

$\Delta = 19^\circ 47' 35''$   
 $R = 275.00'$   
 $L = 95.00'$   
 $CH = N88^\circ 41' 48'' E$   
 $94.53'$

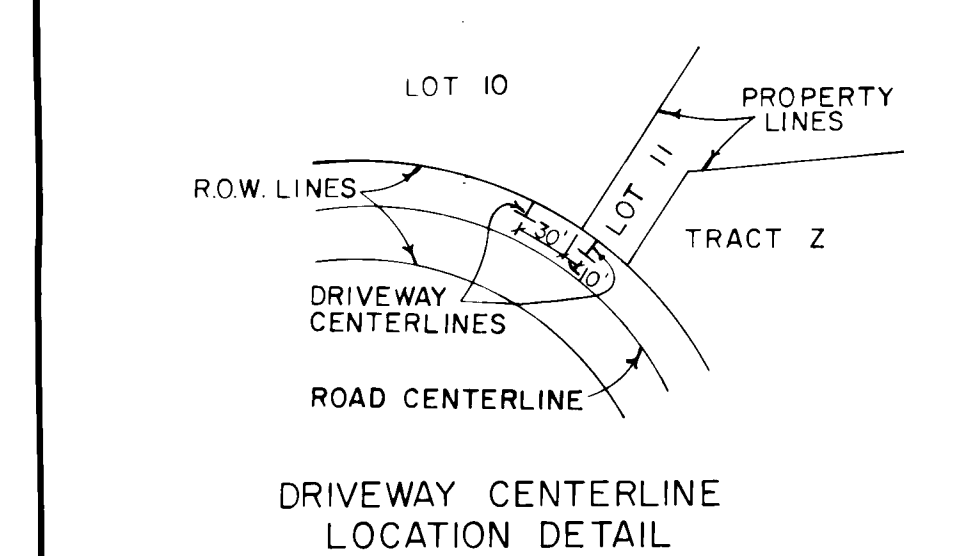


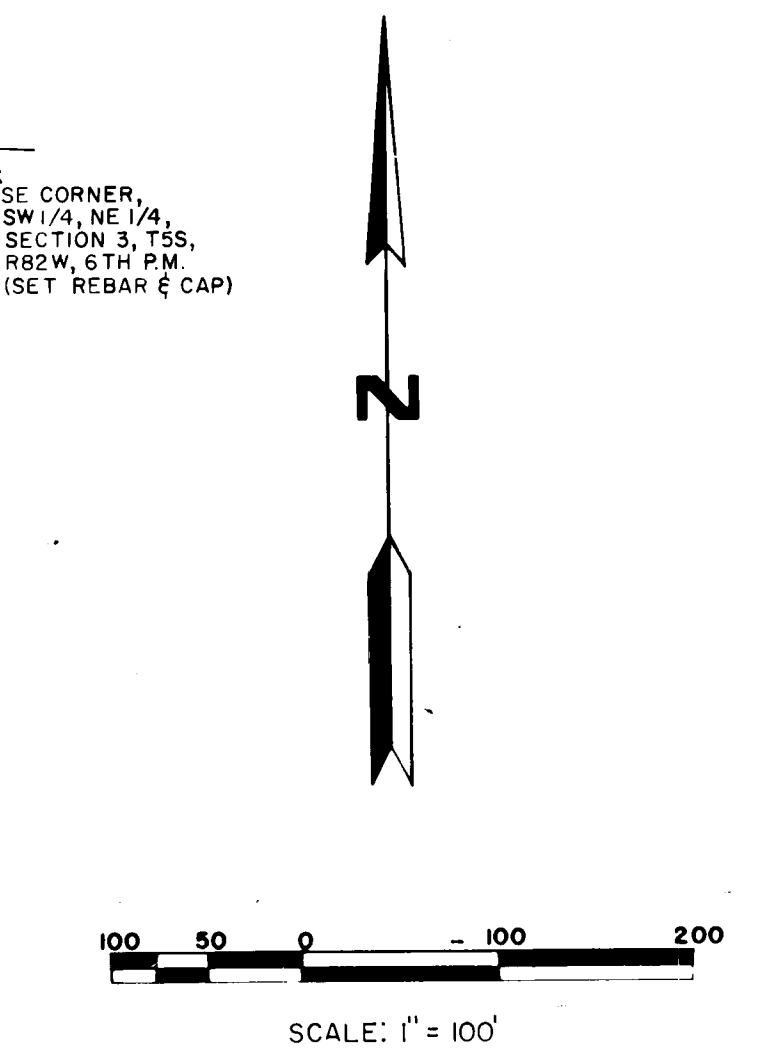
TABLE OF CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	250.00	54° 28' 36"	237.70	S 73° 57' 42" E 228.85
2	375.00	12° 25' 5"	81.28	S 52° 55' 57" E 81.12
3	652.10	8° 26' 3"	99.80	S 63° 31' 34" E 99.71
4	300.00	10° 23' 10"	57.80	N 56° 50' 47" E 49.25
5	247.24	35° 23' 8"	152.69	N 19° 17' 46" E 150.28
6	705.80	18° 20' 21"	225.91	N 27° 49' 9" E 224.95
7	350.00	18° 57' 48"	115.84	N 28° 07' 53" E 113.31
8	350.00	32° 01' 27"	195.52	S 77° 53' 22" E 193.09
9	340.00	81° 4' 39"	48.12	N 65° 55' 54" E 44.13
10	472.05	19° 14' 16"	158.49	N 15° 46' 26" E 157.75
11	536.62	8° 31' 33"	79.85	N 10° 25' 5" E 79.78
12	488.58	23° 8' 5"	197.28	N 26° 14' 54" E 195.94
13	375.00	19° 58' 48"	130.77	S 49° 42' 12" E 130.11
14	175.00	36° 54' 39"	112.74	S 41° 14' 16" E 110.80
15	240.00	49° 59' 38"	209.41	S 25° 17' 24" W 202.83
16	365.00	16° 28' 57"	105.00	N 62° 27' 20" E 104.64
17	275.00	10° 25' 3"	50.00	S 6° 48' 43" W 49.93
18	225.00	9° 43' 48"	364.15	N 71° 45' 28" E 325.69
19	50.00	300° 2' 0"	26.80	N 89° 42' 28" W 50.00
20	50.00	299° 56' 28"	261.75	S 67° 2' 24" W 50.04
21	50.00	36° 52' 12"	32.18	S 18° 8' 31" E 31.62
22	50.00	53° 7' 48"	46.36	S 65° 8' 31" E 44.72
23	50.00	59° 7' 49"	46.36	N 63° 43' 41" E 44.72
24	50.00	36° 52' 12"	32.18	N 18° 43' 41" E 31.62
25	50.00	23° 7' 48"	20.18	N 48° 8' 31" W 20.05
26	50.00	60° 0' 0"	52.36	S 30° 17' 35" W 50.00
27	215.00	28° 40' 22"	107.59	N 35° 57' 2" E 106.47
28	400.00	6° 9' 14"	29.00	S 41° 47' 24" E 28.99
29	50.00	51° 51' 59"	45.26	S 11° 4' 38" W 43.73
30	50.00	23° 27' 38"	20.47	S 26° 35' 11" E 20.33
31	50.00	49° 16' 28"	43.00	S 62° 57' 13" E 41.69
32	50.00	59° 7' 48"	45.48	N 66° 21' 0" E 43.93
33	50.00	59° 13' 38"	60.81	N 11° 0' 30" E 48.65
34	215.00	21° 19' 16"	80.01	N 10° 57' 13" E 79.55
35	265.00	8° 30' 24"	39.34	S 4° 32' 47" W 39.31
36	447.05	4° 29' 55"	35.10	S 23° 8' 36" W 35.09
37	513.58	6° 43' 56"	60.35	S 18° 5' 50" W 60.31
38	413.58	6° 15' 1"	56.02	S 34° 41' 26" W 56.00
39	222.24	31° 31' 6"	122.25	N 17° 21' 45" E 120.72
40	222.24	3° 52' 2"	15.00	N 35° 3' 18" E 15.00
41	730.80	9° 0' 15"	114.85	N 32° 29' 12" E 114.73
42	730.80	8° 25' 32"	107.47	N 23° 46' 18" E 107.37
43	730.80	11° 60' 1"	119.60	N 19° 5' 16" E 118.60
44	50.00	64° 59' 39"	56.72	N 50° 26' 1" W 53.73
45	200.00	12° 12' 23"	42.61	N 53° 35' 24" W 42.53
46	350.00	15° 23' 47"	94.05	N 47° 24' 41" W 93.77
47	350.00	49° 35' 1"	28.00	N 57° 24' 5" W 27.99
48	365.00	20° 58' 0"	133.57	N 35° 54' 34" E 132.82
49	497.05	3° 18' 29"	28.70	N 23° 44' 20" E 28.69
50	497.05	5° 53' 51"	51.16	N 9° 6' 14" E 51.14
51	50.00	300° 0' 0"	261.80	S 14° 40' 52" W 50.00
52	463.58	7° 25' 6"	60.02	N 18° 23' 25" E 59.98
53	463.58	15° 42' 59"	127.16	N 29° 51' 27" E 126.76
54	732.50	7° 16' 36"	90.85	S 43° 37' 05" E 99.77

NOTE:  
 That portion of this plat referred to as Road Maintenance Easement is governed by a document recorded 3-27-1980 at Reception No. 175777 in Book 299 at Page 327.

NOTE:  
 ALL ACCESS EASEMENTS SHALL BE 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE COMMON LOT LINE UNLESS OTHERWISE NOTED. LENGTH VARIES AS SHOWN. ACCESS EASEMENTS SHALL OCCUR ONLY WHERE SO INDICATED.

NOTE:  
 The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 7 sheets on file with the County of Eagle, State of Colorado.



**BERRY CREEK RANCH**  
**FILING NO. 3**  
**SHEET 2 OF 3**

NW CORNER, SW 1/4, SE 1/4, SECTION 34, T4S, R82W, 6TH P.M. (SET REBAR & CAP)

NE CORNER, SW 1/4, SE 1/4, SECTION 34, T4S, R82W, 6TH P.M. (SET REBAR & CAP)

S89°52'04"E 1317.11'

N00°21'40"E 1376.36'

S00°05'37"E 1377.60'

TRACT D  
42.31 ac.

N89°53'06"W 2657.01'

S89°54'01"E 683'

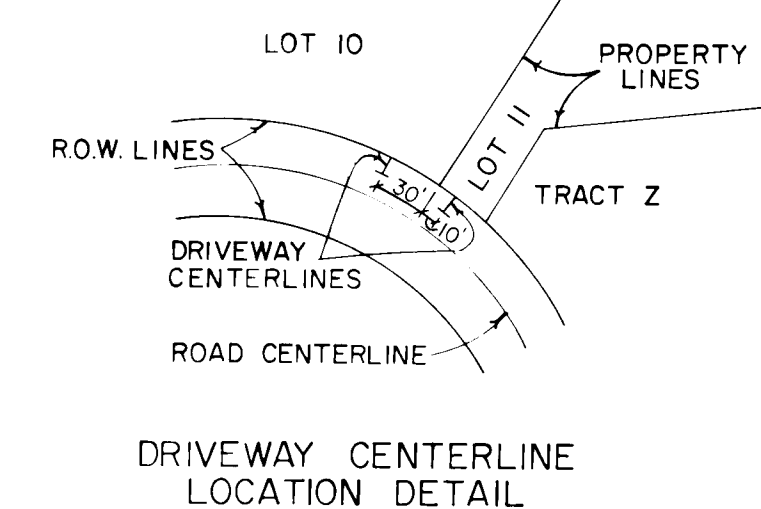
S89°54'01"E 260'

SE CORNER, SW 1/4, SE 1/4, SECTION 34, T4S, R82W, 6TH P.M. (FOUND BRASS CAP MONUMENT)

TABLE OF CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	178.01	15° 41' 11"	39.42	N30°16'51"E 99.14
2	479.27	22° 25' 24"	187.67	N11°32' 4"E 186.37
3	180.00	41° 43' 59"	131.11	S68°48'38"E 128.23
4	181.55	143° 31' 20"	454.27	N60°17'42"E 344.86
5	300.00	37° 52' 42"	198.33	N 7° 28' 23"E 194.74
6	180.00	39° 52' 24"	125.27	N17°40'34"E 122.75
7	252.53	28°40' 21"	126.38	N12° 04' 33"E 125.06
8	355.00	5° 17' 20"	30.00	N23°46' 3"E 29.99
9	205.00	09° 05' 48"	32.55	N 02° 17' 16"E 32.51
10	275.00	20° 10' 7"	45.80	S 17° 22' 55"E 96.30
11	266.55	8° 21' 5"	30.11	S 77° 41' 31"W 30.08
12	266.55	22° 26' 05"	80.33	N86°54'29"W 80.41
13	125.00	13° 23' 44"	36.24	N54° 38' 31"W 36.16
14	125.00	28° 20' 15"	75.66	N75° 30' 31"W 75.88
15	50.00	28° 38' 53"	25.00	S 72° 35' 51"W 24.74
16	50.00	30° 0' 0"	26.18	N 78° 4' 42"W 25.88
17	50.00	40° 36' 2"	35.43	N 42° 46' 41"W 34.69
18	50.00	22° 48' 2"	13.30	N 11° 4' 39"W 19.77
19	50.00	147° 57' 3"	123.11	S 15° 42' 6"E 96.11
20	403.01	4° 28' 17"	31.45	N35° 34' 48"E 31.44
21	424.27	1° 53' 31"	15.00	S 21° 48' 0"W 15.00
22	424.27	5° 2' 42"	40.00	S 29° 50' 43"W 39.99
23	205.00	23° 33' 58"	84.32	S 77° 53' 39"E 83.73
24	205.00	3° 45' 7"	34.89	S 52° 49' 12"E 34.85
25	205.00	8° 24' 54"	30.11	S 61° 54' 13"E 30.08
26	50.00	270° 0' 0"	235.62	N 45° 19' 22"E 70.71
27	504.27	0° 55' 42"	8.17	N 22° 16' 55"E 8.17

POINT OF BEGINNING



NOTE:  
The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 7 sheets, on file with the County of Eagle, State of Colorado.

NOTE:  
ALL ACCESS EASEMENTS SHALL BE 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE COMMON LOT LINE UNLESS OTHERWISE NOTED. LENGTH VARIES AS SHOWN. ACCESS EASEMENTS SHALL OCCUR ONLY WHERE SO INDICATED.

NOTE:  
That portion of this plat referred to as Road Maintenance Easement is governed by a document recorded 7-1-77, 1980 at Reception No. 155717 in Book 279 at Page 327.

BERRY CREEK RANCH  
FILING NO. 4

BLOCK 3

LOT 22

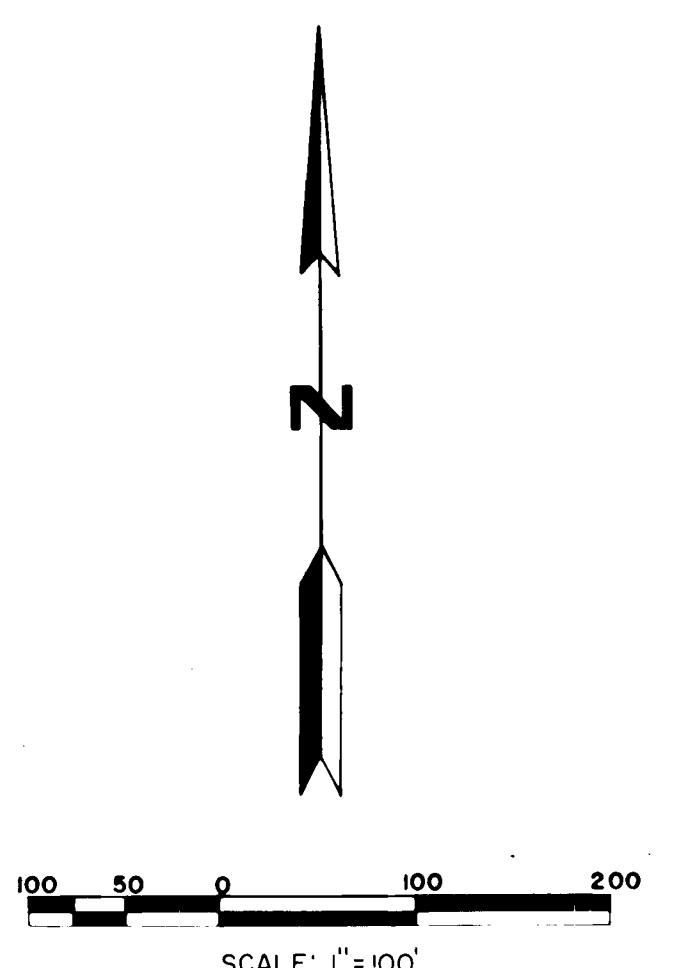
TRACT C  
33.70 ac.

TRACT C  
33.70 ac.

TRACT E  
3.30 ac.

TRACT F  
20.64 ac.

BERRY CREEK RANCH  
FILING NO. 3



SEE SHEET 2