

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 83°24'52" 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.

)ss
 COUNTY OF EAGLE)
 The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 20____, by Mervyn Lapin as _____ of Trustee of EAGLE RIVER COMMERCIAL LLC.

Owner: RED MOUNTAIN RANCH PARTNERSHIP LLLP
In Care Of Name MERVYN LAPIN
Owner Address 232 W MEADOW DR
VAIL, CO 81657-5079

Owner: GRIFFIN DEVELOPMENT LLC
Owner Address PO BOX 3149
VAIL, CO 81658-3149

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

NOTES:

3) Survey Date: January, 2019.

5) Lineal Units of the U.S. Survey Foot were used herein.

6) All existing easements shown hereon were derived from Commitment Number 592-H0499882-060-TP1 and Commitment Number 454-H0455614-610-ETO, Amendment Numbers 5, 6 and 7 provided by Heritage Title Company.

8) Property is subject to a Conservation/Fishing Easement, as recorded at Book 496 and Page 133 of the Eagle County Clerk's records. The Conservation/Fishing Easement is shown at the request of the Town of Eagle, based on located High Water Mark as surveyed for this project which is general in nature and subject to change over time due to natural erosion and/or a site specific study. The access portion of said Conservation/Fishing Easement affecting subject property is plottable and is shown hereon as Access Easement 3.

9) Property is subject to the Amended and Restated Easements, Covenants and Option Agreement filed for record at Book 337, Page 284 and Agreement thereto to extinguish a Temporary Easement to Water Livestock record in Book 414 at Page 958 of the Eagle County Clerk's Record.

10) Floodplain shown on this plat is from the Eagle County/FEMA GIS Floodplain Mapping adopted by the Eagle County Commissioners on January 4, 2005 and by FEMA on December 4, 2007.

11) EAGLE RIVER COMMERCIAL LLC, RED MOUNTAIN RANCH PARTNERSHIP LLLP, and GRIFFIN DEVELOPMENT LLC, hereby dedicates to the Town of Eagle the following, non-exclusive easements :

a) Waterline Easement on, over, under, above, across and through the northerly 50 feet of the entire length of the platted lands herein and along Highway 6 right of way for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.

b) Sewer Easement on, over, under, above, across and through the northerly 50 feet of the entire length of the platted lands herein and along Highway 6 right of way for the purposes of disposal and transmission of domestic sewage, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.

12) EAGLE RIVER COMMERCIAL LLC, RED MOUNTAIN RANCH PARTNERSHIP LLLP, and GRIFFITH DEVELOPMENT LLC, for itself, its successors and specific assigns, hereby create common access easements over, under, above, across and through those parts of Parcel 1, Parcel 4 and Parcel 6, inclusive, that are designated herein 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.

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 field work) improvements and encroachments are noted.

Dated this _____ day of _____, A.D., 20__.

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 herein; 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.

TOWN OF EAGLE, COLORADO

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

free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this _____ day of _____, 20_____.

Title Examiner

This plat approved by the Town of Eagle Planning Commission the ____ day of _____, 20__.

Chairman

This plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock at ____M., on the _____ day of _____, 20_____, and is duly recorded as Reception No. _____.

EAGLE COUNTY CLERK & RECORDER

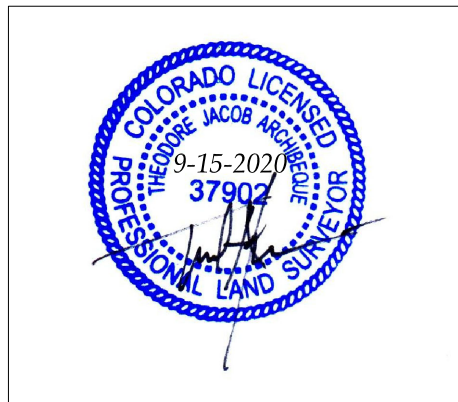
By:
Deputy

Declarations or Protective Covenants are filed as Reception No. _____

SURVEYOR'S CERTIFICATE

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

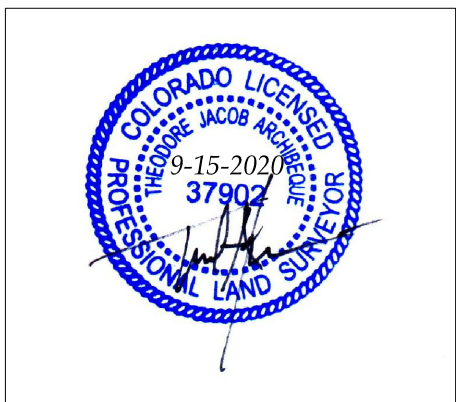
Archibeque Land Consulting, Ltd
 ~ Professional Land Surveying & Mapping ~
 115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

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

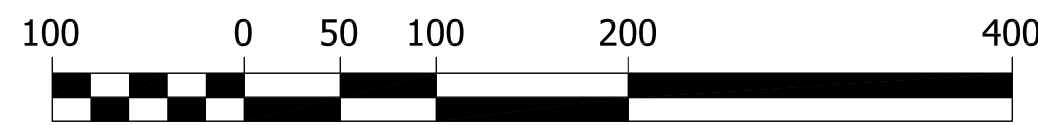
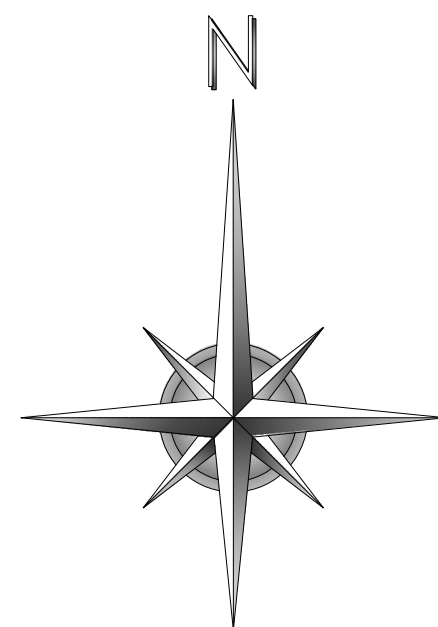
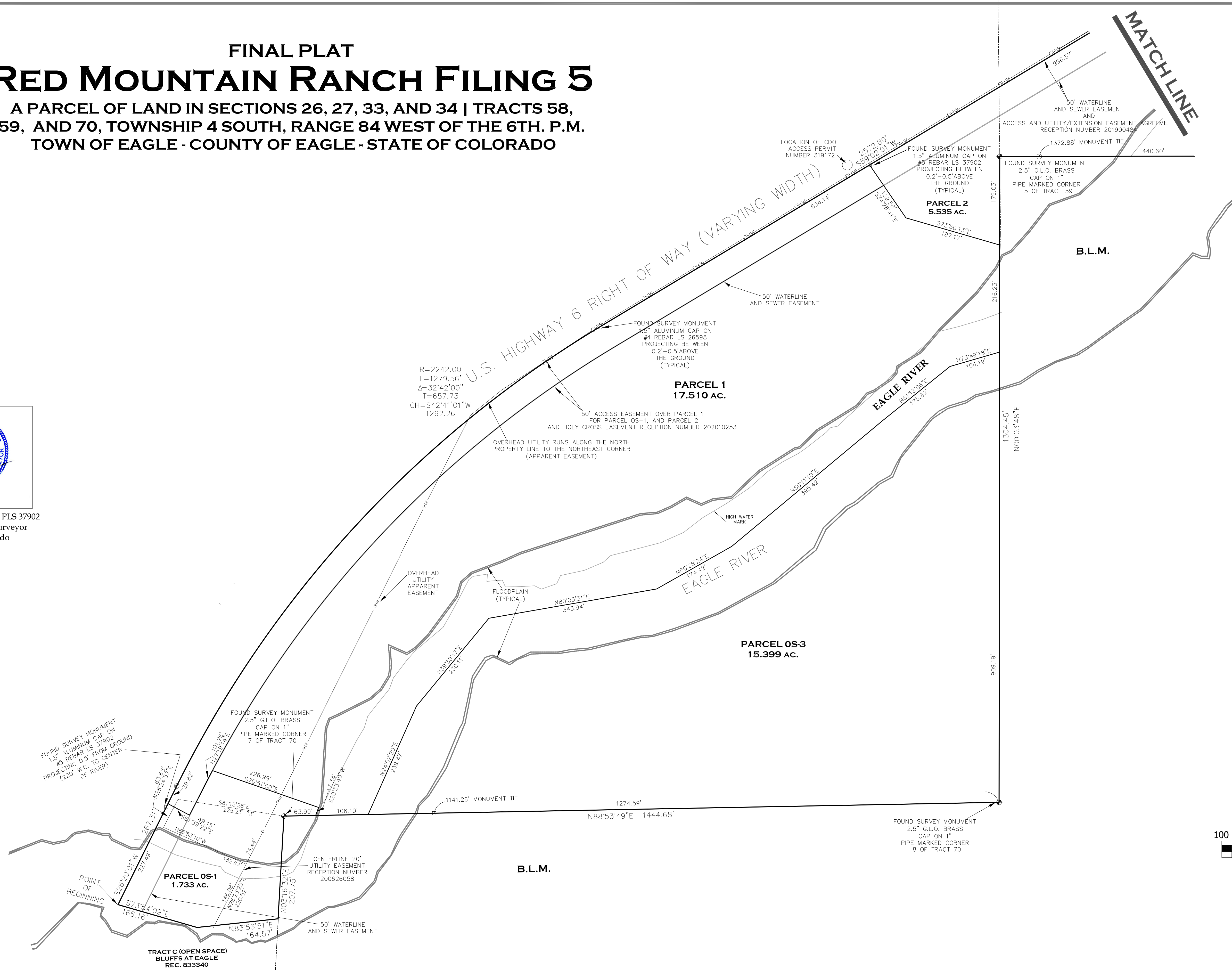
DRAWN BY: <i>TJA</i>		DRAWING NAME: <i>16109_FP_RMR-F5.dwg</i>	
SHEET <i>1</i> OF <i>4</i>		DATE: <i>9-15-2020</i>	CHECKED BY: <i>DD</i>

© Copyright 2020 by LARCHBETTER LAND CONSULTING, Ltd. All rights reserved, including all Trademarks & Copyrights and all other intellectual property rights in the contents hereof & all land survey certificates and/or related documents created, drafted, described or stamped by this firm. The certificates, maps, plots, surveys, exhibits and any other contents herein are not to be copied, reproduced, retransmitted, distributed, sold, leased, loaned, lent, given away, displayed, exhibited, performed, broadcast, rebroadcast, parodied or sold, in any form, without the prior express written consent of the author, who is, unless otherwise denoted, Theodore Jacob Archibue. Unauthorized duplication, transfer to another party, or future use by any individual or firm who is, or is not certified to herein is strictly prohibited and is an infringement of National and International Copyright laws. It is hereby acknowledged that the professional land surveyor is responsible for the accuracy of the information presented herein under the professional land surveyor's reasonable care (c). Are based upon the professional land surveyor's knowledge, information and belief (d) Are in accordance with applicable standards of practice (e) Are not a guaranty or warranty, either expressed or implied.

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



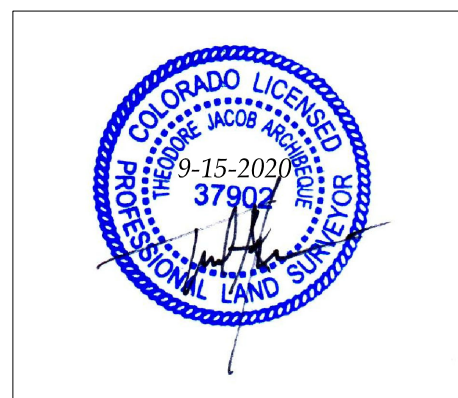
1 INCH = 100 FEET

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

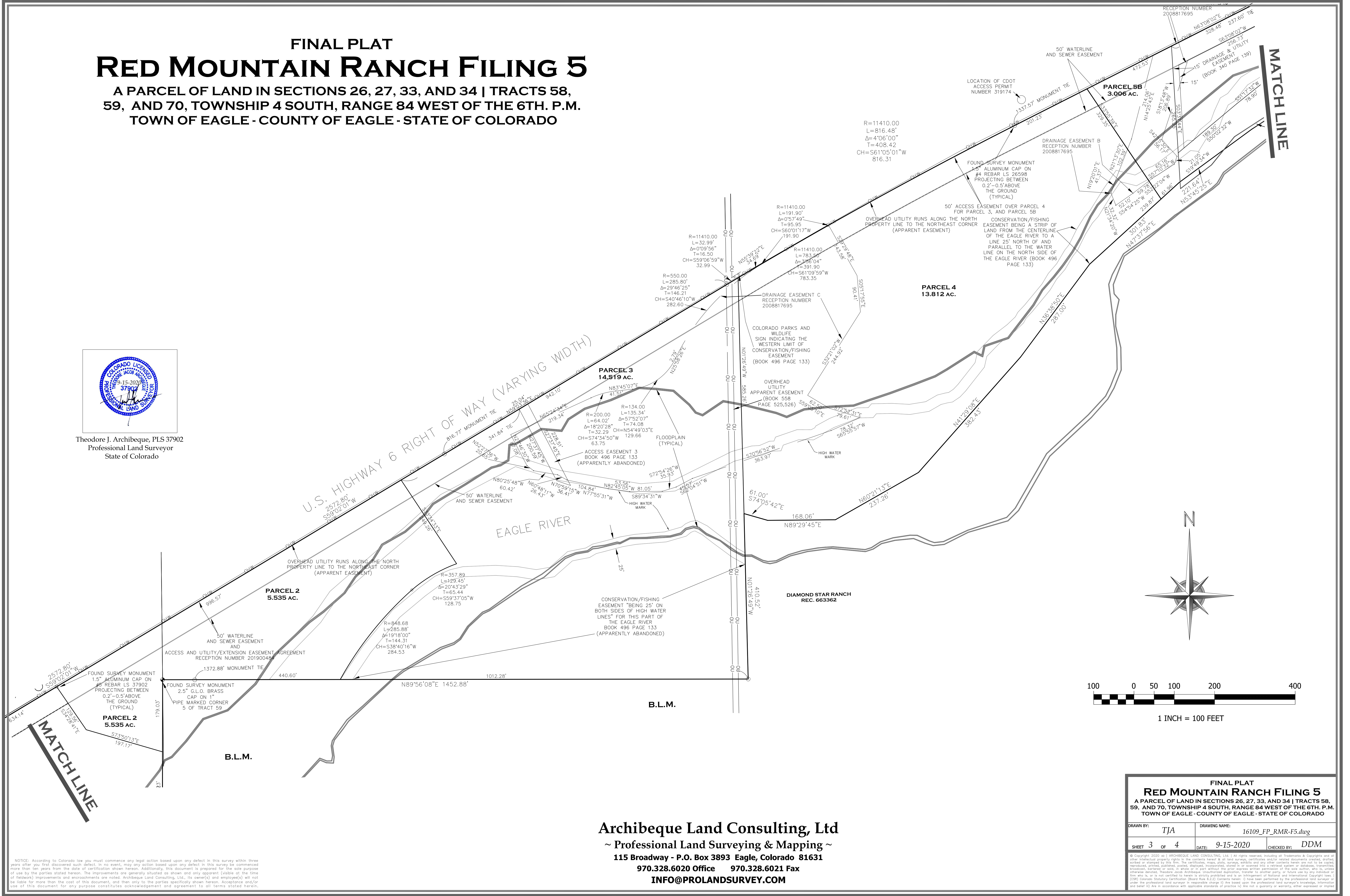
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. 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. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

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			
DRAWN BY: TJA		DRAWING NAME: 16109_FP_RMR-F5.dwg	
SHEET 2 OF 4		DATE: 9-15-2020	CHECKED BY: DDM
© Copyright 2020 by ARCHIBEQUE LAND CONSULTING, Ltd. All rights reserved, including all Trademarks & Copyrights and all other intellectual property rights in the contents hereof & all land surveys, certificates and/or related documents created, drafted, plotted or stamped by this firm. The certificates, maps, plots, surveys, exhibits and any other contents herein are not to be copied, reproduced, printed, published, posted, displayed, incorporated, stored in or scanned into a retrieval system or database, transmitted, broadcasted, altered or sold, in whole or in part without the prior written permission of the sole author, who is, unless otherwise stated, Theodore J. Archibeque. Unlawful reproduction, transfer to another party, or future use by any individual or firm who is, or is not certified to herein is strictly prohibited and is an infringement of National and International Copyright laws. I, (DDM) Colorado Statutory Certification (Board Rule 6-2.2) Certify herein: (1) have been performed by the professional land surveyor or under the professional land surveyor in responsible charge (2) are based upon the professional land surveyor's knowledge, information and belief (3) are in accordance with applicable standards of practice (4) are not a warranty or warranty, either expressed or implied.			

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

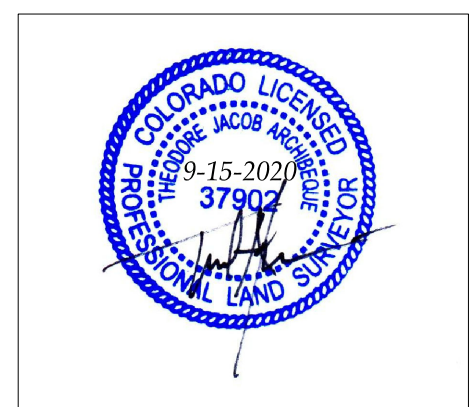
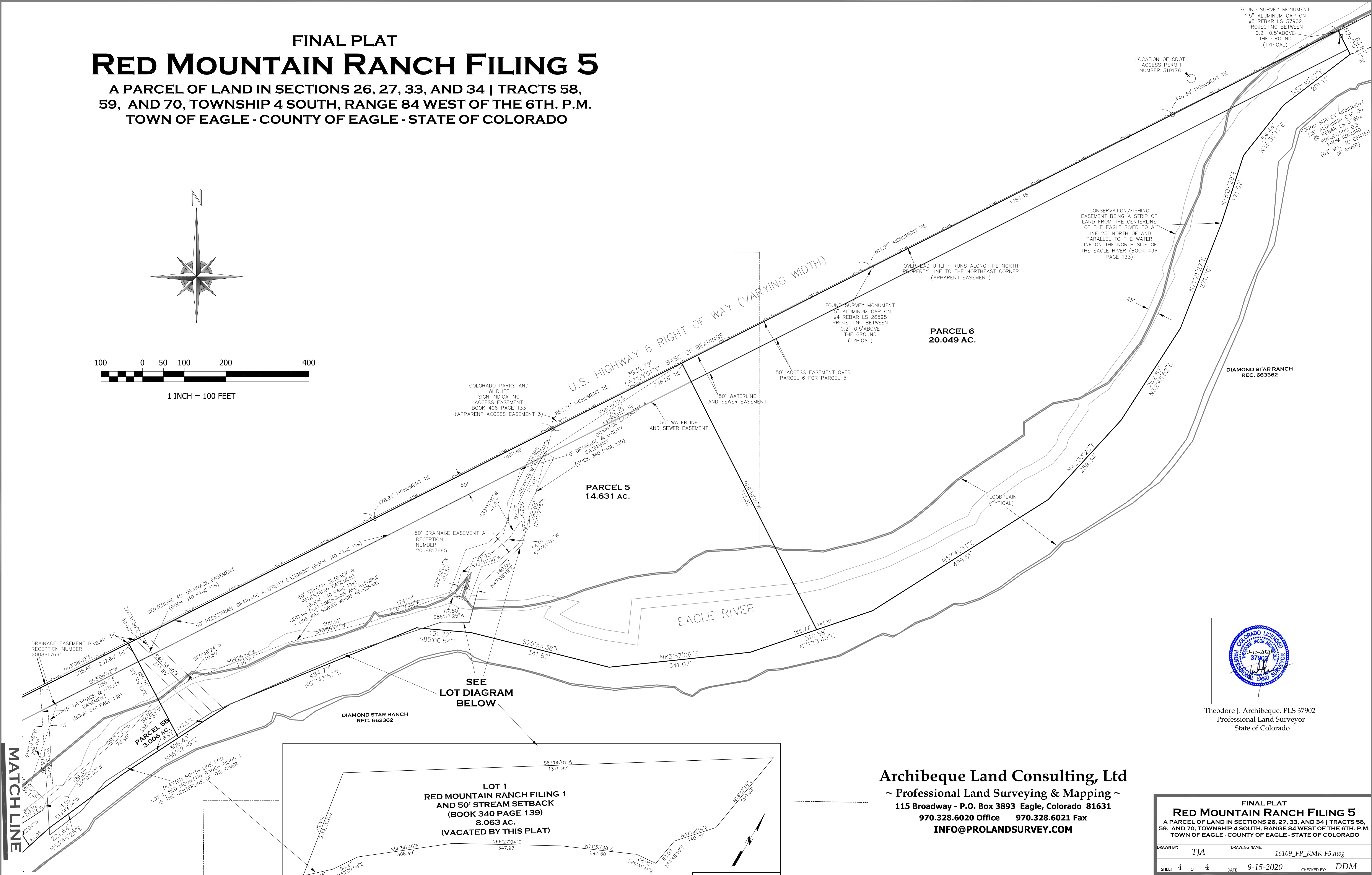
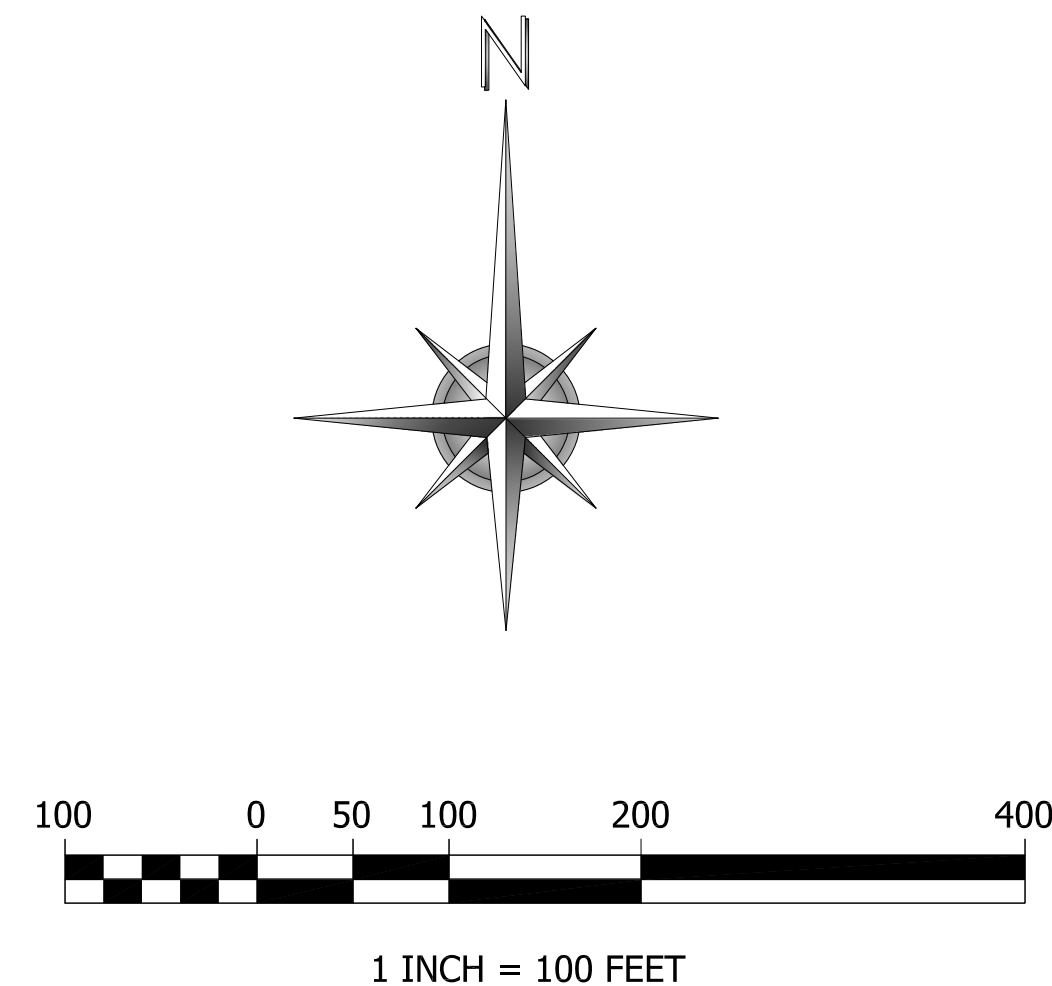


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. 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. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

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

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			
DRAWN BY:	TJA	DRAWING NAME:	16109_FP_RMR-F5.dwg
SHEET	3 OF 4	DATE:	9-15-2020
		CHECKED BY:	DDM
© Copyright 2020 by ARCHIBEQUE LAND CONSULTING, Ltd. All rights reserved. Including all Trademarks & Copyrights and all other intellectual property rights in the contents hereof & all land surveys, certificates and/or related documents created, drafted, plotted or extended by this firm. The certificates, maps, plans, surveys, exhibits and any other contents herein are not to be copied, reproduced, printed, published, posted, displayed, incorporated, stored in or scanned into a retrieval system or database, transmitted, broadcasted, altered or sold, in whole or in part without the prior express written permission of the user author, who is, unless otherwise stated, Theodore J. Archibeque. Unlawful reproduction, alteration or use of any part of this document by any individual or firm who is, or is not certified to herein is strictly prohibited and is an infringement of National and International Copyright laws. I, DDM, Colorado Statutory Certification (Board Rule 2-2.2) Contents hereof: (1) have been prepared by the professional land surveyor or under the professional land surveyor in responsible charge (2) are based upon the professional land surveyor's knowledge, information and belief (3) are in accordance with applicable standards of practice (4) are not a warranty or guarantee, either expressed or implied.			

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
INFO@PROLANDSURVEY.COM

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

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. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

© Copyright 2020 by ARCHIBEQUE LAND CONSULTING, Ltd. All rights reserved, including all Trademarks & Copyrights and all other intellectual property rights in the contents hereof & all land surveys, certificates and/or related documents created, drafted, plotted or entered by this firm. The certificates, maps, plans, surveys, exhibits and any other contents herein are not to be copied, reproduced, printed, published, posted, displayed, incorporated, stored in or scanned into a retrieval system or database, transmitted, broadcasted, altered or sold, in whole or in part without the prior express written permission of the user author, who is, unless otherwise stated, Theodore J. Archibeque. Unlawful duplication, alteration or further sale, or future use by any individual or firm who is, or is not certified to herein is strictly prohibited and is an infringement of National and International Copyright laws. I, CDPS Colorado Statutory Certificate (Board Rule 6.2.2) Contents herein: (1) have been performed by the professional land surveyor or under the professional land surveyor in responsible charge (2) are based upon the professional land surveyor's knowledge, information and belief (3) are in accordance with applicable standards of practice (4) are not a warranty or warranty, either expressed or implied.