KNOW ALL MEN BY THESE PRESENTS THAT JUNE CREEK RANCH COMPANY, A COLORADO JOINT VENTURE, AND BERRY CREEK METROPOLITAN DISTRICT A QUASI-MUNICIPAL CORPORATION, BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 5 SOUTH, RANGE 82 WEST, AND SECTION 34, TOWNSHIP 4 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO LYING NORTH OF THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 70 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 3 BEARS N 89°53'06" W, 2657.01 FEET, SAID POINT BEING THE NORTH & CORNER OF SAID SECTION 3; THENCE ALONG THE WEST LINE OF THE SOUTHEAST & OF SAID SECTION 34, N 00°21'40" E, 1378.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST & OF THE SOUTHEAST & OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST & OF THE SOUTHEAST & OF SAID SECTION 34, S 89°52'04" E, 1317.11 FEET TO THE NORTHEAST CORNER OF THE SOUTH SECTION 34, S 00° 05'37" E, 1377.60 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST & OF THE SOUTHEAST & OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, S 00°24'32" W, 2594.35 FEET TO THE SOUTHEAST EAST 4 OF SAID SECTION 3, S 00°27'59" W, 919.49 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 70; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES: 1) N 87°35'27" W, 777.09 FEET; 2) S 88°25'00" W, 840.00 FEET TO A POINT COMMON TO BERRY CREEK RANCH FILING NO. 2 EAST BOUNDARY AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70; THENCE ALONG SAID BOUNDARY OF BERRY CREEK RANCH FILING NO. 2 THE FOLLOWING 18 COURSES: 1) N 01° 35'00" W, 30.00 FEET; 2) N 34° 18'29" E, 145.32 FEET; 3) N 06°52'46" E, 170.00 FEET; 4) N 15°26'08" W, 165.00 FEET; 5) S 60°05'13" W, 170.00 FEET; 6) 20.00 FEET ON AN ARC OF A FEET; 8) N 52°55'30" E, 105.00 FEET; 9) N 22°15'30" W, 141.30 FEET; 10) N 25°23'50" E, 140.76 FEET; 11) 58.30 FEET ON AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET AND WHOSE CHORD BEARS N 78°42'47" E, 58.09 FEET; 12) N 70°21'44" E, 103.35 FEET; 13) 48.06 FEET ON AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET AND WHOSE CHORD BEARS N 78° 13' 50" 95.00 FEET ON AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET AND WHOSE CHORD BEARS N 88°41'48" E, 94.53 FEET; THENCE ALONG SAID NORTH LINE S 89°37'44" E, 1083.22 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST & OF THE NORTHWEST OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF THE NORTHWEST 4 OF SAID SECTION 3, N 00°45'59" E, 1277.42 FEET TO THE

SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY AT EAGLE, COLORADO AT RECEPTION NO. 195 715 Book 299 PAge 325

EXECUTED THIS 13 TH DAY OF FEBRUARY, 1980 A.D.

JUNE CREEK RANCH COMPANY, A COLORADO JOINT VENTURE P.O. BOX 1640

RANCH COMPANY, A COLORADO JOINT VENTURE ON BEHALF OF HIMSELF AND AS ATTORNEY-IN-FACT FOR EACH AND ALL OTHER **CO-VENTURERS** 

BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION P.O. BOX 1640

VAIL, COLORADO 81657

VAIL, COLORADO 81657

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF 1980 A.D. BY FREDERICK D. GREEN, MANAGING CO-VENTURER OF JUNE CREEK RANCH COMPANY, A COLORADO JOINT VENTURE, ON BEHALF OF HIMSELF AND AS ATTORNEY-IN-FACT FOR EACH AND ALL OTHER CO-VENTURERS, AND BY JAMES R. BARTLETT, CHAIRMAN OF THE BOARD OF DIRECTORS OF BERRY CREEK

MY COMMISSION EXPIRES: Opril 26, 1983

WITNESS MY HAND AND SEAL

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO THIS 27 DAY OF Les A.D. FUR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY AND THE CONVEYANCE TO THE COUNTY OF THE FUBLIC DEDICATIONS SHOWN HEREON IS HEREBY ACCEPTED: SUBJECT TO THE PROVISION THAT APPROVAL AND ACCEPTANCE IN NO WAY OBLIGATES EAGLE COUNTY FOR FINANCING OR CONSTRUCTING OR MAINTENANCE OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED OR TO BE DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COUNTY COMMISSIONERS AND FURTHER THAT SAID APPROVAL OR ACCEPTANCE SHALL IN NO WAY OBLIGATE EAGLE COUNTY FOR MAINTENANCE OF STREETS HEREIN DEDICATED TO THE PUBLIC UNTIL CON-STRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND UNTIL 50 PERCENT OF THE LOTS SHOWN HEREON HAVE BEEN SOLD TO BONAFIDE THIRD PARTY PURCHASERS.

WITNESS MY HAND AND SEAL OF THE COUNTY OF EAGLE

CLERK AND RECORDER'S CERTIFICATE 195714

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1.30 O'CLOCK 1.30 O., AT RECEPTION NO. 195714 IN BOOK 299 AT PAGE NUMBER 324.

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF /2-31-79 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL

SURVEYOR'S CERTIFICATE

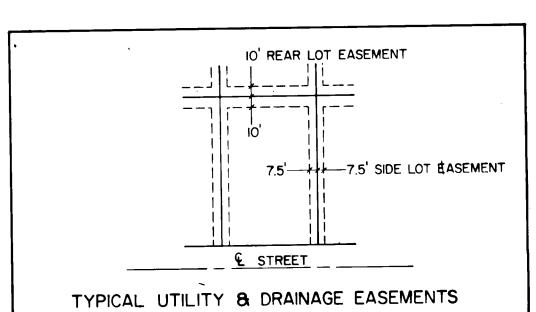
I, LEROY E. TOBLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE BERRY CREEK RANCH FILING NO. 3, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPER-VISION AND CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME AS STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 23 DAY OF

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION FOR EAGLE COUNTY, COLORADO THIS 16th DAY OF JANUARY 1980 A.D.

## FINAL PLAT

## EERRY CREEK FLARCH FLING NO. 3 EAGLE COUNTY, COLORADO SHEET 1 OF 3



THE SUBDIVISION. IN ADDITION, UTILITY AND DRAINAGE EASEMENTS OF SEVEN AND ONE-HALF (7일) FEET IN WIDTH ARE RESERVED ALONG EACH SIDE OF EVERY SIDE LOT LINE IN THE SUBDIVISION NOT FRONTING ON A DEDICATED STREET OR ROAD, EXCEPT WHERE NOTED OTHERWISE ON THE PLAT. SUCH UTILITY AND DRAINAGE EASEMENTS AS RESERVED BY APPROPRIATE, PROVIDED HOWEVER, THAT SUCH USE OR DISPOSITION SHALL BE BY OR TO PUBLIC UTILITIES, MUNICIPAL CORPORATIONS OR QUASI-MUNICIPAL CORPORATIONS FOR THE BENEFIT OF THE GENERAL PUBLIC.

(1) BASIS OF BEARING = EAST LINE OF BERRY CREEK RANCH FILING NO. 2

(2) • SET REBAR AND CAP #5447

(3) DATE OF SURVEY AUGUST, 1978.

(4) ESTIMATED COMPLETION DATE: 1990

(5) LAND USE:\*

DUPLEX DUPLEX LOTS 1 THRU 58 DUPLEX MULTI-FAMILY, 72 UNITS OPEN SPACE

That portion of this

plat referred to as Road

Maintenance Easement is

governed by a document recorded fel 27, 1980 at Reception No./957/7in

Book 299 at Page 327.

TRACTS A,C,D AND F - GOLF COURSE TRACTS B AND H LANDSCAPING TRACTS E AND I PARK

TRACT G \*AS MORE FULLY DEFINED IN PROTECTIVE COVENANTS

(6) (1632) INDICATES ADDRESS

(7) ALL DISTANCES SHOWN ON PLAT WITHOUT A DECIMAL POINT INDICATE EVEN FOOT DISTANCES.

(8) ALL RECORDING INFORMATION REFERS TO THE RECORDS MAINTAINED BY THE CLERK AND RECORDER FOR EAGLE COUNTY, COLORADO.

109 LOTS, 218 UNITS **48.**96 ACRES 4.87 ACRES 72 UNITS MULTI-FAMILY 5.16 ACRES PARK/LANDSCAPING 18.92 ACRES GOLF COURSE 10.05 ACRES ROAD R.O.W. 100.79 ACRES OPEN SPACE 188.75 ACRES 110 LOTS, 290 UNITS

TITLE CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT, AND THAT TITLE TO SAID LANDS IS VESTED IN JUNE CREEK RANCH COMPANY, A COLORADO JOINT VENTURE AND IN BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT: (1) RESERVATIONS CONTAINED IN UNITED STATES PATENTS RECORDED IN BOOK 69 AT

PAGE 205 AND BOOK 85 AT PAGE 68. (2) COLORADO UTE EASEMENT RECORDED IN BOOK 182 AT PAGE 209.

LAND TYTLE GUARANTEE COMPANY, A COLORADO CORPORATION P.O. BOX 357 VAIL, COLORADO, 81657

EAGLE COUNTY MANAGER

**VICINITY MAP** BERRY CREEK RANCH PROPERTY BOUNDARY SHEET 3 POINT OF BEGINNING BRASS CAP BRASS CAP BRASS CAP 33 34 T.4S., R.82W., 6th P.M. - FILING NO. I T.5S., R.82W., 6th P.M. BRASS CAP FILING NO. 3 ~ BRASS CAP FILING NO. 2 HWY. R.O.W. SHEET 2 MONUMENT ► HWY. R.O.W. MONUMENT MONUMENT

FOUND

INDEX MAP

SCALE: 1" = 600"

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON

SHOWN HEREON.

ANY DEFECT IN THIS SURVEY WITHIN SIX 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

