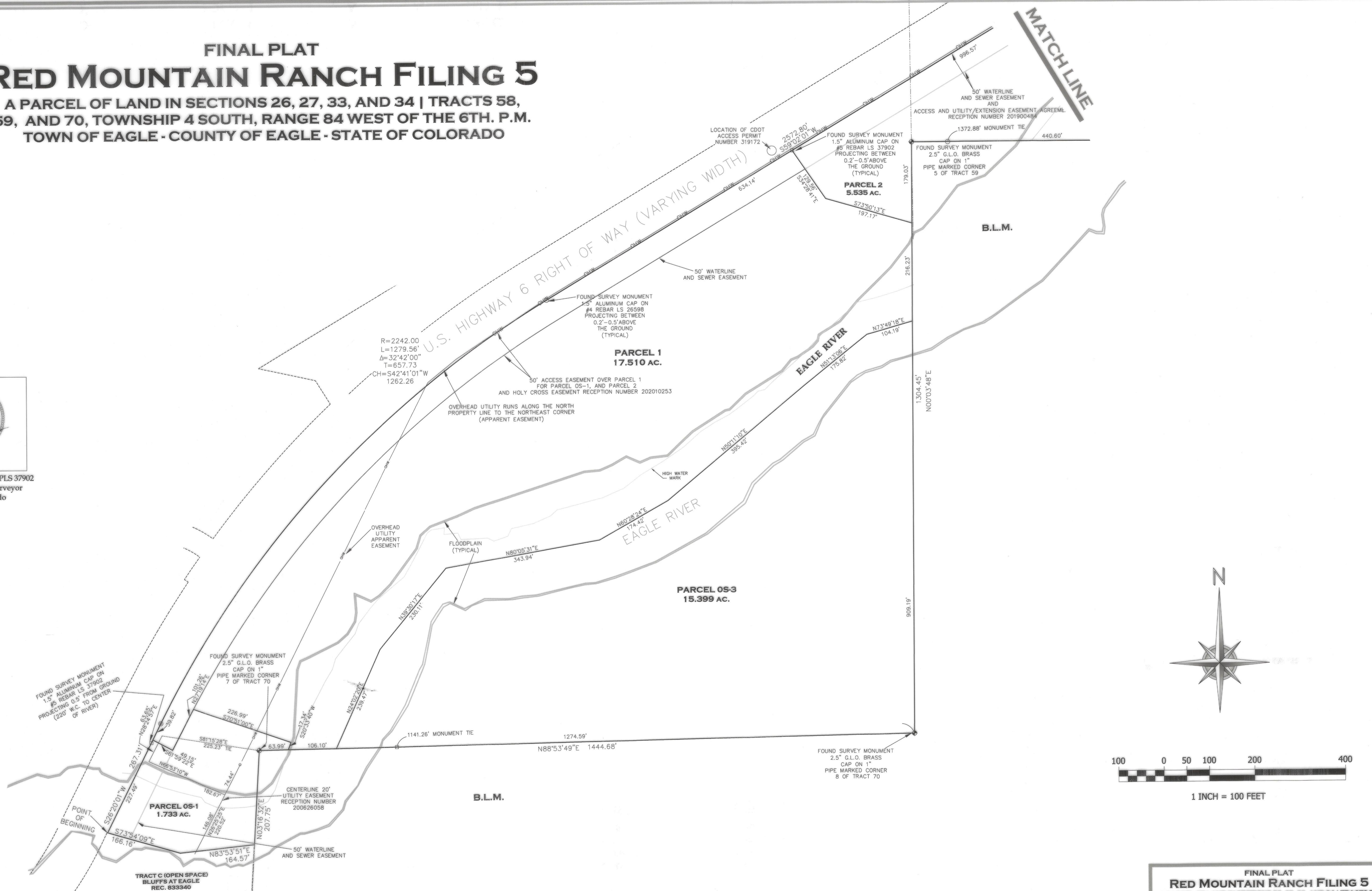


**FINAL PLAT
RED MOUNTAIN RANCH FILING 5**

**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



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

TINFO@PROLANDSURVEY.COM

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TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO**

DRAWN BY: TJA	DRAWING NAME: 16109_FP_RMR-F5.dwg	
SHEET 2 OF 4	DATE: 9-15-2020	CHECKED BY: DDM

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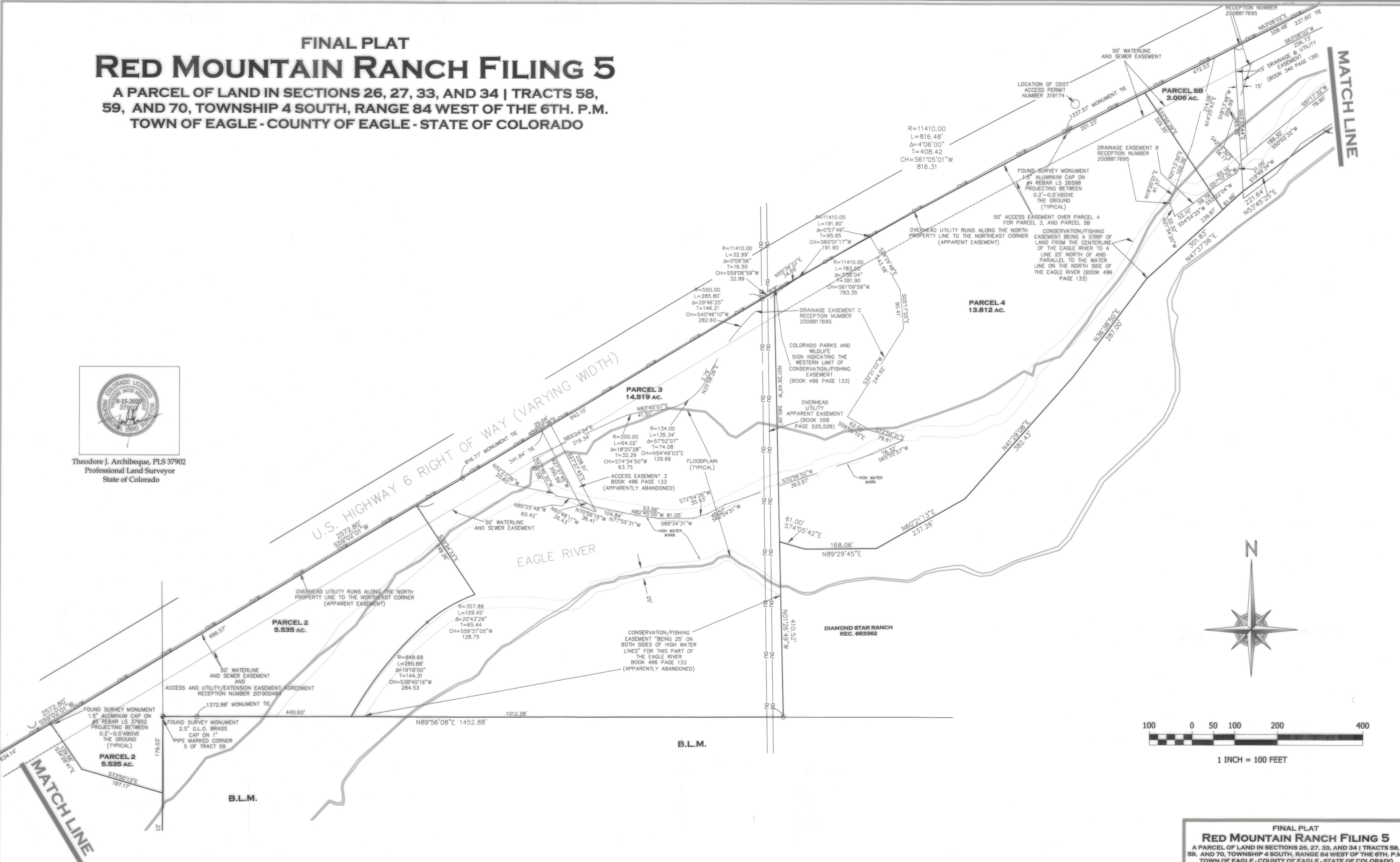
and better fit are in accordance with applicable standards or practices by the relevant authority.

FINAL PLAT RED MOUNTAIN RANCH FILING 5

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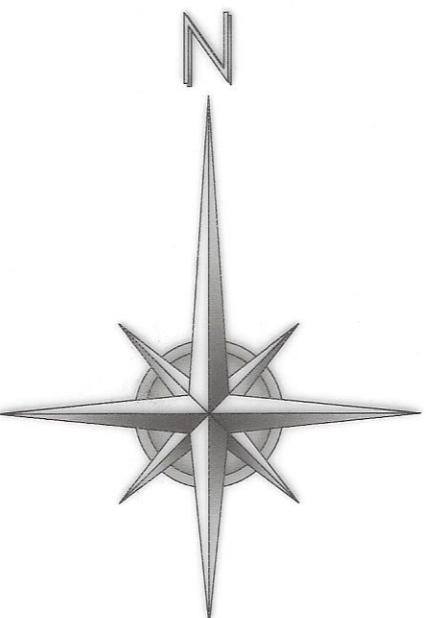
Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

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SHEET 3 OF 4	DATE: 9-15-2020
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**FINAL PLAT
RED MOUNTAIN RANCH FILING 5**

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TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO**



100 0 50 100 200 400

1 INCH = 100 FEET

U.S.
COLORADO PARKS AND
WILDLIFE
SIGN INDICATING
ACCESS EASEMENT
BOOK 496 PAGE 133
APPARENT ACCESS EASEMENT 3) 858.75' MONUMENT TIE
OHW N56°46'15"E 392.36'
MONUMENT TIE EASEMENT A S63°00'
OHW 348.26
50' WATERLINE
AND SEWER EASEMENT

**PARCEL 5
14.631 AC.**

LOT DIAGRAM BELOW

EAGLE RIVER

MATCH LINE

N56°52' PLATTED SOUTH LINE FOR
LOT 1, RED MOUNTAIN RANCH ON THE FILING 1
IS THE CENTERLINE OF THE RIVER 1

**LOT 1
RED MOUNTAIN RANCH FILING 1
AND 50' STREAM SETBACK
(BOOK 340 PAGE 139)
8.063 AC.
(VACATED BY THIS PLAT)**

**LOT DIAGRAM
N.T.S.**

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Diagram illustrating survey monument locations relative to a river bend. The river is shown as a winding line with a dashed line representing the centerline. Survey points are marked with vertical lines and labeled with coordinates:

- ENT TIE**: Located on the left bank, with coordinates $N38^{\circ}30'11''E$ and $154.44'$.
- MONUMENT 1**: Located on the left bank, with coordinates $N52^{\circ}40'07''E$ and $201.11'$.
- MONUMENT 2**: Located on the right bank, with coordinates $N52^{\circ}12'56''E$ and $00^{\circ}50'50''W$.
- MONUMENT 3**: Located on the right bank, with coordinates $N52^{\circ}12'56''E$ and $00^{\circ}50'50''W$.

Annotations provide specific details about the monuments:

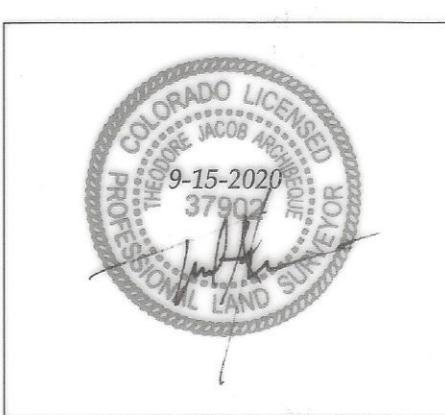
- MONUMENT 1: "FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP ON #5 REBAR LS 37902 PROJECTING BETWEEN 0.2'-0.5' ABOVE THE GROUND (TYPICAL)
- MONUMENT 2: "FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP ON #5 REBAR LS 37902 PROJECTING 0.3' FROM GROUND (62' W.C. TO CENTER OF RIVER)

LOCATION OF CDOT
ACCESS PERMIT
NUMBER 319178

CONSERVATION/FISHING
EASEMENT BEING A STRIP OF
LAND FROM THE CENTERLINE
OF THE EAGLE RIVER TO A
LINE 25' NORTH OF AND
PARALLEL TO THE WATER
LINE ON THE NORTH SIDE OF
THE EAGLE RIVER (BOOK 496
PAGE 133)

PARCEL
20.049 A

DIAMOND STAR RANCH
REC. 663362



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OUNTAIN RANCH FILING 5
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