

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT GRIFFIN DEVELOPMENT, LLC BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN EAGLE, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1, RED MOUNTAIN RANCH FILING 5, TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

CONTAINING 17.509 ACRES, MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS AND PARCELS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF

RED MOUNTAIN RANCH FILING NO. 6, A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5

AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DOES HEREBY DEDICATE AND SET APART ALL OF THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENT ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSE SHOWN HEREON; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS DAY OF , A.D. 2025 .

OWNER: GRIFFIN DEVELOPMENT, LLC
P.O. BOX 3149
VAIL, CO 81658-3149

BY: RODRIGO CORTINA AS MANAGER

STATE OF COLORADO }
COUNTY OF EAGLE }

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , A.D. 2025, BY AS OF .

MY COMMISSION EXPIRES:.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

(ADDRESS TO BE ADDED)

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF THE DAY OF , A.D. 2025 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS DAY OF , A.D. , 2025.

TREASURER OF EAGLE COUNTY

ATTEST:

LAND USE SUMMARY

BLOCK	LOT TRACT	SQAUARE FEET	ACRES	LAND USE	% OF LAND USE	STREET NO.	STREET NAME
1	1	3123		TOWNHOME			
1	2	2667		TOWNHOME			
1	3	3296		TOWNHOME			
2	1	3123		TOWNHOME			
2	2	2850		TOWNHOME			
2	3	2850		TOWNHOME			
2	4	2850		TOWNHOME			
2	5	3268		TOWNHOME			
3	1	3269		TOWNHOME			
3	2	2850		TOWNHOME			
3	3	2850		TOWNHOME			
3	4	2850		TOWNHOME			
3	5	3269		TOWNHOME			
4	1	3280		TOWNHOME			
4	2	2881		TOWNHOME			
4	3	2881		TOWNHOME			
4	4	3280		TOWNHOME			
5	1	3278		TOWNHOME			
5	2	2881		TOWNHOME			
5	3	2881		TOWNHOME			
5	4	3280		TOWNHOME			
6	1	3480		TOWNHOME			
6	2	2880		TOWNHOME			
6	3	2897		TOWNHOME			
6	4	2903		TOWNHOME			
6	5	2897		TOWNHOME			
6	6	2877		TOWNHOME			
6	7	3434		TOWNHOME			
7	1	3464		TOWNHOME			
7	2	2836		TOWNHOME			
7	3	2836		TOWNHOME			
7	4	2837		TOWNHOME			
7	5	2838		TOWNHOME			
7	6	2839		TOWNHOME			
7	7	3470		TOWNHOME			
8	1	3460		TOWNHOME			
8	2	2816		TOWNHOME			
8	3	2818		TOWNHOME			
8	4	2821		TOWNHOME			
8	5	2824		TOWNHOME			
8	6	2827		TOWNHOME			
8	7	3397		TOWNHOME			
42	TOWNHOMES	113,631	2.920	TOWNHOME	14.90%		

EASEMENT NOTES

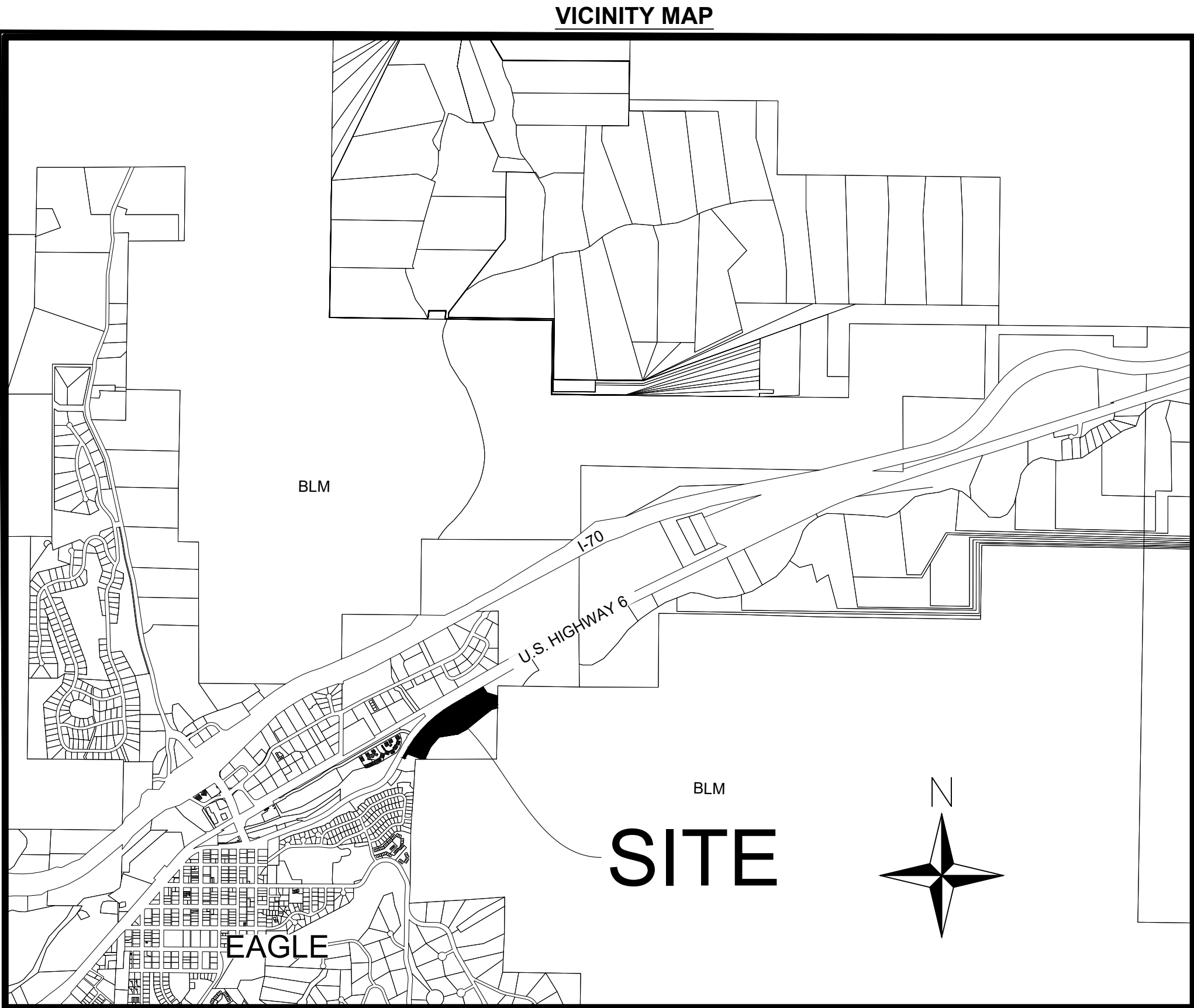
GRIFFIN DEVELOPMENT, LLC. HEREBY DEDICATES AND GRANTS TO THE TOWN OF EAGLE, PERPETUAL, NON-EXCLUSIVE EASEMENTS AS FOLLOWS:

- A: WATER EASEMENTS FOR BOTH DOMESTIC AND NON-POTABLE WATER SERVICES ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "WATER EASEMENT" 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. (SEE DETAILS ON SHEET 7)
- B: PUBLIC ACCESS EASEMENT ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "ACCESS EASEMENT" FOR USE BY THE PUBLIC FOR PEDESTRIAN, NON-MOTORIZED AND MOTORIZED VEHICULAR TRAFFIC. (SEE DETAILS ON SHEET 6)
- C: PUBLIC ACCESS EASEMENT ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "PEDESTRIAN ACCESS EASEMENT" FOR USE BY THE PUBLIC FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC. (SEE DETAILS ON SHEET 6)
- D: GENERAL USE EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "UTILITY EASEMENT" OR GENERAL UTILITY EASEMENTS FOR THE PURPOSES OF INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF PUBLIC UTILITIES. (SEE DETAILS ON SHEET 6)
- E: DISCOVERY TRAIL EASEMENT (DESCRIBED BY CENTER-LINE HEREON) ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "TRAIL EASEMENT" FOR USE BY THE PUBLIC FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC. (SEE DETAILS ON SHEET 6)

GRIFFIN DEVELOPMENT, LLC. HEREBY DEDICATES AND GRANTS TO THE HOMEOWNERS ASSOCIATION A, PERPETUAL, NON-EXCLUSIVE EASEMENTS AS FOLLOWS:

F: HOA EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "HOA EASEMENT" FOR THE PURPOSES DISPOSAL AND TRANSMISSION OF DOMESTIC SEWAGE AND STORM WATER, THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF SANITARY SEWER AND STORM SEWER STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, PIPES AND ALL RELATED STRUCTURES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO. (SEE DETAILS ON SHEET 8)

RED MOUNTAIN RANCH FILING NO. 6
A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5
LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4
OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 1 OF 9



~ 1 INCH = 2000 FEET ~

SHEET LEGEND

- SHEET 1 - TITLE PAGE
SHEET 2 - OVERALL SUBDIVISION AND LOT LINE AND CURVE TABLES
SHEETS 3 TO 5 - BLOCK AND LOT DIMENSIONS
SHEET 6 - TRAIL, ACCESS AND UTILITY EASEMENT DETAILS
SHEET 7 - WATER EASEMENT DETAILS
SHEET 8 - HOA EASEMENT DETAILS
SHEET 9 - EASEMENT LINE AND CURVE TABLES

GENERAL NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO REPLAT PARCEL 1, RED MOUNTAIN RANCH FILING 5 INTO BLOCKS, LOTS AND TRACTS AND CREATE EASEMENTS FOR DRY UTILITIES, WATER LINES AND ACCESS.
- 2.) BASIS OF BEARINGS STATEMENT REQUIRED PER 38-51-106(1)(e)
THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG A NORTHERLY LINE OF TRACT 70, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE 6TH P.M. BETWEEN CORNERS 7 AND 8 OF SAID TRACT, SAID LINE ALSO BEING A PORTION OF A SOUTHERLY LINE OF PARCEL 1 AND PARCEL 0S-3, RED MOUNTAIN RANCH FILING NO. 5 AS RECORDED AT RECEPTION NO. 202020731 BEING MONUMENTED AT CORNER 7 OF SAID TRACT 70 BY A FOUND NO.6 REBAR WITH A 2.5" ALLOY CAP FLUSH WITH GRADE STAMPED IN PART "T4S R84W - TR 70-7 - S33 - 2004 - PLS 26598" AND AT CORNER 8 OF SAID TRACT 70 BY A FOUND 1" PIPE WITH 2.5" BRASS GLO CAP APPROXIMATELY 1' ABOVE GRADE STAMPED IN PART "T4S R84W - TR70-8 - 1918" WITH THE LINE BETWEEN BEARING NORTH 88° 53' 49" EAST, AS RECORDED ON THE PLAT THEREOF.
- 3.) STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 13-80-105, C.R.S.: 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 CERTIFICATION SHOWN HEREON.
- 4.) PRESERVATION OF BOUNDARY MONUMENTATION: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES:
1) ANY PUBLIC LAND SURVEY MONUMENT (DEFINED BY 38-53-103(18), C.R.S. AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS), OR
2) ANY LAND SURVEY CORNER (DEFINED BY 38-53-103(6), C.R.S. AS ANY LAND SURVEY CORNER THE POSITION OF WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND), OR A RESTORATION OF ANY SUCH MONUMENT;
EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR PUNISHABLE BY A FINE OF UP TO \$1,000 AND/OR 1 YEAR IN JAIL UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)
- 5.) OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.
- 6.) ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC FOR DETERMINATION OF (A) RIGHT OF TITLE, (B) CHAIN OF TITLE/ABSTRACT, (C) THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES AND (D) EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM.
- 7.) FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING, INC. RELIED UPON A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS AN AGENT OF LAND TITLE GUARANTEE COMPANY, ORDER NUMBER V50071023, WITH AN EFFECTIVE DATE OF JANUARY 24, 2024 AT 5:00 PM.
- 8.) STATEMENT OF LINEAL UNITS OF MEASURE REQUIRED PER 38-51-106(1)(i), C.R.S.: LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT (¹²⁰⁰/₉₉₃₇ METERS)
- 9.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 10.) DATE OF FIELD WORK: EDGE OF RIVER LOCATED SEPTEMBER 13, 2023, REMAINDER OF SURVEY LOCATED IN FEBRUARY OF 2024
- 11.) THE BOUNDARY LINES SHOWN ON THIS SURVEY REPRESENT A PROFESSIONAL OPINION BY THIS SURVEYOR AS TO WHERE THE BOUNDARY LINES HEREBY RETRACED WERE ORIGINALLY LAID OUT ON THE GROUND AND SUBSEQUENTLY ACCEPTED BY THE AFFECTED LAND OWNERS. THE DISCOVERY OF ADDITIONAL EVIDENCE MAY RESULT IN A DIFFERENT OPINION.
- 12.) ANY MONUMENTS SHOWN HEREON THAT ARE NOT DIMENSIONED TO THE BOUNDARY RETRACED IN THIS SURVEY WERE NOT USED AS CONTROL CORNERS AND ARE SHOWN FOR POSTERITY ONLY.
- 13.) THIS SUBDIVISION LIES PARTIALLY WITHIN ZONE X, ZONE AE, ZONE AE-FLOODWAY, AS SHOWN ON FEMA FIRM MAP NO. 08037C0387D, REVISED 12.04.2007 AND FIRM MAP NO. 08037C0391D, REVISED 12.04.2007.
ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE AE IS DESCRIBED AS HAVING BASE FLOOD ELEVATIONS DETERMINED
ZONE AE/FLOODWAY IS DESCRIBED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. LIMITS OF ZONE AE (100 YEAR FLOODPLAIN) SHOWN HEREON PER MCS DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TITLE CERTIFICATE

DOES HEREBY CERTIFY THAT THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT HAVE BEEN EXAMINED AND IS

VESTED IN

AND THAT TITLE TO SUCH LANDS IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS DAY OF , A.D. 2025.

TITLE COMPANY OR ATTORNEY'S NAME ADDRESS

BY _____

(PRINTED NAME AND TITLE OF OFFICER OR ATTORNEY)

TOWN COUNCIL CERTIFICATE

THIS PLAT IS 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, AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF EAGLE 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.

TOWN OF EAGLE, COLORADO

BY: _____

MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF EAGLE, COLORADO

ATTEST: _____
TOWN CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS FINAL PLAT WAS APPROVED BY THE TOWN OF EAGLE PLANNING AND ZONING COMMISSION THIS DAY OF , A.D. 2025.

ATTEST:

MATTHEW HOOD, CHAIRMAN
TOWN OF EAGLE PLANNING AND ZONING COMMISSION

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER ON THIS DAY OF , A.D. 2025, AT O'CLOCK RECORDED UNDER RECEPTION NO. IN BOOK AT PAGE .

CLERK AND RECORDER
EAGLE COUNTY, COLORADO

BY: _____

DEPUTY

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN UNDER RECEPTION NO. _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETELY PAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY THE SURVEYOR, AND THAT THE SURVEYOR HAS SHOWN THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS SHOWN ON THE PLAT, AND THAT THE SURVEYOR HAS COMPLIED WITH ALL APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

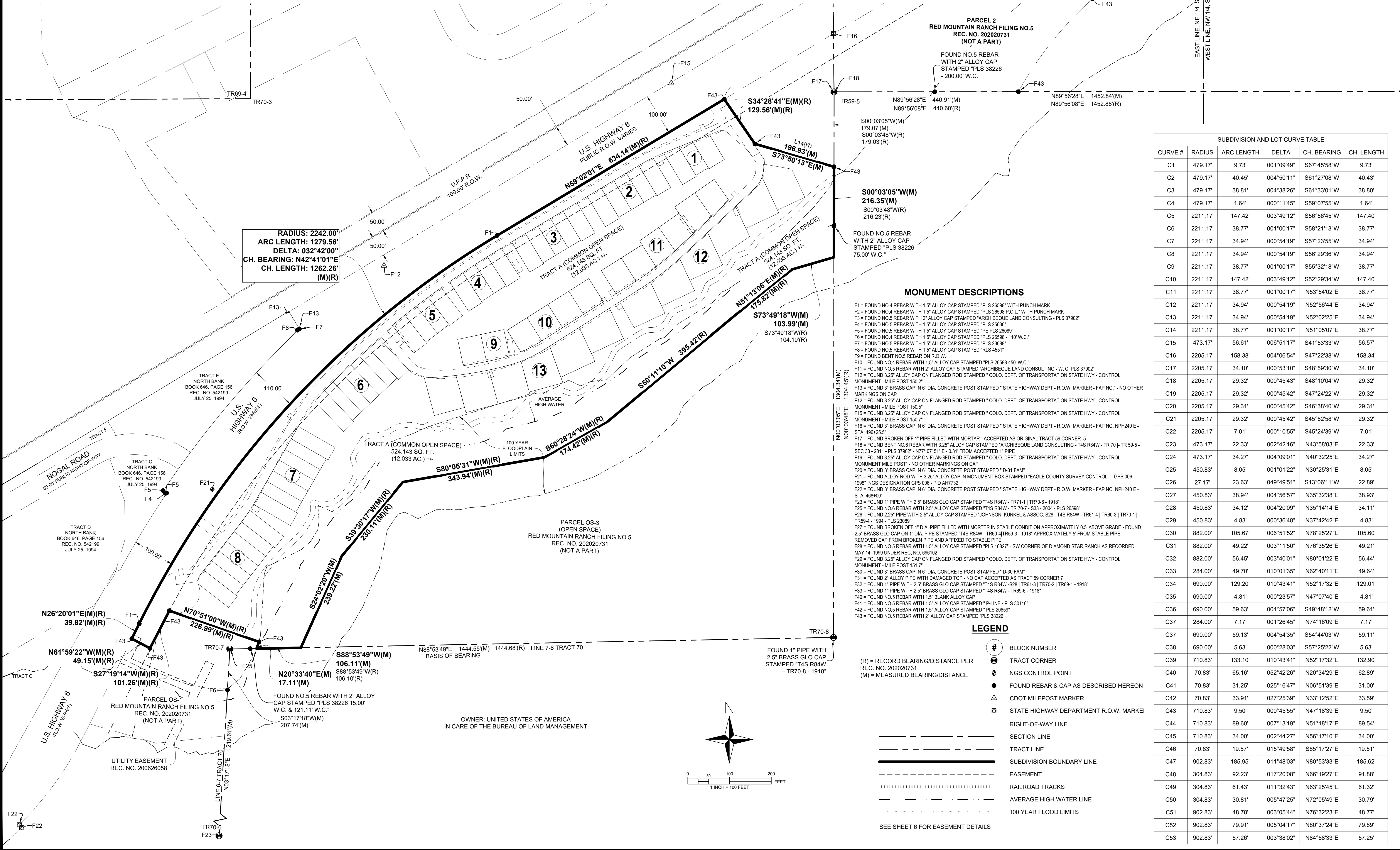
09/22/2025 4:21:50 PM
IN WITNESS THEREOF I HAVE SET MY HAND AND SEAL THIS DAY OF , A.D. , 2025.

RY PATRICK RUSK
COLORADO LAND SURVEYOR NO. 38226

Preliminary

09/22/2025 4:21:56 PM

RED MOUNTAIN RANCH FILING NO. 6
A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5
LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 2 OF 9

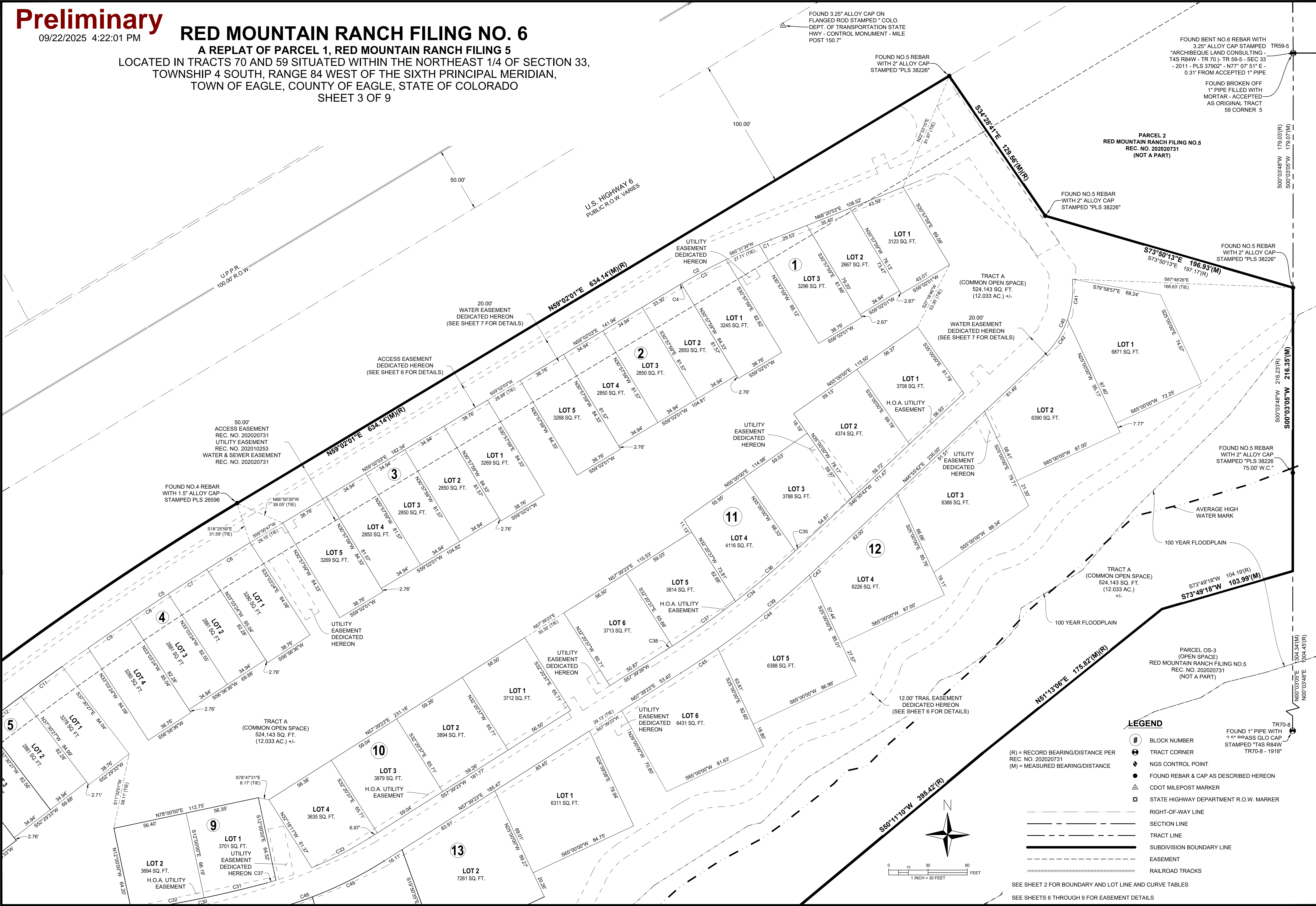


Preliminary

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RED MOUNTAIN RANCH FILING NO. 6

A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5
LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 3 OF 9



- LEGEND**
- # BLOCK NUMBER
 - ⊗ TRACT CORNER
 - NGS CONTROL POINT
 - ◆ FOUND REBAR & CAP AS DESCRIBED HEREON
 - △ CDOT MILEPOST MARKER
 - ▣ STATE HIGHWAY DEPARTMENT R.O.W. MARKER
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - TRACT LINE
 - SUBDIVISION BOUNDARY LINE
 - EASEMENT
 - ==== RAILROAD TRACKS

(R) = RECORD BEARING/DISTANCE PER REC. NO. 202020731
(M) = MEASURED BEARING/DISTANCE

SEE SHEET 2 FOR BOUNDARY AND LOT LINE AND CURVE TABLES
SEE SHEETS 6 THROUGH 9 FOR EASEMENT DETAILS

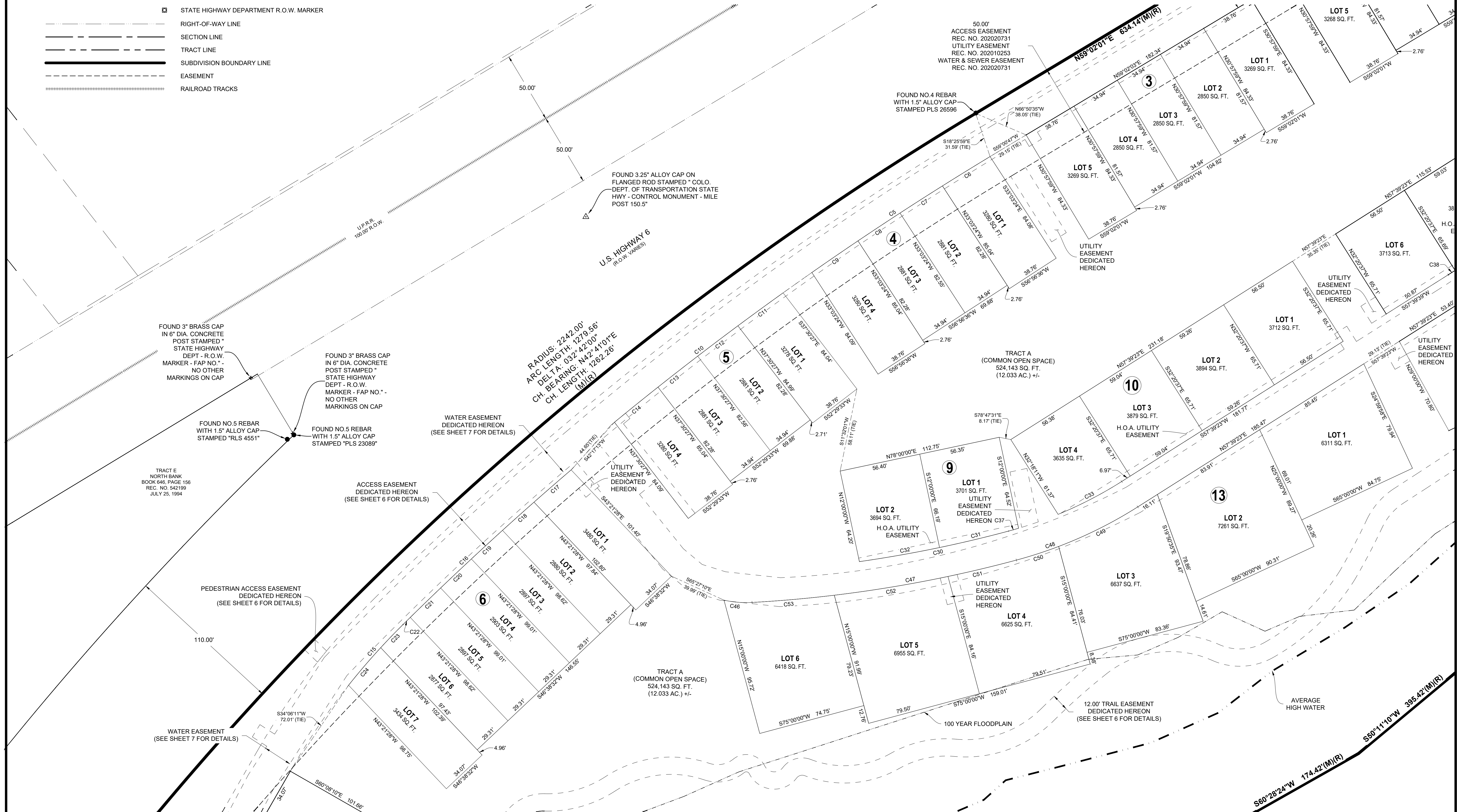
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A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5
 LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
 TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 4 OF 9



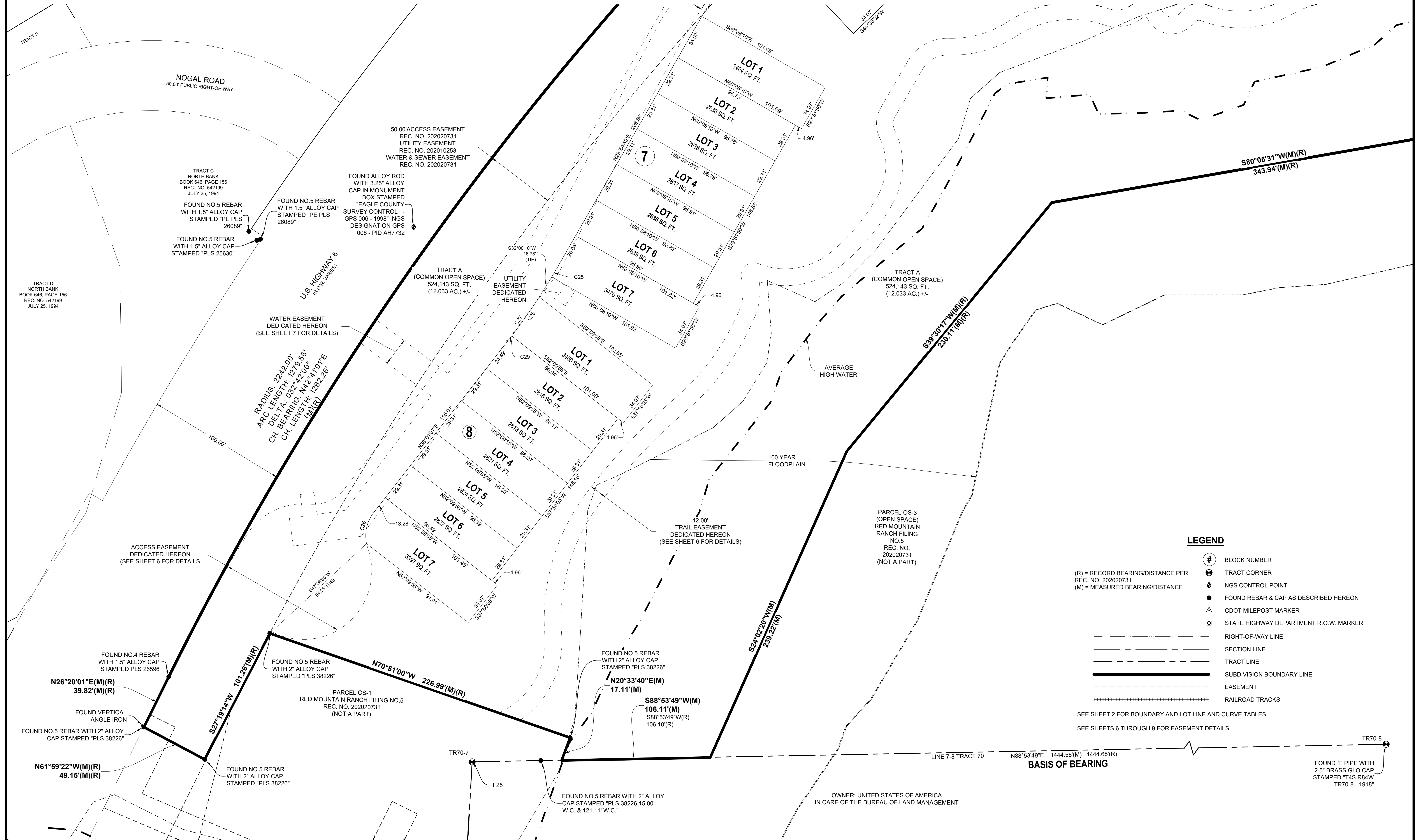
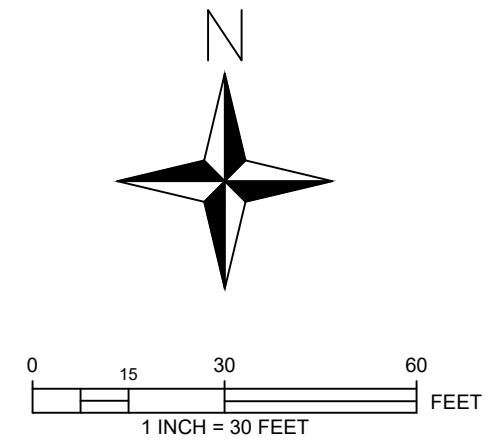
- | | |
|---|--|
| # | BLOCK NUMBER |
| ⬢ | TRACT CORNER |
| ◆ | NGS CONTROL POINT |
| ● | FOUND REBAR & CAP AS DESCRIBED HEREON |
| △ | CDOT MILEPOST MARKER |
| ☒ | STATE HIGHWAY DEPARTMENT R.O.W. MARKER |

- RIGHT-OF-WAY LINE
- SECTION LINE
- TRACT LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT
- RAILROAD TRACKS

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A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5
 LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
 TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 5 OF 9



Preliminary RED MOUNTAIN RANCH FILING NO. 6

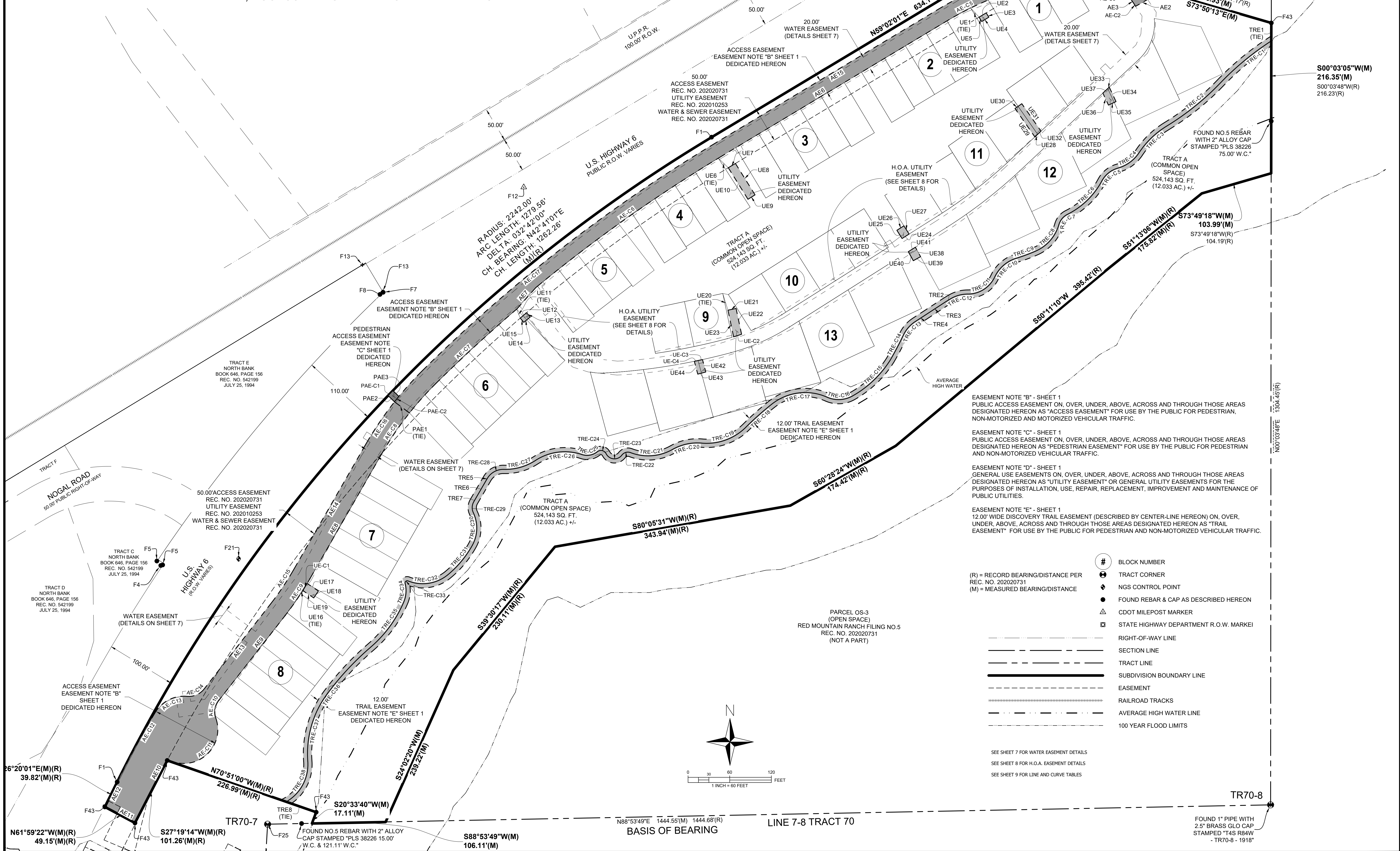
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A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5

LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

SHEET 6 OF 9

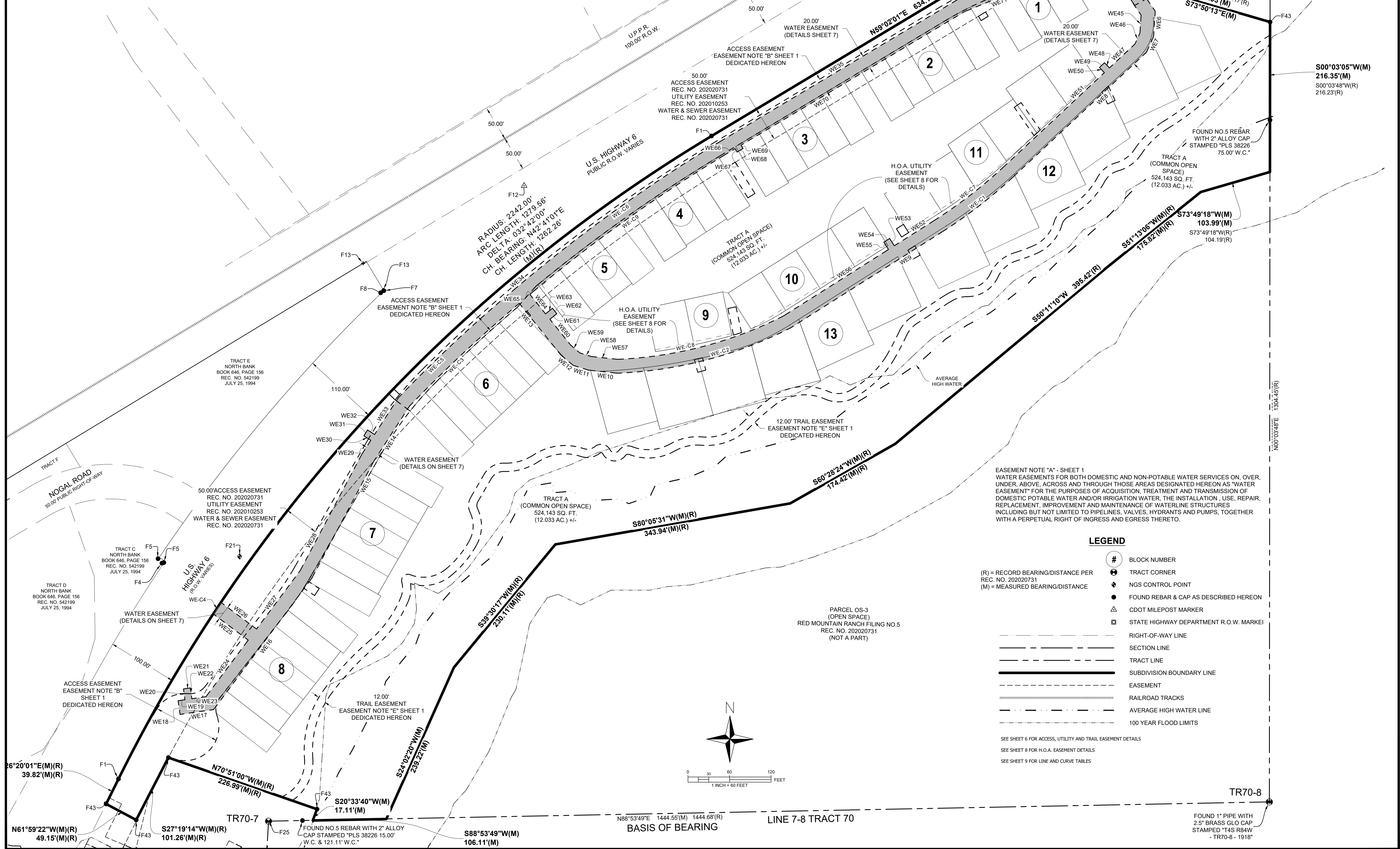
TRAIL, ACCESS AND UTILITY EASEMENT DETAILS



Preliminary RED MOUNTAIN RANCH FILING NO. 6
A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5

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22:26 PM
A REPEAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5
LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 7 OF 9
WATER EASEMENT DETAILS



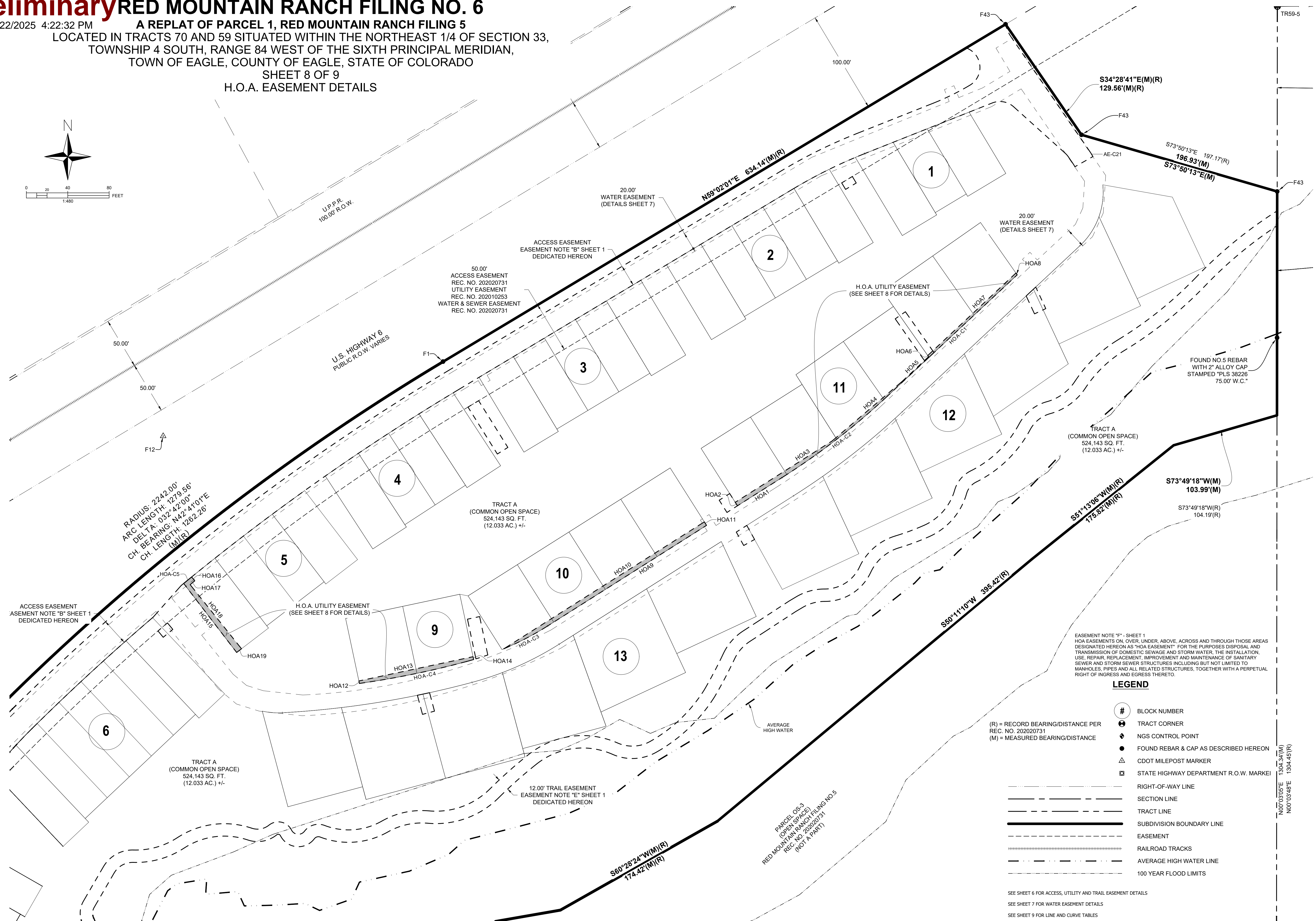
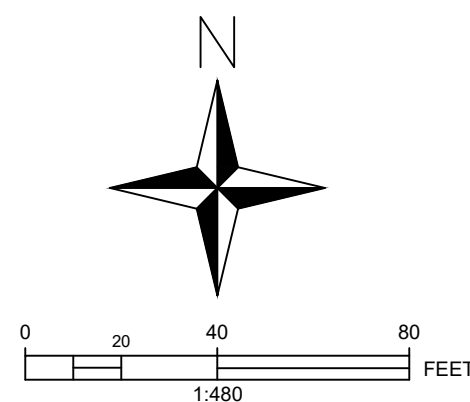
Preliminary RED MOUNTAIN RANCH FILING NO. 6

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12:22:32 PM **A REPEAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5**
LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

SHEET 8 OF 9

H.O.A. EASEMENT DETAILS











EASEMENT NOTE "F" - SHEET 1
HOA EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "HOA EASEMENT" FOR THE PURPOSES DISPOSAL AND TRANSMISSION OF DOMESTIC SEWAGE AND STORM WATER, THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF SANITARY SEWER AND STORM SEWER STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, PIPES AND ALL RELATED STRUCTURES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO.

LEGEND

- | | |
|---|--|
| # | BLOCK NUMBER |
| ⊗ | TRACT CORNER |
| ⬠ | NGS CONTROL POINT |
| ● | FOUND REBAR & CAP AS DESCRIBED HEREON |
| △ | CDOT MILEPOST MARKER |
| ☒ | STATE HIGHWAY DEPARTMENT R.O.W. MARKER |

- (R) = RECORD BEARING/DISTANCE PER
REC. NO. 202020731
(M) = MEASURED BEARING/DISTANCE

- | | |
|---|---------------------------|
|  | RIGHT-OF-WAY LINE |
|  | SECTION LINE |
|  | TRACT LINE |
|  | SUBDIVISION BOUNDARY LINE |
|  | EASEMENT |
|  | RAILROAD TRACKS |
|  | AVERAGE HIGH WATER LINE |
|  | 100 YEAR FLOOD LIMITS |

SEE SHEET 6 FOR ACCESS, UTILITY AND TRAIL EASEMENT DETAILS

SEE SHEET 7 FOR WATER EASEMENT DETAILS

SEE SHEET 9 FOR LINE AND CURVE TABLES

N00°03'05"E 1304.34'(M)
N00°03'48"E 1304.45'(R)

Preliminary RED MOUNTAIN RANCH FILING NO. 6

09/22/2025 4:22:43 PM

A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING 5

LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 9 OF 9
EASEMENT LINE TABLES

LINE TABLE		
LINE #	BEARING	LENGTH
L8(R)	S20°33'40"W	17.34'

TRAIL EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
TRE1	S00°03'05"W	25.87'
TRE2	S59°09'50"W	7.26'
TRE3	S56°51'10"W	34.45'
TRE4	S57°02'01"W	18.49'
TRE5	S30°00'16"W	0.88'
TRE6	S30°09'11"W	34.49'
TRE7	S30°00'00"W	2.99'
TRE8	S70°51'00"E	45.61'

TRAIL EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
TRE-C1	412.00'	95.57'	013°17'25"	S50°27'42"W	95.35'
TRE-C2	382.72'	99.22'	014°51'15"	N51°14'37"E	98.95'
TRE-C3	126.17'	55.75'	025°19'07"	S46°00'41"W	55.30'
TRE-C4	53.07'	38.30'	041°21'02"	N54°01'39"E	37.47'
TRE-C5	37.53'	30.52'	046°35'10"	S51°24'35"W	29.68'
TRE-C6	113.12'	70.10'	035°30'24"	N45°52'12"E	68.98'
TRE-C7	23.85'	19.88'	047°46'04"	S39°44'22"W	19.31'
TRE-C8	58.99'	51.80'	050°18'37"	N41°00'39"E	50.15'
TRE-C9	246.72'	30.34'	007°02'41"	N69°41'18"E	30.32'
TRE-C10	50.09'	42.23'	048°17'45"	S49°03'45"W	40.99'
TRE-C11	42.64'	48.66'	065°22'53"	N57°36'19"E	46.06'
TRE-C12	47.69'	26.45'	031°46'56"	S74°24'18"W	26.11'
TRE-C13	47.00'	26.11'	031°49'44"	S41°07'08"W	25.78'
TRE-C14	452.02'	40.38'	005°07'08"	N27°45'50"E	40.37'
TRE-C15	153.00'	75.90'	028°25'25"	N46°23'49"E	75.13'
TRE-C16	41.00'	38.17'	053°20'42"	N87°16'53"E	36.81'
TRE-C17	77.42'	84.29'	062°22'55"	S82°45'47"W	80.19'
TRE-C18	444.00'	49.76'	006°25'17"	S48°21'41"W	49.74'
TRE-C19	80.00'	69.88'	050°03'04"	N70°10'34"E	67.68'
TRE-C20	71.87'	43.75'	034°52'55"	S77°45'38"W	43.08'
TRE-C21	70.71'	62.55'	050°40'58"	N85°39'40"E	60.53'
TRE-C22	10.83'	14.01'	074°04'56"	S73°57'42"W	13.05'
TRE-C23	13.38'	27.25'	116°39'16"	S84°45'08"E	22.78'
TRE-C24	8.29'	14.82'	102°27'08"	N77°39'04"W	12.92'
TRE-C25	23.56'	23.65'	057°31'33"	N79°53'09"E	22.67'
TRE-C26	77.00'	69.67'	051°50'38"	S82°43'37"W	67.32'
TRE-C27	79.00'	48.17'	034°56'18"	N74°16'27"E	47.43'
TRE-C28	26.65'	28.80'	061°55'03"	S60°47'04"W	27.41'
TRE-C29	17.00'	16.50'	055°36'50"	S02°11'35"W	15.86'
TRE-C30	50.95'	48.34'	054°21'56"	N01°34'08"E	46.55'
TRE-C31	146.36'	55.88'	021°52'33"	N39°41'22"E	55.54'
TRE-C32	57.00'	60.96'	061°16'57"	N81°16'07"E	58.10'
TRE-C33	3.00'	6.63'	126°31'26"	S48°38'53"W	5.37'
TRE-C34	41.62'	27.35'	037°38'57"	N04°12'38"E	26.86'
TRE-C35	176.08'	80.97'	026°20'46"	N36°12'30"E	80.26'
TRE-C36	413.86'	92.47'	012°48'09"	S42°58'49"W	92.28'
TRE-C37	143.92'	103.06'	041°01'54"	S16°03'48"W	100.88'
TRE-C38	61.70'	69.74'	064°45'55"	N28°01'06"E	66.09'

PEDESTRIAN ACCESS EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
PAE1	N53°24'12"W	26.84'
PAE2	N46°02'40"W	12.86'
PAE3	S46°02'40"E	11.99'

PEDESTRIAN ACCESS EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
PAE-C1	2242.00'	10.00'	000°15'20"	N43°53'32"E	10.00'
PAE-C2	500.00'	10.04'	001°09'01"	S38°56'24"W	10.04'

ACCESS EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
AE1	N34°28'41"W	134.23'
AE2	N60°31'36"E	20.00'
AE3	S34°28'41"E	7.08'
AE4	S47°58'13"E	66.93'
AE5	N68°20'53"E	132.61'
AE6	N59°02'03"E	375.55'
AE7	N41°30'09"E	39.98'
AE8	N29°54'49"E	208.11'
AE9	N38°01'07"E	155.02'
AE10	N27°18'06"E	102.98'
AE11	S61°59'22"E	49.15'
AE12	S26°20'01"W	39.82'
AE13	S38°01'07"W	155.02'
AE14	S29°54'49"W	208.11'
AE15	S59°02'03"W	375.55'
AE16	S68°20'53"W	79.66'
AE17	S59°02'03"W	44.22'

ACCESS EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
AE-C1	35.00'	13.18'	021°34'20"	S23°41'31"E	13.10'
AE-C2	50.00'	4.37'	005°00'17"	N31°58'32"W	4.37'
AE-C3	20.00'	4.71'	013°29'33"	N41°13'27"W	4.70'
AE-C4	20.00'	22.23'	063°40'54"	N79°48'40"W	21.10'
AE-C5	479.17'	77.89'	009°18'50"	S63°41'28"W	77.81'
AE-C6	2211.17'	328.53'	008°30'46"	S54°46'38"W	328.23'
AE-C7	2205.17'	159.25'	004°08'16"	S47°23'19"W	159.21'
AE-C8	473.17'	127.23'	015°24'22"	S37°37'00"W	126.85'
AE-C9	450.83'	63.77'	008°06'17"	N33°57'58"E	63.72'
AE-C10	27.17'	27.20'	057°21'08"	S09°20'33"W	26.08'
AE-C11	48.83'	117.38'	137°43'30"	N49°31'44"E	91.09'
AE-C12	1359.20'	112.62'	004°44'51"	S28°42'26"W	112.59'
AE-C13	48.00'	55.85'	066°39'48"	S62°02'20"W	52.75'
AE-C14	28.00'	28.03'	057°21'08"	N66°41'40"E	26.87'
AE-C15	424.00'	59.98'	008°06'17"	N33°57'58"E	59.93'
AE-C16	500.00'	134.44'	015°24'22"	S37°37'00"W	134.04'
AE-C17	2232.00'	534.23'	013°42'50"	S52°10'36"W	532.96'
AE-C18	500.00'	81.28'	009°18'50"	S63°41'28"W	81.19'
AE-C19	250.00'	39.30'	009°00'23"	N63°50'41"E	39.26'
AE-C20	20.00'	41.76'	119°37'57"	N00°28'29"W	34.58'
AE-C21	70.00'	6.11'	005°00'17"	N31°58'32"W	6.11'

UTILITY EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
UE1	S42°24'42"E	17.82'
UE2	S59°01'53"W	12.00'
UE3	N30°57'59"W	7.32'
UE4	N59°02'01"E	12.00'
UE5	S30°57'59"E	7.32'
UE6	S46°09'16"E	19.85'
UE7	S59°02'01"W	12.00'
UE8	N32°00'42"W	53.30'
UE9	N57°59'18"E	12.00'
UE10	S32°00'42"E	53.52'
UE12	N49°28'36"E	12.00'
UE13	S39°31'19"E	8.15'
UE14	S50°28'41"W	12.00'
UE15	N39°31'19"W	7.94'
UE17	N56°08'13"W	19.46'
UE18	N33°51'47"E	12.00'
UE19	S56°08'13"E	19.00'
UE20	S17°14'22"E	25.22'
UE21	S78°00'00"W	12.00'
UE22	N12°00'00"W	37.92'
UE23	S12°00'00"E	39.22'
UE24	S57°39'23"W	12.00'
UE25	N32°20'37"W	14.00'
UE26	N57°39'23"E	12.00'
UE27	S32°20'37"E	14.00'
UE29	N35°00'00"W	49.92'
UE30	N55°00'00"E	12.00'
UE31	S35°00'00"E	48.22'
UE32	S46°55'42"W	6.63'
UE34	N25°00'00"W	23.00'
UE35	N65°00'00"E	12.00'
UE36	S25°00'00"E	19.08'
UE37	S46°55'42"W	9.62'
UE38	S29°00'00"E	15.53'
UE39	S61°00'00"W	12.00'
UE40	N29°00'00"W	14.83'
UE41	N57°39'23"E	12.02'
UE42	N15°00'00"W	18.48'
UE43	N75°00'00"E	12.00'
UE44	S15°00'00"E	19.12'

UTILITY EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
UE-C1	450.83'	12.01'	001°31'35"	N31°39'18"E	12.01'
UE-C2	284.00'	12.07'	002°26'06"	N71°51'45"E	12.07'
UE-C3	902.83'	6.49'	000°24'43"	N77°52'54"E	6.49'
UE-C4	902.83'	5.53'	000°21'03"	N78°15'47"E	5.53'

WATER EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
WE1	S34°28'41"E	15.02'
WE2	S34°28'41"E	20.04'
WE3	S59°02'01"W	1.93'
WE4	S30°57'59"E	16.00'
WE5	S34°28'41"E	124.29'
WE6	S03°41'19"W	36.42'
WE7	S24°24'43"W	25.13'
WE8	S46°54'43"W	261.77'
WE9	S57°39'23"W	257.30'
WE10	N83°50'53"W	41.73'
WE11	N72°35'53"W	22.97'
WE12	N50°05'53"W	22.97'
WE13	N38°50'53"W	95.97'
WE14	S32°54'27"W	94.07'
WE15	S27°55'05"W	191.04'
WE16	S36°46'41"W	236.89'
WE17	S81°46'41"W	48.91'
WE18	N08°13'19"W	20.00'
WE19	N81°46'41"E	10.00'
WE20	N07°56'44"W	15.74'
WE21	N81°46'41"E	9.92'
WE22	S08°13'19"E	15.74'
WE23	N81°46'41"E	20.62'
WE24	N36°46'41"E	101.90'
WE25	N53°13'09"W	63.10'
WE26	S53°13'09"E	64.20'
WE27	N36°46'41"E	105.16'
WE28	N27°55'05"E	190.36'
WE29	N32°54'27"E	23.59'
WE30	N57°05'33"W	11.94'
WE31	N31°43'19"E	10.00'
WE32	S57°05'33"E	12.15'
WE33	N32°54'27"E	63.26'
WE34	N49°47'19"E	15.02'
WE35	N59°08'51"E	403.59'
WE36	N67°53'14"E	143.26'
WE37	N22°06'46"W	12.39'
WE38	N67°53'14"E	10.00'
WE39	S22°06'46"E	12.39'
WE40	N67°53'14"E	24.80'
WE41	N59°02'03"W	31.10'
WE42	N30°57'59"W	26.31'
WE43	N59°02'01"E	20.70'
WE44	N34°28'41"W	108.27'
WE45	N03°41'19"E	25.85'
WE46	N24°24'43"E	17.49'
WE47	N46°54'43"E	50.44'
WE48	S43°25'46"E	10.31'
WE49	N46°34'14"E	10.00'
WE50	N43°25'46"W	10.25'
WE51	N46°54'43"E	197.35'
WE52	N57°39'23"E	67.38'
WE53	S32°20'37"E	12.50'
WE54	N57°39'23"E	10.00'
WE55	N32°20'37"W	12.50'
WE56	N57°39'23"E	178.98'
WE57	S83°50'53"E	38.27'
WE58	S72°35'53"E	17.03'
WE59	S50°05'53"E	17.03'
WE60	S38°50'53"E	48.40'
WE61	S51°08'33"W	12.82'
WE62	S38°51'10"E	10.00'
WE63	N51°08'46"E	12.82'
WE64	S38°50'53"E	36.02'
WE65	S49°47'19"W	5.21'
WE66	S59°08'51"W	16.10'
WE67	N30°51'09"W	5.66'
WE68	S59°08'51"W	10.00'
WE69	S30°51'09"E	5.66'
WE70	S59°08'51"W	375.92'
WE71	S67°53'14"W	177.88'
WE72	S59°02'03"W	33.25'

WATER EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
WE-C1	710.00'	132.94'	010°43'41"	N52°17'32"E	132.75'
WE-C2	603.78'	260.64'	024°44'00"	N75°21'23"E	258.62'
WE-C3	2058.54'	217.52'	006°03'15"	S46°52'32"W	217.42'
WE-C4	2242.00'	20.03'	000°30'43"	S33°37'18"W	20.03'
WE-C5	2078.46'	231.75'	006°23'19"	S46°59'24"W	231.63'
WE-C6	2227.32'	345.45'	008°53'11"	S54°29'23"W	345.10'
WE-C7	690.00'	129.20'	010°43'41"	N52°17'32"E	129.01'
WE-C8	583.78'	249.62'	024°29'57"	N75°19'48"E	247.72'
WE-C9	2207.32'	342.26'	008°53'03"	S54°29'23"W	341.92'

HOA EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
HOA1	N57°39'39"E	50.87'
HOA2	S32°20'37"E	4.00'
HOA3	S57°39'23"W	110.80'
HOA4	S49°36'18"W	88.93'
HOA5	S46°54'43"W	34.90'
HOA6	N35°00'00"W	1.40'
HOA7	S46°54'43"W	116.66'
HOA8	N35°00'00"W	2.14'
HOA9	S57°39'23"W	181.77'
HOA10	N57°39'23"E	229.29'
HOA11	S32°20'37"E	4.00'
HOA12	N12°00'00"W	2.49'
HOA13	N78°00'00"E	112.75'
HOA14	S12°00'00"E	2.81'
HOA15	N37°30'27"W	84.09'
HOA16	S39°22'42"E	4.82'
HOA17	S50°37'18"W	5.82'
HOA18	S38°41'29"E	79.40'
HOA19	S52°29'33"W	5.91'