

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

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

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
MAIL, 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	SQUARE 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%		

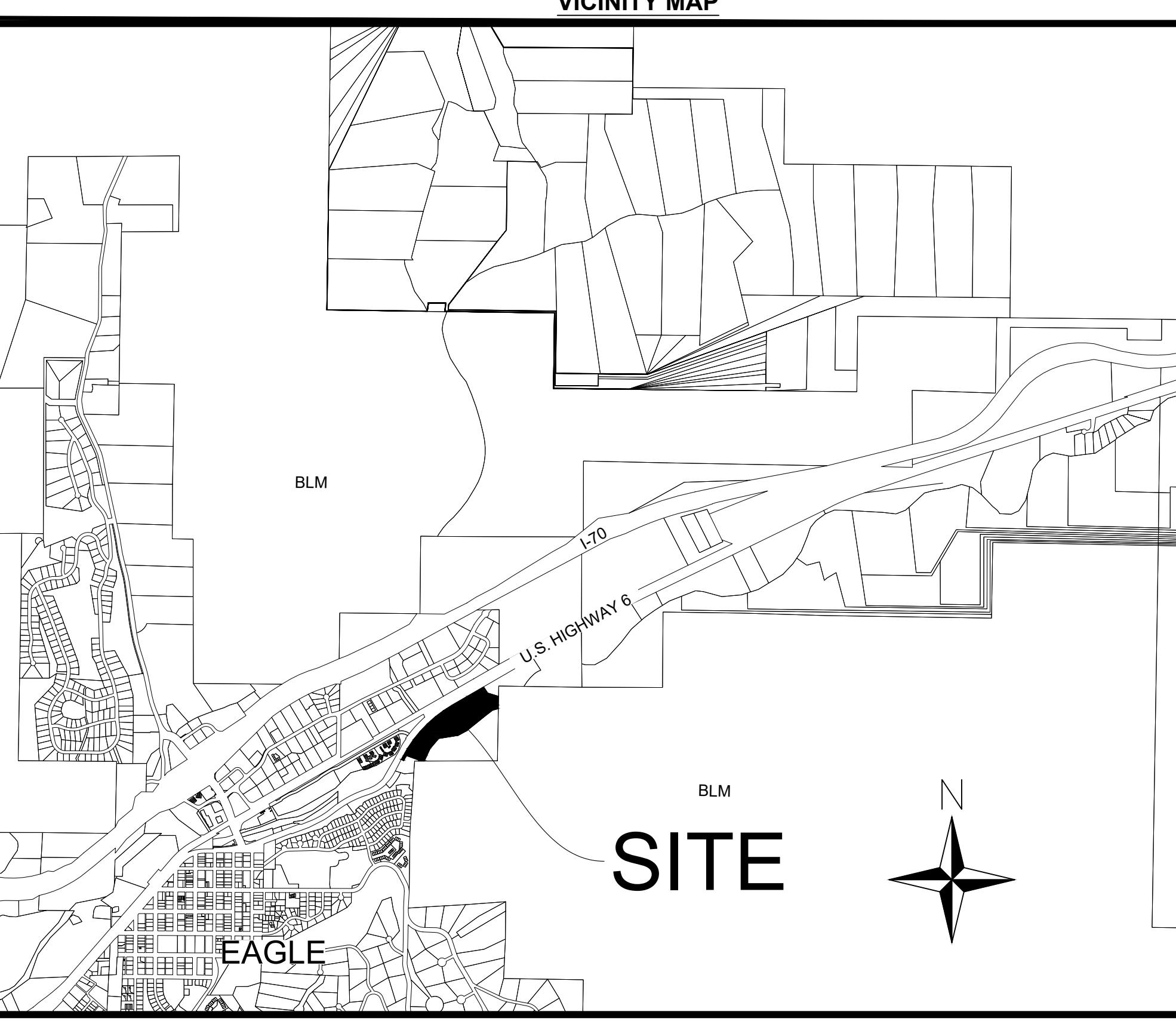
EASEMENT NOTES

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)



~ 1 INCH = 200 FEET ~

BLOCK	LOT	TRACT	SQUARE FEET	ACRES	LAND USE	% OF LAND USE	STREET NO.	STREET NAME
9	1	3701			DUPLEX			
9	2	3694			DUPLEX			
10	1	3712			DUPLEX			
10	2	3894			DUPLEX			
10	3	3879			DUPLEX			
10	4	3635			DUPLEX			
11	1	3708			DUPLEX			
11	2	4374			DUPLEX			
11	3	3788			DUPLEX			
11	4	4116			DUPLEX			
11	5	3814			DUPLEX			
11	6	3713			DUPLEX			
12 DUPLEXES	46,028	1,057			DUPLEX	6.04%		
12	1	6871			SINGLE FAMILY			
12	2	6390			SINGLE FAMILY			
12	3	6366			SINGLE FAMILY			
12	4	6226			SINGLE FAMILY			
12	5	6388			SINGLE FAMILY			
12	6	6431			SINGLE FAMILY			
13	1	6311			SINGLE FAMILY			
13	2	7261			SINGLE FAMILY			
13	3	6637			SINGLE FAMILY			
13	4	6625			SINGLE FAMILY			
13	5	6955			SINGLE FAMILY			
13	6	6418			SINGLE FAMILY			
12 SINGLE FAMILY	78,879	1,811			SINGLE FAMILY	10.34%		
A		524,143	12,033		COMMON OPEN SPACE	68.72%		
		762,681	17,509			100%		

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 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 "T48 R4W - 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 "T48 R4W - 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 ESTABL

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

MONUMENT DESCRIPTIONS

F1 = FOUND NO.4 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 26598" WITH PUNCH MARK
F2 = FOUND NO.4 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 26598 P.O.L." WITH PUNCH MARK
F3 = FOUND NO.5 REBAR WITH 2" ALLOY CAP STAMPED "ARCHEBEQUE LAND CONSULTING - PLS 37902"
F4 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 26598"
F5 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "PE PLS 26089"
F6 = FOUND NO.4 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 26598 - 110' W.C."
F7 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 23089"
F8 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "RUS 4551"
F9 = FOUND BENT NO.5 REBAR ON R.O.W.
F10 = FOUND NO.4 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 26598 450' W.C."
F11 = FOUND NO.5 REBAR WITH 2" ALLOY CAP STAMPED "ARCHEBEQUE LAND CONSULTING - W. C. PLS 37902"
F12 = FOUND 3.25" ALLOY CAP ON FLANGED ROD STAMPED "COLO. DEPT. OF TRANSPORTATION STATE HWY - CONTROL MONUMENT - MILE POST 150.2"
F13 = FOUND 3" BRASS CAP IN 6" DIA. CONCRETE POST STAMPED "STATE HIGHWAY DEPT - R.O.W. MARKER - FAP NO." - NO OTHER MARKINGS ON CAP
F14 = FOUND 3.25" ALLOY CAP ON FLANGED ROD STAMPED "COLO. DEPT. OF TRANSPORTATION STATE HWY - CONTROL MONUMENT - MILE POST 150.5"
F15 = FOUND 3.25" ALLOY CAP ON FLANGED ROD STAMPED "COLO. DEPT. OF TRANSPORTATION STATE HWY - CONTROL MONUMENT - MILE POST 150.7"
F16 = FOUND 3" BRASS CAP IN 6" DIA. CONCRETE POST STAMPED "STATE HIGHWAY DEPT - R.O.W. MARKER - FAP NO. NPH240 E - STA. 496-25.5"
F17 = FOUND BROKEN OFF 1" PIPE FILLED WITH MORTAR - ACCEPTED AS ORIGINAL TRACT 59 CORNER 5
F18 = FOUND BENT NO.6 REBAR WITH 3.25" ALLOY CAP STAMPED "ARCHEBEQUE LAND CONSULTING - T4S R84W - TR 70 - TR 59-5 - SEC 33 - PLS 37902" - N77° 07' 51" E - .31' FROM ACCEPTED 1" PIPE
F19 = FOUND 3.25" ALLOY CAP ON FLANGED ROD STAMPED "COLO. DEPT. OF TRANSPORTATION STATE HWY - CONTROL MONUMENT MILE POST" - NO OTHER MARKINGS ON CAP
F20 = FOUND 3" BRASS CAP IN 6" DIA. CONCRETE POST STAMPED "D-31 FAM"
F21 = FOUND ALLOY ROD WITH 3.25" ALLOY CAP IN MONUMENT BOX STAMPED "EAGLE COUNTY SURVEY CONTROL - GPS 006 - 1998" NGS DESIGNATION GPS 006 - PID AHT732
F22 = FOUND 3" BRASS CAP IN 6" DIA. CONCRETE POST STAMPED "STATE HIGHWAY DEPT - R.O.W. MARKER - FAP NO. NPH240 E - STA. 468-00"
F23 = FOUND 1" PIPE WITH 2.5" BRASS GLO CAP STAMPED "T4S R84W - TR7-11 | TR70-6 - 1918"
F24 = FOUND NO.6 REBAR WITH 2.5" ALLOY CAP STAMPED "T4S R84W - TR70-7 - S33 - 2004 - PLS 26598"
F25 = FOUND 2.25" PIPE WITH 2.5" ALLOY CAP STAMPED "JOHNSON, KUNKEL & ASSOC. S28 - T4S R84W - TR61-4 | TR60-3 | TR70-1 | TR59-4 - 1994 - PLS 23089"
F26 = FOUND BROKEN OFF 1" DIA. PIPE FILLED WITH MORTAR IN STABLE CONDITION APPROXIMATELY 0.5' ABOVE GRADE - FOUND 2.5" BRASS GLO CAP ON 1" DIA. PIPE STAMPED "T4S R84W - TR60-4 | TR59-3 - 1918" APPROXIMATELY 5' FROM STABLE PIPE - REMOVED CAP FROM BROKEN PIPE AND AFFIXED TO STABLE PIPE
F28 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 16827" - SW CORNER OF DIAMOND STAR RANCH AS RECORDED MAY 14, 1999 UNDER REC. NO. 696102
F29 = FOUND 3.25" ALLOY CAP ON FLANGED ROD STAMPED "COLO. DEPT. OF TRANSPORTATION STATE HWY - CONTROL MONUMENT - MILE POST 151.7"
F30 = FOUND 3" BRASS CAP IN 6" DIA. CONCRETE POST STAMPED "D-30 FAM"
F31 = FOUND 2" ALLOY PIPE WITH DAMAGED TOP - NO CAP ACCEPTED AS TRACT 59 CORNER 7
F32 = FOUND 1" PIPE WITH 2.5" BRASS GLO CAP STAMPED "T4S R84W - S28 | TR61-3 | TR70-2 | TR69-1 - 1918"
F33 = FOUND 1" PIPE WITH 2.5" BRASS GLO CAP STAMPED "T4S R84W - TR69-4 - 1918"
F40 = FOUND NO.5 REBAR WITH 1.5" BLANK ALLOY CAP
F41 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "P-LINE - PLS 30116"
F42 = FOUND NO.5 REBAR WITH 1.5" ALLOY CAP STAMPED "PLS 20659"
F43 = FOUND NO.5 REBAR WITH 2" ALLOY CAP STAMPED "PLS 38226"

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
- AVERAGE HIGH WATER LINE
- 100 YEAR FLOOD LIMITS

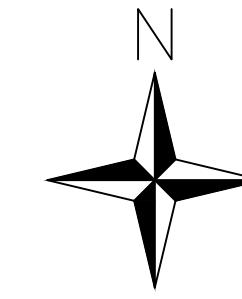
SUBDIVISION AND LOT CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	479.17'	9.73'	001°09'49"	S67°45'58" W	9.73'
C2	479.17'	40.45'	004°50'11"	S61°27'08" W	40.43'
C3	479.17'	38.81'	004°38'28"	S61°33'01" W	38.80'
C4	479.17'	1.64'	000°11'45"	S59°07'55" W	1.64'
C5	2211.17'	147.42'	003°49'12"	S56°58'45" W	147.40'
C6	2211.17'	38.77'	001°00'17"	S58°21'13" W	38.77'
C7	2211.17'	34.94'	000°54'19"	S57°23'55" W	34.94'
C8	2211.17'	34.94'	000°54'19"	S56°29'36" W	34.94'
C9	2211.17'	38.77'	001°00'17"	S55°32'18" W	38.77'
C10	2211.17'	147.42'	003°49'12"	S52°29'34" W	147.40'
C11	2211.17'	38.77'	001°00'17"	N53°54'02" E	38.77'
C12	2211.17'	34.94'	000°54'19"	N52°56'44" E	34.94'
C13	2211.17'	34.94'	000°54'19"	N52°02'25" E	34.94'
C14	2211.17'	38.77'	001°00'17"	N51°05'07" E	38.77'
C15	473.17'	56.61'	006°51'17"	S41°53'33" W	56.57'
C16	2205.17'	158.38'	004°06'54"	S47°22'38" W	158.34'
C17	2205.17'	34.10'	000°53'10"	S48°59'30" W	34.10'
C18	2205.17'	29.32'	000°45'43"	S48°10'04" W	29.32'
C19	2205.17'	29.32'	000°45'42"	S47°24'22" W	29.32'
C20	2205.17'	29.31'	000°45'42"	S46°38'40" W	29.31'
C21	2205.17'	29.32'	000°45'42"	S45°52'58" W	29.32'
C22	2205.17'	7.01'	000°10'55"	S45°24'39" W	7.01'
C23	473.17'	22.33'	002°42'16"	N43°58'03" E	22.33'
C24	473.17'	34.27'	004°09'01"	N40°32'25" E	34.27'
C25	450.83'	8.05'	001°01'22"	N30°25'31" E	8.05'
C26	27.17'	23.63'	049°49'51"	S13°06'11" W	22.89'
C27	450.83'	38.94'	004°56'57"	N35°32'38" E	38.93'
C28	450.83'	34.12'	004°20'09"	N35°14'14" E	34.11'
C29	450.83'	4.83'	000°36'48"	N37°42'42" E	4.83'
C30	882.00'	105.67'	006°51'52"	N78°25'27" E	105.60'
C31	882.00'	49.22'	003°11'50"	N76°35'26" E	49.21'
C32	882.00'	56.45'	003°40'01"	N80°01'22" E	56.44'
C33	284.00'	49.70'	010°01'35"	N62°40'11" E	49.64'
C34	690.00'	129.20'	010°43'41"	N52°17'32" E	129.01'
C35	690.00'	4.81'	000°23'57"	N47°07'40" E	4.81'
C36	690.00'	59.63'	004°57'06"	S49°48'12" W	59.61'
C37	284.00'	7.17'	001°26'45"	N74°16'09" E	7.17'
C37	690.00'	59.13'	004°54'35"	S54°44'03" W	59.11'
C38	690.00'	5.63'	000°28'03"	S57°25'22" W	5.63'
C39	710.83'	133.10'	010°43'41"	N52°17'32" E	132.90'
C40	70.83'	65.16'	052°42'28"	N20°34'29" E	62.89'
C41	70.83'	31.25'	025°16'47"	N06°51'39" E	31.00'
C42	70.83'	33.91'	027°25'39"	N33°12'52" E	33.59'
C43	710.83'	9.50'	000°45'55"	N47°18'39" E	9.50'
C44	710.83'	89.60'	007°13'19"	N51°18'17" E	89.54'
C45	710.83'	34.00'	002°44'27"	N56°17'10" E	34.00'
C46	70.83'	19.57'	015°49'58"	S85°17'27" E	19.51'
C47	902.83'	185.95'	011°48'03"	N80°53'33" E	185.62'
C48	304.83'	92.23'	017°20'08"	N66°19'27" E	91.88'
C49	304.83'	61.43'	011°32'43"	N63°25'45" E	61.32'
C50	304.83'	30.81'	005°47'25"	N72°05'49" E	30.79'
C51	902.83'	48.78'	003°05'44"	N76°32'23" E	48.77'
C52	902.83'	79.91'	005°04'17"	N80°37'24" E	79.89'
C53	902.83'	57.26'	003°38'02"	N84°58'33" E	57.25'

SUBDIVISION AND LOT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	479.17'	9.73'	001°09'49"	S67°45'58"W	9.73'
C2	479.17'	40.45'	004°50'11"	S61°27'08"W	40.43'
C3	479.17'	38.81'	004°38'26"	S61°33'01"W	38.80'
C4	479.17'	1.64'	000°11'45"	S59°07'55"W	1.64'
C5	2211.17'	147.42'	003°49'12"	S56°56'45"W	147.40'
C6	2211.17'	38.77'	001°00'17"	S58°21'13"W	38.77'
C7	2211.17'	34.94'	000°54'19"	S57°23'55"W	34.94'
C8	2211.17'	34.94'	000°54'19"	S56°29'36"W	34.94'
C9	2211.17'	38.77'	001°00'17"	S55°32'18"W	38.77'
C10	2211.17'	147.42'	003°49'12"	S52°29'34"W	147.40'
C11	2211.17'	38.77'	001°00'17"	N53°54'02"E	38.77'
C12	2211.17'	34.94'	000°54'19"	N52°56'44"E	34.94'
C13	2211.17'	34.94'	000°54'19"	N52°02'25"E	34.94'
C14	2211.17'	38.77'	001°00'17"	N51°05'07"E	38.77'
C15	473.17'	56.61'	006°51'17"	S41°53'33"W	56.57'
C16	2205.17'	158.38'	004°06'54"	S47°22'38"W	158.34'
C17	2205.17'	34.10'	000°53'10"	S48°59'30"W	34.10'
C18	2205.17'	29.32'	000°45'43"	S48°10'04"W	29.32'
C19	2205.17'	29.32'	000°45'42"	S47°24'22"W	29.32'
C20	2205.17'	29.31'	000°45'42"	S46°38'40"W	29.31'
C21	2205.17'	29.32'	000°45'42"	S45°52'58"W	29.32'
C22	2205.17'	7.01'	000°10'55"	S45°24'39"W	7.01'
C23	473.17'	22.33'	002°42'16"	N43°58'03"E	22.33'
C24	473.17'	34.27'	004°09'01"	N40°32'25"E	34.27'
C25	450.83'	8.05'	001°01'22"	N30°25'31"E	8.05'
C26	27.17'	23.63'	049°49'51"	S13°06'11"W	22.89'
C27	450.83'	38.94'	004°56'57"	N35°32'38"E	38.93'
C28	450.83'	34.12'	004°20'09"	N35°14'14"E	34.11'
C29	450.83'	4.83'	000°36'48"	N37°42'42"E	4.83'
C30	882.00'	105.67'	006°51'52"	N78°25'27"E	105.60'
C31	882.00'	49.22'	003°11'50"	N76°35'26"E	49.21'
C32	882.00'	56.45'	003°40'01"	N80°01'22"E	56.44'
C33	284.00'	49.70'	010°01'35"	N62°40'11"E	49.64'
C34	690.00'	129.20'	010°43'41"	N52°17'32"E	129.01'
C35	690.00'	4.81'	000°23'57"	N47°07'40"E	4.81'
C36	690.00'	59.63'	004°57'06"	S49°48'12"W	59.61'
C37	284.00'	7.17'	001°26'45"	N74°16'09"E	7.17'
C37	690.00'	59.13'	004°54'35"	S54°44'03"W	59.11'
C38	690.00'	5.63'	000°28'03"	S57°25'22"W	5.63'
C39	710.83'	133.10'	010°43'41"	N52°17'32"E	132.90'
C40	70.83'	65.16'	052°42'26"	N20°34'29"E	62.89'
C41	70.83'	31.25'	025°16'47"	N06°51'39"E	31.00'
C42	70.83'	33.91'	027°25'39"	N33°12'52"E	33.59'
C43	710.83'	9.50'	000°45'55"	N47°18'39"E	9.50'
C44	710.83'	89.60'	007°13'19"	N51°18'17"E	89.54'
C45	710.83'	34.00'	002°44'27"	N56°17'10"E	34.00'
C46	70.83'	19.57'	015°49'58"	S85°17'27"E	19.51'
C47	902.83'	185.95'	011°48'03"	N80°53'33"E	185.62'
C48	304.83'	92.23'	017°20'08"	N66°19'27"E	91.88'
C49	304.83'	61.43'	011°32'43"	N63°25'45"E	61.32'
C50	304.83'	30.81'	005°47'25"	N72°05'49"E	30.79'
C51	902.83'	48.78'	003°05'44"	N76°32'23"E	48.77'
C52	902.83'	79.91'	005°04'17"	N80°37'24"E	79.89'
C53	902.83'	57.26'	003°38'02"	N84°58'33"E	57.25'

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 5 OF 9



0 15 30 60

1 INCH = 30 FEET

EGEND

- # BLOCK NUMBER
- X 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

SEE SHEET 2 FOR BOUNDARY AND LOT LINE AND CURVE TABLES

SEE SHEETS 6 THROUGH 9 FOR EASEMENT DETAILS

N88°53'49"E 1444.55'(M) 1444.68'(R) ✓
BASIC OF BEARING

BASIS OF BEARING

BASIS OF BEARING

FOUND 1" PIPE W
2.5" BRASS GLO C
STAMPED "T4S R8
TP70 8 10

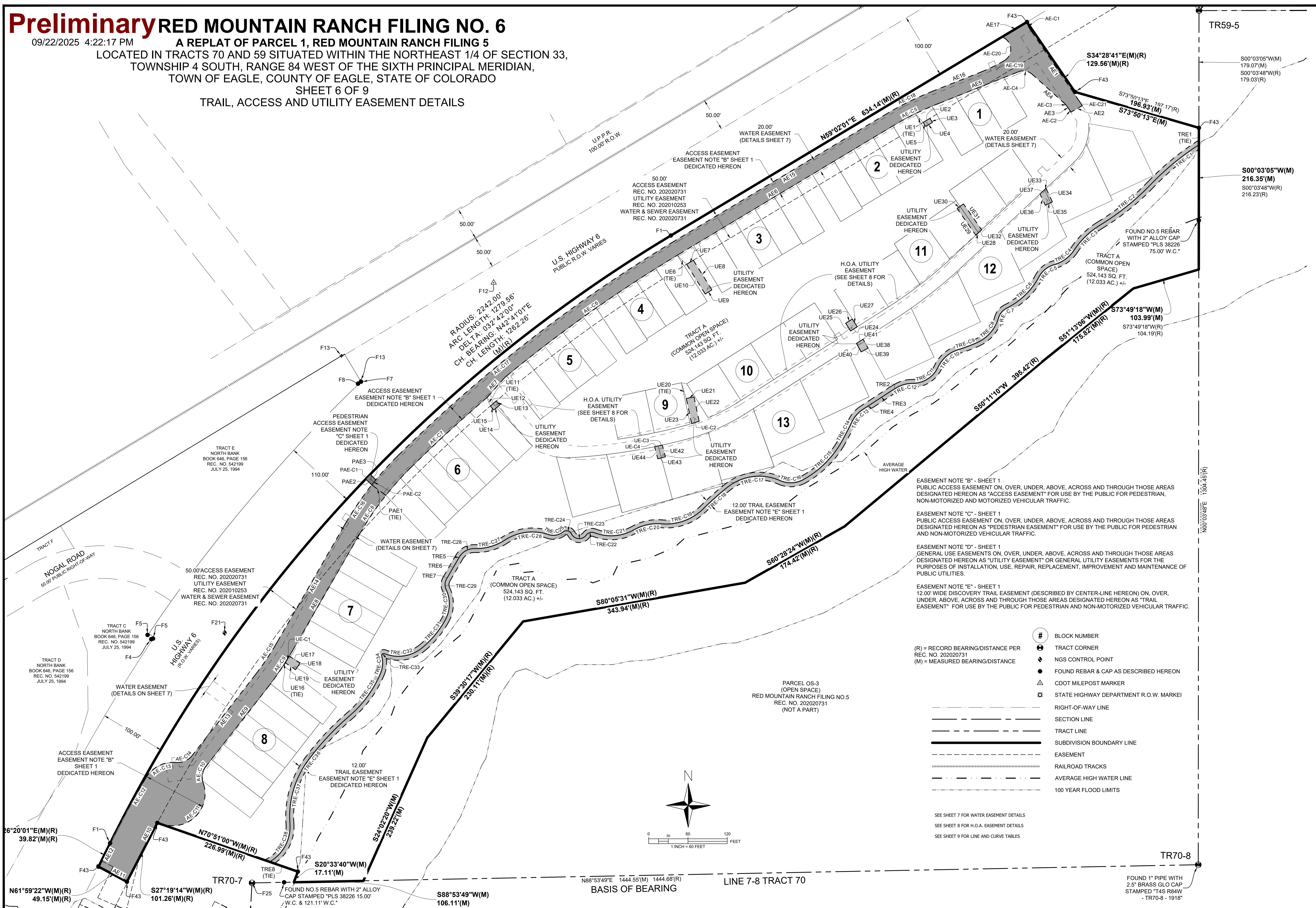
OWNER: UNITED STATES OF AMERICA
IN CARE OF THE BUREAU OF LAND MANAGEME

Preliminary RED MOUNTAIN RANCH FILING NO. 6

09/22/2025 4:22:17 PM A REPLAT OF PARCEL 1, RED MOUNTAIN RANCH FILING

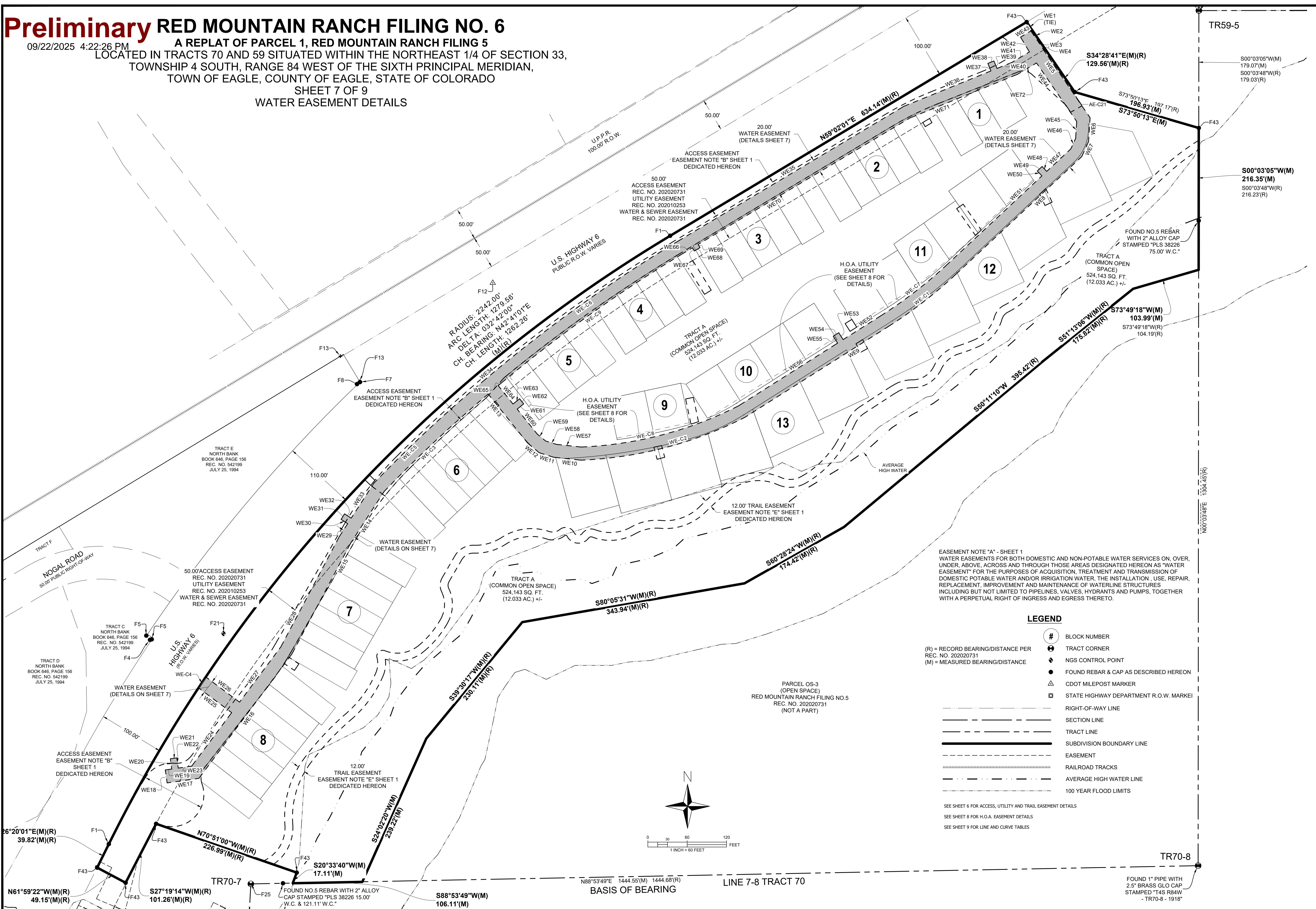
LOCATED IN TRACTS 70 AND 59 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 3
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

Sheet 3 of 3
TRAIL, ACCESS AND UTILITY EASEMENT DETAIL



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

09/22/2025 4:22:26 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 3
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

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	46.08'
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	27.28'
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°45'51"	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</					