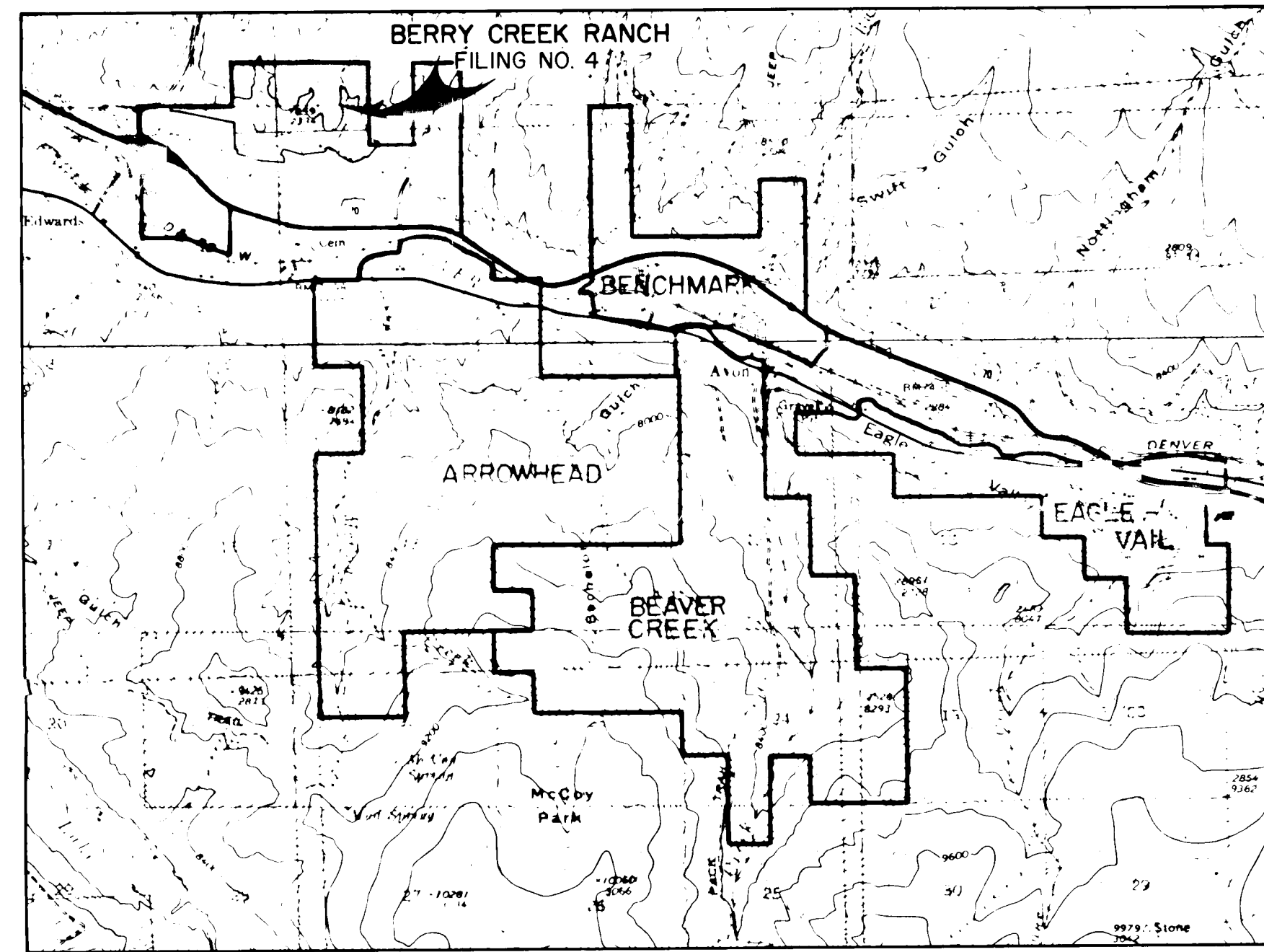


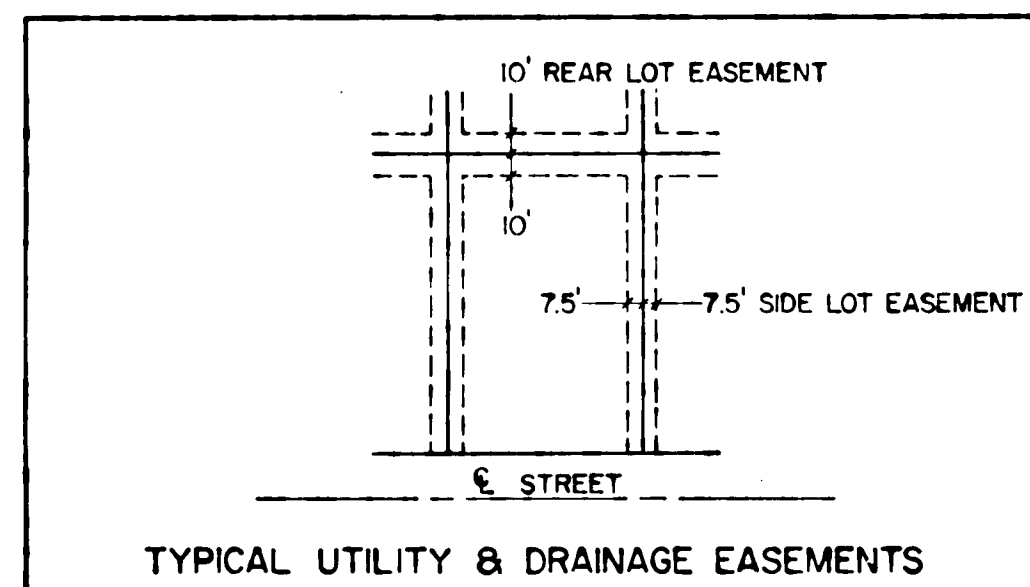
KNOW ALL MEN BY THESE PRESENTS THAT JUNE CREEK RANCH COMPANY, A COLORADO JOINT VENTURE, AND BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION, BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTIONS 33 AND 34, TOWNSHIP 4 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO, AND LYING NORTH OF CORRECTED FINAL PLATS OF BERRY CREEK RANCH FILINGS NUMBER ONE AND TWO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 33, 89°55'27" E, 977.44 FEET TO THE NORTHEAST CORNER OF LOT 93, CORRECTED FINAL PLAT OF BERRY CREEK RANCH FILING NO. 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE OF SECTION 33, S 89°55'27" E, 1717.80 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 33; THENCE NORTHERLY ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 33, N 01°15'38" E, 1359.37 FEET TO THE 1/16 CORNER; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, N 89°36'05" E, 2700.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33, SAID POINT ALSO BEING ON THE WEST LINE OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 34, S 01°13'50" W, 1271.26 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, S 89°37'44" E, 255.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BERRY CREEK RANCH FILING NO. 3, A SUBDIVISION OF EAGLE COUNTY, COLORADO; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID BERRY CREEK RANCH FILING NO. 3 THE FOLLOWING TWO COURSES: (1) S 43°50'37" W, 508.98 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF SINGLETREE ROAD; (2) WESTERLY ALONG SAID NORTHERLY R.O.W. LINE 95.00 FEET ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET AND WHOSE CHORD BEARS S 88°41'48" W, 94.53 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF BERRY CREEK RANCH FILING NO. 2, A SUBDIVISION OF EAGLE COUNTY, COLORADO; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BERRY CREEK RANCH FILING NO. 2 THE FOLLOWING FOURTEEN COURSES: (1) WESTERLY ALONG SAID NORTHERLY R.O.W. LINE 328.14 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 827.53 FEET AND WHOSE CHORD BEARS N 86°13'11" W, 294.12 FEET; (2) NORTHWESTERLY ALONG SAID NORTHERLY R.O.W. LINE N 7°14'23" W, 543.78 FEET; (3) NORTHWESTERLY ALONG SAID NORTHERLY R.O.W. LINE 144.24 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET AND WHOSE CHORD BEARS N 43°41'31" W, 138.75 FEET; (4) NORTHWESTERLY ALONG SAID NORTHERLY R.O.W. LINE 80.85 FEET ALONG AN ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 255.06 FEET AND WHOSE CHORD BEARS N 25°13'30" W, 80.51 FEET; (5) S 55°41'39" W, 192.00 FEET; (6) N 89°22'28" W, 837.06 FEET; (7) N 60°13'52" W, 450.19 FEET; (8) S 35°29'03" W, 355.00 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF WINSLOW ROAD; (9) SOUTHEASTERLY ALONG SAID NORTHERLY R.O.W. LINE S 50°51'51" E, 74.95 FEET; (10) SOUTH-EASTERLY ALONG SAID NORTHERLY R.O.W. LINE 259.46 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 349.00 FEET AND WHOSE CHORD BEARS S 25°54'52" E, 253.52 FEET; (11) SOUTHWESTERLY ALONG SAID NORTHERLY R.O.W. LINE 79.70 FEET ALONG AN ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 194.26 FEET AND WHOSE CHORD BEARS S 07°08'12" W, 79.14 FEET; (12) SOUTH-WESTERLY ALONG SAID NORTHERLY R.O.W. LINE S 18°53'24" W, 126.39 FEET; (13) N 75°16'32" W, 79.14 FEET; (14) N 65°02'08" W, 772.84 FEET TO A POINT ON THE EAST LINE OF BERRY CREEK RANCH FILING NO. 1, A SUBDIVISION OF EAGLE COUNTY, COLORADO; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EAST LINE OF SAID BERRY CREEK RANCH FILING NO. 1 THE FOLLOWING NINE COURSES: (1) N 01°23'01" E, 104.65 FEET; (2) N 88°34'08" W, 34.07 FEET; (3) N 01°25'52" E, 723.61 FEET; (4) N 68°47'28" W, 136.40 FEET; (5) N 1°15'12" W, 694.40 FEET; (6) N 7°28'26" W, 545.00 FEET; (7) N 7°03'28" W, 207.00 FEET; (8) N 89°39'28" W, 171.00 FEET; (9) N 00°04'33" E, 62.74 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 280.13 ACRES MORE OR LESS.



VICINITY MAP
SCALE: 1"=4000'



TYPICAL UTILITY & DRAINAGE EASEMENTS

NOTES:

- (1) BASIS OF BEARING = NORTH 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:

BLOCK 1	- LOT 1	- MULTI-FAMILY, 34 UNITS
	- LOT 2 THRU 54	- DUPLEX
BLOCK 2	- LOT 1 THRU 57	- DUPLEX
BLOCK 3	- LOT 1 THRU 49	- DUPLEX
BLOCK 4	- LOT 1 THRU 48	- SINGLE FAMILY
BLOCK 5	- LOT 1 THRU 57	- DUPLEX
- TRACTS A,B,C,K,L,N
TRACTS D,F,G,J
TRACTS E,M,O,P
TRACTS H,I
- *MORE FULLY DEFINED IN PROTECTIVE COVENANTS
- (6) 1632 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.

SUMMARY:

SINGLE FAMILY	- 48 LOTS, 48 UNITS	22.94 ACRES
DUPLEX	- 216 LOTS, 432 UNITS	123.80 ACRES
MULTI-FAMILY	- 1 LOT, 34 UNITS	2.28 ACRES
PARK/LANDSCAPING	- - - - -	10.76 ACRES
GOLF COURSE	- - - - -	59.41 ACRES
ROAD R.O.W.	- - - - -	29.89 ACRES
OPEN SPACE	- - - - -	31.05 ACRES
TOTAL	265 LOTS, 514 UNITS	280.13 ACRES

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 48 AT PAGE 450, BOOK 48 AT PAGE 538, BOOK 69 AT PAGE 205 AND BOOK 282 AT PAGE 983.
- (2) COLORADO UTE EASEMENT RECORDED IN BOOK 182 AT PAGE 209.

DATED THIS 13th DAY OF February, 1980 A.D.

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

BY: Neil B. Warklich
GAIL B. WARKLICH
EAGLE COUNTY MANAGER

PLANNING COMMISSION CERTIFICATE

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

NOTE:

That portion of this plat referred to as Road Maintenance Easement is governed by a document recorded Book 27, 1980 at Reception No. 195717 in Book 299 at Page 327.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATED THE SAME AS BERRY CREEK RANCH FILING NO. 4, COUNTY OF EAGLE, STATE OF COLORADO AND HEREBY DEDICATE TO THE COUNTY OF EAGLE FOR PUBLIC USE THE ROADS SHOWN HEREON INCLUDING STREETS, AVENUES, DRIVES, BOULEVARDS, LANES, COURTS AND ALLEYS, BUT RESERVING THE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES SUBJECT TO THE LIMITATIONS CONTAINED ON THIS PLAT; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO AT RECEPTION NO. 195713 Books 299 Page 323

EXECUTED THIS 15th DAY OF February, 1980 A.D.

JUNE CREEK RANCH COMPANY, A COLORADO JOINT VENTURE
P.O. BOX 1640
VAIL, COLORADO 81657

BY: Frederick D. Green
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

ATTEST:

BERRY CREEK METROPOLITAN DISTRICT,
A QUASI-MUNICIPAL CORPORATION
P.O. BOX 1640
VAIL, COLORADO 81657

BY: James R. Bartlett
JAMES R. BARTLETT, CHAIRMAN OF THE BOARD OF DIRECTORS OF BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION

STATE OF COLORADO)
COUNTY OF EAGLE) 55

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF February, 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 METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION.

MY COMMISSION EXPIRES: April 26, 1983

WITNESS MY HAND AND SEAL

Barbara J. Johnson
NOTARY PUBLIC

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO THIS 27 DAY OF Feb, 1980 A.D. FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY AND THE CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON IS HEREBY ACCEPTED; SUBJECT TO THE PROVISIONS THAT SURVIVAL 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 CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS UNTIL 50 PERCENT OF THE LOTS SHOWN HEREON HAVE BEEN SOLD TO BONAFIDE THIRD PARTY PURCHASERS.

Walter F. Grant
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: Johnette Phillips
COUNTY CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:30 O'CLOCK P.M. THIS 27 DAY OF Feb, 1980 A.D., AT RECEPTION NO. 195712 IN BOOK 299 AT PAGE NUMBER 322.

DRAWER B
CASE 2

Johnette Phillips
CLERK AND RECORDER OF EAGLE COUNTY, COLORADO

BY: Caroline G. Harder
DEPUTY

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF Dec 31, 1979 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 23 DAY OF January, 1980 A.D.

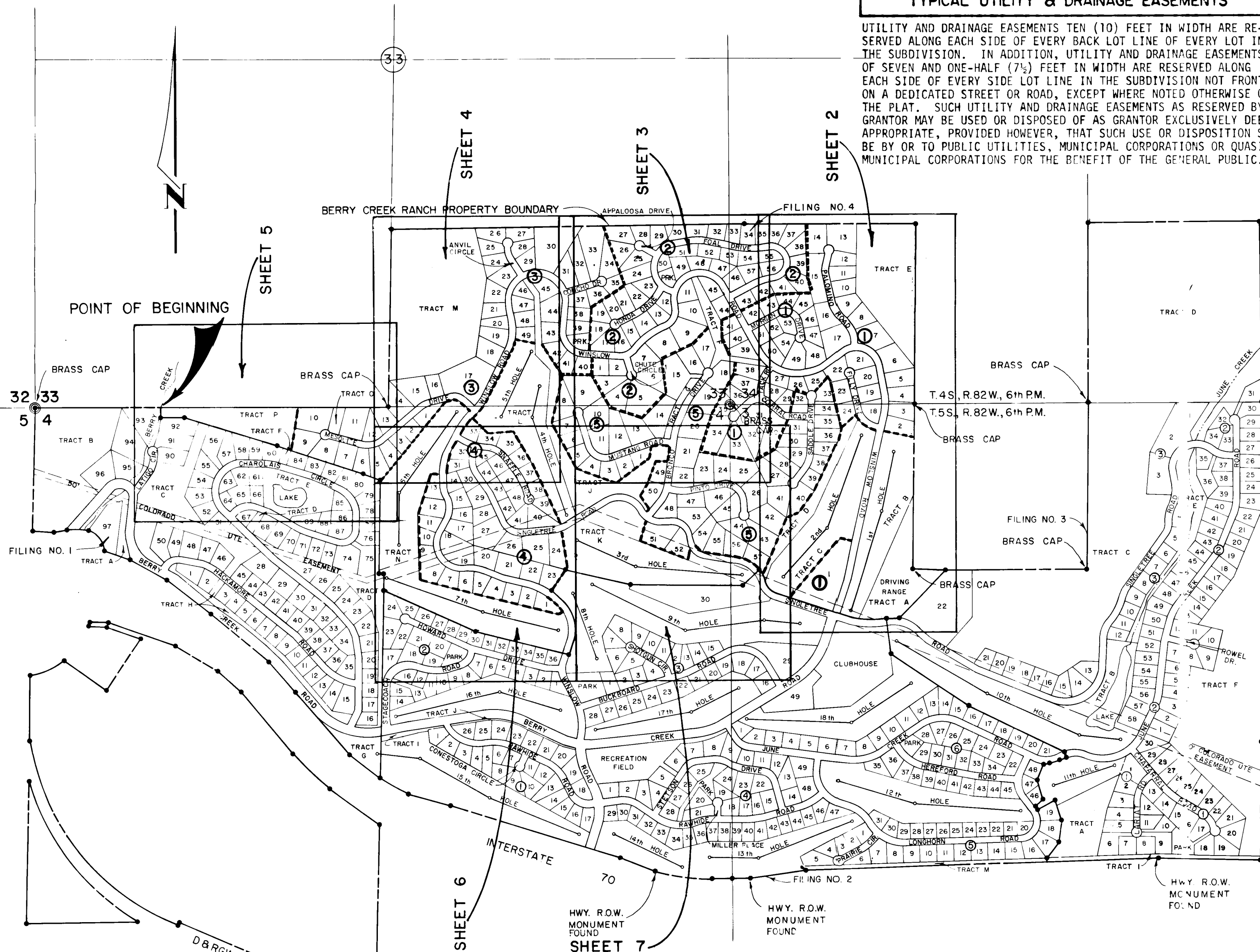
Mary E. Walker
TREASURER OF EAGLE COUNTY, COLORADO

SURVEYOR'S CERTIFICATE

I, LEROY E. TUBLER, 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. 4 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 LOCATIONS AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME AS SHOWN ON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 23rd DAY OF January, 1980 A.D.

Leroy E. Tubler
LEROY E. TUBLER, PE & LS #5447



INDEX MAP
SCALE: 1"=600'

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

SEE SHEET 7

$\Delta = 18^{\circ}09'41''$
 $R = 255.06'$
 $L = 144.24'$
 $CH = N43^{\circ}41'31''W$
 $138.75'$

$\Delta = 55^{\circ}05'43''$
 $R = 150.00'$
 $L = 144.24'$
 $CH = N43^{\circ}41'31''W$
 $138.75'$

SEE SHEET 3

BERRY CREEK RANCH FILING NO. 2

$\Delta = 19^{\circ}47'35''$
 $R = 275.00'$
 $L = 95.00'$
 $CH = S88^{\circ}41'48''W$
 $94.53'$

BERRY CREEK RANCH FILING NO. 3

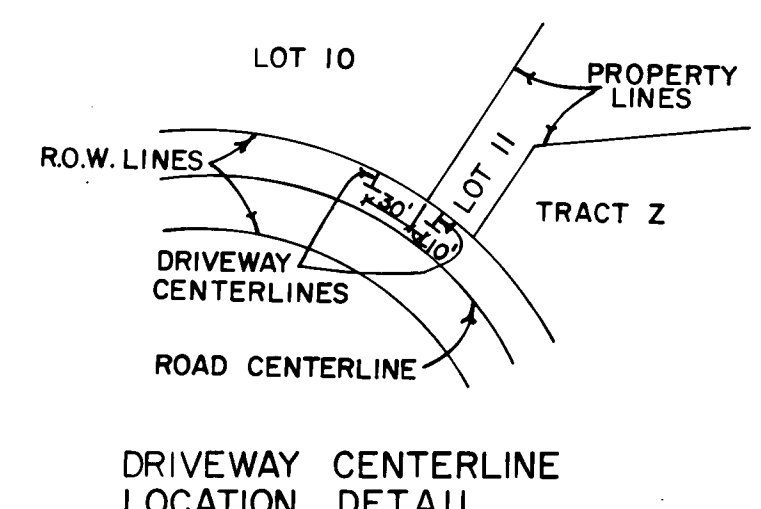


TABLE OF CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	873.98	5°53'42"	82.92	S152°20'16"W 89.89
2	550.00	23°46'23"	228.20	S00°30'13"W 228.67
3	170.00	116°57'21"	347.01	S69°51'37"E 289.82
4	350.00	100°10'3"	611.89	S78°15'16"E 536.88
5	158.21	63°34'47"	175.56	S45°06'12"E 166.69
6	225.00	42°16'27"	166.01	S24°38'19"E 162.27
7	212.13	34°4'19"	126.15	S28°44'23"E 124.29
8	225.00	25°7'32"	98.67	S00°51'32"W 97.87
9	229.70	31°36'4"	126.69	N19°58'10"E 125.08
10	120.00	41°37'16"	87.17	N67°28'49"W 85.26
11	225.00	35°5'44"	137.82	N19°17'24"E 135.87
12	105.00	109°8'2"	200.00	N63°36'14"W 171.10
13	410.10	22°42'40"	160.17	S73°01'04"W 159.15
14	120.00	182°30'0"	382.23	S07°02'35"E 239.94
15	575.00	5°59'57"	60.20	N08°22'59"W 60.18
16	195.00	36°13'34"	123.43	N29°29'44"W 121.25
17	195.00	38°31'37"	131.12	N66°52'20"W 128.67
18	200.00	5°1'56"	17.57	N10°54'20"E 17.56
19	325.00	29°0'42"	164.56	S68°34'06"W 162.81
20	325.00	31°43'59"	180.00	N81°03'33"W 177.71
21	50.00	58°25'2"	50.98	N87°46'02"E 48.80
22	50.00	27°5'48"	23.65	N49°00'37"E 23.43
23	50.00	40°29'56"	35.34	N119°42'45"E 34.61

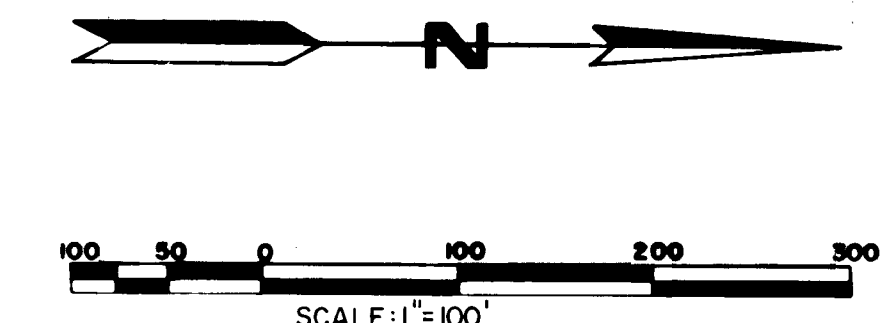
TABLE OF CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
24	130.00	38°35'58"	87.62	N28°20'42"W 85.97
25	185.10	42°31'27"	30.41	N82°56'41"E 30.40
26	145.00	30°26'13"	77.03	N68°39'18"E 76.13
27	145.00	22°34'51"	57.15	N11°39'55"E 56.78
28	145.00	23°40'46"	59.93	N5°42'28"W 59.50
29	550.00	3°53'45"	37.40	S83°39'18"W 37.39
30	325.00	2°24'3"	13.62	S52°51'43"W 13.82
31	183.21	4°36'9"	14.72	S18°36'54"E 14.71
32	50.00	61°9'27"	53.37	N16°06'28"E 50.87
33	525.00	13°16'25"	121.63	S04°44'45"E 121.35
34	145.00	99°34'10"	231.98	S61°10'02"E 221.45
35	375.00	8°24'11"	54.78	N55°50'47"E 54.73
36	204.70	13°27'24"	49.08	N105°31'52"E 47.97
37	165.00	30°28'47"	87.78	N61°52'35"W 86.74
38	50.00	46°59'39"	41.01	S39°21'00"W 39.87
39	250.00	6°32'40"	28.55	N33°33'57"E 28.54
40	250.00	24°30'45"	106.96	N18°02'15"E 106.14
41	250.00	4°2'20"	17.62	N03°48'43"E 17.62
42	50.00	300°0'0"	261.80	---
43	50.00	270°0'0"	235.62	---
44	140.00	86°13'50"	210.70	N89°45'06"W 191.37
45	130.00	48°28'52"	110.00	N71°53'37"W 106.75
46	145.00	17°23'11"	44.90	N60°21'17"E 44.83
47	50.00	146°23'45"	127.79	S00°04'51"E 127.77
48	627.53	29°23'43"	278.14	N89°30'09"W 278.12
49	627.53	04°33'55"	50.00	N73°31'20"W 48.99
50	256.06	11°27'23"	51.00	N21°52'21"W 50.88
51	255.06	08°59'08"	40.00	N32°05'36"W 39.95
52	36.00	83°24'52"	52.41	N50°45'18"E 47.40
53	36.00	50°30'19"	31.73	S62°17'07"E 30.73

NOTE:
 The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 13 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 3-27-1980 at Reception No. 15377 in Book 299 at Page 327.



BERRY CREEK RANCH FILING NO. 4

SHEET 2 OF 7

SEE SHEET 4

NOTE:
That portion of this plat referred to as Road Maintenance Easement is governed by a document recorded 3-22-77, 1980 at Reception No. 195 917 in Book 299 at Page 727.

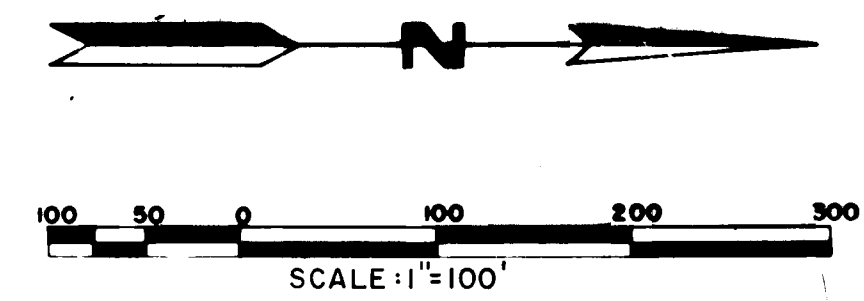
NOTE:
The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 13 sheets on file with the County of Eagle, State of Colorado.

SEE SHEET 7

SEE SHEET 2

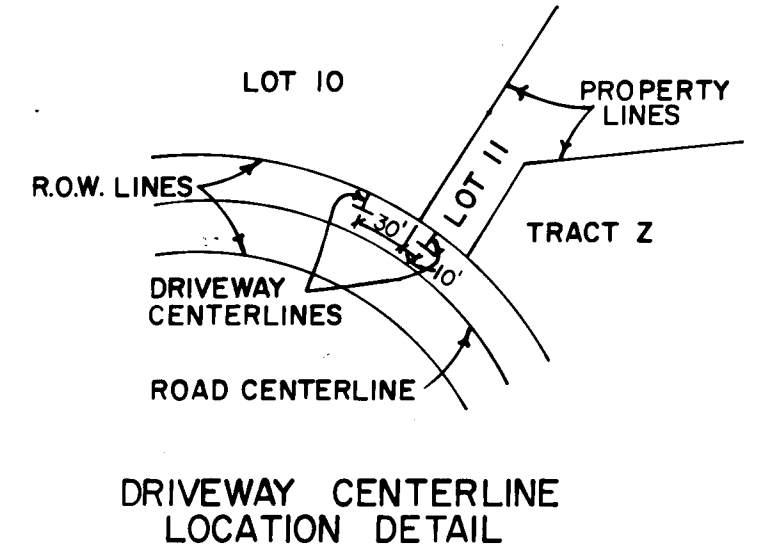
TABLE OF CURVE DATA

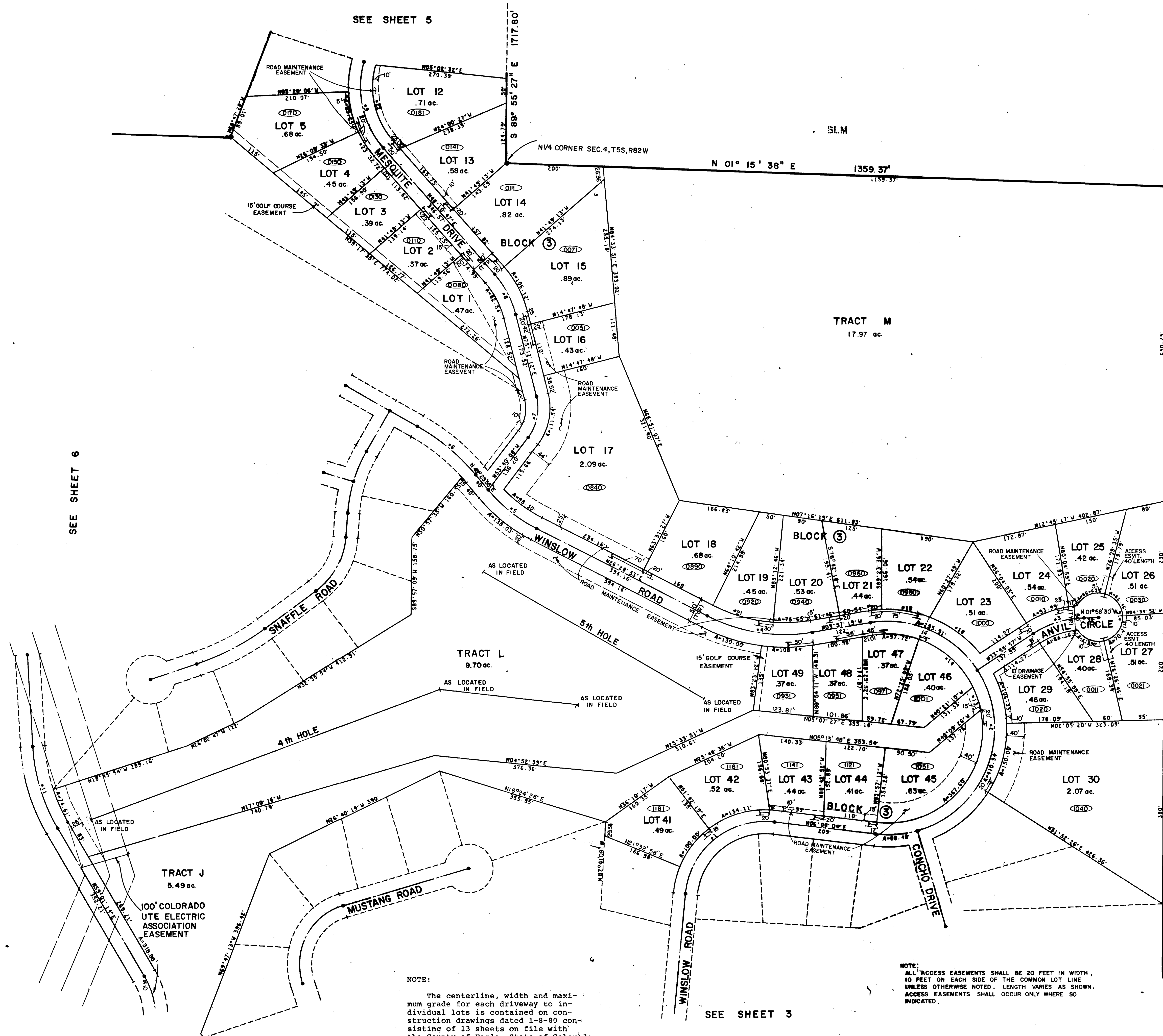
NO.	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DISTANCE
1	350.00	100° 10' 3"	611.83	N78° 15' 17" W	536.89
2	195.00	161° 12' 14"	548.64	N71° 15' 38" E	384.76
3	120.00	73° 11' 12"	153.28	N27° 13' 07" E	143.07
4	620.00	23° 58' 23"	259.41	N51° 49' 31" E	257.52
5	170.58	54° 49' 24"	163.44	N67° 15' 02" E	152.06
6	165.00	51° 28' 19"	263.42	S39° 36' 05" E	234.32
7	220.00	23° 02' 35"	88.48	N02° 23' 14" W	87.86
8	189.74	158° 44' 19"	525.63	N01° 39' 58" E	372.97
9	340.00	20° 1' 33"	118.84	S88° 57' 06" E	118.23
10	575.00	19° 21' 16"	194.23	S88° 36' 57" E	193.31
11	120.00	182° 30' 0"	382.23	S07° 02' 35" E	239.94
12	410.10	22° 22' 40"	160.17	S73° 01' 04" W	159.15
13	469.83	28° 7' 16"	230.60	N49° 00' 17" E	228.28
14	125.00	109° 8' 2"	200.20	N63° 36' 14" W	171.10
15	229.70	31° 36' 4"	126.63	S19° 58' 10" W	125.08
16	140.00	86° 13' 50"	210.70	S89° 45' 06" E	191.37
17	326.98	14° 30' 52"	79.55	S15° 22' 33" W	79.32
18	359.00	14° 40' 34"	89.53	S30° 08' 17" W	89.40
19	125.00	27° 11' 33"	49.83	S84° 21' 21" W	49.36
20	125.00	92° 1' 51"	200.78	S63° 13' 29" W	179.88
21	130.00	22° 2' 13"	50.90	S72° 50' 51" W	49.69
22	385.10	4° 31' 27"	30.41	N81° 56' 41" E	30.40
23	145.00	30° 26' 13"	77.03	N68° 59' 8" E	76.13
24	435.10	3° 1' 40"	22.99	S63° 20' 35" W	22.99
25	435.10	19° 41' 0"	146.94	S74° 31' 55" W	146.25
26	95.00	79° 55' 40"	132.53	S44° 14' 35" W	122.04
27	609.00	1° 12' 38"	12.68	S80° 50' 55" E	39.99
28	609.00	3° 49' 11"	40.00	S80° 50' 55" E	39.99
29	315.00	5° 48' 48"	30.10	S81° 40' 34" E	30.09
30	220.00	18° 13' 50"	70.00	S27° 56' 14" W	69.71
31	220.00	38° 1' 55"	150.00	N86° 57' 14" W	147.11
32	220.00	31° 15' 8"	120.00	N51° 47' 43" W	118.52
33	220.00	3° 15' 54"	30.71	N32° 10' 12" W	30.69
34	550.00	11° 43' 49"	112.60	N88° 51' 56" W	112.41
35	550.00	3° 43' 42"	35.79	N80° 48' 11" W	35.78
36	214.74	8° 0' 15"	30.00	S77° 02' 00" W	29.98
37	214.74	36° 22' 16"	136.32	S54° 50' 44" W	34.04
38	50.00	54° 39' 40"	47.70	S40° 08' 52" W	45.91
39	50.00	64° 22' 33"	56.13	S37° 50' 15" E	33.27
40	214.74	13° 20' 26"	50.00	S16° 37' 09" W	48.89
41	444.83	14° 5' 28"	109.40	S41° 48' 06" W	109.12
42	444.83	14° 13' 6"	110.39	S55° 27' 27" W	110.10
43	50.00	92° 9' 4"	45.51	S30° 16' 08" W	45.96
44	50.00	82° 55' 9"	46.18	S22° 15' 58" E	44.86
45	50.00	46° 9' 11"	40.28	S71° 48' 08" E	39.16
46	484.93	3° 28' 25"	39.00	N61° 19' 42" E	30.00
47	214.74	16° 20' 32"	61.25	S69° 54' 28" E	61.04
48	220.00	15° 8' 48"	58.16	S01° 48' 05" E	57.99
49	95.00	20° 36' 0"	34.16	S59° 30' 43" W	33.97
50	214.74	4° 53' 11"	54.97	S61° 22' 12" W	54.96
51	645.00	11° 5' 41"	24.39	S53° 22' 52" W	124.70
52	645.00	7° 59' 41"	90.00	S43° 50' 11" W	89.93
53	145.58	54° 49' 24"	139.30	S67° 15' 02" W	134.04
54	140.00	12° 16' 40"	30.20	N00° 00' 16" W	29.94
55	50.00	45° 14' 33"	39.48	N00° 47' 24" W	38.46
56	50.00	50° 34' 47"	44.14	N48° 42' 05" W	42.72
57	50.00	57° 17' 45"	50.00	S77° 21' 41" W	47.94
58	50.00	35° 37' 20"	31.09	S30° 54' 09" W	30.99
59	50.00	300° 0' 0"	461.80		
60	50.00	300° 0' 0"	461.80		
61	50.00	50° 15' 34"	43.87	N89° 45' 10" E	42.48
62	50.00	63° 7' 49"	58.09	S33° 32' 38" E	52.35
63	165.00	15° 15' 44"	44.00	S77° 48' 53" W	43.87
64	254.70	12° 55' 3"	57.42	S10° 37' 39" W	57.30
65	375.00	10° 3' 35"	65.84	S45° 22' 39" E	65.76
66	170.00	13° 31' 32"	40.13	N72° 10' 16" E	40.04
67	595.00	3° 54' 2"	40.50	N41° 47' 21" E	40.50
68	50.00	49° 59' 38"	43.50	N51° 49' 07" W	42.14
69	50.00	57° 3' 49"	49.80	N01° 38' 07" E	47.76
70	50.00	49° 1' 17"	42.78	S19° 00' 19" E	41.49
71	50.00	37° 45' 14"	32.95	S24° 22' 57" W	32.35
72	195.58	14° 1' 32"	47.39	N67° 37' 58" E	47.87
73	190.00	16° 53' 14"	56.00	S76° 53' 39" E	55.80
74	50.00	26° 27' 15"	23.09	N53° 25' 34" W	22.88
75	50.00	21° 18' 45"	19.60	S11° 52' 02" E	18.49
76	130.00	13° 58' 13"	31.70	N89° 01' 59" E	31.62
77	130.00	13° 13' 40"	30.00	S77° 22' 15" W	29.93
78	100.00	25° 46' 59"	45.00	S83° 39' 04" W	44.62
79	50.00	60° 0' 0"	52.36	S47° 12' 34" E	50.00
80	150.00	22° 56' 53"	60.08	S28° 41' 01" E	59.68
81	50.00	57° 17' 45"	50.00	N58° 46' 54" E	47.94
82	50.00	49° 01' 17"	42.78	S68° 01' 38" E	41.49
83	50.00	57° 17' 45"	50.00	S27° 26' 11" W	47.94
84	50.00	57° 17' 45"	50.00	S84° 43' 56" W	47.94



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.

BERRY CREEK RANCH FILING NO. 4

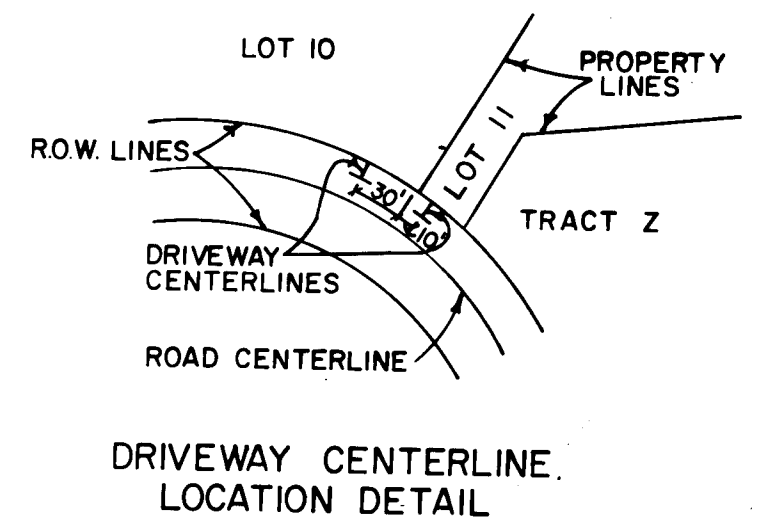




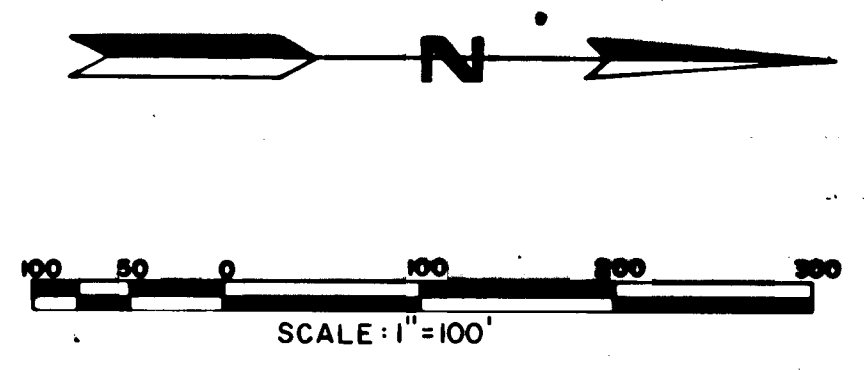
N.E. CORNER, S.E. 1/4, S.W. 1/4, SEC. 33, T4S, R82 W

TABLE OF CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	BEARING & DISTANCE
1	165.00	31° 28' 13"	263.42	5.39° 56' 06" E	236.36'
2	220.00	196° 5' 23"	732.93	N 89° 00' 22" E	435.65'
3	199.24	31° 57' 27"	111.13	S 17° 07' 13" E	109.69'
4	350.00	36° 25' 52"	222.54	N 08° 16' 37" E	218.81'
5	320.00	22° 55' 22"	128.03	N 37° 06' 14" E	127.17'
6	443.14	20° 20' 39"	157.35	N 39° 13' 36" E	156.82'
7	100.00	51° 7' 40"	89.23	S 79° 13' 08" E	86.30'
8	200.00	27° 1' 24"	94.33	N 81° 41' 29" E	83.46'
9	190.00	57° 8' 23"	189.48	N 76° 44' 06" E	181.72'
10	175.00	51° 22' 30"	279.05	N 76° 17' 31" W	280.43'
11	375.00	27° 3' 18"	177.08	N 72° 52' 52" E	176.43'
12	190.00	3° 59' 10"	13.22	S 04° 08' 29" W	13.23'
13	155.00	14° 41' 29"	50.00	N 70° 48' 45" E	49.89'
14	195.00	44° 40' 29"	152.05	N 41° 08' 46" E	148.27'
15	418.14	2° 3' 19"	15.00	N 48° 22' 15" E	15.00'
16	50.00	239° 53' 35"	261.71		
17	224.24	4° 28' 54"	17.54	S 07° 40' 35" E	17.84'
18	245.00	30° 24' 7"	130.00	S 35° 00' 36" W	129.48'
19	245.00	23° 23' 10"	100.00	S 08° 08' 58" W	99.31'
20	245.00	6° 22' 42"	27.27	S 06° 46' 56" E	27.26'
21	325.00	22° 55' 6"	130.00	S 35° 01' 00" W	129.14'
22	165.00	57° 8' 23"	164.55	S 78° 44' 06" W	167.62'
23	215.00	15° 39' 39"	59.17	N 66° 00' 37" E	69.09'



NOTE:
That portion of this plat referred to as Road Maintenance Easement is governed by a document recorded July 27, 1980 at Reception No. 177 in Book 299 at Page 327.



BERRY CREEK RANCH
FILING NO. 4

SEE SHEET 6

SEE SHEET 5

SEE SHEET 3

NOTE:
The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 13 sheets on file with the County of Eagle, State of Colorado.

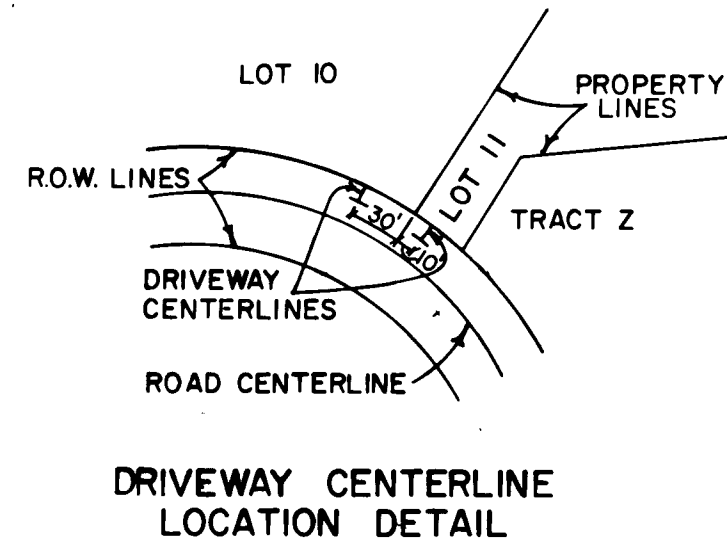
NOTE:
ALL ACCESS EASEMENTS SHALL BE 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE COMMON LOT LINE UNLESS OTHERWISE NOTED. LENGTH VARIES AS SHOWN. ACCESS EASEMENTS SHALL OCCUR ONLY WHERE SO INDICATED.

BERRY CREEK RANCH
FILING NO. 1

BERRY CREEK RANCH
FILING NO. 2

EASEMENT DATA	
A	S 72° 35' 35" E 314.78'
B	S 72° 35' 35" E 335.15'
C	S 21° 46' 11" W 142.19'
D	S 73° 30' 10" W 20.00'
E	Δ = 102° 51' 14"
	R = 70.00'
	L = 125.66'
	T = 87.77'
F	CH = S 40° 33' 02" E 109.45'
G	N 83° 42' 59" E 104.61'
H	S 56° 04' 46" E 62.71'
I	N 74° 27' 14" E 387.3'
J	N 43° 10' 11" E 27.73'
K	N 43° 10' 11" E 115.83'
L	S 75° 44' 38" E 48.44'
M	S 70° 02' 20" E 44.11'
N	S 28° 26' 40" E 85.76'
O	S 28° 26' 40" E 113.00'
P	S 28° 26' 40" E 33.97'
Q	S 28° 26' 40" E 34.45'
R	S 22° 39' 20" E 105.04'
S	S 22° 39' 20" E 104.32'
T	S 32° 32' 22" E 49.55'
U	S 32° 32' 22" E 58.29'
V	S 32° 32' 22" E 21.61'
W	S 32° 32' 22" E 21.33'
X	S 72° 32' 03" E 95.58'
Y	S 72° 32' 03" E 100.96'
Z	S 61° 38' 53" E 72.83'
AA	S 61° 38' 53" E 65.34'
BB	S 61° 38' 53" E 28.19'
CC	S 74° 31' 26" E 53.22'
DD	N 75° 05' 11" E 86.23'
EE	N 75° 05' 11" E 40.62'
FF	N 75° 05' 11" E 49.60'
GG	N 48° 27' 13" E 125.62'
HH	N 46° 27' 13" E 127.51'

TABLE OF CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	169.26	23° 30' 22"	69.44	N 07° 08' 12" E 68.95'
2	34.00	42° 35' 46"	240.87	N 28° 54' 51" W 230.56'
3	563.38	29° 47' 17"	232.30	N 62° 06' 22" W 238.81'
4	425.00	10° 48' 58"	80.23	N 71° 36' 32" W 80.11'
5	250.00	28° 43' 5"	123.85	N 80° 22' 36" W 122.58'
6	190.00	123° 35' 36"	409.85	N 32° 46' 20" W 354.88'
7	200.00	52° 32' 3"	183.38	N 02° 45' 23" E 177.02'
8	200.00	22° 15' 19"	77.63	N 12° 23' 02" W 77.19'
9	375.00	30° 18' 39"	198.38	N 15° 52' 57" E 184.07'
10	443.14	20° 20' 39"	157.35	N 38° 13' 36" E 156.52'
11	511.42	17° 46' 52"	158.71	S 28° 10' 40" E 158.07'
12	151.08	49° 25' 4"	130.30	S 61° 48' 47" E 126.30'
13	300.00	25° 32' 37"	133.75	S 73° 43' 01" E 132.84'
14	375.00	27° 3' 18"	177.08	N 72° 38' 02" E 175.43'
15	160.00	69° 43' 27"	124.71	S 59° 03' 44" E 122.91'
16	414.48	11° 1' 29"	79.75	S 29° 42' 48" E 79.82'
17	180.00	51° 19' 54"	161.26	S 09° 35' 33" E 155.92'
18	190.00	51° 7' 40"	89.23	S 79° 13' 58" E 86.30'
19	144.26	23° 30' 22"	59.13	S 07° 08' 12" W 58.77'
20	290.00	23° 11' 46"	121.05	S 30° 56' 52" E 120.22'
21	538.38	17° 1' 2"	159.40	S 39° 43' 15" E 159.31'
22	450.00	10° 48' 58"	84.95	S 71° 36' 32" E 84.82'
23	225.00	9° 50' 36"	38.65	S 89° 38' 51" E 38.61'
24	215.00	7° 34' 23"	28.42	N 89° 13' 03" E 28.40'
25	215.00	34° 17' 14"	128.66	S 12° 06' 12" E 126.75'
26	215.00	23° 59' 3"	90.00	S 17° 01' 56" W 89.34'
27	175.00	13° 5' 46"	40.00	S 22° 28' 35" W 39.91'
28	175.00	38° 26' 23"	120.46	S 03° 47' 30" E 118.10'
29	490.00	3° 9' 5"	22.00	S 00° 19' 10" W 22.00'
30	275.00	8° 9' 49"	43.78	N 89° 09' 14" W 43.94'
31	225.00	10° 11' 9"	40.00	N 23° 55' 53" E 39.95'
32	350.00	20° 4' 39"	122.65	N 08° 46' 57" E 122.02'
33	195.00	7° 5' 29"	22.40	N 89° 37' 17" E 22.88'
34	225.00	11° 10' 47"	40.00	S 10° 31' 00" W 39.94'
35	155.00	15° 26' 38"	41.78	N 27° 30' 12" W 41.65'
36	50.00	50° 31' 17"	44.09	S 64° 36' 22" E 42.67'
37	486.42	4° 7' 22"	35.00	S 21° 21' 05" E 34.99'
38	126.09	9° 5' 21"	20.00	S 41° 36' 57" E 19.98'
39	325.00	8° 11' 1"	46.42	S 82° 23' 50" E 46.38'
40	59.00	390° 0' 0"	461.80	N 65° 30' 05" E 41.63'
41	50.00	48° 11' 48"	42.53	N 65° 30' 05" E 41.63'
42	50.00	55° 29' 39"	48.43	N 13° 09' 22" E 46.96'
43	50.00	64° 41' 57"	56.46	N 48° 56' 26" W 53.51'
44	536.42	2° 57' 21"	27.67	N 20° 46' 05" W 27.67'
45	176.08	15° 18' 24"	47.04	N 78° 50' 08" W 46.90'
46	275.00	7° 59' 33"	38.36	N 82° 29' 34" W 38.33'
47	325.00	08° 32' 11"	48.42	S 65° 12' 49" E 48.38'
48	400.00	07° 39' 43"	53.49	N 82° 14' 41" E 53.45'



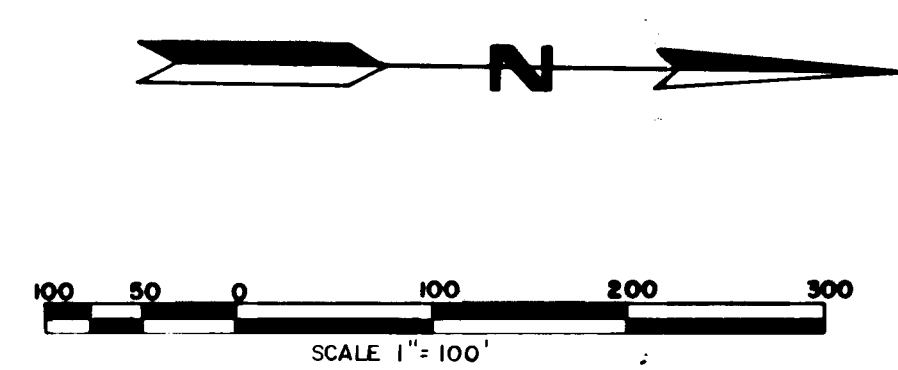
BERRY CREEK RANCH
FILING NO. 2

BERRY CREEK RANCH
FILING NO. 4

NOTE:
The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 13 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 3-2-97, 1980 at Reception No. 175777 in Book 299 at Page 327.



SEE SHEET 7

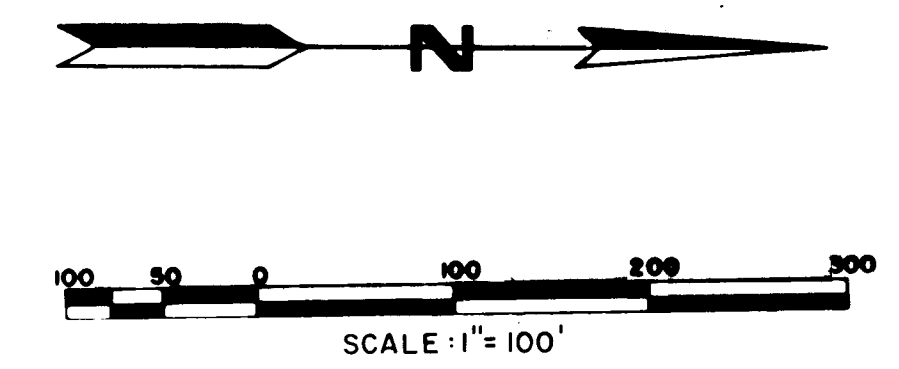
SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

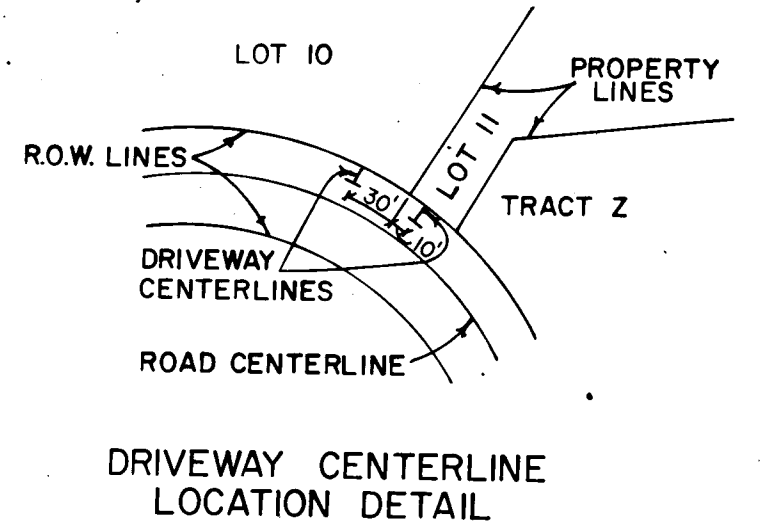
TABLE OF CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	230.06	46°39'54"	187.38	N 57°38'18" E 182.24'
2	135.00	71°43'38"	169.00	S 45°06'26" E 158.18'
3	120.00	83°16'32"	174.41	S 60°02'52" E 159.44'
4	150.00	62°54'52"	164.71	S 61°05'42" E 158.55'
5	175.00	51°22'30"	279.09	S 78°07'31" E 280.43'
6	375.00	27°3'18"	177.08	N 72°52'52" E 176.43'
7	150.00	20°46'10"	54.37	N 39°09'21" W 54.05'
8	305.00	11°40'26"	168.61	S 23°47'20" W 166.44'
9	305.00	9°17'33"	49.47	N 12°35'54" E 49.41'
10	105.00	27°11'33"	49.83	N 84°21'21" E 49.26'
11	313.58	27°50'28"	152.38	N 88°40'35" W 150.88'
12	125.00	39°6'1"	216.20	N 61°02'46" W 190.24'
13	255.06	9°30'15"	42.31	N 76°13'08" W 42.26'
14	110.00	10°25'3"	20.00	N 76°45'44" W 19.97'
15	145.00	70°26'0"	178.25	N 44°27'57" W 167.23'
16	145.00	12°50'32"	32.50	N 86°06'52" W 32.43'
17	125.00	9°13'57"	20.14	N 36°15'05" W 20.18'
18	80.00	27°11'33"	37.97	N 84°21'22" E 37.81'
19	330.00	4°56'52"	28.50	N 102°26'34" E 28.49'
20	150.00	17°14'39"	45.15	S 88°01'32" W 44.88'
21	50.00	300°0'0"	261.80	
22	50.00	38°55'22"	33.97	N 48°29'03" E 33.32'
23	50.00	58°42'18"	51.23	N 00°40'16" E 49.02'
24	50.00	32°48'51"	28.64	N 48°05'21" W 28.25'



EASEMENT DATA

II	N 46°27'13" E	99.29'
JJ	N 46°27'13" E	101.37'
KK	N 74°04'26" E	170.83'
LL	N 74°04'26" E	180.70'
MM	S 78°05'57" E	410.95'
NN	S 78°05'57" E	399.95'
OO	S 64°57'42" E	198.69'
PP	S 64°57'42" E	196.09'
QQ	S 64°50'17" E	170.99'
RR	S 64°50'17" E	158.70'
SS	S 64°50'17" E	63.02'
TT	S 64°50'17" E	51.39'
UU	S 64°27'21" E	123.04'
VV	S 64°27'21" E	123.67'
WW	Δ = 74°27'07"	
	R = 90.00'	
	L = 116.95'	
	T = 68.38'	
	CH S 22°21'38" E	108.85'
XX	Δ = 77°47'37"	
	R = 109.80'	
	L = 149.09'	
	T = 88.59'	
	CH N 22°17'20" W	137.86'
YY	S 24°25'05" W	42.01'
ZZ	S 24°25'05" W	50.42'



NOTE:
That portion of this plat referred to as Road Maintenance Easement is governed by a document recorded 7-27-1980 at Reception No. 792717 in Book 299 at Page 327.

NOTE:
The centerline, width and maximum grade for each driveway to individual lots is contained on construction drawings dated 1-8-80 consisting of 13 sheets on file with the County of Eagle, State of Colorado.

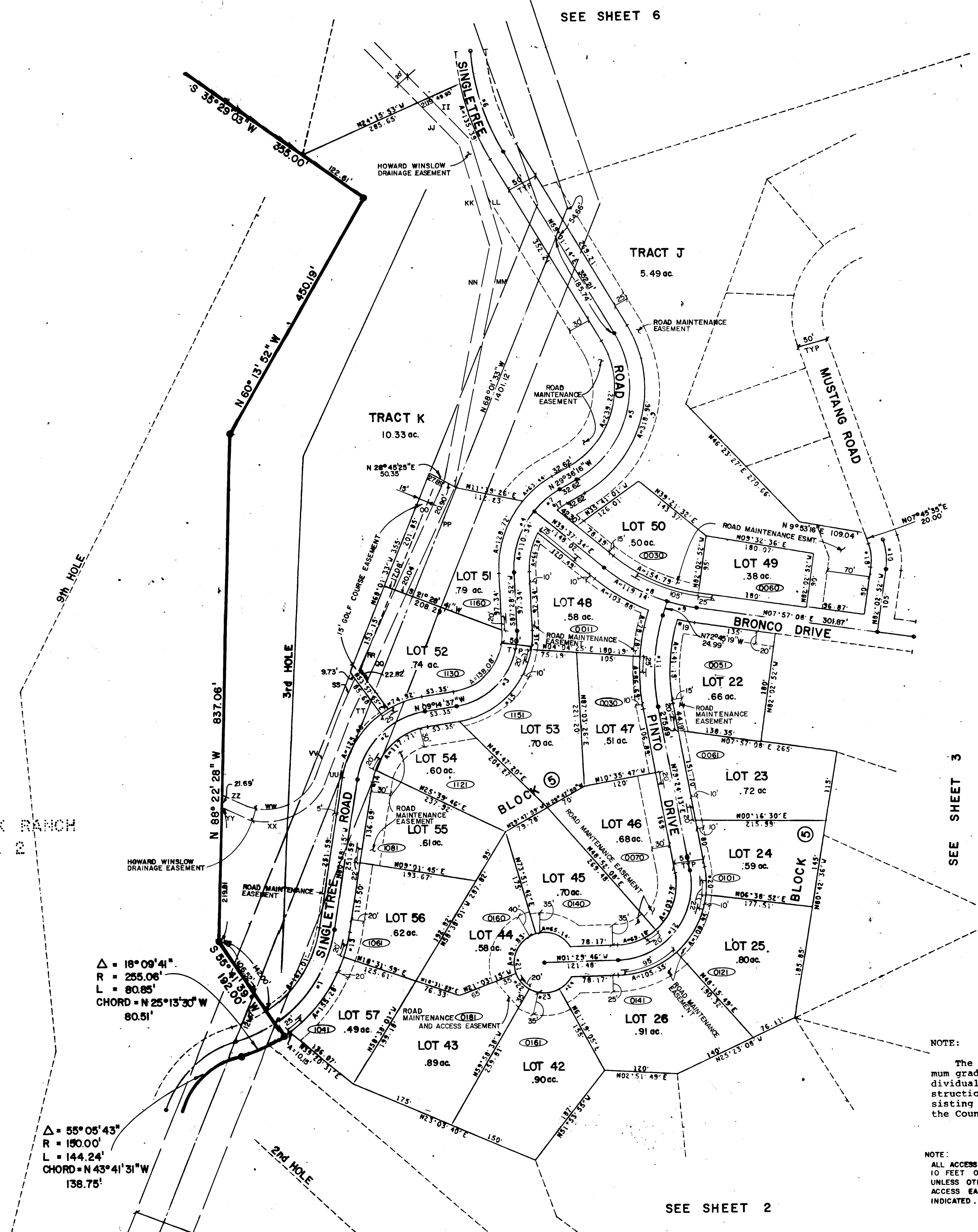
NOTE:
ALL ACCESS EASEMENTS SHALL BE 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE COMMON LOT LINE UNLESS OTHERWISE NOTED. LENGTH VARIES AS SHOWN. ACCESS EASEMENTS SHALL OCCUR ONLY, WHERE SO INDICATED.

BERRY CREEK RANCH FILING NO. 2

Δ = 18°09'41"
R = 255.06'
L = 80.85'
CHORD = N 25°13'30" W 80.51'

Δ = 55°05'43"
R = 190.00'
L = 144.24'
CHORD = N 43°41'31" W 138.75'

EXISTING 100' COLORADO UTE ELECTRIC ASSOCIATION EASEMENT



SEE SHEET 2

SEE SHEET 3

BERRY CREEK RANCH FILING NO. 4