

**SAGE HEIGHTS SUBDIVISION**  
 LOCATED WITHIN  
 PARCEL 2-A OF THE EGGLESTON-BAINBRIDGE BOUNDARY LINE ADJUSTMENT  
 IN THE  
 WEST 1/2 of SECTION 11, TOWNSHIP 50 NORTH, RANGE 8 EAST of the N.M.P.M.  
 CHAFFEE COUNTY, COLORADO  
**SHEET 1 OF 2**

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

THE UNDERSIGNED CERTIFY THAT THEY ARE ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE FOLLOWING DESCRIBED PROPERTY:

Parcel 2-A of the Eggleston-Bainbridge Boundary Line Adjustment located in the W 1/2 of Section 11, Township 50 North, Range 8 East of the New Mexico Principal Meridian per Plat filed for record on February 16, 2022 at Reception No. 478125, Chaffee County, Colorado.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN HEREON, UNDER THE NAME AND STYLE OF:

**SAGE HEIGHTS SUBDIVISION**  
 LOCATED WITHIN  
 EGGLESTON-BAINBRIDGE BOUNDARY LINE ADJUSTMENT  
 IN THE  
 WEST 1/2 of SECTION 11, TOWNSHIP 50 NORTH, RANGE 8 EAST of the N.M.P.M.  
 CHAFFEE COUNTY, COLORADO

THE UNDERSIGNED OWNERS OF THE SUBDIVISION HEREBY DEDICATE AND GRANT FOR PUBLIC USE AS A PUBLIC RIGHT-OF-WAY, PERPETUAL, UNRESTRICTED USE OF MINT LANE. THE UNDERSIGNED OWNER ACKNOWLEDGES THAT ACCEPTANCE OF SUCH RIGHT-OF-WAY BY THE COUNTY DOES NOT CONSTITUTE ACCEPTANCE OR OBLIGATION TO COMPLETE THE ROADWAY OR ANY MAINTENANCE OBLIGATION BY THE COUNTY AND ACCEPTS RESPONSIBILITY FOR SUCH COMPLETION AND PERPETUAL MAINTENANCE UNTIL SAID ROADWAY IS GRANTED TO THE SAGE HEIGHTS HOMEOWNERS ASSOCIATION.

AND LOTS 7, 8, 9, 10, 11, 12, 13, AND 14 ARE SUBJECT TO EASEMENTS FOR THE OPERATION, MAINTENANCE, INSPECTION AND REPAIR OF THE EXISTING OVERHEAD SANGRE DE CRISTO ELECTRIC ASSOCIATION ELECTRIC POWER LINES, SAID EASEMENTS AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 1 AND 12 ARE SUBJECT TO A 20.0 FOOT WIDE EASEMENT FOR AN EXISTING UNDERGROUND ELECTRIC SERVICE LINE, THE APPROXIMATE LOCATION OF WHICH IS SHOWN ON SHEET 2.

AND THE LOTS ARE SUBJECT TO PUBLIC UTILITY EASEMENTS, SAID EASEMENTS DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF PUBLIC UTILITY LINES AND FACILITIES AS NEEDED, THE LOCATIONS OF WHICH ARE DEFINED AND SHOWN ON SHEET 2 CONTAINED HEREIN.

AND LOTS 7 AND 8 SHALL BE SUBJECT TO A DRAINAGE EASEMENT LOCATED BETWEEN THE TOPS OF THE BANKS OF THE GULLY SHOWN ON SHEET 2 AND THE CHANNELS OF THE GULLY SHALL BE KEPT FREE OF DEBRIS TO MAINTAIN NATURAL FLOWS THEREIN. NO PERMANENT IMPROVEMENTS OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT AND SHALL BE PASSIVE OPEN SPACE.

AND LOT 1 SHALL BE SUBJECT TO AN A 20' x 50' EASEMENT FOR A FIRE CISTERN AND A MAILBOX KIOSK, AS WELL AS ACCESS TO BOTH, THE LOCATION OF WHICH IS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND THE LOTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS FOR SAGE HEIGHTS SUBDIVISION AS RECORDED AT RECEPTION NO. 479799 OF THE CHAFFEE COUNTY RECORDS.

AND THE SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. 479765 OF THE CHAFFEE COUNTY RECORDS.

**ACKNOWLEDGEMENT:**

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 30<sup>th</sup> DAY OF March, 2022.

BY: Christopher Thomas Bainbridge (Owner)      BY: Jack R. Sage Sr. (Mortgagee)      BY: Brenda G. Sage (Mortgagee)

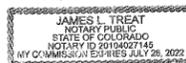
STATE OF Colorado  
 COUNTY OF CHAFFEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30<sup>th</sup> DAY OF March, A.D., 2022.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES July 28, 2022

NOTARY PUBLIC  
 ADDRESS: 225 G Street, Salida, CO 81201



**NOTICES:**

THE SUBDIVISION'S PLANS FOR SEWAGE DISPOSAL, DRAINAGE, DENSITY AND OTHER SIMILAR MATERIAL REQUIREMENTS OF THIS SUBDIVISION SUBMITTED WITH THE APPLICATIONS THEREOF ARE INTERDEPENDENT WITH THE COUNTY'S APPROVAL OF THE SUBDIVISION. SUBSEQUENT CHANGES TO THE APPROVED SUBDIVISION, INCLUDING, BUT NOT LIMITED TO LOT SPLITS, CHANGES IN THE WATER SUPPLY (INCLUDING WITHOUT LIMITATION AUGMENTATION PLANS), SEWAGE DISPOSAL PLANS OR DRAINAGE SYSTEMS IS PROHIBITED WITHOUT REVIEW BY AND APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS, CONSISTENT WITH PROCEDURES AND CRITERIA SET FORTH IN THE COUNTY LAND USE CODE.

ALL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) SHALL BE DESIGNED BY A COLORADO LICENSED ENGINEER.

RIGHT TO FARM AND RANCH POLICY AND CHAFFEE COUNTY CODE OF THE WEST: THE SUBDIVISION IS LOCATED IN AN AGRICULTURAL AREA. IT IS HEREBY RECOGNIZED THAT AGRICULTURAL OPERATIONS MAY CONTINUE PURSUANT TO C.R.S. 35-35-101, et seq., CHAFFEE COUNTY BOARD OF COMMISSIONERS ORDINANCE 2008-02, AND ARTICLE 3 OF THE CHAFFEE COUNTY LAND USE CODE. SAGE HEIGHTS ADJOINS AN ACTIVE CATTLE RANCH. RESIDENTS OF THE SUBDIVISION CAN EXPECT TO EXPERIENCE THE SIGHTS, SOUNDS, SMELLS AND NOISE ASSOCIATED WITH A WORKING RANCH. FOR FURTHER INFORMATION SEE THE COUNTY'S RIGHT TO RANCH POLICY AVAILABLE ON THE COUNTY'S WEBSITE.

FAIR CONTRIBUTIONS TO SCHOOLS SHALL BE PAID BY THE OWNER OF ANY LOT WITHIN THIS SUBDIVISION AT THE TIME A BUILDING PERMIT IS OBTAINED, BASED ON SECTION T.3.T.C.3 OF THE CHAFFEE COUNTY LAND USE CODE.

COLORADO PARKS AND WILDLIFE (CPW) RECOMMENDS THAT: NEW FENCES BE WILDLIFE FRIENDLY AND CONSTRUCTED IN ACCORDANCE WITH "FENCING WITH WILDLIFE IN MIND" AVAILABLE FROM CPW; PETS NOT BE ALLOWED TO ROAM FREE; LEASHES, RESTRICTIVE FENCES OR KENNELS AROUND THE IMMEDIATE DOMICILE SHOULD BE UTILIZED TO DECREASE OR ELIMINATE THE PROBLEM OF PETS CHASING OR HARASSING WILDLIFE (AS WELL AS FARM ANIMALS ON ADJOINING PROPERTIES); PETS SHOULD BE FED INSIDE, OR IF OUTSIDE, THAT FEEDING OCCURS ONLY FOR A SPECIFIED PERIOD OF TIME, FOOD BOWLS BE STORED INSIDE; ANY BIRD FEEDERS BE BROUGHT IN AT NIGHT OR BE PLACED SO THAT THEY ARE INACCESSIBLE TO OTHER WILDLIFE SPECIES; AND TRASH BE SECURED IN AN ANIMAL PROOF FACILITY OR RECEPTACLE. NO DOMESTIC SHEEP OR GOATS SHOULD BE ALLOWED WITHIN THE SUBDIVISION.

ALL LOTS SHALL COMPLY WITH THE COUNTY RULES FOR ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS), INCLUDING ALL REQUIREMENTS REGARDING DISTANCE SEPARATION BETWEEN WELLS AND OWTS ON THE LOT AND TO NEIGHBORING LOTS.

FOR EACH LOT GEOTECHNICAL CONSTRAINT(S) AND BUILDING LOCATION(S) SHALL BE EVALUATED BY A LICENSED ENGINEER IDENTIFYING HYDROCOMPACTIVE SOILS (LOOSE ALLUVIAL FAN DEPOSITS AND WIND-DEPOSITED SANDS THAT MAY EXHIBIT COMPRESSION, CONSOLIDATION, OR COLLAPSE IN RESPONSE TO WETTING AND STRUCTURAL LOADING) PRIOR TO BUILDING PERMIT.

**CERTIFICATE OF TITLE INSURANCE COMPANY:**

I, JAMES L. TREAT, REPRESENTING STEWART TITLE GUARANTY COMPANY IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DEDICATED AND SHOWN ON THIS PLAT AND FOUND TITLE VESTED IN CHRISTOPHER THOMAS BAINBRIDGE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: Deed of Trust at Reception No. 462025.

*James L. Treat*  
 JAMES L. TREAT

**LAND SURVEYOR'S STATEMENT:**

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY AND LOTS SHOWN AND DESCRIBED HEREON, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. DATED THIS 29<sup>th</sup> DAY OF MARCH, 2022.



MICHAEL K. HENDERSON  
 REG. L.S. NO. 16117  
 STATE OF COLORADO

**GENERAL LAND SURVEYOR'S NOTES:**

- 1) PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 210335 ISSUED BY CHAFFEE TITLE & ESCROW, EFFECTIVE AUGUST 10, 2020.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE FILED PLAT OF THE EGGLESTON-BAINBRIDGE BOUNDARY LINE ADJUSTMENT AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.

**APPROVAL AND ACCEPTANCE BY THE BOARD OF COMMISSIONERS OF CHAFFEE COUNTY**

THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO DOES HEREBY APPROVE AND ACCEPT THIS PLAT OF SAGE HEIGHTS SUBDIVISION, SUBJECT TO THE CONDITIONS OF RESOLUTION 2022-23 RECORDED AT RECEPTION NO. 478613 AND THE DEDICATION TO THE PUBLIC OF ALL ROADWAYS AND EASEMENTS, AS SHOWN AND DESCRIBED ON THESE PLATS, IS HEREBY APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY ON THE 1ST DAY OF MARCH, 2022. PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY CHAFFEE COUNTY DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS FOR MAINTENANCE BY THE COUNTY UNTIL THE RIGHT-OF-WAY IS PLACED ON THE COUNTY ROAD SYSTEM UNDER C.R.S. 43-2-110 AND SPECIFICALLY ACCEPTANCE FOR MAINTENANCE BY THE COUNTY, CHAFFEE COUNTY ROAD 190E IS MAINTAINED, AND SHALL CONTINUE TO BE MAINTAINED AS A ROADWAY IN THE CHAFFEE COUNTY ROAD SYSTEM.

*M. Green Felt*  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
 CHAFFEE COUNTY, COLORADO

**COUNTY CLERK & RECORDER'S CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 10:39 AM, ON THIS 30<sup>th</sup> DAY OF April, A.D., 2022.  
 RECEPTION NO. 479767

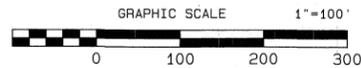
*Patricia Travnicek* (Deputy Recorder)  
 CHAFFEE COUNTY CLERK & RECORDER

\*479767\*  
 479767 4/20/2022 10:39 AM Lori A Mitchell  
 1 of 2 PLAT RS23.00 D90.00 Chaffee County Clerk

<b>SHEET 1 OF 2</b>		<small>Additions and Revisions: 3/21/22 Additions per Resolution: 3/1/22 Revisions: 1/14/22 M.K.H.</small>	
<b>SAGE HEIGHTS SUBDIVISION</b>			
PARCEL 2 (REMAINDER TRACT), BAINBRIDGE HERITAGE WATER SUBDIVISION EXEMPTION CHAFFEE COUNTY COLORADO			
Job Number: J-21-015 TPC FILE: J-20-139 DRAWN BY: TMOO CAD		HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO	
DATE: 11/20/21		DRAWING NO. L-21-48	
CHECKED: Field Book: S327, Pages 34-36			

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, OR EVEN IF ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

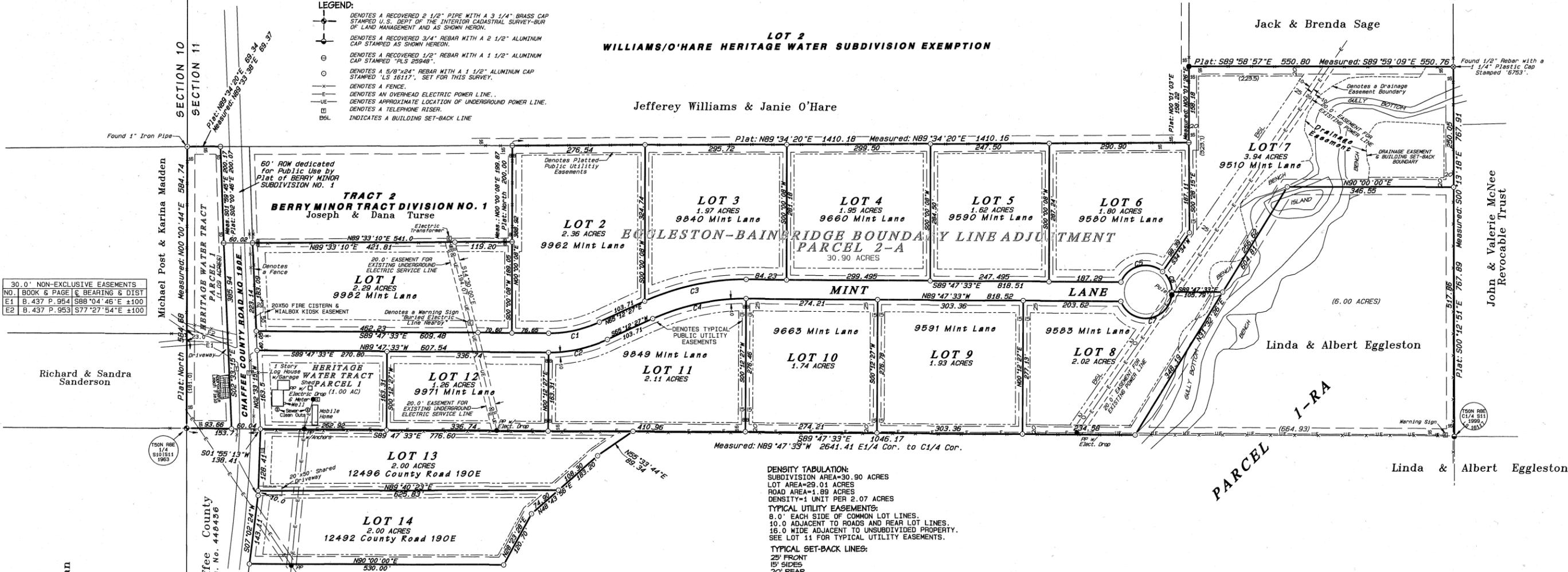
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 CHAFFEE COUNTY, COLORADO  
**SHEET 2 OF 2**



DIRECTIONS ARE BASED ON THE BEARING N89°47'33"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE SE AND SW CORNERS OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT.

**LEGEND:**

- DENOTES A RECOVERED 2 1/2" PIPE WITH A 3 1/4" BRASS CAP STAMPED U.S. DEPT OF THE INTERIOR CADASTRAL SURVEY-BUR OF LAND MANAGEMENT AND AS SHOWN HEREON.
- DENOTES A RECOVERED 3/4" REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED AS SHOWN HEREON.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "PLS 29948".
- DENOTES A 5/8"x24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". SET FOR THIS SURVEY.
- DENOTES A FENCE.
- DENOTES AN OVERHEAD ELECTRIC POWER LINE.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND POWER LINE.
- DENOTES A TELEPHONE RISER.
- DENOTES A BUILDING SET-BACK LINE.



30.0' NON-EXCLUSIVE EASEMENTS

NO.	BOOK & PAGE	BEARING & DIST
E1	B. 437 P. 954	S88°04'46"E ±100
E2	B. 437 P. 953	S77°27'54"E ±100

**DENSITY TABULATION:**  
 SUBDIVISION AREA=30.90 ACRES  
 LOT AREA=29.01 ACRES  
 ROAD AREA=1.89 ACRES  
 DENSITY=1 UNIT PER 2.07 ACRES

**TYPICAL UTILITY EASEMENTS:**  
 8.0' EACH SIDE OF COMMON LOT LINES.  
 10.0' ADJACENT TO ROADS AND REAR LOT LINES.  
 16.0' WIDE ADJACENT TO UNSUBDIVIDED PROPERTY.  
 SEE LOT 11 FOR TYPICAL UTILITY EASEMENTS.

**TYPICAL SET-BACK LINES:**  
 25' FRONT  
 15' SIDES  
 20' REAR  
 SEE LOT 10 FOR TYPICAL SET-BACKS.  
 SEE LOTS 1 AND 8 FOR NON-TYPICAL SET-BACKS.  
 NO IMPROVEMENTS ARE ALLOWED WITHIN UTILITY EASEMENTS.

**CURVE TABLE**

NO.	Δ	RADIUS	ARC	CHORD
C1	25°00'00"	250.00'	109.08'	N77°42'27"E 108.22'
C2	25°00'00"	290.00'	126.53'	S77°42'27"W 126.53'
C3	25°00'00"	500.00'	218.55'	N71°42'27"E 216.44'
C4	25°00'00"	460.00'	200.72'	S77°42'27"W 199.13'
C5	108°40'09"	55.00'	104.31'	N75°51'32"E 89.37'
C6	50°00'48"	55.00'	48.01'	S24°48'01"E 46.50'
C7	158°40'05"	55.00'	152.31'	S79°32'29"W 108.10'

Steven & Tracy Wertman  
 TRACT 1-R, SENTER  
 AGRICULTURAL  
 SUBDIVISION  
 EXEMPTION

**EGGLESTON-BAINBRIDGE BOUNDARY LINE ADJUSTMENT  
 PARCEL 1-RA**

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 SURVEYOR'S STATEMENT CONTAINED HEREON.

\*479767\*  
 479767 4/20/2022 10:39 AM Lori A Mitchell  
 2 of 2 PLAT RS23.00 D80.00 Chaffee County Clerk

**SHEET 2 OF 2**

ADDED ADDRESSES: 3/21/22  
 ADDITIONS: 3/1/22 M.K.H.  
 REVISIONS: 1/14/22 M.K.H.

**SAGE HEIGHTS SUBDIVISION**  
 PARCEL 2 (REMAINDER TRACT), BAINBRIDGE HERITAGE WATER SUBDIVISION EXEMPTION  
 CHAFFEE COUNTY COLORADO

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