

We, GRIFFIN DEVELOPMENT LLC, EAGLE RIVER COMMERCIAL LLC, & RED MOUNTAIN RANCH PARTNERSHIP LLP 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 83°01'32" E, 207.75 feet; thence N 88°53'49" E, 1444.68 feet; thence N 88°03'48" E, 1304.45 feet; thence N 89°56'08" E, 1452.88 feet; thence N 81°26'49" E, 410.52 feet to the approximate centerline of the Eagle River; thence along said approximate centerline of the Eagle River S 70°04'52" E, 61.00 feet; thence N 89°29'45" E, 168.06 feet; thence N 60°21'14" E, 237.26 feet; thence N 41°12'59" E, 382.43 feet; thence N 36°28'50" E, 287.00 feet; thence N 47°37'56" E, 301.83 feet; thence N 53°42'55" E, 221.64 feet; thence N 66°52'04" E, 306.49 feet; thence N 67°43'57" 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, 418.88 feet; thence S 75°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°08'01" 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°50'41" W, 3952.72 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°41'01" 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°26'01" 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.

COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 8th day of January, A.D. 2020 by Mervyn Lapin as Manager of Trustee of EAGLE RIVER COMMERCIAL LLC.

Notary Public

COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 8th day of September, A.D. 2024, by Mervyn Lapin, General of RED MOUNTAIN RANCH PARTNERSHIP L.L.P. Notary

Notary Public

County of Eagle)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 28 day of September, A.D. 2020, by Rodrigo Cortina, as Manager of GRIFFIN DEVELOPMENT LLC.

Notary Public

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 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.

VICINITY MAP - 1" = 3000'

TOWNSHIP 4 SOUTH - RANGE 84 WEST

28 27 26

33 34

1-70

EAGLE RIVER

TOWNSHIP 4 SOUTH

TOWNSHIP 5 SOUTH

3

4

5

8

9

10

BRUSH CREEK

BRUSH CREEK ROAD

SITE

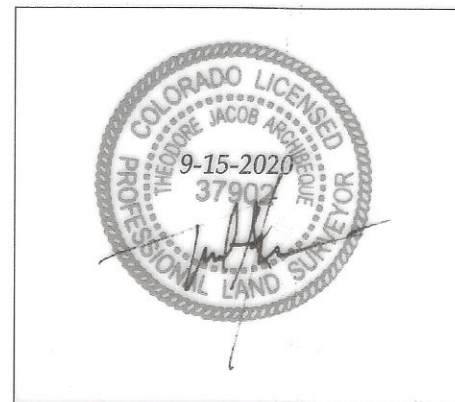
VICINITY MAP

| 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 | |

12) EAGLE RIVER COMMERCIAL LLC, RED MOUNTAIN RANCH PARTNERSHIP LLLP, and GRIFFIN DEVELOPMENT LLC, for itself, its successors and specific assigns, hereby create common access easements on, over, under, above, across and through those parts of Parcel 1, Parcel 4 and Parcel 6, inclusive, that are designated hereon as "Access Easement" for the benefit of the adjoining properties of each that are designated as "Access Easement", for both pedestrian and vehicular, and passage upon, across and over such access easements.

I, Theodore J. Archibue, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete Final Plat of RED MOUNTAIN RANCH FILING 5, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Section 38-51-105 C.R.S., as amended, and all other regulations governing the subdivision of land.

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



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

INFO@PROLANDSURVEY.COM

Dated this 28 day of September A.D., 2020

| | | |
|---------|---------|------------------|
| RO22056 | RO56311 | <u>Christina</u> |
| RO64915 | RO20638 | Treasurer |
| RO67506 | RO56312 | |
| RO64916 | | |

Treasurer of Eagle County, Colorado

This Plat approved by the Town Council of the Town of Eagle, Colorado, this ____ day of _____, 20__, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Town Council of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

By: _____
Mayor

Witness my hand and seal of the Town of Eagle, Colorado

ATTEST: 
Town Clerk



I, Heritage Title Company, do hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in Capitol Hill Medical LLC, d/b/a Mountain Creek Partnerships, LLC, free and clear of all liens, taxes, and encumbrances, except as follows: Biggin Settlement, LLC

- none -

EXECUTED this 9th day of September, 2020

Title Examine

This plat approved by the Town of Eagle Planning Commission the 6th day of November, 2020

Chairman

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE 84300

This plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock at 3:45 M., on the 6th day of NOVEMBER, 20 20, and is duly recorded as Reception No. 202020731.

EAGLE COUNTY CLERK & RECORDER

By: John A. Salyer
Deputy

Declarations or Protective Covenants are filed as Reception No. _____

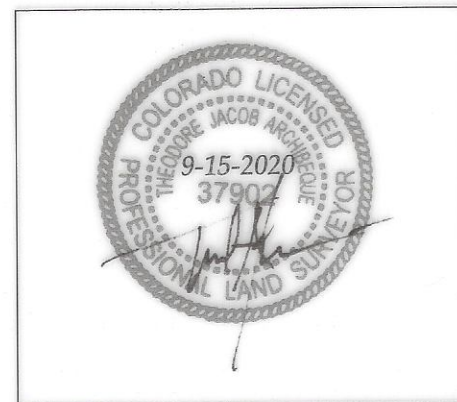
FINAL PLAT
RED MOUNTAIN RANCH FILING 5
PARCEL OF LAND IN SECTIONS 26, 27, 33, AND 34 | TRACTS 58,
AND 70, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE 6TH. P.M.
TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO

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

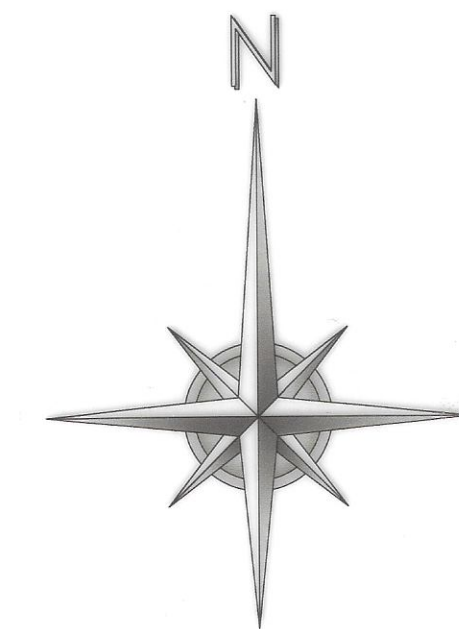
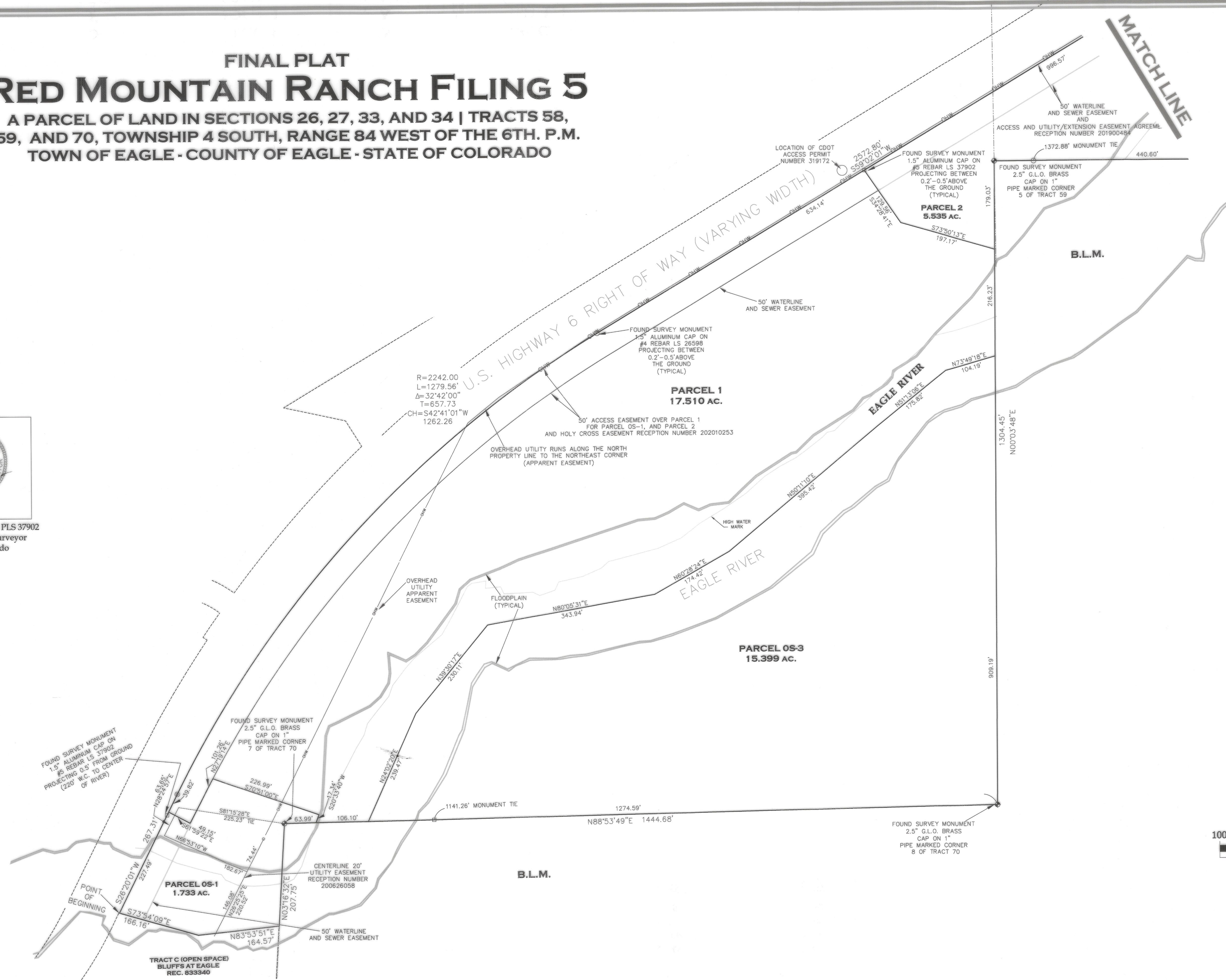
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CSD# 9867-0001 Statutory Certification (Board Rule 6.2.2) Contents here: I) have been prepared by the professional land surveyor(s) named below, who is/are duly qualified under applicable legislation, and II) contain information that is true and correct and belief (a). Are in accordance with applicable standards of practice (b). Are not a copy or warranty, either expressed or implied.

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



1 INCH = 100 FEET

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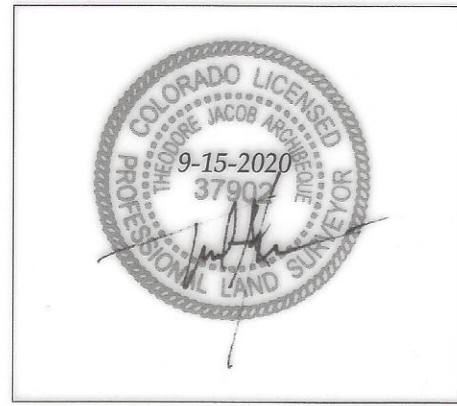
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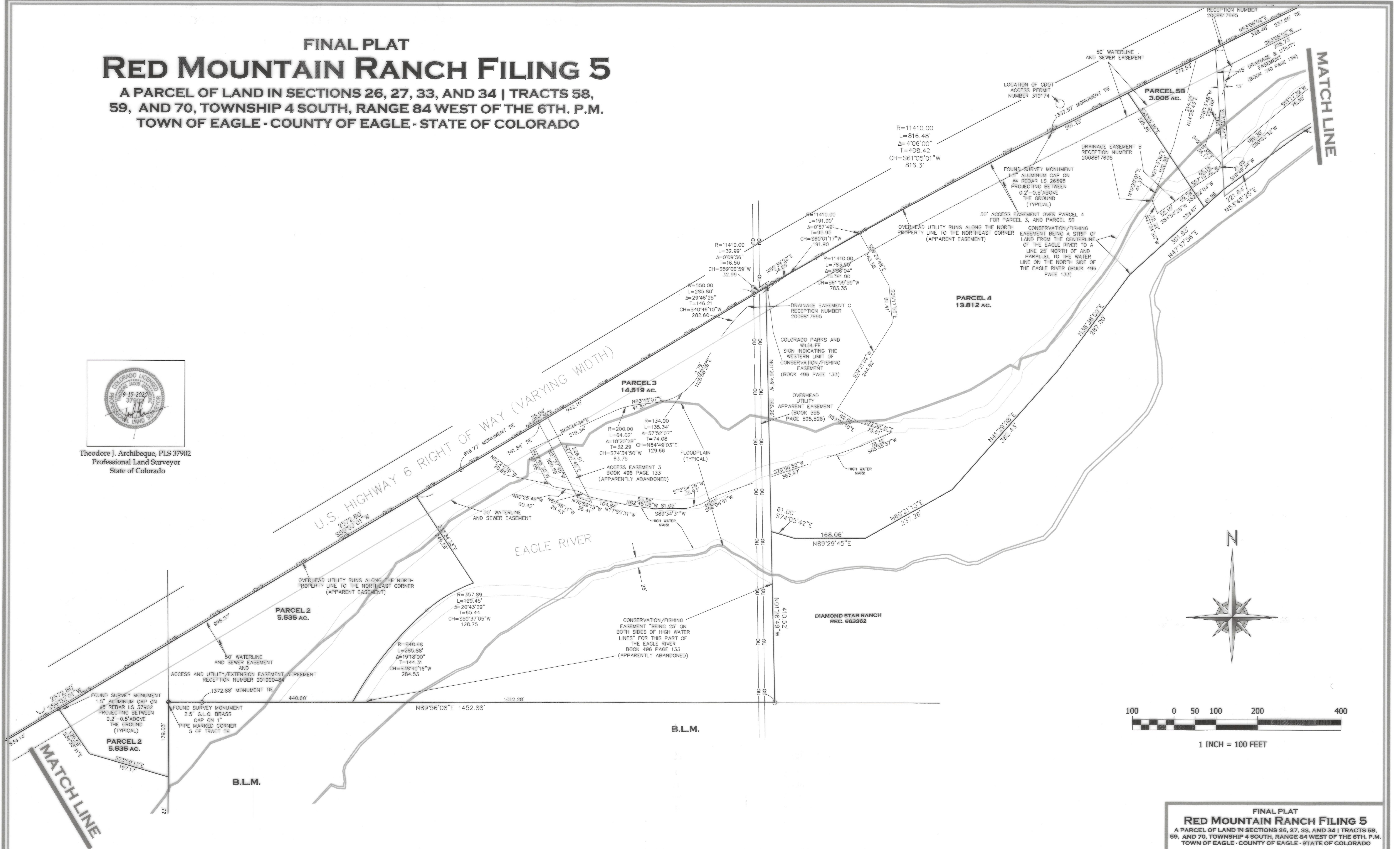
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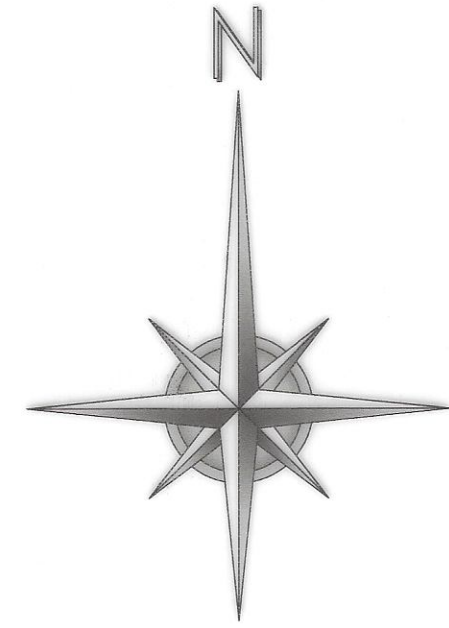
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115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
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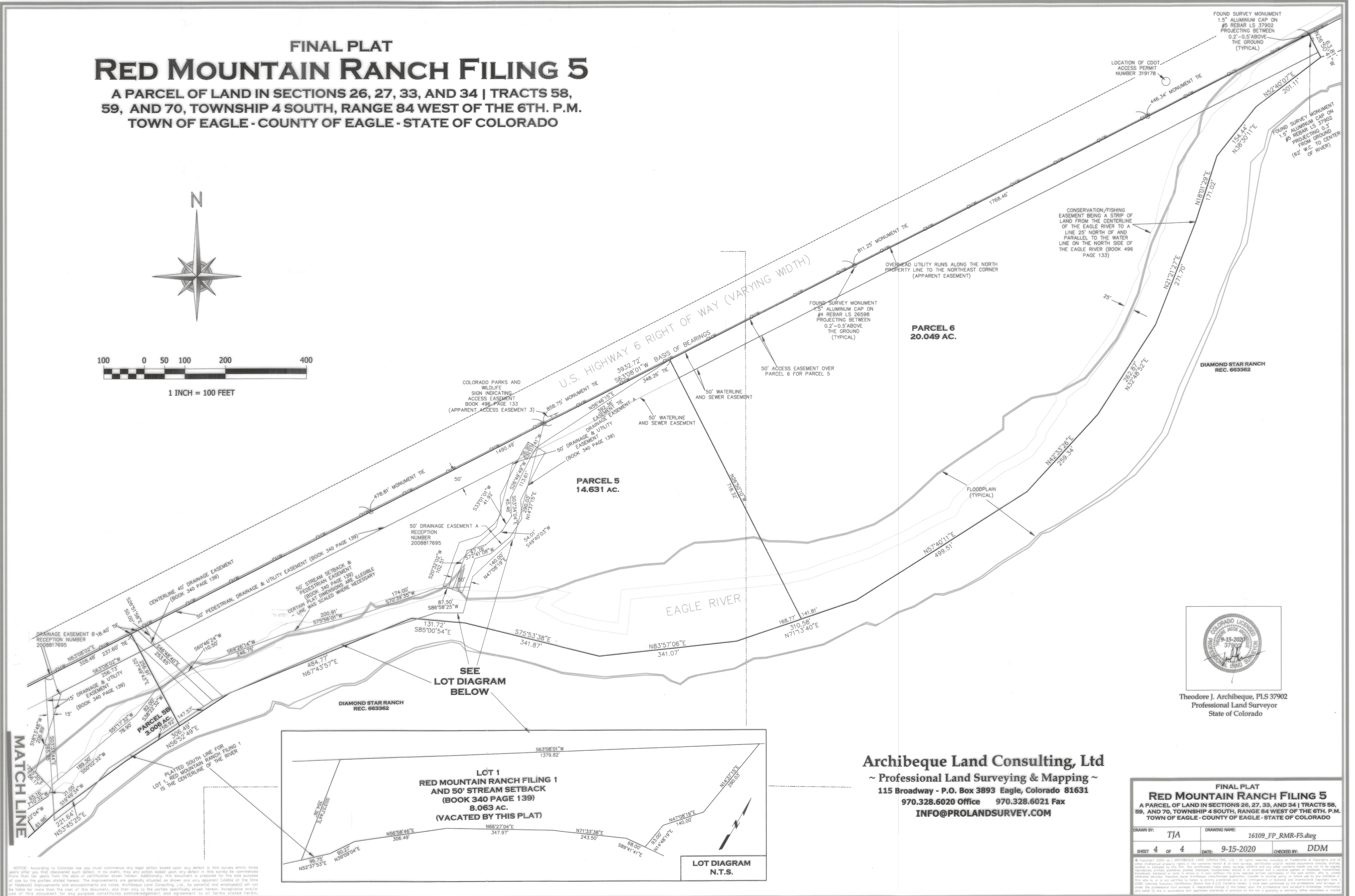
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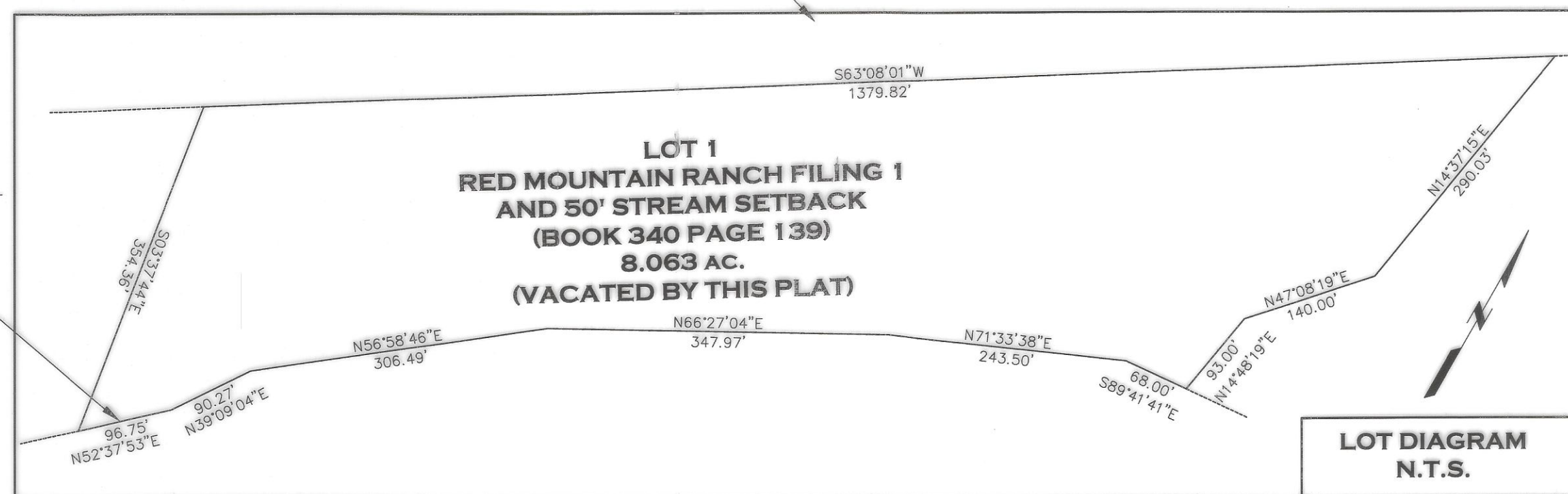


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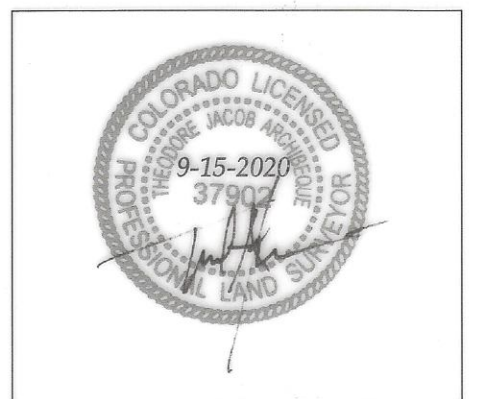


MATCH LINE

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