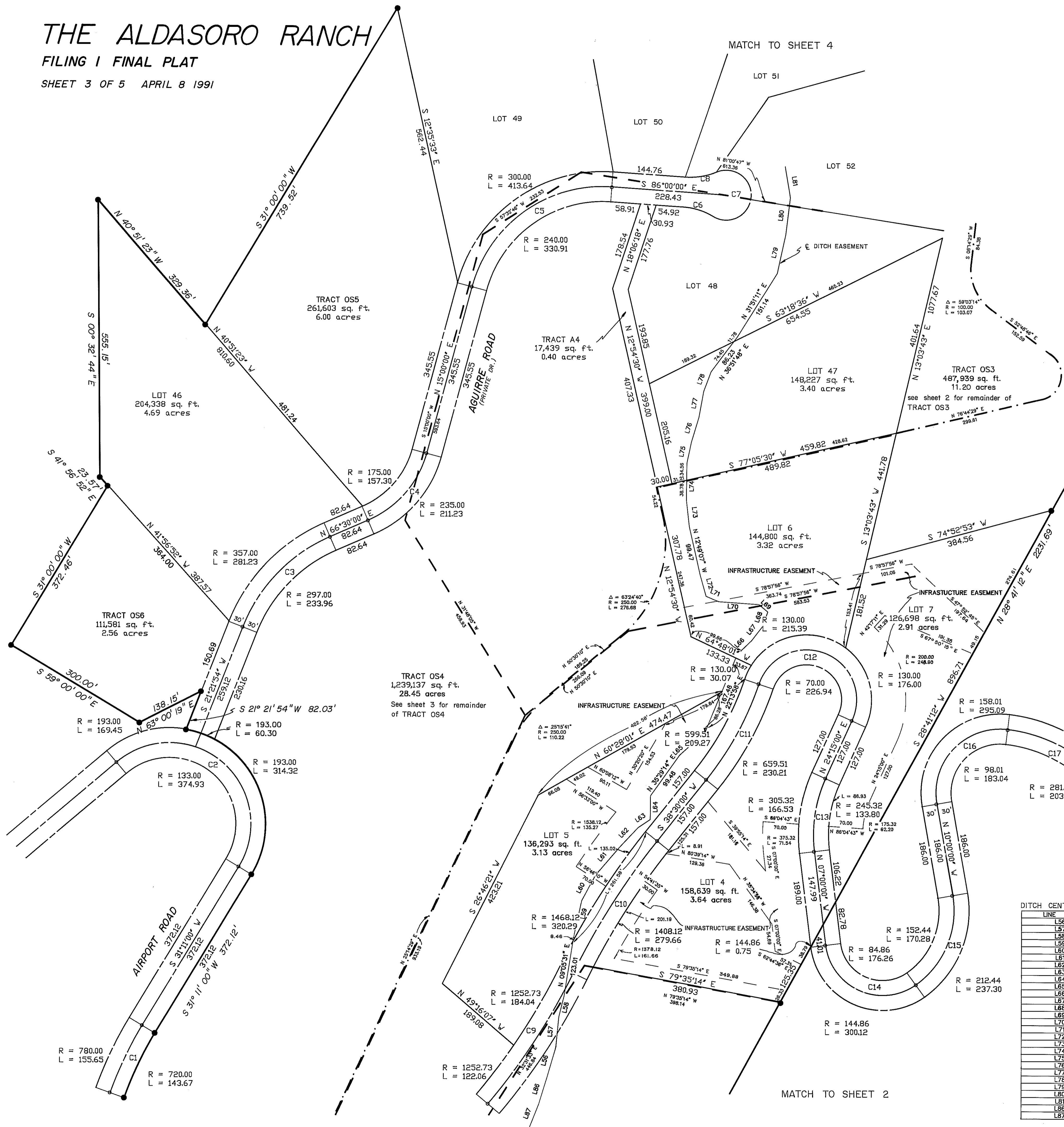


THE ALDASORO RANCH FILING 1 FINAL PLAT SHEET 2 OF 5 APRIL 8 1991

THE ALDASORO RANCH

FILING 1 FINAL PLAT

SHEET 3 OF 5 APRIL 8 1991



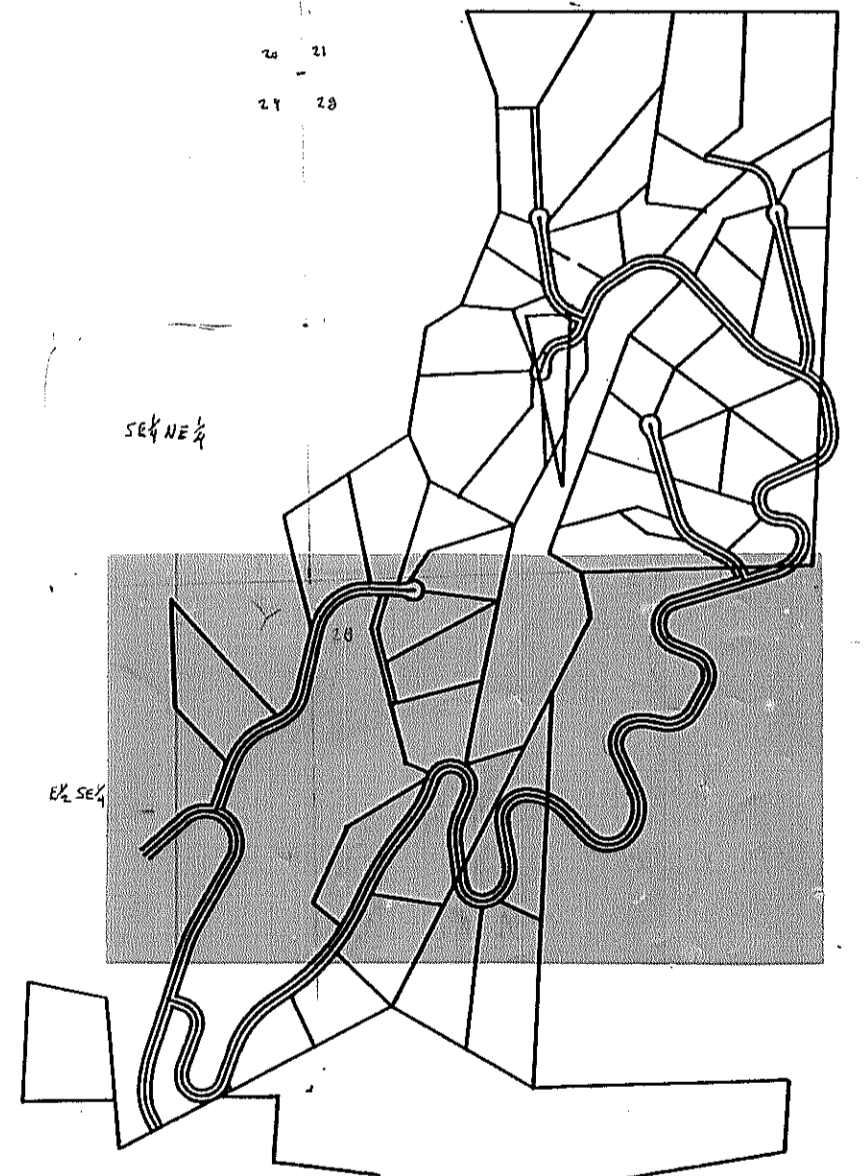
CENTER LINE AND CUL-DE-SAC CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	750.00	149.66	75.08	149.41	11°25'59"
C2	163.00	459.50	1001.84	321.77	161°31'04"
C3	327.00	257.60	135.90	250.99	45°08'06"
C4	205.00	184.26	98.88	178.12	51°30'00"
C5	270.00	372.28	222.57	343.48	79°00'00"
C6	135.00	63.35	32.27	62.77	23°46'34"
C7	50.00	204.01	98.61	89.19	26°53'17"
C8	135.00	63.35	32.27	62.77	26°53'17"
C9	1282.73	313.43	157.50	312.65	14°00'00"
C10	1438.12	313.75	157.50	313.13	12°30'00"
C11	629.51	219.74	111.00	218.63	20°00'00"
C12	100.00	324.19	1991.22	199.75	185°45'00"
C13	275.32	150.16	77.00	148.31	31°15'00"
C14	114.86	238.57	195.00	197.94	119°00'00"
C15	182.44	203.79	114.00	193.35	64°00'00"
C16	128.01	239.07	173.00	205.81	107°00'00"
C17	311.46	225.59	118.00	220.69	41°30'00"
C18	144.22	232.21	150.00	207.93	92°15'00"
C19	205.18	249.77	143.00	234.63	69°45'00"
C20	113.09	195.90	133.00	172.31	99°15'02"
C21	214.56	103.92	53.00	102.91	27°45'00"
C22	148.65	190.69	111.00	177.88	73°30'00"
C23	115.52	195.07	130.00	172.71	96°45'00"
C24	119.64	295.98	345.00	226.06	141°45'00"

THIS PORTION OF ROADWAY IS AN ACCESS EASEMENT THROUGH SUNNYSIDE AND U.S.F.S. PROPERTY RECORDED IN THE SAN MIGUEL COUNTY CLERK'S OFFICE

SUNNYSIDE EASEMENT IS RECORDED ON DATE: May 31, 1991 BOOK: 478 PAGE: 375-400A

U.S.F.S. EASEMENT IS RECORDED ON DATE: July 1, 1991 BOOK: 479 PAGE: 298-314



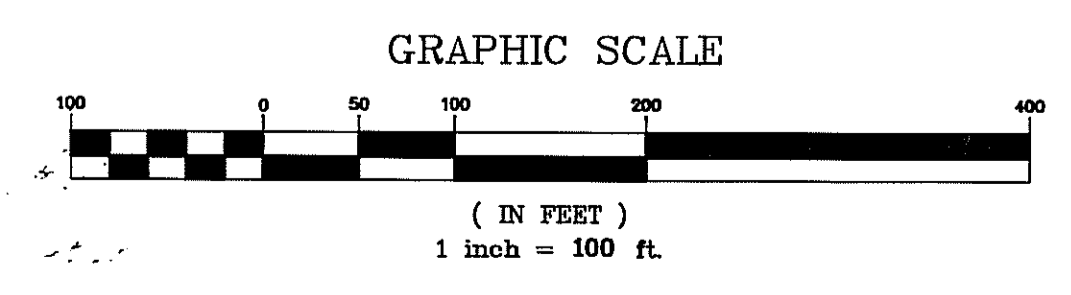
KEY

DITCH CENTER LINE INFORMATION

LINE	DIRECTION	DISTANCE
L56	N 161°23' E	64.73
L57	N 05°21'09" E	59.53
L58	N 140°04' E	42.15
L59	N 120°45' E	71.89
L60	N 261°02' E	58.11
L61	N 401°51' E	74.25
L62	N 431°01' E	54.73
L63	N 56°22' E	28.80
L64	N 003°31' E	47.76
L65	N 47°17'58" E	68.89
L66	N 45°45'50" E	39.51
L67	N 37°34'19" E	35.65
L68	N 19°59'03" E	31.33
L69	N 49°54'46" W	23.31
L70	N 86°05'30" W	81.07
L71	N 66°29'23" W	27.19
L72	N 15°54'21" W	43.78
L73	N 06°28'35" W	53.64
L74	N 00°37'35" E	73.34
L75	N 11°53'50" E	43.22
L76	N 16°39'33" E	52.05
L77	N 101°28' E	53.37
L78	N 202°05' E	41.64
L79	N 120°03' E	79.39
L80	N 07°03'31" E	74.16
L81	N 09°42'30" W	63.36
L82	S 11°02'22" W	53.27
L83	S 21°25'33" W	50.93

--- INDICATES CENTER LINE OF 10' TRAIL EASEMENT
 - - - INDICATES CENTER LINE OF 20' TOWN SEWER EASEMENT AREA
 - - - INDICATES CENTER LINE OF 20' DITCH EASEMENT

NOTE: DIMENSIONS ARE IN FEET



MATCH TO SHEET 2

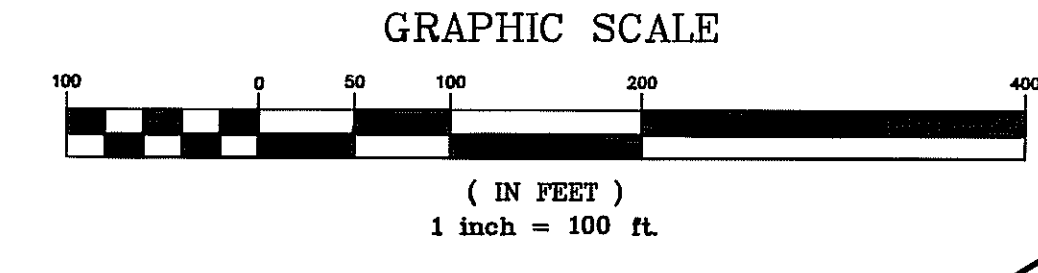
MATCH TO SHEET 4

MATCH TO SHEET 5

CENTER LINE AND CUL-DE-SAC INFORMATION					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	270.00	372.28	222.57	343.48	79°00'00"
C2	135.00	63.35	32.27	62.77	26°53'17"
C4	50.00	204.01	98.61	89.19	233°46'34"
C5	135.00	63.35	32.27	62.77	26°53'17"
C6	119.64	295.98	345.00	226.06	141°45'00"
C7	219.64	172.50	90.98	168.11	45°00'00"
C8	200.39	157.39	83.00	153.37	45°00'25"
C9	135.00	63.35	32.27	62.77	26°53'17"
C10	50.00	204.01	98.61	89.19	233°46'34"
C11	135.00	63.35	32.27	62.77	26°53'17"
C12	203.86	206.36	113.00	197.66	58°00'00"
C13	100.00	176.71	121.85	154.60	101°15'00"
C14	100.00	265.29	401.08	194.06	152°00'00"
C15	162.00	214.18	126.00	198.92	75°45'00"
C16	224.50	220.40	120.00	211.66	56°15'00"
C17	301.27	198.50	103.00	194.92	37°45'00"
C18	400.66	157.92	80.00	156.90	22°35'00"
C19	234.86	331.34	200.00	304.54	80°50'00"
C20	200.00	111.81	57.41	110.36	32°01'51"
C21	200.00	201.68	110.35	193.24	57°45'38"
C22	100.00	94.93	51.36	91.41	54°23'27"
C23	100.00	98.40	53.59	94.47	56°12'37"
C24	135.00	63.35	32.27	62.77	26°53'17"
C25	50.00	204.01	98.61	89.19	233°46'34"
C26	135.00	63.35	32.27	62.77	26°53'17"

CENTER LINE OF DITCH		
LINE	DIRECTION	DISTANCE
L76	N 16°30'33" E	59.09
L77	N 10°18'28" E	53.37
L78	N 20°28'03" E	41.84
L79	N 12°08'03" E	79.39
L80	N 07°03'51" E	74.18
L81	N 08°22'39" W	63.38
L82	N 07°48'01" W	60.17
L83	N 09°17'22" W	55.91
L84	N 14°57'39" W	71.66
L85	N 07°06'27" W	67.07

NOTE: DIMENSIONS ARE IN FEET
 ——— INDICATES CENTER LINE OF 20' DITCH EASEMENT
 - - - INDICATES CENTER LINE OF 10' TRAIL EASEMENT
 - - - INDICATES CENTER LINE OF 20' TOWN SEWER EASEMENT AREA



THIS PORTION OF ROADWAY IS AN ACCESS EASEMENT THROUGH SUNNYSIDE PROPERTY RECORDED IN THE SAN MIGUEL COUNTY CLERK'S OFFICE ON DATE: May 31, 1991 BOOK: 478 PAGE: 375-400

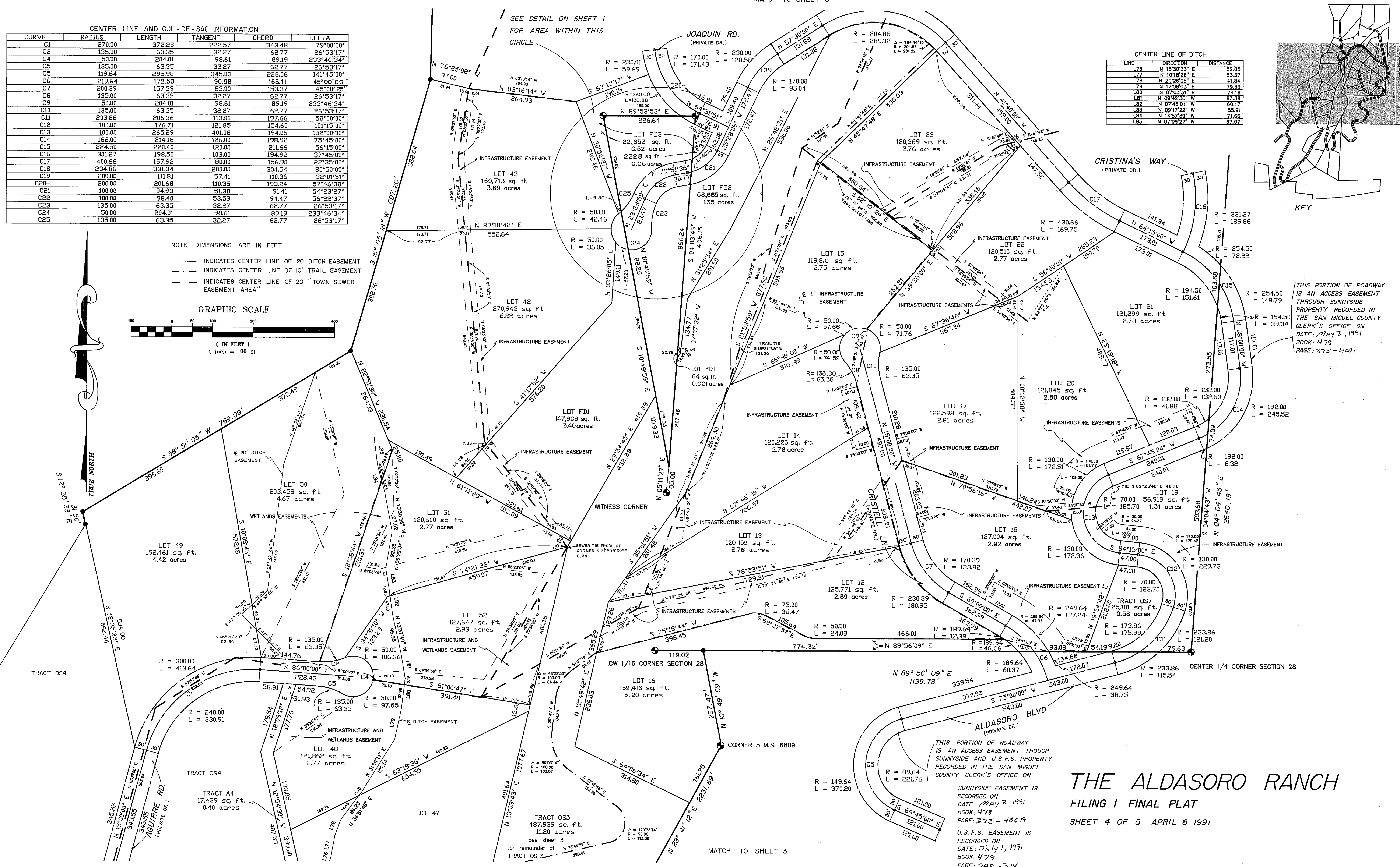
THIS PORTION OF ROADWAY IS AN ACCESS EASEMENT THOUGH SUNNYSIDE AND U.S.F.S. PROPERTY RECORDED IN THE SAN MIGUEL COUNTY CLERK'S OFFICE ON DATE: May 31, 1991 BOOK: 478 PAGE: 375-400

SUNNYSIDE EASEMENT IS RECORDED ON DATE: May 31, 1991 BOOK: 478 PAGE: 375-400

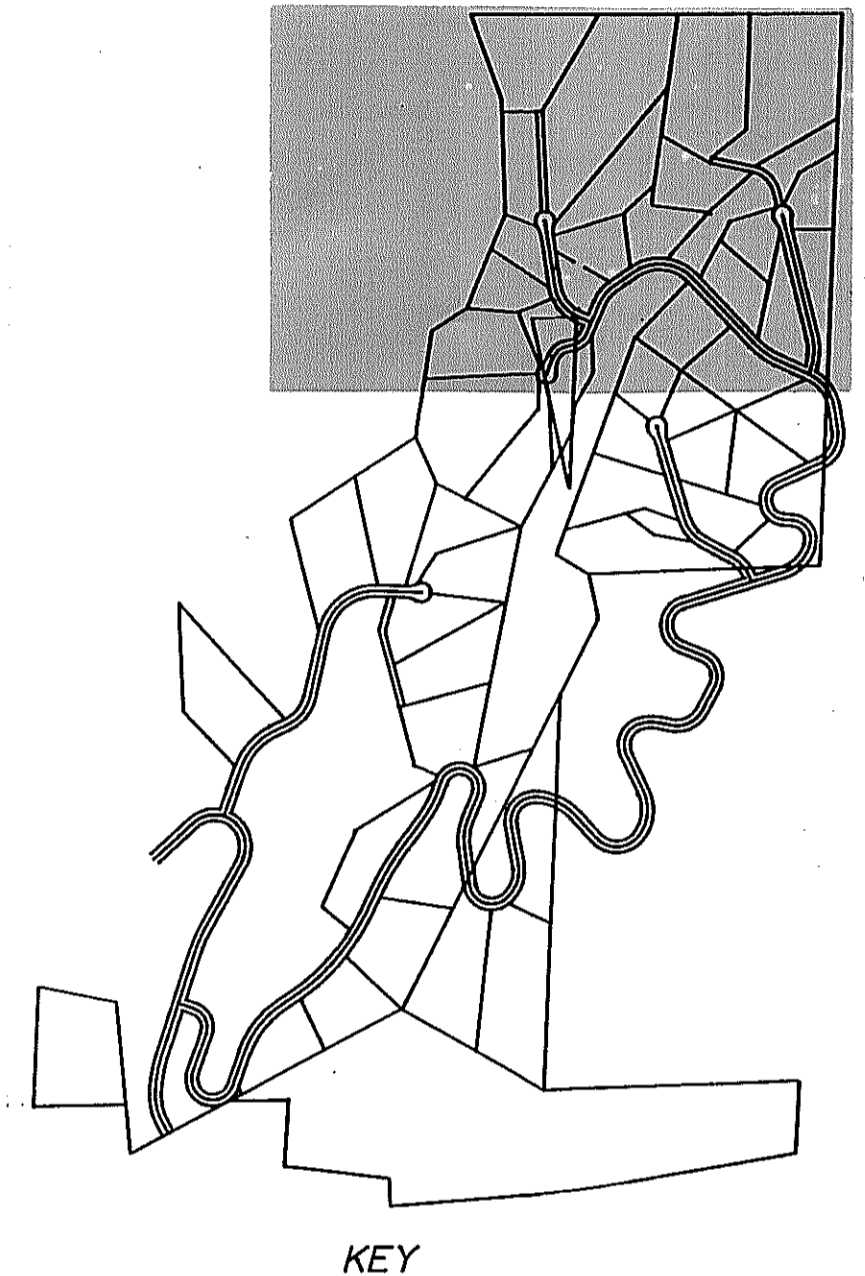
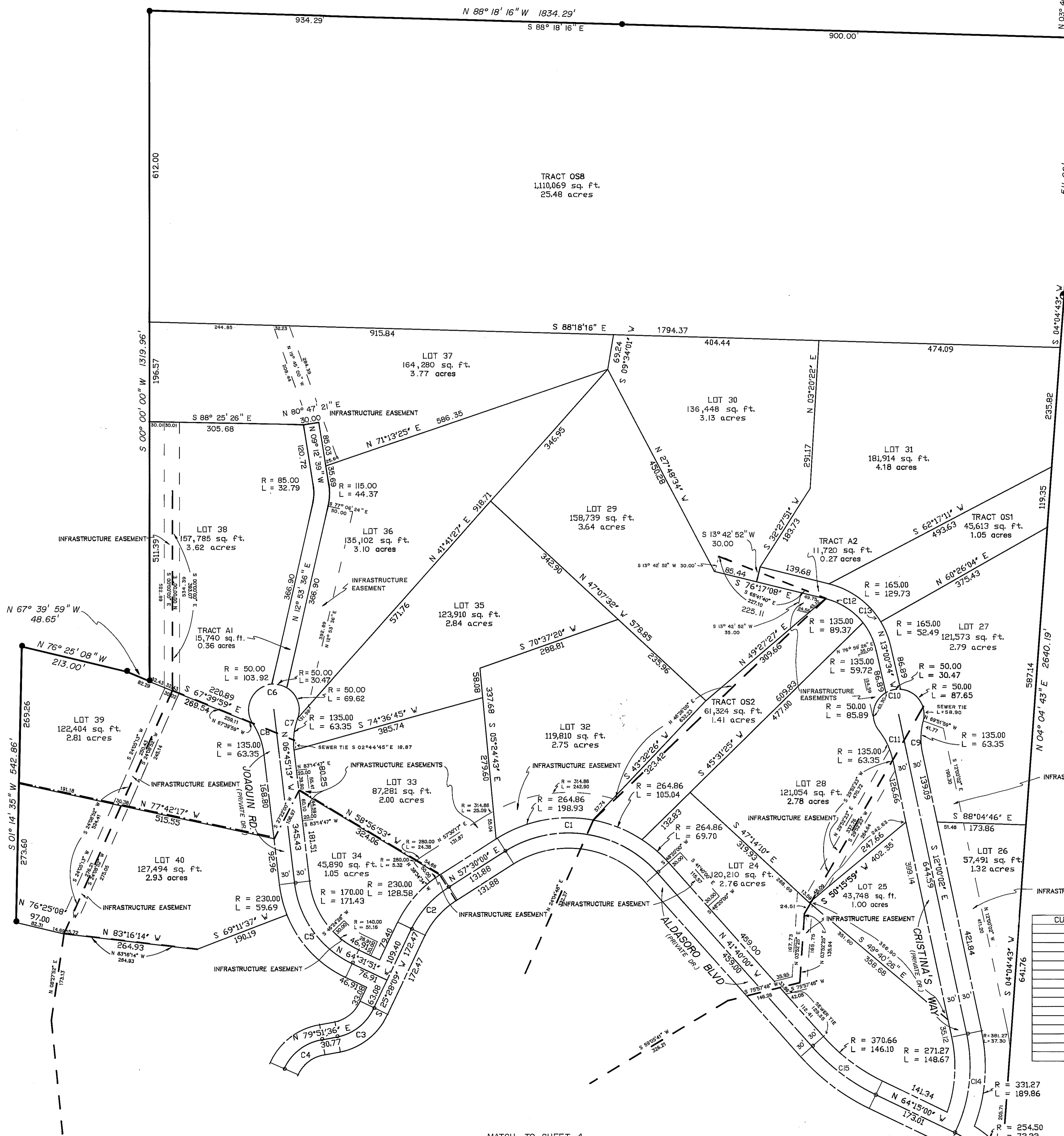
U.S.F.S. EASEMENT IS RECORDED ON DATE: July 1, 1991 BOOK: 479 PAGE: 298-314

THE ALDASORO RANCH

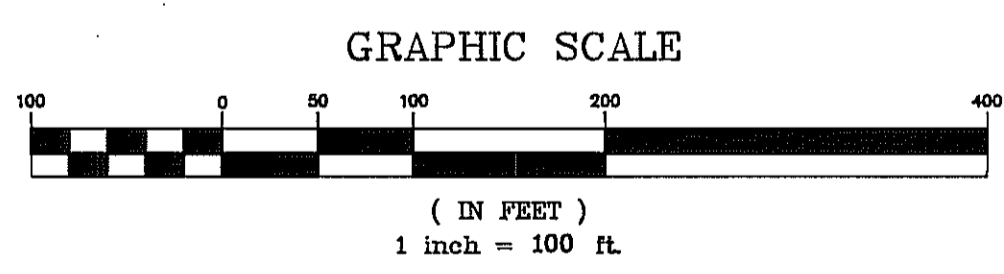
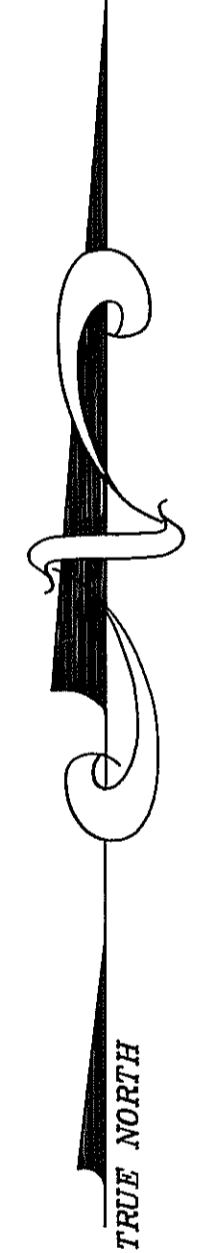
FILING I FINAL PLAT
 SHEET 4 OF 5 APRIL 8 1991



MATCH TO SHEET 3



THE ALDASORO RANCH
FILING I FINAL PLAT
SHEET 5 OF 5 APRIL 8 1991



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	234.86	331.34	200.00	304.54	80°50'00"
C2	200.00	111.81	57.41	110.36	32°01'51"
C3	100.00	94.93	51.38	91.41	54°23'27"
C4	100.00	98.40	53.59	94.47	56°22'37"
C5	200.00	201.68	110.35	193.24	57°46'38"
C6	50.00	204.01	98.61	89.19	233°46'34"
C7	135.00	63.35	32.27	62.77	26°53'17"
C8	135.00	63.35	32.27	62.77	26°53'17"
C9	135.00	63.35	32.27	62.77	26°53'17"
C10	50.00	204.01	98.61	89.19	233°46'34"
C11	135.00	63.35	32.27	62.77	26°53'17"
C12	135.00	149.89	83.18	141.63	63°16'33"
C13	165.00	182.22	101.66	173.10	63°16'33"
C14	301.27	198.50	103.00	194.92	37°45'00"
C15	400.66	157.92	80.00	156.90	22°35'00"

NOTE: DIMENSIONS ARE IN FEET
 --- CENTER LINE OF 20' TOWN SEWER EASEMENT AREA
 - - - CENTER LINE OF 10' TRAIL EASEMENT