

We, GRIFFIN DEVELOPMENT LLC, EAGLE RIVER COMMERCIAL LLC, & RED MOUNTAIN RANCH PARTNERSHIP LLLP the sole owners in fee simple of all that real property described as follows:

Beginning at a point on the south line of Highway 6 right of way and subject property; thence departing said south line S 73°54'09" E, 166.16 feet; thence N 83°53'51" E, 164.57 feet; thence N 30°16'32" E, 207.75 feet; thence N 88°53'49" E, 1444.68 feet; thence N 00°03'48" E, 1304.45 feet; thence N 89°56'08" E, 1452.88 feet; thence N 01°26'49" W, 410.52 feet to the approximate centerline of the Eagle River; thence along said approximate centerline of the Eagle River S 74°05'42" E, 61.00 feet; thence N 89°29'45" E, 168.06 feet; thence N 60°21'13" E, 237.26 feet; thence N 41°29'08" E, 382.43 feet; thence N 36°38'50" E, 287.00 feet; thence N 47°37'56" E, 301.83 feet; thence S 43°54'25" E, 221.64 feet; thence N 56°52'49" E, 306.49 feet; thence N 63°47'53" E, 484.77 feet; thence S 85°00'54" E, 131.72 feet; thence S 75°53'38" E, 341.87 feet; thence N 83°57'06" E, 341.07 feet; thence N 71°13'40" E, 310.58 feet; thence N 57°40'11" E, 499.51 feet; thence N 42°33'26" E, 259.34 feet; thence N 32°48'52" E, 262.87 feet; thence N 21°21'27" E, 271.70 feet; thence N 18°01'29" E, 171.02 feet; thence N 38°30'11" E, 154.44 feet; thence N 52°40'07" E, 201.11 feet; thence departing said approximate centerline of the Eagle River N 26°50'41" W, 63.81 feet to the south line of Highway 6 right of way; thence along said south line of Highway 6 right of way S 63°08'01" W, 3932.72 feet; thence in a southwesterly direction with a non-tangent curve turning to the left with a radius of 11410.00 feet, having a chord bearing of S 61°05'01" W and a chord distance of 816.31 feet, having a central angle of 04°06'00" and an arc length of 816.48 feet; thence S 59°02'01" W, 2572.80 feet; thence in a southwesterly direction with a tangent curve turning to the left with a radius of 2242.00 feet, having a chord bearing of S 42°40'11" W and a chord distance of 1262.26 feet, having a central angle of 32°42'00" and an arc length of 1279.56 feet; thence S 26°20'01" W, 267.31 feet to the Point of Beginning - Containing 106.194 acres more or less

We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

Notary Public

VICINITY MAP - 1" = 3000'

TOWNSHIP 4 SOUTH - RANGE 84 WEST

28 27 26

33 34

TOWNSHIP 4 SOUTH
TOWNSHIP 5 SOUTH

3 4

8 9 10

EAGLE RIVER

BRUSH CREEK

BRUSH CREEK ROAD

SITE

VICINITY MAP

LAND USE SUMMARY		
LOT	AREA	LAND USE per approved PUD and ADA
PARCEL 1	17.510 ac.	R/PUD
PARCEL OS-1	1.733 ac.	OPEN SPACE
PARCEL OS-3	15.399 ac.	OPEN SPACE
PARCEL 2	5.535 ac.	C/PUD
PARCEL 3	14.519 ac.	C/PUD
PARCEL 4	13.812 ac.	R/PUD
PARCEL 5B	3.006 ac.	OPEN SPACE
PARCEL 5	14.631 ac.	R/PUD
PARCEL 6	20.049 ac.	R/PUD
Total	106.194 Acres	

EXECUTED this _____ day of _____, A.D. 20____

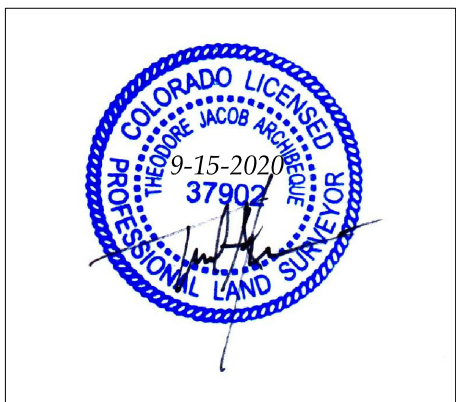
Archibeque Land Consulting, Ltd
 ~ Professional Land Surveying & Mapping ~
 115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

Declarations or Protective Covenants are filed as Reception No. _____

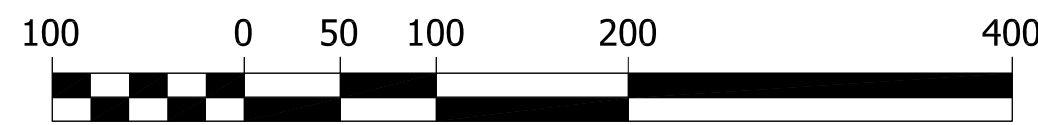
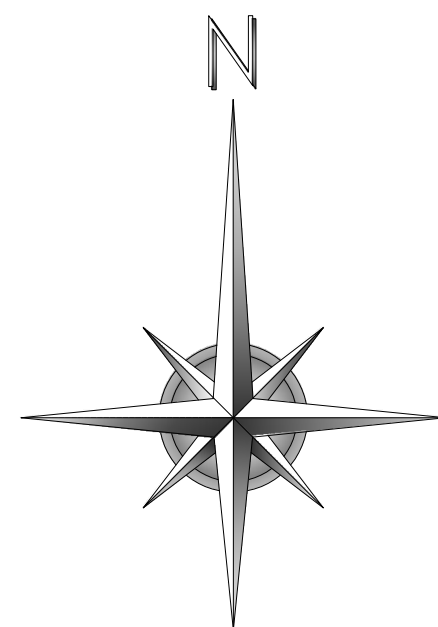
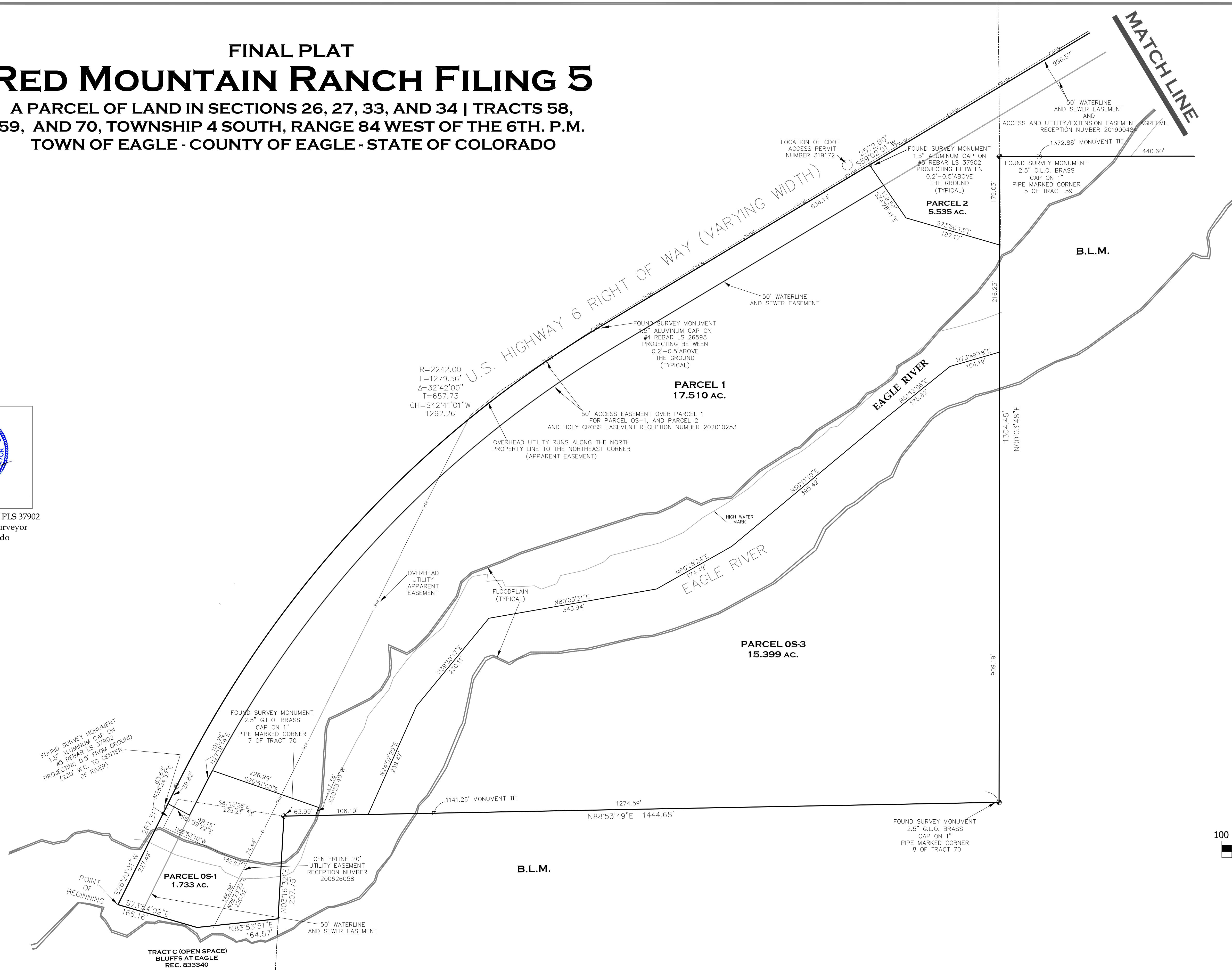
DRAWN BY: <i>TJA</i>		DRAWING NAME: <i>16109_FP_RMR-F5.dwg</i>	
SHEET <i>1</i> OF <i>4</i>		DATE: <i>9-15-2020</i>	CHECKED BY: <i>DDM</i>

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. No event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted.

FINAL PLAT
RED MOUNTAIN RANCH FILING 5
A PARCEL OF LAND IN SECTIONS 26, 27, 33, AND 34 | TRACTS 58,
59, AND 70, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE 6TH. P.M.
TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO



Theodore J. Archibeque, PLS 37902
Professional Land Surveyor
State of Colorado



1 INCH = 100 FEET

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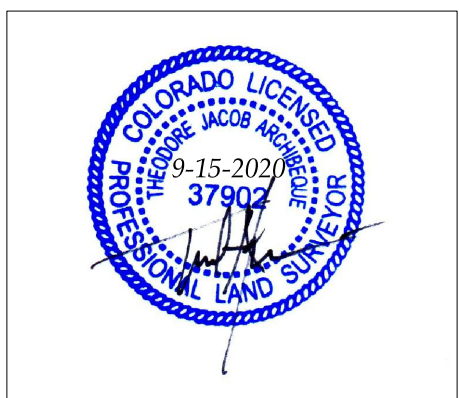
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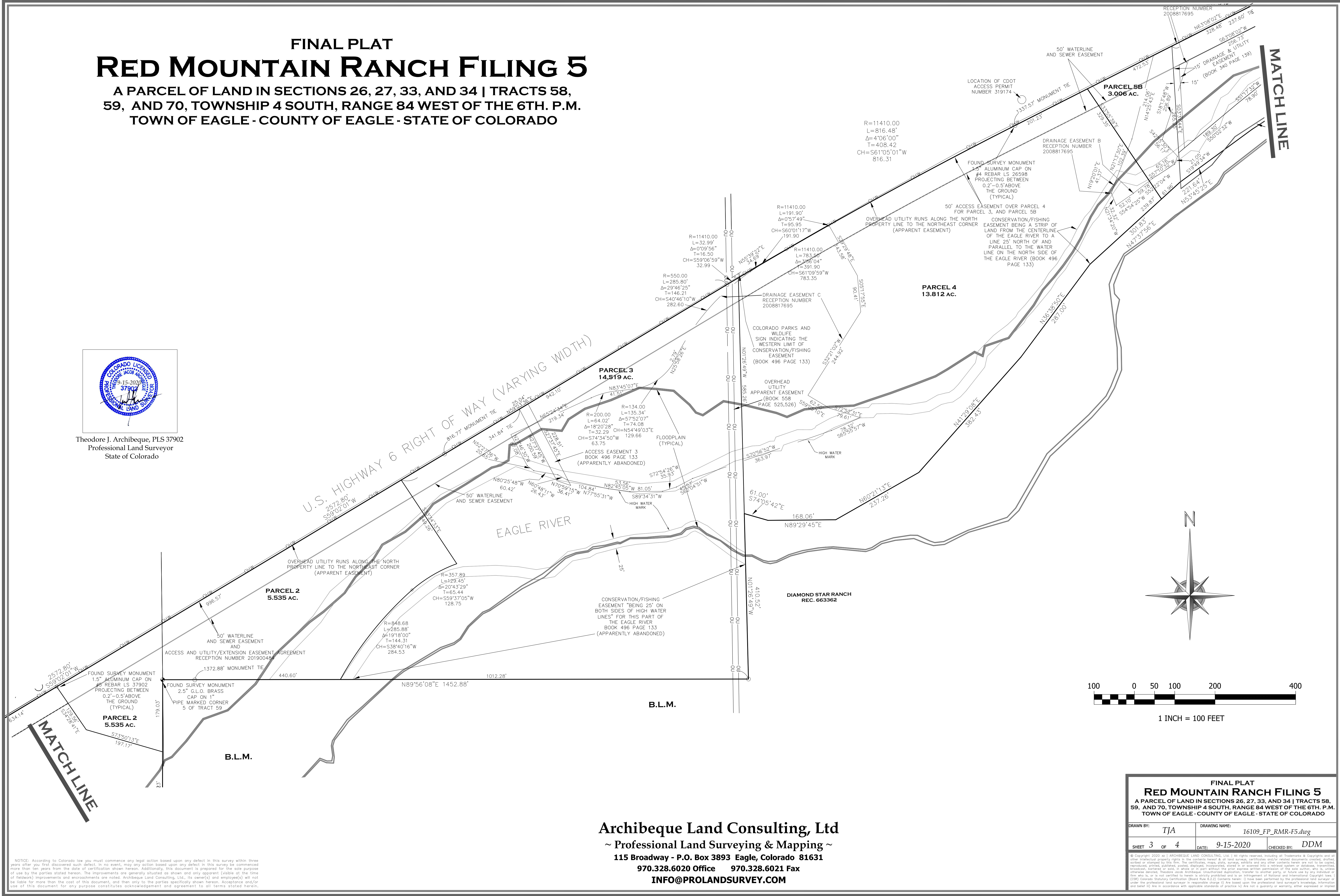
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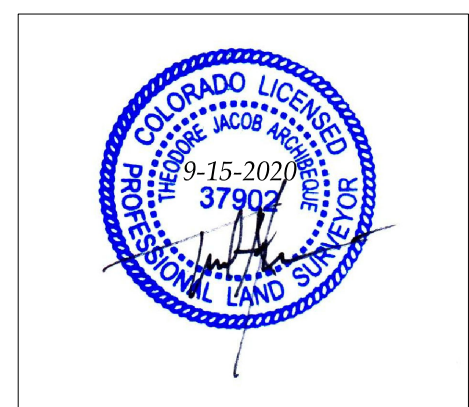
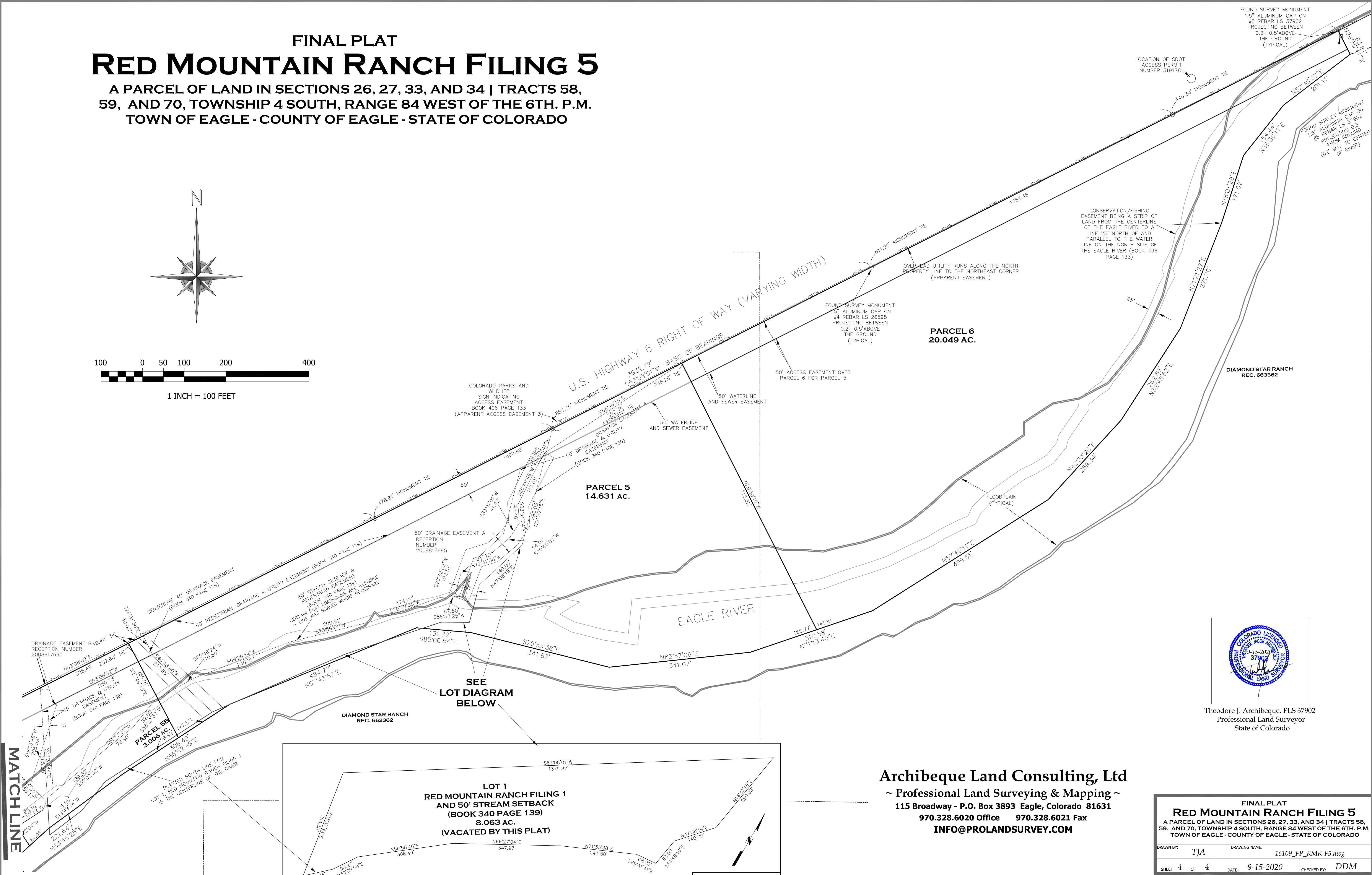
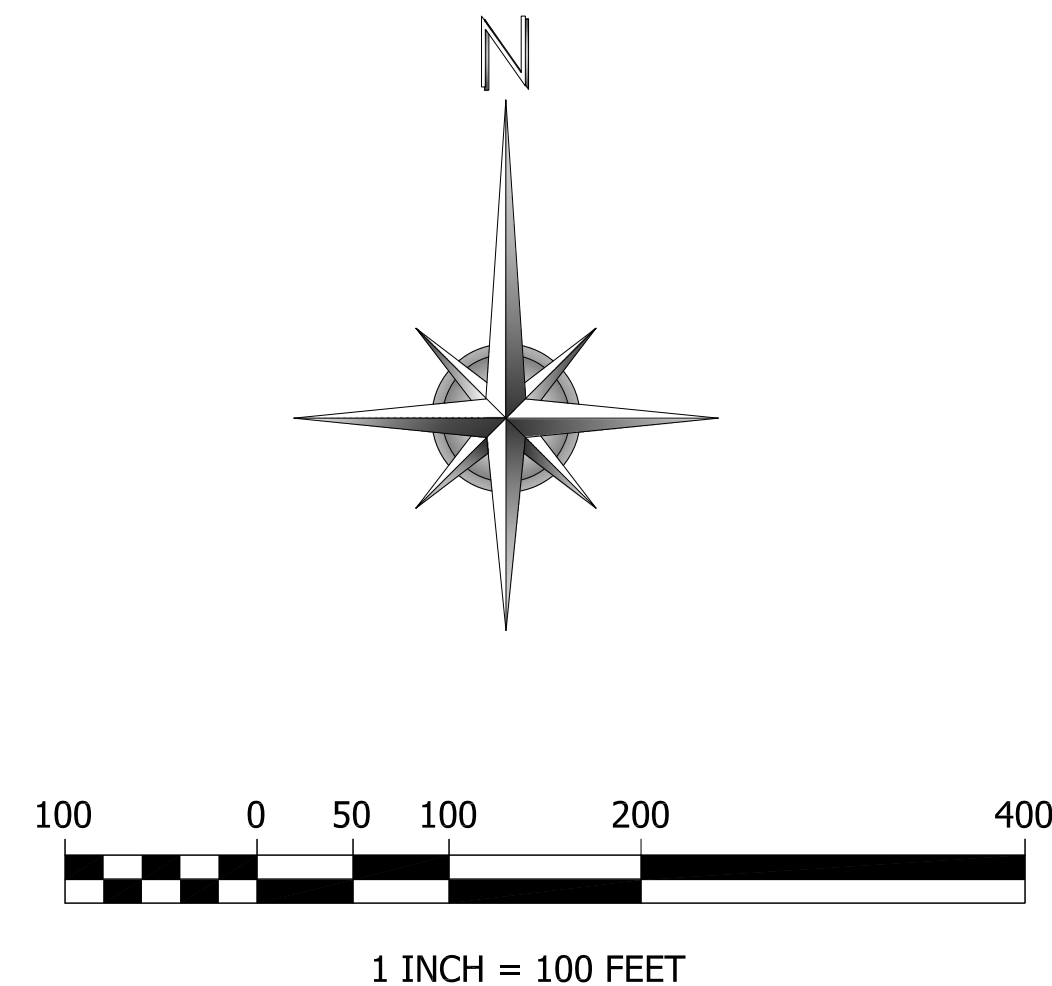


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