AMENDED FARMER'S GROVE LOCATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 78 WEST OF THE 6TH P.M. SUMMIT COUNTY SCHOOL DISTRICT SUMMIT COUNTY, COLORADO RECEPTION NO. 484033 SHEET 3 OF 3 45' PRIVATE ACCESS & UTILITY EASEMENT SUMMIT COUNTY SCHOOL DISTRICT COMMON DRIVEWAY EASEMENTS AND SNOW STORAGE EASEMENTS RECEPTION NO. 484033 (FOR SINGLE FAMILY LOTS) TRACT N-PRIVATE ACCESS EASEMENT TRACT M-PRIVATE ACCESS EASEMENT TO 24 OPEN SPACE TRACT C LOT 26 LOT 27 LOT 281 LOT 3/7 25' UTILITY EASEMENT 68.39' 25' UTILITY EASEMENT AUDREY CIRCLE (50' R.O.W.) LOT 38 LOT 18 LOT 6 LOT 7 LOT 9 LOT 5 LOT 11 LOT 33 LOT 17 60 ft radi OPEN SPACE TRACT A ZOE CO'JRT OPEN SPACE TRACT / LOT 12 LOT 3 LOT 16 LOT 34 30,00 30.00 LOT 2 LOT 15 LOT 40 LOT 41 TYPICAL DRIVEWAY EASEMENT FOR SINGLE LOTS SHARING A COMMON DRIVEWAY, UNLESS OTHERWISE NOTED OPEN SPACE TRACT D LOT 14 LOT 35 LOT 1 OPEN SPACE N13'58'55"W 406'36'27"W 85.61' TRACT B 5' SHOW STORMOZ EKSEMENT N03'00'47"W FARMER'S LANE (50' R.O.W.) mailpoxos 10' PUBLIC SERVICE UTILITY EASEMENT (REC. NO. 457628) 10' PUBLIC SERVICE UTILITY EASEMENT (REC. NO. 457628) COLORADO HIGHWAY NO. 9 R.O.W. <u>NOTES</u> **LEGEND** GRAPHIC SCALE A 5' WIDE STRIP ALONG ALL INTERIOR LOT AND TRACT LINES FRONTING AUDREY CIRCLE AND FARMER'S LANE IS DEDICATED AS A SNOW STORAGE EASEMENT. SNOW STORAGE EASEMENT SINGLE FAMILY LOTS ONLY COMMON DRIVEWAY EASEMENTS ARE IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FARMER'S GROVE.
(SEE NOTES 18 & 19, SHEET 1 OF 3) RANGE WEST COMMON DRIVEWAY EASEMENT SNOW STORAGE AREAS ARE 3.0' FROM BUILDING ENVELOPES MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY COVER SUCH DEFECT. IN NO EYENT MAY AR: ACTION BASED UPON ANY DEFECT ON TEN PEASE FROM THE DATE OF THE CER. FICATION SHOWN HEREON. P.O. Box 589 SNOW STORAGE AREAS ARE A MINIMUM OF 25% OF PAVED AREAS. rthorne, CO 80498 970-468-6281

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