

## CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Eagle County, Colorado and Wells Fargo Bank West, N.A., being the owner in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

Tract D, BERRY CREEK / MILLER RANCH PLANNED UNIT DEVELOPMENT, according to the Final Plat thereof as recorded June 25, 2002 at Reception No. 799649 in the Office of the Clerk and Recorder, Eagle County, Colorado.

containing 31,494 acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this Final Plat under the name and style of MILLER RANCH, A Resubdivision of Tract D, Berry Creek / Miller Ranch PUD, a subdivision in the County of Eagle; and does hereby 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 created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; 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 1<sup>st</sup> day of November, A.D., 2002.

Owner, Wells Fargo Bank West, N.A.  
Chairman, Board of County Commissioners

Eagle County, Colorado

P.O. Box 850  
Eagle, CO 81631

STATE OF COLORADO }  
COUNTY OF EAGLE } SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 1<sup>st</sup> day of November, A.D., 2002 by Eagle County.

My Commission expires: 1-8-06

Witness my hand and official seal.



Janice K. Seinfeld  
NOTARY PUBLIC

Mortgagee: Wells Fargo Bank West, N.A.  
C. William Burns Jr., CEO

Wells Fargo Bank West, N.A.  
1000 14th Street, Suite 1000  
Eagle, CO 81631

STATE OF COLORADO }  
COUNTY OF EAGLE } SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 1<sup>st</sup> day of November, A.D., 2002 by Wells Fargo Bank West, N.A.

My Commission expires: 9-1-06

Witness my hand and official seal.

(SEAL)

BRENDA WELKER  
NOTARY PUBLIC  
STATE OF COLORADO

## COUNTY COMMISSIONERS' CERTIFICATE

This Plat approved by the Board of County Commissioners of Eagle County, Colorado this 1<sup>st</sup> day of November, A.D., 2002, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown herein; subject to the provision that approval in no way obligates Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown herein are such that a building permit, sewage disposal permit or any other required permit shall be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, 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 subdivider and not the County of Eagle.

Chairman, Board of County Commissioners  
Eagle County, Colorado

Witness my hand and seal of the County of Eagle

John J. Hunsaker  
Clerk to the Board of County Commissioners



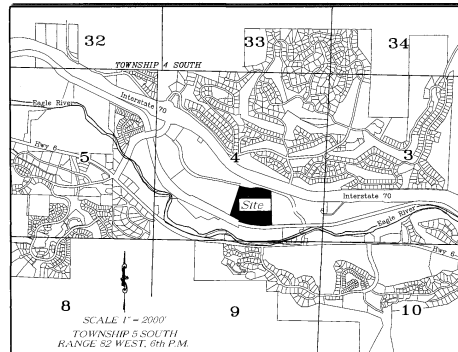
## Title Certificate

LAW TITLE GUARANTEE CO. does hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in Eagle County, Colorado, free and clear of all liens, taxes and encumbrances, except as follows:

DEED OF TRUST IN FAVOR OF WELLS FARGO BANK WEST, N.A. AS RECORDED SEPTEMBER 13, 2002 AT RECEPTION NO. 807107

Dated this 17<sup>th</sup> day of DECEMBER, A.D., 2002.

AGENT Wells Fargo Bank



## NOTES:

1) The purpose of this Final Plat is to (i) create various Lots, Parcels, Open Space and Rights of Way, as listed in the Land Use Summary pursuant to Eagle County Land Use Regulations and Colorado Revised Statutes concerning the subdivision of Land to be recorded with the Eagle County Clerk and Recorder pursuant to C.R.S. 36-35-100 such that each Lot, Block, Tract, Open Space or Right-of-Way may be uniquely described with reference to this Final Plat (ii) create various Easements for the purposes described hereon.

2) BASIS OF BEARING: S 87°14'24" W For the south line of Tract D between found 1 1/2" Aluminum Cap Monuments as shown and further described herein on Sheet 2.

3) SURVEY DATE: September 2002.

4) Record Easements and Rights-of-Way shown on this Plat were derived from ALTA Title Commitment order No. V0276437-2, dated 7-24-2002 provided by Land Title Guarantee Company. Pertaining to said Title Commitment, Schedule B, Section 2; the property herein is subject to the following:  
- Berry Creek / Miller Ranch plat, Reception No. 799649  
- KN Energy Reception No. 718785  
- KN Energy Reception No. 761419  
- Holy Cross Electric Book 667, Page 636  
- Upper Eagle Regional Water Authority, Reception No. 731114  
- Eagle River Water and Sanitation, Reception No. 731115  
- Eagle River Water and Sanitation, Reception No. 716419  
All as depicted on Sheet 7 hereon.

5) Eagle County, hereby dedicates the following perpetual, non-exclusive easements and rights-of-way:

a) Utility and Drainage Easements on, over, across and through those areas designated hereon as "Utility and Drainage Easement" and as "Public Right-of-Way" for the purpose of (i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto, (ii) storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to sewers, gutters, ditches, culverts, together with a perpetual right of ingress and egress thereto.

b) Utility Easements on, over, under, above, across and through those areas designated hereon as "Utility Easement" and as "Public Right-of-Way" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto.

c) Snow Storage Easements on, over, under, above, across and through those areas designated hereon as "Snow Storage Easement" for the purposes of disposal and storage of snow from road rights-of-way, together with a perpetual right of ingress and egress thereto.

6) 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 hereon.

7) The lots shown hereon are subject to the terms, conditions and provisions of the P.U.D. control document for Berry Creek/Miller Ranch Planned Unit Development recorded March 22, 2002 at Reception No. 789801.

8) The lots and parcels created by this plat are subject to applicable easements and restrictive plat notes shown on the plat for the Berry Creek/Miller Ranch Planned Unit Development recorded on 25 June 2002 at Reception No. 789849.

## FINAL PLAT

# MILLER RANCH

## A Resubdivision of Tract D, Berry Creek / Miller Ranch PUD

### County of Eagle, State of Colorado

## LAND USE SUMMARY

PARCEL	AREA	LAND USE	ADDRESS
LOT 81A	0.048 ACRES	1 DUPLEX UNIT	0015 RED BARN
LOT 81B	0.069 ACRES	1 DUPLEX UNIT	0016 RED BARN
LOT 82	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0018 RED BARN
LOT 83	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0020 RED BARN
LOT 84	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0021 RED BARN
LOT 85	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0041 RED BARN
LOT 86A	0.048 ACRES	1 DUPLEX UNIT	0046 RED BARN
LOT 86B	0.066 ACRES	1 DUPLEX UNIT	0053 RED BARN
LOT 87A	0.048 ACRES	1 DUPLEX UNIT	0077 RED BARN
LOT 87B	0.066 ACRES	1 DUPLEX UNIT	0073 RED BARN
LOT 88	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0085 RED BARN
LOT 88A	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0093 RED BARN
LOT 88B	0.100 ACRES	1 SINGLE FAMILY RESIDENCE	0095 RED BARN
LOT 81A	0.047 ACRES	1 DUPLEX UNIT	0001 FLAT TOP
LOT 81B	0.087 ACRES	1 DUPLEX UNIT	0004 FLAT TOP
LOT 82	0.087 ACRES	1 SINGLE FAMILY RESIDENCE	0006 FLAT TOP
LOT 83	0.087 ACRES	1 SINGLE FAMILY RESIDENCE	0082 FLAT TOP
LOT 84A	0.047 ACRES	1 DUPLEX UNIT	0014 FLAT TOP
LOT 84B	0.066 ACRES	1 DUPLEX UNIT	0070 FLAT TOP
LOT 85	0.083 ACRES	1 TOWNHOME UNIT	0052 FLAT TOP
LOT 86	0.041 ACRES	1 TOWNHOME UNIT	0048 FLAT TOP
LOT 87	0.041 ACRES	1 TOWNHOME UNIT	0042 FLAT TOP
LOT 88	0.041 ACRES	1 TOWNHOME UNIT	0036 FLAT TOP
LOT 89	0.041 ACRES	1 TOWNHOME UNIT	0034 FLAT TOP
LOT 90	0.067 ACRES	1 TOWNHOME UNIT	0030 FLAT TOP
LOT 91	0.068 ACRES	1 TOWNHOME UNIT	0020 FLAT TOP
LOT 92	0.041 ACRES	1 TOWNHOME UNIT	0018 FLAT TOP
LOT 93	0.041 ACRES	1 TOWNHOME UNIT	0016 FLAT TOP
LOT 94	0.041 ACRES	1 TOWNHOME UNIT	0014 FLAT TOP
LOT 95	0.084 ACRES	1 TOWNHOME UNIT	0012 FLAT TOP
LOT 128A	0.048 ACRES	1 DUPLEX UNIT	0070 STILL WATER
LOT 128B	0.070 ACRES	1 DUPLEX UNIT	0078 STILL WATER
LOT 129	0.096 ACRES	1 SINGLE FAMILY RESIDENCE	0062 STILL WATER
LOT 130	0.087 ACRES	1 SINGLE FAMILY RESIDENCE	0052 STILL WATER
LOT 131A	0.048 ACRES	1 DUPLEX UNIT	0048 STILL WATER
LOT 131B	0.086 ACRES	1 DUPLEX UNIT	0042 STILL WATER
LOT 132A	0.048 ACRES	1 DUPLEX UNIT	0030 STILL WATER
LOT 132B	0.057 ACRES	1 DUPLEX UNIT	0028 STILL WATER
LOT 133	0.083 ACRES	1 SINGLE FAMILY RESIDENCE	0024 STILL WATER
LOT 134	0.084 ACRES	1 SINGLE FAMILY RESIDENCE	0018 STILL WATER
LOT 135A	0.048 ACRES	1 DUPLEX UNIT	0016 STILL WATER
LOT 135B	0.068 ACRES	1 DUPLEX UNIT	0012 STILL WATER
LOT 139	0.086 ACRES	1 TOWNHOME UNIT	0011 TAMES CREEK
LOT 140	0.041 ACRES	1 TOWNHOME UNIT	0015 TAMES CREEK
LOT 138	0.041 ACRES	1 TOWNHOME UNIT	0011 TAMES CREEK
LOT 139	0.041 ACRES	1 TOWNHOME UNIT	0019 TAMES CREEK
LOT 140	0.041 ACRES	1 TOWNHOME UNIT	0025 TAMES CREEK
LOT 141	0.041 ACRES	1 TOWNHOME UNIT	0025 TAMES CREEK
LOT 142	0.041 ACRES	1 TOWNHOME UNIT	0025 TAMES CREEK
LOT 143	0.089 ACRES	1 TOWNHOME UNIT	0035 TAMES CREEK
LOT 144	0.073 ACRES	1 TOWNHOME UNIT	0045 TAMES CREEK
LOT 145	0.041 ACRES	1 TOWNHOME UNIT	0051 TAMES CREEK
LOT 146	0.041 ACRES	1 TOWNHOME UNIT	0055 TAMES CREEK
LOT 147	0.041 ACRES	1 TOWNHOME UNIT	0061 TAMES CREEK
LOT 148	0.041 ACRES	1 TOWNHOME UNIT	0065 TAMES CREEK
LOT 149	0.041 ACRES	1 TOWNHOME UNIT	0069 TAMES CREEK
LOT 150	0.093 ACRES	1 TOWNHOME UNIT	0075 TAMES CREEK
PARCEL 1	0.920 ACRES	COMMUNITY PARCEL	
PARCEL 2	0.108 ACRES	PARK-OPEN SPACE	
PARCEL 3	0.107 ACRES	PARK-OPEN SPACE	
PARCEL 4	0.041 ACRES	PARK-OPEN SPACE	
PARCEL 5	0.021 ACRES	PARK-OPEN SPACE	
PARCEL 11	0.777 ACRES	PARK-OPEN SPACE	0080 MILL LOFT
PARCEL 12	0.037 ACRES	PARK-OPEN SPACE	
PARCEL 14	2.089 ACRES	PARK-OPEN SPACE	
PARCEL 10	1.884 ACRES	FUTURE DEVELOPMENT	0113 MILL LOFT
TRACT A	1.7110 ACRES	FUTURE DEVELOPMENT	
ROAD ROW	5.092 ACRES	PUBLIC RIGHT OF WAY	
TOTAL	31.494 ACRES		

## SURVEYOR'S CERTIFICATE

I, Stephen R. Wujek, 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 MILLER RANCH, A Resubdivision of Tract D, Berry Creek / Miller Ranch PUD, as laid out, platted, dedicated and shown herein, that such Plat was made from an accurate survey of said property by me and/or under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness whereof, I have set my hand and seal this 14<sup>th</sup> day of November, A.D., 2002.



Stephen R. Wujek PLS 22589  
Professional Land Surveyor  
State of Colorado

## CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 12/31/02 upon all parcels of real estate described on this Plat are paid in full. Dated this 14<sup>th</sup> day of November, A.D., 2002.

Robert L. Shetter  
Treasurer of Eagle County, Colorado

CLERK AND RECORDER'S CERTIFICATE No Charge

This Plat was filed for record in the Office of the Clerk and Recorder at 4:16 o'clock P.M. on this 15 day of January, A.D., 2003 and is duly recorded at Reception No. 200318

Jack Simonson  
Clerk and Recorder of Eagle County, Colorado

By: Jack Simonson  
Deputy



## MARCIN ENGINEERING LLC

P.O. Box 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

P.O. Box 5018  
EAGLE, CO 81631  
(970) 328-1900  
(970) 328-1901 FAX

DRAWN BY: TJA 09-26-02  
REVISED: TJA 11-01-02  
TJA 01-07-03

011219.dwg/011219-FL.dwg  
SHEET: 1 OF 7

FINAL PLAT  
**MILLER RANCH**  
 A Resubdivision of Tract D, Berry  
 Creek / Miller Ranch PUD  
 County of Eagle, State of Colorado

SHEET 3

Tract C  
35.600 acres

MILL LOFT

RED BARN

FLAT TOP

WILDCAT

SHEET 4

TRACT D  
31.494 Acres

SHEET 5

MILL LOFT

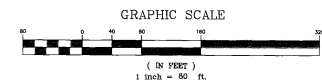
STILL WATER

TAMES CREEK

TAMES CREEK

CROSS TIMBER

SHEET 6

EXISTING EASEMENTS  
ARE SHOWN ON  
SHEET 7Tract E  
16.700 acresSHEET 2 DEPICTS BOUNDARY  
AND SHEET LEGEND

MARCIN ENGINEERING LLC

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DRAWN BY: TJA 09-26-02  
 REVISED: TJA 11-01-02  
 TJA 01-07-03

01121.dwg, 01121b-F1.dwg  
 SHEET: 2 OF 7

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

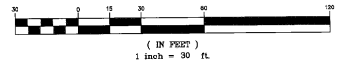
FINAL PLAT  
**MILLER RANCH**  
A Resubdivision of Tract D, Berry  
Creek / Miller Ranch PUD  
County of Eagle, State of Colorado

Tract C  
35.600 acres

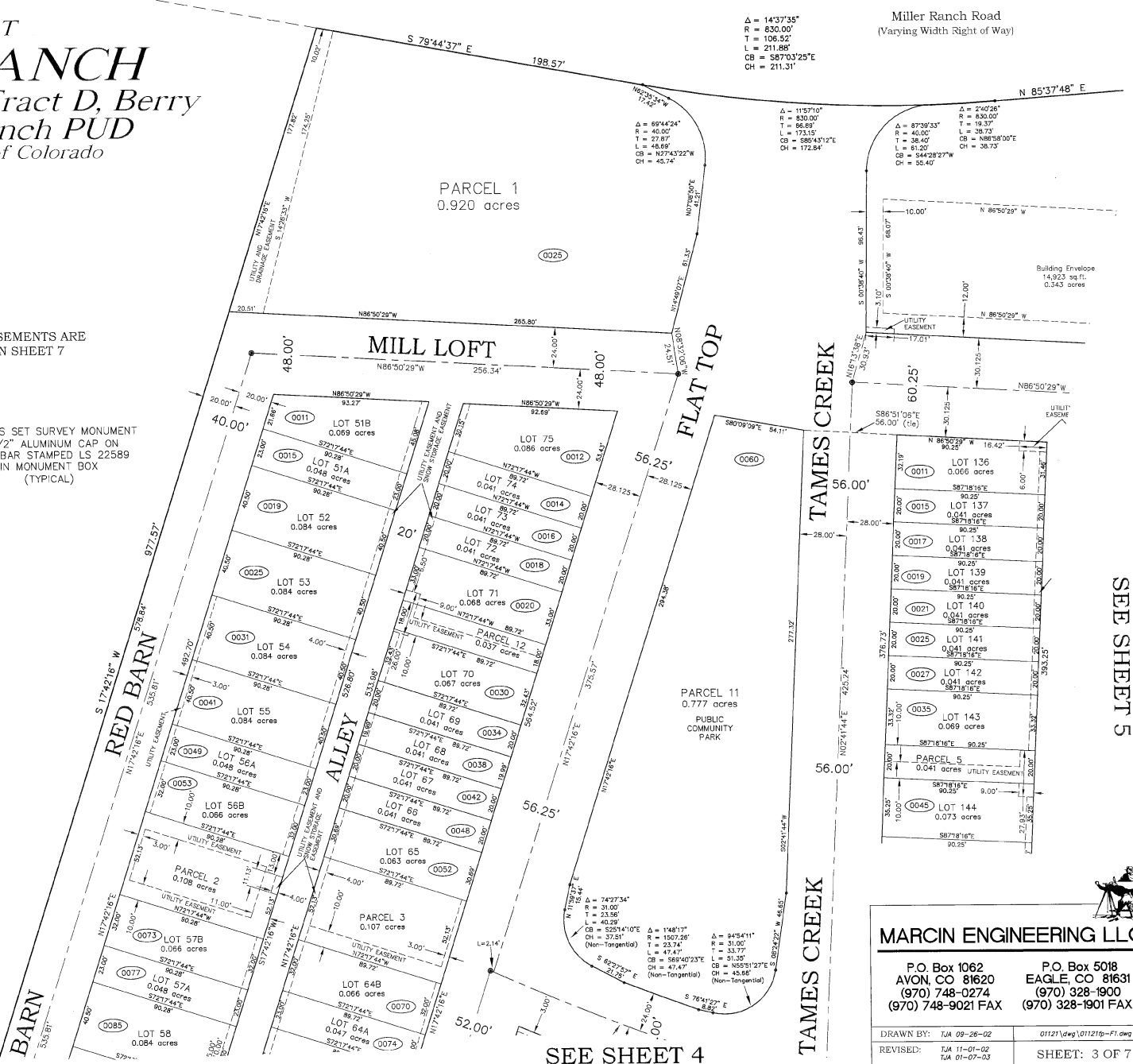
EXISTING EASEMENTS ARE  
SHOWN ON SHEET 7

- DENOTES SET SURVEY MONUMENT  
1 1/2" ALUMINUM CAP ON  
#5 REBAR STAMPED LS 22589  
IN MONUMENT BOX  
(TYPICAL)

GRAPHIC SCALE



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after your first discovered 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 certification shown herein.



SEE SHEET 4

SEE SHEET 5

MARCIN ENGINEERING LLC

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AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

P.O. Box 5018  
EAGLE, CO 81631  
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(970) 328-1901 FAX

DRAWN BY: TJA 09-26-02  
REVISED: TJA 11-01-02  
TJA 01-07-03

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SHEET: 3 OF 7



MARCIN ENGINEERING LLC

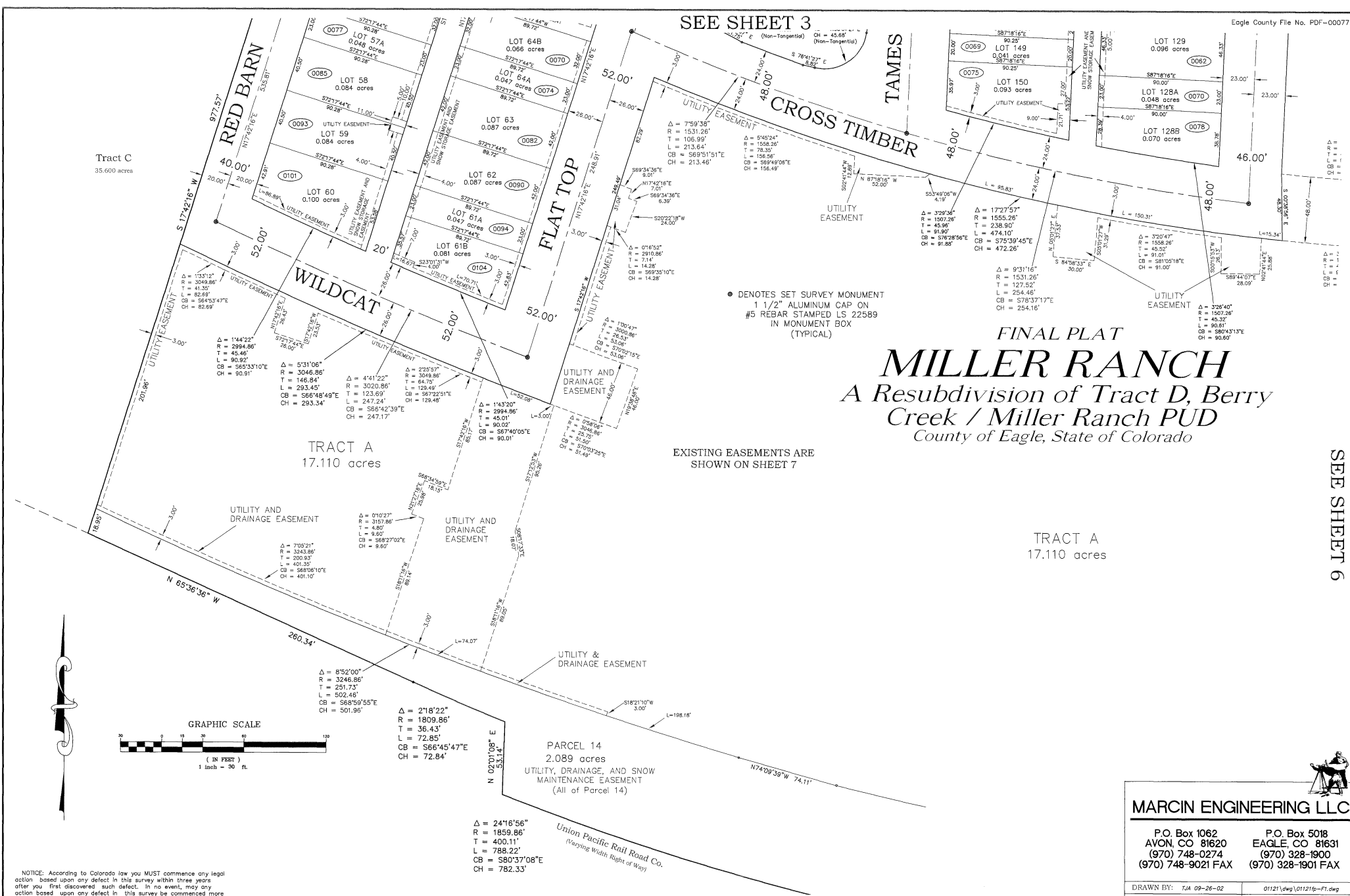
P.O. Box 1062	P.O. Box 5018
AVON, CO 81620	EAGLE, CO 81631
(970) 748-0274	(970) 328-1900
(970) 748-9021 FAX	(970) 328-1901 FAX

DRAWN BY: TJA 09-26-02

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REVISÉ: TJA 11-01-02

SHEET: 4 OF 7



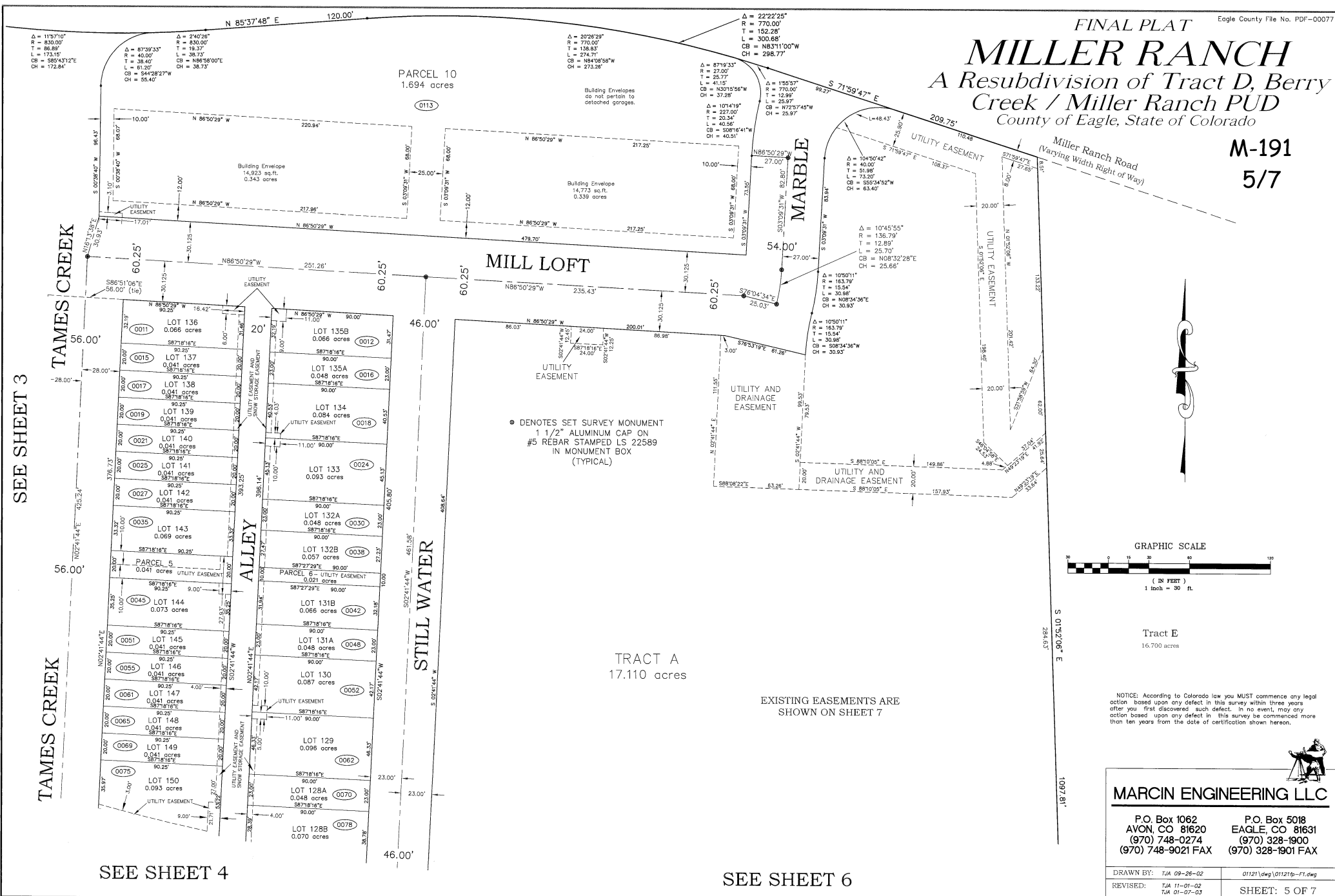
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FINAL PLAT

# MILLER RANCH

A Resubdivision of Tract D, Berry Creek / Miller Ranch PUD  
County of Eagle, State of Colorado

M-191  
5/7

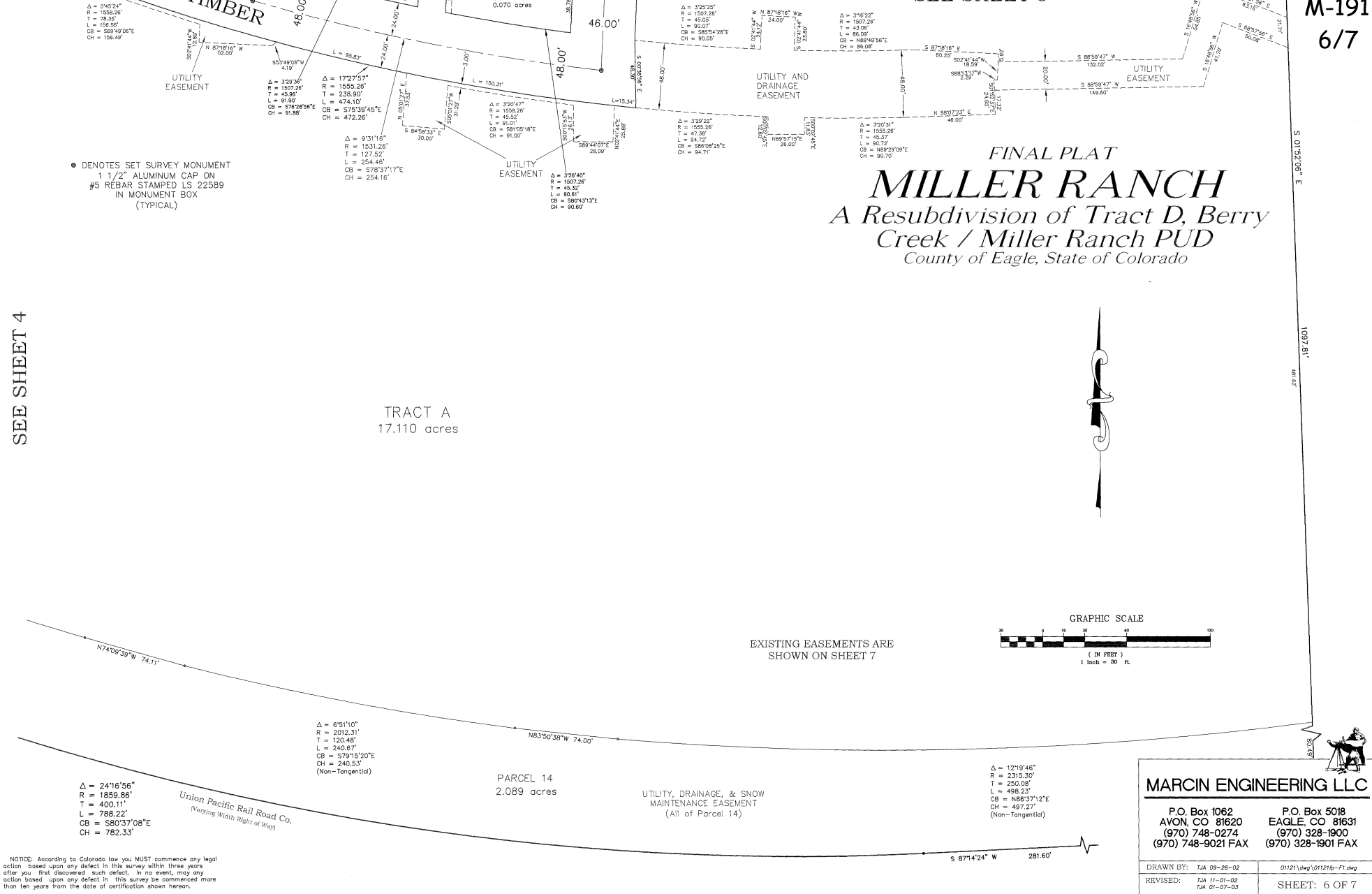


SEE SHEET 4

SEE SHEET 5

M-191  
6/7

Eagle County File No. PDF-00077



# HOLY CROSS AND PEDESTRIAN PATH EASEMENT EXHIBIT

TRACT D  
31.494 Acres

APPROXIMATE CENTERLINE OF  
10' HOLY CROSS ELECTRIC ASSOC. INC.  
EASEMENT (BOOK 667, PAGE 636)

CENTERLINE 20' BICYCLE AND  
PEDESTRIAN PATH EASEMENT  
(RECEPTION #799649)

1" = 100'

# WATER AND SEWER EASEMENT EXHIBIT

TRACT D  
31.494 Acres

LIMITS OF  
UPPER EAGLE REGIONAL WATER  
AUTHORITY EASEMENT  
(RECEPTION #731114)

CENTERLINE EAGLE RIVER WATER  
AND SANITATION DISTRICT  
30' SEWER LINE EASEMENT  
(RECEPTION #731115)

1" = 100'

# FINAL PLAT MILLER RANCH A Resubdivision of Tract D, Berry Creek / Miller Ranch PUD County of Eagle, State of Colorado

Eagle County File No. P95-00077

M-191  
7/7

# KN ENERGY AND RECREATION PATH EASEMENT EXHIBIT

TRACT D  
31.494 Acres

LINE	BEARING	DISTANCE
L1	S84°44'37"E	7.33
L2	N65°20'00"E	63.84
L3	N53°31'00"E	75.25
L4	N26°19'01"E	25.74

CENTERLINE KN ENERGY INC.  
15' GAS LINE EASEMENT  
(RECEPTION #718785)

CENTERLINE KN ENERGY INC.  
10' GAS LINE EASEMENT  
(RECEPTION #761419)

LIMITS OF KN ENERGY INC.  
GAS LINE EASEMENT  
(RECEPTION #718785)

NOTE: ALL EASEMENTS SHOWN HEREON, THEIR LOCATION, DESCRIPTION AND RECORDING  
INFORMATION WAS DERIVED FROM THE FINAL PLAT, BERRY CREEK / MILLER RANCH, PLANNED UNIT  
DEVELOPMENT, AS RECORDED JUNE 25, 2002, AS RECEPTION NO. 799649, IN THE OFFICE OF THE  
EAGLE COUNTY CLERK AND RECORDER, EAGLE COUNTY, COLORADO.

MARCIN ENGINEERING LLC

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DRAWN BY: JAM 09-26-02  
REVISOR: JAM 11-01-02  
SHEET: 7 OF 7

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