

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 1st day of November, A.D., 2002.

Owner, Wells Fargo
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 1st 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 1st 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 1st 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 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.

Wells Fargo
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



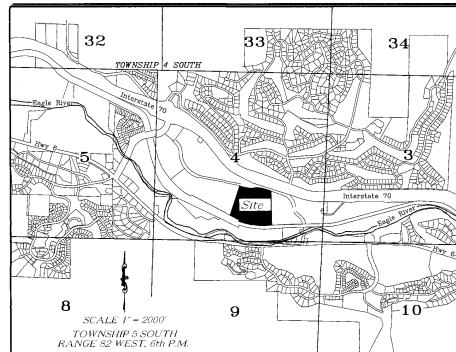
Title Certificate

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 17th day of DECEMBER, A.D., 2002.

AGENT Wells Fargo



NOTES:

- 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.
- 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.
- SURVEY DATE: September 2002.
- 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:

- Utility and Drainage Easements on, over, across and through those areas designated herein 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.
- Utility Easements on, over, under, above, across and through those areas designated herein 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.
- Snow Storage Easements on, over, under, above, across and through those areas designated herein 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.
- 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.
- The lots shown herein 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.
- 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	0.100 ACRES	1 SINGLE FAMILY RESIDENCE	0085 RED BARN
LOT 81A	0.047 ACRES	1 DUPLEX UNIT	0091 FLAT TOP
LOT 81B	0.087 ACRES	1 DUPLEX UNIT	0104 FLAT TOP
LOT 82	0.087 ACRES	1 SINGLE FAMILY RESIDENCE	0080 FLAT TOP
LOT 83	0.087 ACRES	1 SINGLE FAMILY RESIDENCE	0082 FLAT TOP
LOT 84A	0.047 ACRES	1 DUPLEX UNIT	0114 FLAT TOP
LOT 84B	0.066 ACRES	1 DUPLEX UNIT	0070 FLAT TOP
LOT 86	0.083 ACRES	1 TOWNHOME UNIT	0092 FLAT TOP
LOT 86A	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	0.066 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	0.066 ACRES	1 DUPLEX UNIT	0012 STILL WATER
LOT 139	0.086 ACRES	1 TOWNHOME UNIT	0011 TAMES CREEK
LOT 137	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 14th 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 14th day of November, A.D., 2002.
Robert L. Shetter by Matthew J. Shetter, Deputy
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: Matthew J. Shetter
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

011219-011219-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

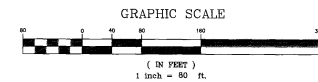
SHEET 3

Tract C
35.600 acresTRACT D
31.494 Acres

SHEET 4

SHEET 5

SHEET 6

SHEET 2 DEPICTS BOUNDARY
AND SHEET LEGENDEXISTING EASEMENTS
ARE SHOWN ON
SHEET 7

MARCIN ENGINEERING LLC

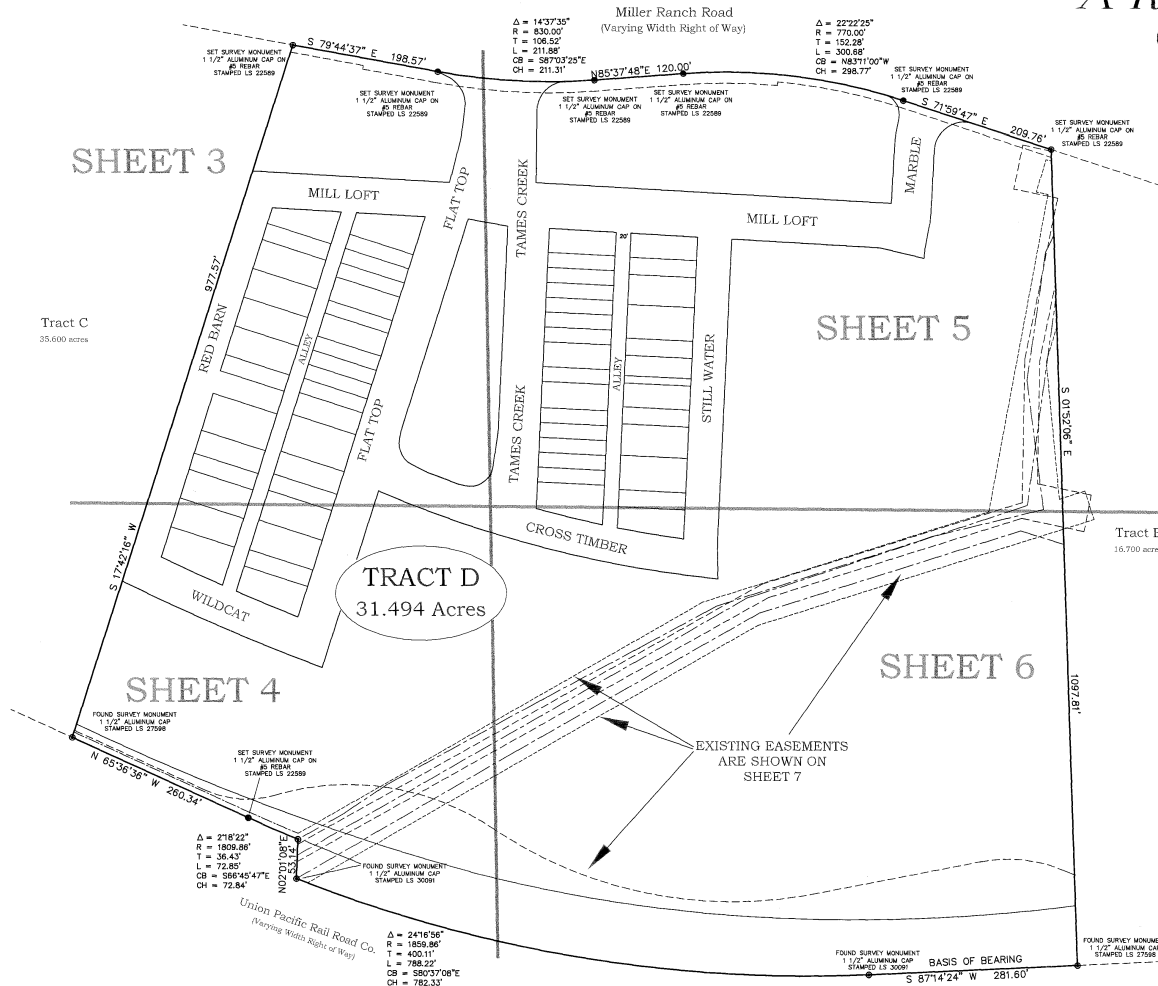
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 REVISED: TJA 11-01-02
 TJA 01-07-03

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 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.



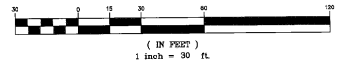
FINAL PLAT
MILLER RANCH
A Resubdivision of Tract D, Berry
Creek / Miller Ranch PUD
County of Eagle, State of Colorado

Tract C
35.600 acres

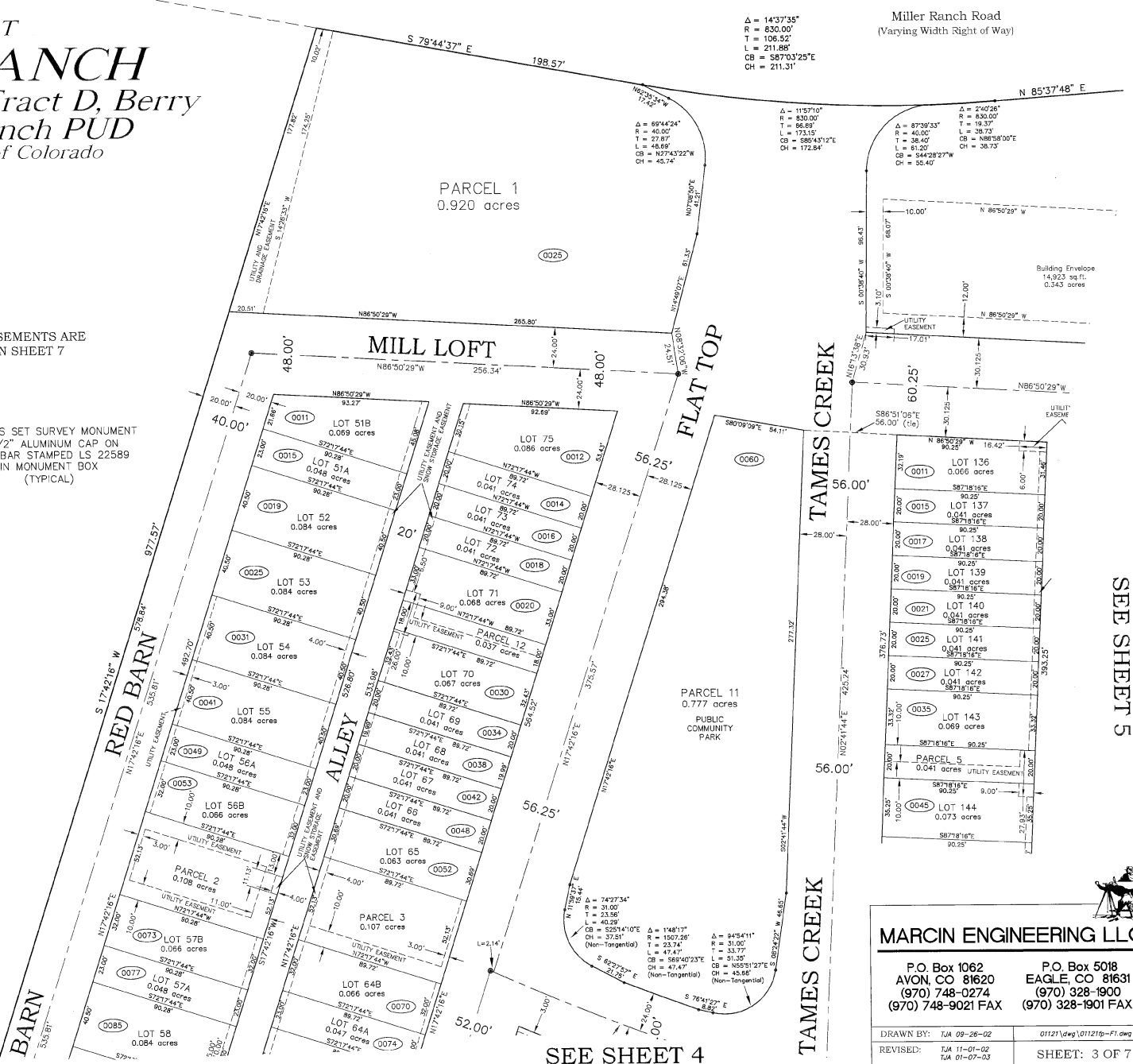
EXISTING EASEMENTS ARE
SHOWN ON SHEET 7

- 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 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 herein.



SEE SHEET 4

SEE SHEET 5

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TJA 01-07-03

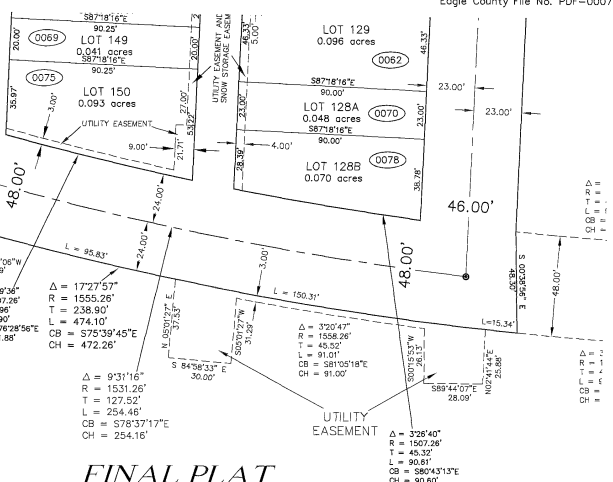
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SHEET: 3 OF 7

Tract C
35.600 acres

SEE SHEET 3

TAMES

CROSS TIMBER



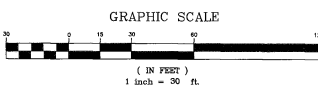
- DENOTES SET SURVEY MONUMENT
1 1/2" ALUMINUM CAP ON
#5 REBAR STAMPED LS 22589
IN MONUMENT BOX
(TYPICAL)

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

TRACT A
17.110 acres

EXISTING EASEMENTS ARE
SHOWN ON SHEET 7

TRACT A
17.110 acres



$\Delta = 218^{\circ}22'$
R = 1809.86'
T = 36.43'
L = 72.85'
CB = S66^{\circ}45'47"E
CH = 72.84'

$\Delta = 241^{\circ}16'56"$
R = 1859.86'
T = 400.11'
L = 788.22'
CB = S80^{\circ}37'08"E
CH = 782.33'

PARCEL 14
2.089 acres
UTILITY, DRAINAGE, AND SNOW
MAINTENANCE EASEMENT
(All of Parcel 14)

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 herein.



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DRAWN BY: TJA 09-26-02

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REVISED: TJA 11-01-02
TJA 01-07-03

SHEET: 4 OF 7

FINAL PLAT

MILLER RANCH

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

M-191

5/7

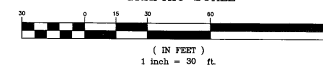
Miller Ranch Road
(Varying Width Right of Way)PARCEL 10
1.694 acres

MILL LOFT

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

TRACT A
17.110 acresEXISTING EASEMENTS ARE
SHOWN ON SHEET 7

GRAPHIC SCALE

Tract E
16.700 acres

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DRAWN BY: TJA 09-26-02

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REVISED: TJA 11-01-02

TJA 01-07-03

SHEET: 5 OF 7

SEE SHEET 3

SEE SHEET 4

SEE SHEET 6

SEE SHEET 4

SEE SHEET 5

Eagle County File No. PDF-00077

M-191
6/7

Δ = 9°45'24"
R = 1556.26'
T = 78.35'
L = 156.56'
CB = 589°49'56"E
CH = 156.49'

UTILITY
EASEMENT

Δ = 3°29'36"
R = 1507.26'
T = 45.88'
L = 91.90'
CB = 579°28'36"E
CH = 91.88'

Δ = 17°27'57"
R = 1555.26'
T = 236.90'
L = 474.10'
CB = 575°38'45"E
CH = 472.26'

Δ = 9°31'16"
R = 1531.26'
T = 127.52'
L = 254.46'
CB = 578°37'17"E
CH = 254.16'

UTILITY
EASEMENT

Δ = 3°20'47"
R = 1556.26'
T = 45.88'
L = 91.01'
CB = 581°05'18"E
CH = 91.00'

Δ = 3°29'25"
R = 1507.26'
T = 45.00'
L = 90.07'
CB = 585°54'28"E
CH = 90.05'

UTILITY AND
DRAINAGE
EASEMENT

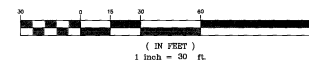
Δ = 3°18'22"
R = 1507.26'
T = 43.08'
L = 86.09'
CB = 189°45'56"E
CH = 86.08'

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

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

TRACT A
17.110 acresPARCEL 14
2.089 acresUTILITY, DRAINAGE, & SNOW
MAINTENANCE EASEMENT
(All of Parcel 14)

GRAPHIC SCALE

EXISTING EASEMENTS ARE
SHOWN ON SHEET 7

Δ = 24°16'56"
R = 1859.86'
T = 400.11'
L = 788.22'
CB = 580°37'08"E
CH = 782.33'

Union Pacific Rail Road Co.
(Varying Width Right of Way)

Δ = 6°51'10"
R = 2012.31'
T = 120.48'
L = 240.67'
CB = 579°15'20"E
CH = 240.53'
(Non-Tangential)

Δ = 12°19'46"
R = 2315.30'
T = 250.08'
L = 498.23'
CB = 188°37'12"E
CH = 497.27'
(Non-Tangential)

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MARCIN ENGINEERING LLC

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SHEET: 6 OF 7

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	N55°33'00"E	75.25
L4	N26°18'01"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

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

01121\dwg\01121B-F1.dwg
SHEET: 7 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 FILING 2 A Resubdivision of Tract A and Parcel 14, Miller Ranch County of Eagle, State of Colorado

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 A and Parcel 14, MILLER RANCH, according the Final Plat thereof as recorded January 15, 2003 at Reception No. 802378 in the Office of the Clerk and Recorder, Eagle County, Colorado.

containing 19.199 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 FILING 2, a subdivision in the County of Eagle, and do 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 do 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 therein; and do 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 14 day of October, A.D., 2003.

Owner: Eagle County, Colorado
P.O. Box 850
Eagle, CO 81633
By: Michael J. Galt
Chairman, Board of County Commissioners

STATE OF COLORADO }
COUNTY OF EAGLE }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 14 day of October, A.D., 2003, by Michael J. Galt as Chairman of the Board of County Commissioners of Eagle County.

My Commission expires: _____

Witness my hand and official seal: Richard J. Schuchman
NOTARY PUBLIC

(SEAL)

Mortgagee: Wells Fargo Bank West, N.A.
1740 S. BROADWAY
DENVER, CO 80274
By: John Batag
John Batag, Vice President

STATE OF COLORADO }
COUNTY OF EAGLE }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 14 day of August, A.D., 2003, by John Batag as Vice President of Wells Fargo Bank West, N.A.

My Commission expires: 8/21/04

Witness my hand and official seal: Adrienne Michelle Trigg
NOTARY PUBLIC

(SEAL) ADRIENNE MICHELLE TRIGG
NOTARY PUBLIC
STATE OF COLORADO

COUNTY COMMISSIONERS' CERTIFICATE

This Plat approved by the Board of County Commissioners of Eagle County, Colorado this 14 day of October, A.D., 2003, 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 delegates Eagle County for maintenance of roads dedicated to the public use; and that the 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 that is the subject of a building permit, sewage disposal permit or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, 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.

By: Michael J. Galt
Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle
by Earlene Rasmussen
Clerk of the Board of County Commissioners

- 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. 38-30-109 such that each Lot, Block, Tract, Open Space or Right-of-Way may be uniquely described with reference to this Final Plat (ii) Vacate and create various Easements for the purposes described herein.
 - 2) BASIS OF BEARING: S 87°14'24" W For the south line of Parcel 14 between found 1 1/2" Aluminum Cap Monuments as shown and further described herein on Sheet 2.
 - 3) SURVEY DATE: July 2003.

- 4) Record Easements and Rights-of-Way shown on this Plat were derived from ALTA Title Commitment order No. V00003371 Dated 3-29-2003 provided by Land Title Guarantees Company, Pertaining to said Title Commitment, Schedule B, Section 2; the property herein is subject to the following:
- Miller Ranch plat, Reception No. 802378
 - Berry Creek / Miller Ranch plat, Reception No. 799649
 - KNY Energy Reception No. 761419
 - KNY Energy Reception No. 761419
 - Upper Eagle Regional Water Authority, Reception No. 731114
 - Eagle River Water and Sanitation, Reception No. 716419
 - Eagle River Water and Sanitation, Reception No. 716419

5) Eagle County hereby vacates that portion of the Pedestrian Path Easement (Reception No. 799649) defined by centerline, shown on Sheet 7, and expressly stated as being vacated herein.

6) All Easements shown on Sheet 7 herein benefiting KNY Energy, Holy Cross Electric Association, Inc. and Eagle River Water and Sanitation District shall be vacated by virtue of this Plat with concurrence of said utility companies.

7) Eagle County hereby dedicates the following perpetual, non-exclusive easements and rights-of-way with this Miller Ranch Filing 2 plat:

a) Utility and Drainage Easements on, over, across and through those areas designated herein as "Utility 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 gaslines, sanitary sewerlines and manholes, telephone lines, cable television lines, 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 roads 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) Easement Exception: Said Utility and Drainage Easement is subject to and specifically exempted from any and all improvements including all portions of buildings or garages, whether structural or nonstructural, such as walls, roofs, balconies, overhangs or decks constructed in accordance with the approved development plan where said improvements encroach onto said Utility and Drainage Easement. Encroachments covered hereby result from the conscious design of the applicable improvements in accordance with the plans and specifications therefore, but also covered hereunder are encroachments caused by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of any part of the improvements constructed within the Utility Easement. Such encroachments shall not be considered to be encroachments and will continue in existence so long as any of the pertinent improvements remain in place. In the event that any of the improvements located or to be located within the Easement Exception area are partially or totally destroyed as a result of fire or other casualty or as a result of a taking by eminent domain, and then rebuilt, the Easement Exception area shall be void and remain in full force and effect for the result structure only if said result structure conforms in both size and location to the original structure.

b) Utility Easements on, over, under, above, across and through those areas designated herein 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 gaslines, sanitary sewerlines and manholes, telephone lines, cable television lines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto.

c) Encroachment Exception: Said Utility Easement is subject to and specifically exempted from any and all improvements including all portions of buildings or garages, whether structural or nonstructural, such as walls, roofs, balconies, overhangs or decks constructed in accordance with the approved development plan where said improvements encroach onto said Utility Easement. Encroachments covered hereby result from the conscious design of the applicable improvements in accordance with the plans and specifications therefore, but also covered hereunder are encroachments caused by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of any part of the improvements constructed within the Utility Easement. Such encroachments shall not be considered to be encroachments and will continue in existence so long as any of the pertinent improvements remain in place. In the event that any of the improvements located or to be located within the Easement Exception area are partially or totally destroyed as a result of fire or other casualty or as a result of a taking by eminent domain, and then rebuilt, the Easement Exception area shall be void and remain in full force and effect for the result structure only if said result structure conforms in both size and location to the original structure.

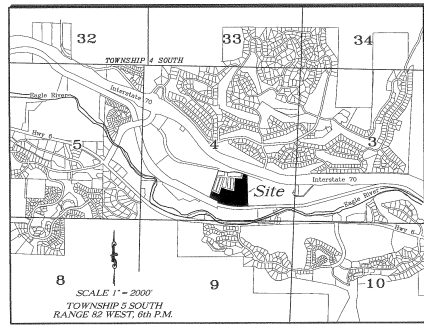
c) Snow Storage Easements on, over, under, above, across and through those areas designated herein as "Snow Storage Easement" for the purposes of disposal and storage of snow from road right-of-way, together with a perpetual right of ingress and egress thereto.

d) Encroachment Exception: Said Snow Storage Easement is subject to and specifically exempted from any and all improvements including all portions of buildings or garages, whether structural or nonstructural, such as walls, roofs, balconies, overhangs or decks constructed in accordance with the approved development plan where said improvements encroach onto said Snow Storage Easement. Encroachments covered hereby result from the conscious design of the applicable improvements in accordance with the plans and specifications therefore, but also covered hereunder are encroachments caused by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of any part of the improvements constructed within the Snow Storage Easement. Such encroachments shall not be considered to be encroachments and will continue in existence so long as any of the pertinent improvements remain in place. In the event that any of the improvements located or to be located within the Easement Exception area are partially or totally destroyed as a result of fire or other casualty or as a result of a taking by eminent domain, and then rebuilt, the Easement Exception area shall be void and remain in full force and effect for the result structure only if said result structure conforms in both size and location to the original structure.

e) 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 herein.

f) The lots shown herein are subject to the terms, conditions and provisions of the A.U.C. control document for Berry Creek and the Planned Unit Development recorded March 22, 2002 at Reception No. 799649.

g) The lots and parcels created by this plat are subject to applicable easements and encroachments shown on the plat and shown on the Berry Creek and the Planned Unit Development recorded on 25 June 2002 at Reception No. 799649.



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 FILING 2, 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 15 day of August, A.D., 2003.



Stephen R. Wujek PLS 22559
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 8-15-03 upon all parcels of real estate described on this Plat are paid in full. Dated this 15 day of August, A.D., 2003.

Robert A. Rasmussen
Treasurer of Eagle County, Colorado

TITLE CERTIFICATE

LAND 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 25th day of JULY, A.D., 2003,
by Christine A. Hanna
Deputy
616 Pearl Street, B54386

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 5:56 o'clock P.M. on the 23rd day of October, A.D., 2003 and is duly recorded at Reception No. 854366.

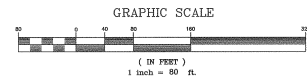
By: Jack Samardinski
Clerk and Recorder of Eagle County, Colorado
Deputy
616 Pearl Street, B54386

LAND USE SUMMARY

PARCEL	AREA	LAND USE	ADDRESS
LOT 1 A	0.078	DUPLEX UNIT	0009 MICA
LOT 1 B	0.041	DUPLEX UNIT	0031 MICA
LOT 2	0.086	SINGLE FAMILY RESIDENCE	0019 MICA
LOT 3	0.086	SINGLE FAMILY RESIDENCE	0023 MICA
LOT 4 A	0.047	DUPLEX UNIT	0027 MICA
LOT 4 B	0.088	DUPLEX UNIT	0031 MICA
LOT 5	0.079	SINGLE FAMILY RESIDENCE	0007 SILVER
LOT 6	0.082	SINGLE FAMILY RESIDENCE	0011 SILVER
LOT 7	0.081	DUPLEX UNIT	0023 SILVER
LOT 8 A	0.047	DUPLEX UNIT	0029 SILVER
LOT 8 B	0.087	DUPLEX UNIT	0033 SILVER
LOT 9	0.080	SINGLE FAMILY RESIDENCE	0037 SILVER
LOT 10	0.080	SINGLE FAMILY RESIDENCE	0041 SILVER
LOT 11 A	0.047	DUPLEX UNIT	0045 SILVER
LOT 11 B	0.096	DUPLEX UNIT	0053 SILVER
LOT 12	0.047	DUPLEX UNIT	0057 SILVER
LOT 12 B	0.088	DUPLEX UNIT	0059 SILVER
LOT 13	0.084	SINGLE FAMILY RESIDENCE	0071 SILVER
LOT 14	0.084	SINGLE FAMILY RESIDENCE	0077 SILVER
LOT 15	0.084	SINGLE FAMILY RESIDENCE	0089 SILVER
LOT 16 A	0.047	DUPLEX UNIT	0089 SILVER
LOT 16 B	0.088	DUPLEX UNIT	0093 SILVER
LOT 17 A	0.047	DUPLEX UNIT	0107 SILVER
LOT 17 B	0.084	SINGLE FAMILY RESIDENCE	0115 SILVER
LOT 18	0.084	SINGLE FAMILY RESIDENCE	0119 SILVER
LOT 19	0.084	SINGLE FAMILY RESIDENCE	0123 SILVER
LOT 20	0.084	SINGLE FAMILY RESIDENCE	0127 SILVER
LOT 21 A	0.047	DUPLEX UNIT	0135 SILVER
LOT 21 B	0.047	DUPLEX UNIT	0139 SILVER
LOT 22	0.085	DUPLEX UNIT	0009 ROUND UP
LOT 23	0.082	SINGLE FAMILY RESIDENCE	0019 ROUND UP
LOT 24	0.086	SINGLE FAMILY RESIDENCE	0029 ROUND UP
LOT 25	0.096	SINGLE FAMILY RESIDENCE	0039 ROUND UP
LOT 26	0.096	SINGLE FAMILY RESIDENCE	0049 ROUND UP
LOT 27	0.084	SINGLE FAMILY RESIDENCE	0059 ROUND UP
LOT 28	0.084	SINGLE FAMILY RESIDENCE	0069 ROUND UP
LOT 29	0.123	SINGLE FAMILY RESIDENCE	0079 ROUND UP
LOT 30	0.103	SINGLE FAMILY RESIDENCE	0089 ROUND UP
LOT 31	0.083	SINGLE FAMILY RESIDENCE	0099 ROUND UP
LOT 32	0.083	SINGLE FAMILY RESIDENCE	0109 ROUND UP
LOT 33 A	0.057	DUPLEX UNIT	0009 ROUND UP
LOT 33 B	0.079	DUPLEX UNIT	0019 ROUND UP
LOT 34 A	0.057	DUPLEX UNIT	0029 ROUND UP
LOT 34 B	0.087	DUPLEX UNIT	0039 ROUND UP
LOT 35	0.084	SINGLE FAMILY RESIDENCE	0126 WILDCAT
LOT 36	0.084	SINGLE FAMILY RESIDENCE	0130 WILDCAT
LOT 37	0.084	SINGLE FAMILY RESIDENCE	0134 WILDCAT
LOT 38	0.103	SINGLE FAMILY RESIDENCE	0138 WILDCAT
LOT 39	0.047	DUPLEX UNIT	0142 WILDCAT
LOT 40	0.086	SINGLE FAMILY RESIDENCE	0146 WILDCAT
LOT 41	0.086	SINGLE FAMILY RESIDENCE	0150 WILDCAT
LOT 42	0.086	SINGLE FAMILY RESIDENCE	0154 WILDCAT
LOT 43	0.086	SINGLE FAMILY RESIDENCE	0158 WILDCAT
LOT 44	0.086	SINGLE FAMILY RESIDENCE	0162 WILDCAT
LOT 45	0.086	SINGLE FAMILY RESIDENCE	0166 WILDCAT
LOT 46	0.091	SINGLE FAMILY RESIDENCE	0170 WILDCAT
LOT 47 A	0.042	DUPLEX UNIT	0004 WILDCAT
LOT 47 B	0.042	DUPLEX UNIT	0008 WILDCAT
LOT 48	0.086	SINGLE FAMILY RESIDENCE	0012 WILDCAT
LOT 49	0.083	SINGLE FAMILY RESIDENCE	0016 WILDCAT
LOT 50	0.083	SINGLE FAMILY RESIDENCE	0020 WILDCAT
LOT 51	0.100	SINGLE FAMILY RESIDENCE	0024 WILDCAT
LOT 52	0.100	SINGLE FAMILY RESIDENCE	0028 WILDCAT
LOT 53	0.100	SINGLE FAMILY RESIDENCE	0032 WILDCAT
LOT 54	0.100	SINGLE FAMILY RESIDENCE	0036 WILDCAT
LOT 55	0.100	SINGLE FAMILY RESIDENCE	0040 WILDCAT
LOT 56	0.100	SINGLE FAMILY RESIDENCE	0044 WILDCAT
LOT 57	0.100	SINGLE FAMILY RESIDENCE	0048 WILDCAT
LOT 58	0.100	SINGLE FAMILY RESIDENCE	0052 WILDCAT
LOT 59	0.100	SINGLE FAMILY RESIDENCE	0056 WILDCAT
LOT 60	0.100	SINGLE FAMILY RESIDENCE	0060 WILDCAT
LOT 61	0.100	SINGLE FAMILY RESIDENCE	0064 WILDCAT
LOT 62	0.100	SINGLE FAMILY RESIDENCE	0068 WILDCAT
LOT 63	0.100	SINGLE FAMILY RESIDENCE	0072 WILDCAT
LOT 64	0.100	SINGLE FAMILY RESIDENCE	0076 WILDCAT
LOT 65	0.100	SINGLE FAMILY RESIDENCE	0080 WILDCAT
LOT 66	0.100	SINGLE FAMILY RESIDENCE	0084 WILDCAT
LOT 67	0.100	SINGLE FAMILY RESIDENCE	0088 WILDCAT
LOT 68	0.100	SINGLE FAMILY RESIDENCE	0092 WILDCAT
LOT 69	0.100	SINGLE FAMILY RESIDENCE	0096 WILDCAT
LOT 70	0.100	SINGLE FAMILY RESIDENCE	0100 WILDCAT
LOT 71	0.100	SINGLE FAMILY RESIDENCE	0104 WILDCAT
LOT 72	0.100	SINGLE FAMILY RESIDENCE	0108 WILDCAT
LOT 73	0.100	SINGLE FAMILY RESIDENCE	0112 WILDCAT
LOT 74	0.100	SINGLE FAMILY RESIDENCE	0116 WILDCAT
LOT 75	0.100	SINGLE FAMILY RESIDENCE	0120 WILDCAT
LOT 76	0.100	SINGLE FAMILY RESIDENCE	0124 WILDCAT
LOT 77	0.100	SINGLE FAMILY RESIDENCE	0128 WILDCAT
LOT 78	0.100	SINGLE FAMILY RESIDENCE	0132 WILDCAT
LOT 79	0.100	SINGLE FAMILY RESIDENCE	0136 WILDCAT
LOT 80	0.100	SINGLE FAMILY RESIDENCE	0140 WILDCAT
LOT 81	0.100	SINGLE FAMILY RESIDENCE	0144 WILDCAT
LOT 82	0.100	SINGLE FAMILY RESIDENCE	0148 WILDCAT
LOT 83	0.100	SINGLE FAMILY RESIDENCE	0152 WILDCAT
LOT 84	0.100	SINGLE FAMILY RESIDENCE	0156 WILDCAT
LOT 85	0.100	SINGLE FAMILY RESIDENCE	0160 WILDCAT
LOT 86	0.100	SINGLE FAMILY RESIDENCE	0164 WILDCAT
LOT 87	0.100	SINGLE FAMILY RESIDENCE	0168 WILDCAT
LOT 88	0.100	SINGLE FAMILY RESIDENCE	0172 WILDCAT
LOT 89	0.100	SINGLE FAMILY RESIDENCE	0176 WILDCAT
LOT 90	0.100	SINGLE FAMILY RESIDENCE	0180 WILDCAT
LOT 91	0.100	SINGLE FAMILY RESIDENCE	0184 WILDCAT
LOT 92	0.100	SINGLE FAMILY RESIDENCE	0188 WILDCAT
LOT 93	0.100	SINGLE FAMILY RESIDENCE	0192 WILDCAT
LOT 94	0.100	SINGLE FAMILY RESIDENCE	0196 WILDCAT
LOT 95	0.100	SINGLE FAMILY RESIDENCE	0200 WILDCAT
LOT 96	0.100	SINGLE FAMILY RESIDENCE	0204 WILDCAT
LOT 97	0.100	SINGLE FAMILY RESIDENCE	0208 WILDCAT
LOT 98	0.100	SINGLE FAMILY RESIDENCE	0212 WILDCAT
LOT 99	0.092	SINGLE FAMILY RESIDENCE	0152 MARBLE
LOT 100	0.089	SINGLE FAMILY RESIDENCE	0156 MARBLE
LOT 101	0.090	SINGLE FAMILY RESIDENCE	0160 MARBLE
LOT 102	0.089	SINGLE FAMILY RESIDENCE	0164 MARBLE
LOT 103	0.087	SINGLE FAMILY RESIDENCE	0168 MARBLE
LOT 104	0.087	SINGLE FAMILY RESIDENCE	0172 MARBLE
LOT 105	0.081	TOWNHOUSE UNIT	0176 MARBLE
LOT 106	0.081	TOWNHOUSE UNIT	0180 MARBLE
LOT 107	0.081	TOWNHOUSE UNIT	0184 MARBLE
LOT 108	0.041	TOWNHOUSE UNIT	0188 MARBLE
LOT 109	0.041	TOWNHOUSE UNIT	0192 MARBLE
LOT 110	0.041	TOWNHOUSE UNIT	0196 MARBLE
LOT 111	0.041	TOWNHOUSE UNIT	0200 MARBLE
LOT 112	0.075	TOWNHOUSE UNIT	0204 MARBLE
LOT 113	0.075	TOWNHOUSE UNIT	0208 MARBLE
LOT 114	0.041	TOWNHOUSE UNIT	0212 MARBLE
LOT 115	0.041	TOWNHOUSE UNIT	0216 MARBLE
LOT 116	0.041	TOWNHOUSE UNIT	0220 MARBLE
LOT 117	0.041	TOWNHOUSE UNIT	0224 MARBLE
LOT 118	0.041	TOWNHOUSE UNIT	0228 MARBLE
LOT 119	0.041	TOWNHOUSE UNIT	0232 MARBLE
LOT 120	0.048	DUPLEX UNIT	0009 STILL WATER
LOT 121	0.084	DUPLEX UNIT	0013 STILL WATER
LOT 122	0.084	DUPLEX UNIT	0017 STILL WATER
LOT 123	0.089	SINGLE FAMILY RESIDENCE	0021 STILL WATER
LOT 124	0.089	SINGLE FAMILY RESIDENCE	0025 STILL WATER
LOT 125	0.086	DUPLEX UNIT	0029 STILL WATER
LOT 126	0.086	DUPLEX UNIT	0033 STILL WATER
LOT 127	0.086	DUPLEX UNIT	0037 STILL WATER
LOT 128	0.086	DUPLEX UNIT	0041 STILL WATER
LOT 129	0.082	SINGLE FAMILY RESIDENCE	0045 STILL WATER
LOT 130	0.082	SINGLE FAMILY RESIDENCE	0049 STILL WATER
LOT 131	0.082	SINGLE FAMILY RESIDENCE	0053 STILL WATER
LOT 132	0.082	SINGLE FAMILY RESIDENCE	0057 STILL WATER
LOT 133	0.082	SINGLE FAMILY RESIDENCE	0061 STILL WATER
LOT 134	0.082	SINGLE FAMILY RESIDENCE	0065 STILL WATER
LOT 135	0.082	SINGLE FAMILY RESIDENCE	0069 STILL WATER
LOT 136	0.082	SINGLE FAMILY RESIDENCE	0073 STILL WATER
LOT 137	0.082	SINGLE FAMILY RESIDENCE	0077 STILL WATER
LOT 138	0.082	SINGLE FAMILY RESIDENCE	0081 STILL WATER
LOT 139	0.082	SINGLE FAMILY RESIDENCE	0085 STILL WATER
LOT 140	0.082	SINGLE FAMILY RESIDENCE	0089 STILL WATER
LOT 141	0.082	SINGLE FAMILY RESIDENCE	0093 STILL WATER
LOT 142	0.082	SINGLE FAMILY RESIDENCE	0097 STILL WATER
LOT 143	0.082	SINGLE FAMILY RESIDENCE	0101 STILL WATER
LOT 144	0.082	SINGLE FAMILY RESIDENCE	0105 STILL WATER
LOT 145	0.082	SINGLE FAMILY RESIDENCE	0109 STILL WATER
LOT 146	0.082	SINGLE FAMILY RESIDENCE	0113 STILL WATER
LOT 147	0.082	SINGLE FAMILY RESIDENCE	0117 STILL WATER
LOT 148	0.082	SINGLE FAMILY RESIDENCE	0121 STILL WATER
LOT 149	0.082	SINGLE FAMILY RESIDENCE	0125 STILL WATER
LOT 150	0.082	SINGLE FAMILY RESIDENCE	0129 STILL WATER
LOT 151	0.082	SINGLE FAMILY RESIDENCE	0133 STILL WATER
LOT 152	0.082	SINGLE FAMILY RESIDENCE	0137 STILL WATER
LOT 153	0.082	SINGLE FAMILY RESIDENCE	0141 STILL WATER
LOT 154	0.082	SINGLE FAMILY RESIDENCE	0145 STILL WATER
LOT 155	0.082	SINGLE FAMILY RESIDENCE	0149 STILL WATER
LOT 156	0.082	SINGLE FAMILY RESIDENCE	0153 STILL WATER
LOT 157	0.082	SINGLE FAMILY RESIDENCE	0157 STILL WATER
LOT 158	0.082	SINGLE FAMILY RESIDENCE	0161 STILL WATER
LOT 159	0.082	SINGLE FAMILY RESIDENCE	0165 STILL WATER
LOT 160	0.082	SINGLE FAMILY RESIDENCE	0169 STILL WATER
LOT 161	0.082	SINGLE FAMILY RESIDENCE	0173 STILL WATER
LOT 162	0.082	SINGLE FAMILY RESIDENCE	0177 STILL WATER
LOT 163	0.082	SINGLE FAMILY RESIDENCE	0181 STILL WATER
LOT 164	0.082	SINGLE FAMILY RESIDENCE	0185 STILL WATER
LOT 165	0.082	SINGLE FAMILY RESIDENCE	0189 STILL WATER
LOT 166	0.082	SINGLE FAMILY RESIDENCE	0193 STILL WATER
LOT 167	0.082	SINGLE FAMILY RESIDENCE	0197 STILL WATER
LOT 168	0.082	SINGLE FAMILY RESIDENCE	0201 STILL WATER
LOT 169	0.082	SINGLE FAMILY RESIDENCE	0205 STILL WATER
LOT 170	0.082	SINGLE FAMILY RESIDENCE	0209 STILL WATER
LOT 171	0.082	SINGLE FAMILY RESIDENCE	0213 STILL WATER
LOT 172	0.082	SINGLE FAMILY RESIDENCE	0217 STILL WATER
LOT 173	0.082	SINGLE FAMILY RESIDENCE	0221 STILL WATER
LOT 174	0.082	SINGLE FAMILY RESIDENCE	0225 STILL WATER
LOT 175	0.082	SINGLE FAMILY RESIDENCE	0229 STILL WATER
LOT 176	0.082	SINGLE FAMILY RESIDENCE	0233 STILL WATER
LOT 177	0.082	SINGLE FAMILY RESIDENCE	0237 STILL WATER
LOT 178	0.082	SINGLE FAMILY RESIDENCE	0241 STILL WATER
LOT 179	0.082	SINGLE FAMILY RESIDENCE	0245 STILL WATER
LOT 180	0.082	SINGLE FAMILY RESIDENCE	0249 STILL WATER
LOT 181	0.082	SINGLE FAMILY RESIDENCE	0253 STILL WATER
LOT 182	0.082	SINGLE FAMILY RESIDENCE	0257 STILL WATER
LOT 183	0.082	SINGLE FAMILY RESIDENCE	0261 STILL WATER
LOT 184	0.082	SINGLE FAMILY RESIDENCE	0265 STILL WATER
LOT 185	0.082	SINGLE FAMILY RESIDENCE	0269 STILL WATER
LOT 186	0.082	SINGLE FAMILY RESIDENCE	0273 STILL WATER
LOT 187	0.082	SINGLE FAMILY RESIDENCE	0277 STILL WATER
LOT 188	0.082	SINGLE FAMILY RESIDENCE	0281 STILL WATER
LOT 189	0.082	SINGLE FAMILY RESIDENCE	0285 STILL WATER
LOT 190	0.082	SINGLE FAMILY RESIDENCE	0289 STILL WATER
LOT 191	0.082	SINGLE FAMILY RESIDENCE	0293 STILL WATER
LOT 192	0.082	SINGLE FAMILY RESIDENCE	0297 STILL WATER
LOT 193	0.082	SINGLE FAMILY RESIDENCE	0301 STILL WATER
LOT 194	0.082	SINGLE FAMILY RESIDENCE	0305 STILL WATER
LOT 195	0.082	SINGLE FAMILY RESIDENCE	0309 STILL WATER
LOT 196	0.082	SINGLE FAMILY RESIDENCE	0313 STILL WATER
LOT 197	0.082	SINGLE FAMILY RESIDENCE	0317 STILL WATER
LOT 198	0.082	SINGLE FAMILY RESIDENCE	0321 STILL WATER
LOT 199	0.082	SINGLE FAMILY RESIDENCE	0325 STILL WATER
LOT 200	0.082	SINGLE FAMILY RESIDENCE	0329 STILL WATER
LOT 201	0.082	SINGLE FAMILY RESIDENCE	0333 STILL WATER
LOT 202	0.082	SINGLE FAMILY RESIDENCE	0337 STILL WATER
LOT 203	0.082	SINGLE FAMILY RESIDENCE	0341 STILL WATER
LOT 204	0.082	SINGLE FAMILY RESIDENCE	0345 STILL WATER
LOT 205	0.082	SINGLE FAMILY RESIDENCE	0349 STILL WATER
LOT 206	0.082	SINGLE FAMILY RESIDENCE	0353 STILL WATER
LOT 207	0.082	SINGLE FAMILY RESIDENCE	0357 STILL WATER
LOT 208	0.082	SINGLE FAMILY RESIDENCE	0361 STILL WATER
LOT 209	0.082	SINGLE FAMILY RESIDENCE	0365 STILL WATER
LOT 210	0.082	SINGLE FAMILY RESIDENCE	0369 STILL WATER
LOT 211	0.082	SINGLE FAMILY RESIDENCE	0373 STILL WATER
LOT 212	0.082	SINGLE FAMILY RESIDENCE	0377 STILL WATER
LOT 213	0.082	SINGLE FAMILY RESIDENCE	0381 STILL WATER
LOT 214	0.082	SINGLE FAMILY RESIDENCE	0385 STILL WATER
LOT 215	0.082	SINGLE FAMILY RESIDENCE	0389 STILL WATER
LOT 216	0.082	SINGLE FAMILY RESIDENCE	0393 STILL WATER
LOT 217	0.082	SINGLE FAMILY RESIDENCE	0397 STILL WATER
LOT 218	0.082	SINGLE FAMILY RESIDENCE	0401 STILL WATER
LOT 219	0.082	SINGLE FAMILY RESIDENCE	0405 STILL WATER
LOT 220	0.082	SINGLE FAMILY RESIDENCE	0409 STILL WATER
LOT 221	0.082	SINGLE FAMILY RESIDENCE	0413 STILL WATER
LOT 222	0.082	SINGLE FAMILY RESIDENCE	0417 STILL WATER
LOT 223	0.082	SINGLE FAMILY RESIDENCE	0421 STILL WATER
LOT 224	0.082	SINGLE FAMILY RESIDENCE	0425 STILL WATER
LOT 225	0.082	SINGLE FAMILY RESIDENCE	0429 STILL WATER
LOT 226	0.082	SINGLE FAMILY RESIDENCE	0433 STILL WATER
LOT 227	0.082	SINGLE FAMILY RESIDENCE	0437 STILL WATER
LOT 228	0.082	SINGLE FAMILY RESIDENCE	0441 STILL WATER
LOT 229	0.082	SINGLE FAMILY RESIDENCE	0445 STILL WATER
LOT 230	0.082	SINGLE FAMILY RESIDENCE	0449 STILL WATER
LOT 231	0.082	SINGLE FAMILY RESIDENCE	0453 STILL WATER
LOT 232	0.082	SINGLE FAMILY RESIDENCE	0457 STILL WATER
LOT 233	0.082	SINGLE FAMILY RESIDENCE	0461 STILL WATER
LOT 234	0.082	SINGLE FAMILY RESIDENCE	0465 STILL WATER
LOT 235	0.082	SINGLE FAMILY RESIDENCE	0469 STILL WATER
LOT 236	0.082	SINGLE FAMILY RESIDENCE	0473 STILL WATER
LOT 237	0.082	SINGLE FAMILY RESIDENCE	0477 STILL WATER
LOT 238	0.082	SINGLE FAMILY RESIDENCE	0481 STILL WATER
LOT 239	0.082	SINGLE FAMILY RESIDENCE	0485 STILL WATER
LOT 240	0.082	SINGLE FAMILY RESIDENCE	0489 STILL WATER
LOT 241	0.082	SINGLE FAMILY RESIDENCE	0493 STILL WATER
LOT 242	0.082	SINGLE FAMILY RESIDENCE	0497 STILL WATER
LOT 243	0.082	SINGLE FAMILY RESIDENCE	0501 STILL WATER
LOT 244	0.082	SINGLE FAMILY RESIDENCE	0505 STILL WATER
LOT 245	0.082	SINGLE FAMILY RESIDENCE	0509 STILL WATER
LOT 246	0.082	SINGLE FAMILY RESIDENCE	0513 STILL WATER
LOT 247	0.082	SINGLE FAMILY RESIDENCE	0517 STILL WATER
LOT 248	0.082	SINGLE FAMILY RESIDENCE	0521 STILL WATER
LOT 249	0.082	SINGLE FAMILY RESIDENCE	0525 STILL WATER
LOT 250	0.082	SINGLE FAMILY RESIDENCE	0529 STILL WATER
LOT 251	0.082	SINGLE FAMILY RESIDENCE	0533 STILL WATER
LOT 252	0.082	SINGLE FAMILY RESIDENCE	0537 STILL WATER
LOT 253	0.082	SINGLE FAMILY RESIDENCE	0541 STILL WATER
LOT 254	0.082	SINGLE FAMILY RESIDENCE	0545 STILL WATER
LOT 255	0.082	SINGLE FAMILY RESIDENCE	0549 STILL WATER
LOT 256	0.082	SINGLE FAMILY RESIDENCE	0553 STILL WATER
LOT 257	0.082	SINGLE FAMILY RESIDENCE	0557 STILL WATER
LOT 258	0.082	SINGLE FAMILY RESIDENCE	0561 STILL WATER
LOT 259	0.082	SINGLE FAMILY RESIDENCE	0565 STILL WATER
LOT 260	0.082	SINGLE FAMILY RESIDENCE	0569 STILL WATER
LOT 261	0.082	SINGLE FAMILY RESIDENCE	0573 STILL WATER
LOT 262	0.082	SINGLE FAMILY RESIDENCE	0577 STILL WATER
LOT 263	0.082	SINGLE FAMILY RESIDENCE	0581 STILL WATER
LOT 264	0.082	SINGLE FAMILY RESIDENCE	0585 STILL WATER
LOT 265	0.082	SINGLE FAMILY RESIDENCE	0589 STILL WATER

FINAL PLAT
MILLER RANCH FILING 2
A Resubdivision of Tract A and
Parcel 14, Miller Ranch
County of Eagle, State of Colorado

SHEET 2 DEPICTS BOUNDARY
AND SHEET LEGEND



MARCIN ENGINEERING LLC

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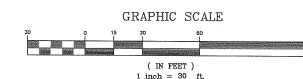
DRAWN BY: TJA 09-26-02	01121.dwg/011210-F2.dwg
REVISED: TJA 08-19-03 TJA 07-17-03 TJA 08-07-03	SHEET: 2 OF 7



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FINAL PLAT
MILLER RANCH FILING 2
 A Resubdivision of Tract A and
 Parcel 14, Miller Ranch
 County of Eagle, State of Colorado

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C136	1507.26'	90.07'	45.00'	90.00'	S85°34'28"E	3°28'20"
C137	1507.26'	90.10'	45.06'	90.08'	S89°54'29"E	3°28'29"



EXISTING EASEMENTS ARE
 SHOWN ON SHEET 7
 (TO BE VACATED)

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

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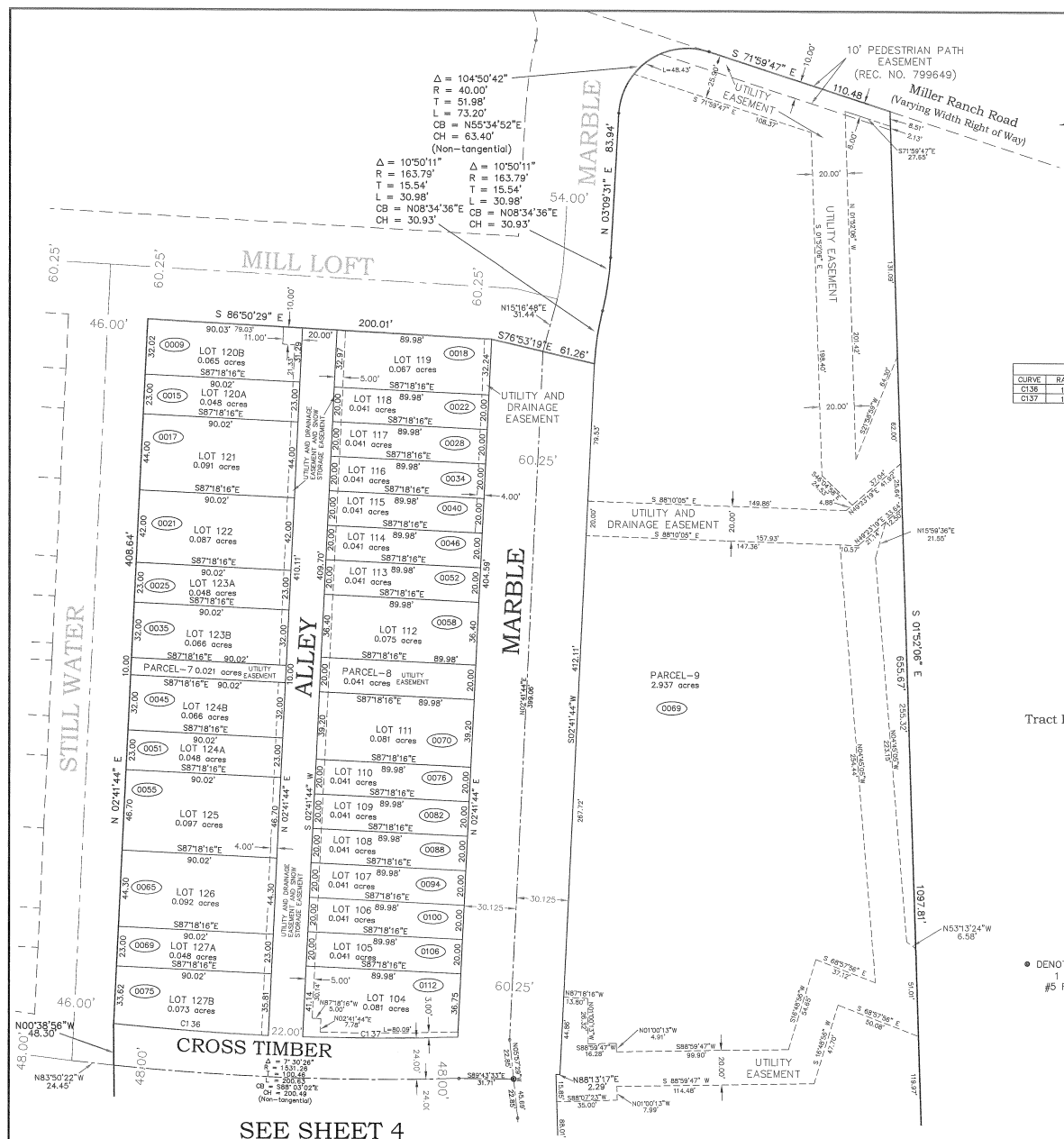
DRAWN BY: TJA 06-02-03

REVISED: TJA 06-19-03
 TJA 07-17-03
 TJA 08-07-03

01121\dwg\01121p-F2.dwg

SHEET: 3 OF 7

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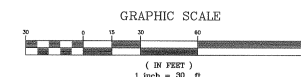
SEE SHEET 4

FINAL PLAT
MILLER RANCH FILING 2
 A Resubdivision of Tract A and
 Parcel 14, Miller Ranch
 County of Eagle, State of Colorado

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C69	1555.28'	58.96'	28.43'	56.85'	S73°42'54"E	2°05'41"
C70	1555.28'	99.86'	49.95'	99.84'	S76°36'06"E	3°40'44"
C71	354.00'	39.38'	19.69'	39.77'	N04°52'13"E	4°20'39"
C72	354.00'	18.43'	9.22'	18.43'	N08°06'17"E	2°07'39"
C73	1733.47'	107.11'	53.57'	107.09'	S76°47'42"E	3°32'28"
C74	1555.28'	22.13'	11.06'	22.13'	S78°52'56"E	0°48'58"
C75	1555.28'	95.42'	47.72'	95.40'	S81°00'50"E	3°30'54"
C76	1555.28'	44.08'	22.04'	44.08'	S83°35'00"E	1°37'26"
C79	1733.47'	44.02'	22.01'	44.02'	S83°35'00"E	1°27'18"
C80	1733.47'	106.70'	53.36'	106.68'	S81°03'35"E	3°31'36"
C81	1785.47'	48.00'	24.00'	48.00'	S79°54'56"E	1°32'25"
C82	1785.47'	45.73'	22.87'	45.73'	S77°25'09"E	1°28'03"
C83	1785.47'	45.72'	22.86'	45.72'	S78°53'12"E	1°28'04"
C84	1785.47'	45.72'	22.86'	45.72'	S80°21'14"E	1°28'02"
C85	1785.47'	23.00'	11.50'	23.00'	S81°27'45"E	0°44'17"
C86	1785.47'	32.00'	16.00'	32.00'	S82°20'21"E	1°01'37"
C87	1901.31'	36.12'	18.06'	36.12'	S82°24'28"E	1°05'18"
C88	1901.31'	23.00'	11.50'	23.00'	S81°31'01"E	0°41'58"
C89	1901.31'	48.00'	24.00'	48.00'	S80°26'50"E	1°26'48"
C90	1901.31'	48.00'	24.00'	48.00'	S79°00'02"E	1°26'48"
C91	1901.31'	48.00'	24.00'	48.00'	S77°33'13"E	1°26'50"
C92	1901.31'	47.48'	23.74'	47.48'	S76°06'52"E	1°25'52"
C93	1923.31'	32.89'	16.45'	32.89'	S78°15'09"E	0°56'57"
C94	1923.31'	23.00'	11.50'	23.00'	S77°00'03"E	0°41'07"
C95	1923.31'	40.28'	20.14'	40.28'	S78°01'36"E	1°12'00"
C96	1923.31'	40.25'	20.12'	40.25'	S79°13'45"E	1°11'56"
C97	1923.31'	40.23'	20.12'	40.23'	S80°25'29"E	1°11'55"
C98	1923.31'	23.00'	11.50'	23.00'	S81°22'00"E	0°41'07"
C99	1923.31'	31.01'	15.51'	31.01'	S82°10'17"E	0°55'36"
C100	2023.31'	33.28'	16.64'	33.28'	S78°18'11"E	0°56'52"
C101	2023.31'	23.00'	11.50'	23.00'	S77°08'16"E	0°39'18"
C102	2023.31'	42.05'	21.03'	42.05'	S78°01'50"E	1°11'30"
C103	2023.31'	42.02'	21.01'	42.02'	S79°13'39"E	1°11'42"
C104	2023.31'	42.00'	21.00'	42.00'	S80°25'29"E	1°11'45"
C105	2023.31'	23.00'	11.50'	23.00'	S81°20'36"E	0°38'18"
C106	2023.31'	35.32'	17.66'	35.32'	S82°10'45"E	1°00'20"

EXISTING EASEMENTS ARE
 SHOWN ON SHEET 7
 (TO BE VACATED)

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



MARCIN ENGINEERING LLC

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DRAWN BY: JJA 06-02-03
 REVISED: JJA 06-19-03
 JJA 07-17-03
 JJA 08-07-03

0121\dwg\0121fp-2.dwg
 SHEET: 5 OF 7

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*A Resubdivision of Tract A and
Parcel 14, Miller Ranch
County of Eagle, State of Colorado*

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3048.88	89.78	44.88	89.74	S88°53'47"	141°16'
C2	3048.88	89.86	44.88	89.74	S88°53'47"	134°56'
C3	3248.88	22.12	11.06	22.12	S65°23'04"	92°23'
C4	3248.88	39.17	19.59	39.17	S88°53'07"	94°29'
C5	3248.88	40.14	20.07	39.14	S88°53'07"	94°29'
C6	3248.88	39.17	19.59	39.14	S88°53'07"	94°28'
C7	3157.88	39.17	19.54	38.87	S88°51'34"	94°24'
C8	3157.88	40.14	20.07	39.14	S88°51'34"	94°24'
C9	3157.88	29.17	14.59	29.17	S88°49'17"	93°14'
C10	3157.88	29.17	14.58	29.17	S88°49'17"	93°09'
C11	3157.88	40.14	20.07	39.14	S88°49'17"	93°09'
C12	3157.88	39.17	19.58	38.87	S88°48'18"	93°43'
C13	3157.88	29.17	14.57	29.17	S88°48'18"	93°43'
C14	3157.88	29.17	14.57	29.17	S88°48'18"	93°43'
C15	3048.88	41.18	20.88	41.18	S87°19'37"	94°28'
C16	3048.88	41.18	20.88	41.18	S87°19'37"	94°28'
C17	3048.88	47.02	23.76	47.02	S88°15'52"	95°15'
C18	3048.88	47.02	23.76	47.02	S88°15'52"	95°15'
C19	3248.88	74.07	37.04	74.06	S89°15'52"	118°28'
C20	3248.88	74.07	37.04	74.06	S89°15'52"	118°28'
C21	3248.88	42.12	20.06	42.12	S70°19'26"	94°46'
C22	3248.88	42.12	20.06	42.12	S70°19'26"	94°46'
C23	3248.88	20.00	11.50	20.00	S70°19'26"	94°46'
C24	3248.88	20.00	11.50	20.00	S70°19'26"	94°46'
C25	3248.88	36.14	18.07	36.14	S73°06'47"	93°38'
C26	3248.88	36.14	18.07	36.14	S73°06'47"	93°38'
C27	3157.88	20.00	11.50	20.00	S72°06'47"	92°53'
C28	3157.88	40.85	20.02	40.85	S72°06'47"	94°42'
C29	3157.88	40.85	20.02	40.85	S72°06'47"	94°42'
C30	3157.88	20.00	11.50	20.00	S70°47'43"	92°59'
C31	3157.88	33.33	16.67	33.33	S70°11'03"	93°16'
C32	3157.88	33.33	16.67	33.33	S70°11'03"	93°16'
C33	3157.88	36.86	18.43	36.86	S72°26'36"	92°53'
C34	3157.88	20.00	11.50	20.00	S72°26'36"	92°53'
C35	3157.88	40.03	20.02	40.03	S73°19'06"	94°22'
C36	3157.88	40.03	20.02	40.03	S73°19'06"	94°22'
C37	3157.88	20.00	11.50	20.00	S73°19'06"	92°53'
C38	3157.88	36.40	18.20	36.40	S69°42'08"	93°54'
C39	3157.88	36.40	18.20	36.40	S69°42'08"	93°54'
C40	3048.88	20.00	11.50	20.00	S70°57'59"	92°57'
C41	3048.88	43.87	21.94	43.87	S71°09'47"	94°30'
C42	3048.88	43.87	21.94	43.87	S71°09'47"	94°30'
C43	3048.88	20.00	11.50	20.00	S72°26'36"	92°57'
C44	3048.88	29.06	14.78	29.06	S73°06'47"	93°39'
C45	3048.88	29.06	14.78	29.06	S73°06'47"	93°39'
C46	3000.00	23.07	11.54	23.07	S70°19'26"	92°28'
C47	3000.00	43.09	20.54	43.09	S71°09'47"	94°04'
C48	3000.00	43.09	20.54	43.09	S71°09'47"	94°04'
C49	3000.00	20.00	11.50	20.00	S72°26'36"	92°28'
C50	3000.00	20.00	11.50	20.00	S72°26'36"	92°28'
C51	3000.00	20.00	11.50	20.00	S72°26'36"	92°28'
C52	3000.00	20.00	11.50	20.00	S72°26'36"	92°28'
C53	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C54	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C55	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C56	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C57	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C58	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C59	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C60	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C61	2880.00	20.00	10.00	20.00	S70°14'27"	92°34'
C62	1555.26	26.00	13.00	26.00	S72°11'02"	95°27'
C63	1555.26	26.00	13.00	26.00	S72°11'02"	94°41'
C64	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C65	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C66	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C67	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C68	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C69	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C70	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C71	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C72	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C73	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C74	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C75	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C76	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C77	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C78	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C79	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C80	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C81	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C82	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C83	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C84	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C85	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C86	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C87	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C88	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C89	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C90	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C91	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C92	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C93	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C94	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C95	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C96	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C97	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C98	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C99	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'
C100	1555.26	20.01	10.01	20.01	S89°52'04"	94°41'

SEE SHEET 5

$\Delta = 218^{\circ}22'$
 $R = 1809.86$
 $T = 36.43$
 $L = 72.84$
 $CB = N66^{\circ}4'$
 $CH = 72.84$

$\Delta = 2^{\circ}18'22''$
 $R = 1809.86$
 $T = 36.43$
 $L = 72.84$
 $CB = N66^{\circ}44'10''E$
 $CH = 72.84$

$\Delta = 8'52''00''$
 $R = 3246.86'$
 $T = 251.73'$
 $L = 502.46'$
 $CB = S68^{\circ}59'55''E$
 $CH = 501.96'$

PARCEL 14
2.089 acres
 $\Delta = 24^{\circ}16'56''$
 $R = 1859.86$
 $T = 400.11$
 $L = 788.22$
 $CB = N80^{\circ}37'08''W$
 $CH = 782.33$

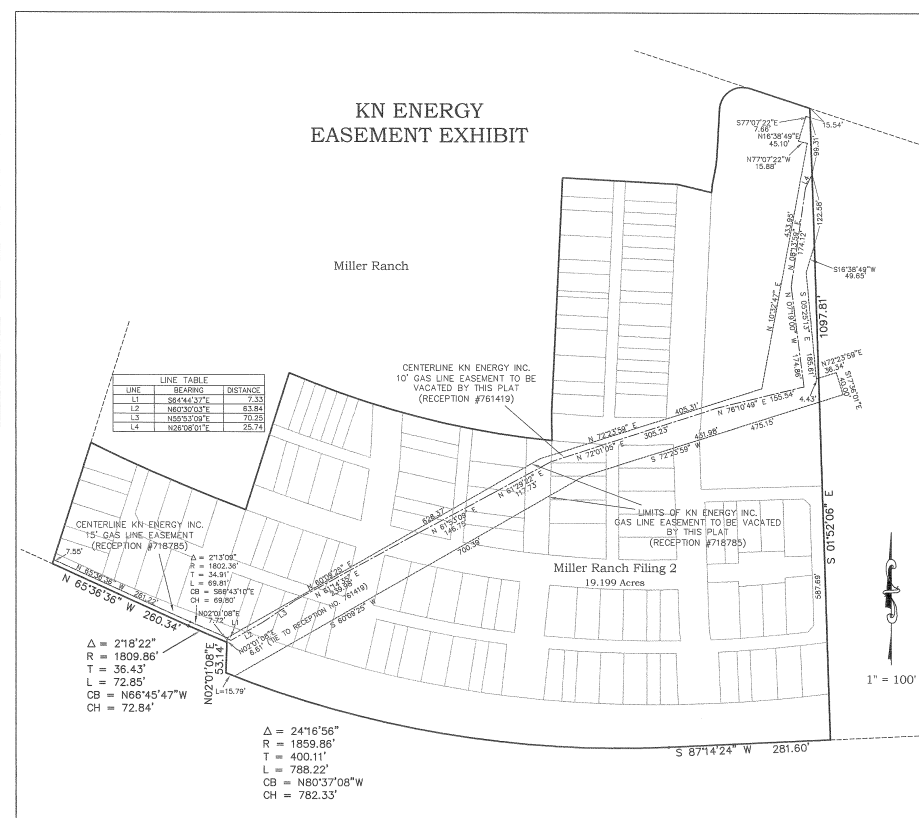
Union Pacific Railroad Co.
(Varying Width Right of Way)

GRAPHIC SCALE

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.

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

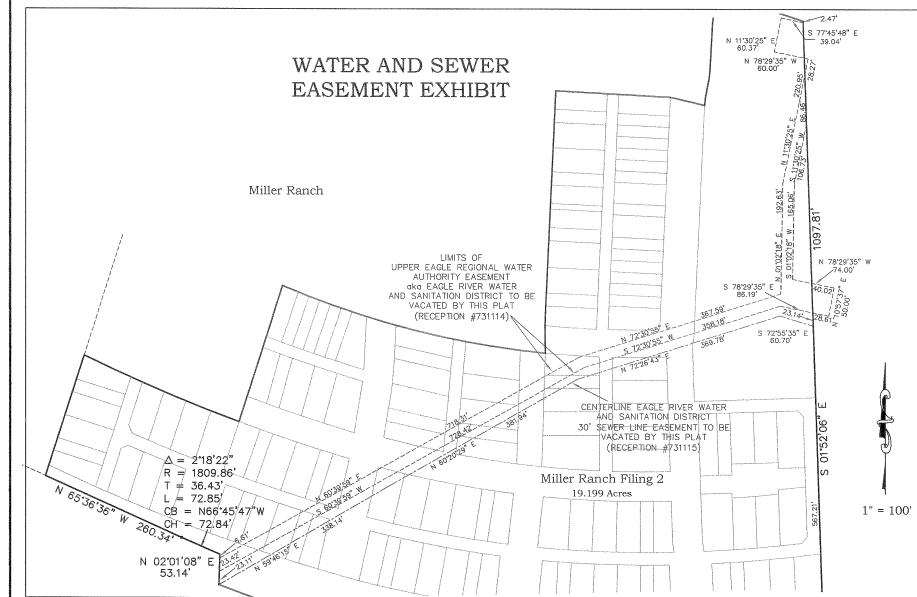
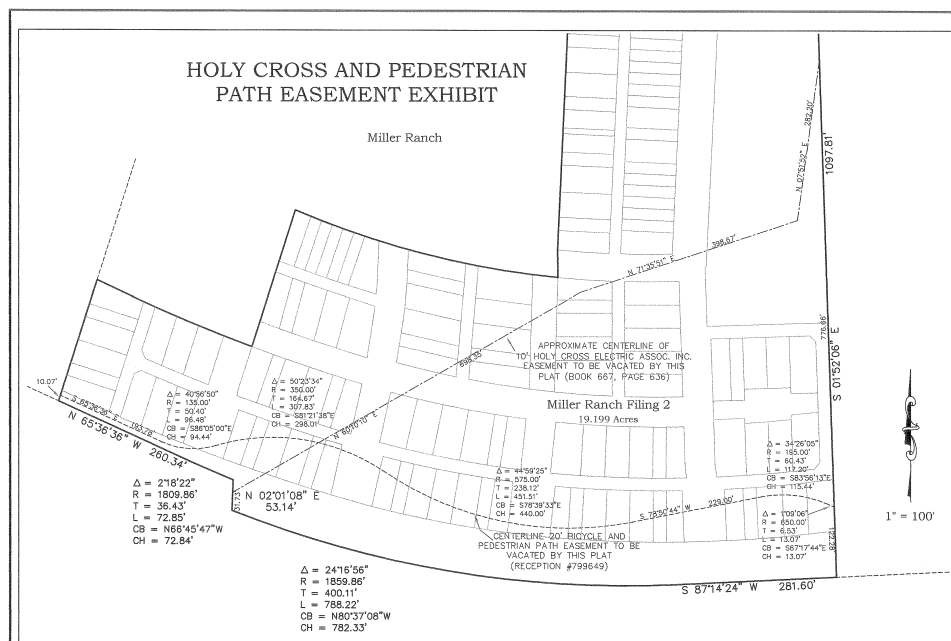
DRAWN BY: TJA 06-02-03	01121\dwg\01121fp-F2.dwg
REVISED: TJA 06-19-03 TJA 07-17-03 TJA 08-07-03	SHEET: 6 OF 7



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
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DRAWN BY: TJA 06-02-03	01121\dwg\01121p-F2.dwg
REVISED: TJA 06-19-03 TJA 07-17-03 TJA 08-07-03	SHEET: 7 OF 7



CERTIFICATE OF DEDICATION AND OWNERSHIP

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

MILLER RANCH FILING 2, according the Final Plat thereof as recorded October 23, 2003 at Reception No. 854785 in the Office of the Clerk and Recorder, Eagle County, Colorado.

containing 19,199 acres more or less; have by these presents laid out, plotted and subdivided the same into lots and blocks as shown on this Amended Final Plat under the name and style of MILLER RANCH FILING 2, a subdivision in the County of Eagle; and do 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 do 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 do 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 17th day of August, A.D., 2004.

Owner: Eagle County, Colorado

P.O. Box 850

Eagle, CO 81631

By: William Burns Jr.

Chairman of Board of County Commissioners

STATE OF COLORADO

COUNTY OF EAGLE

SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of August, A.D., 2004

by William Burns Jr. as Chairman of the Board of County Commissioners of Eagle County.

My Commission expires: 1/15/2007

Witness my hand and official seal William Burns Jr.

NOTARY PUBLIC

(SEAL)

Mortgagee: Wells Fargo Bank West, N.A.

70 Benchmark Road

P.O. Box 6490

Avon, CO 81620

By: William Burns Jr.

C. William Burns Jr.

STATE OF COLORADO

COUNTY OF EAGLE

SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of August, A.D., 2004

by William Burns Jr. as Chairman of Board of County Commissioners of Wells Fargo Bank West, N.A.

My Commission expires: 9-1-06

Witness my hand and official seal Brenda Welker

NOTARY PUBLIC

(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 17th day of August, A.D., 2004.

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 site, 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 permits be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, 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.

By: William Burns Jr.

Chairman of Board of County Commissioners

Eagle County, Colorado

Witness my hand and seal of the County of Eagle

By: William Burns Jr.

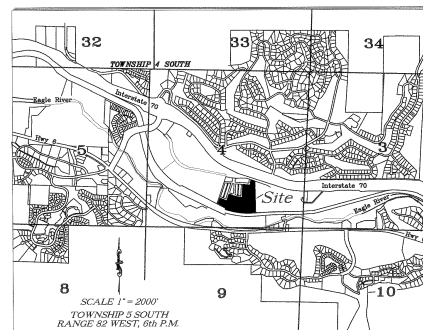
Clerk to the Board of County Commissioners

AMENDED FINAL PLAT

MILLER RANCH FILING 2

A Resubdivision of Miller Ranch Filing 2

County of Eagle, State of Colorado



SURVEYOR'S CERTIFICATE

I, Stephen R. Wujak, 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 FILING 2, as laid out, plotted, described and shown hereon, 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 8th day of July, A.D., 2004.

Stephen R. Wujak PLS 22589
Registered 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 12-31-04 on all parcels of real estate described on this Plat are paid in full. Dated this 17th day of July, A.D., 2004.

By: William Burns Jr.

Treasurer of Eagle County, Colorado.

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 such lands is vested in Eagle County, Colorado, free and clear of all liens, taxes and encumbrances, except as follows:

Deed of Trust recorded September 17, 2004

reception no. 807107 to wells fargo bank

Wash. N.A.

Dated this 20th day of June, A.D., 2004

AGENT Shawn Biggs

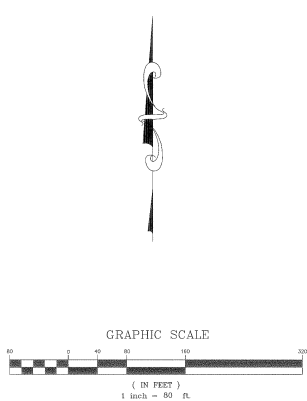
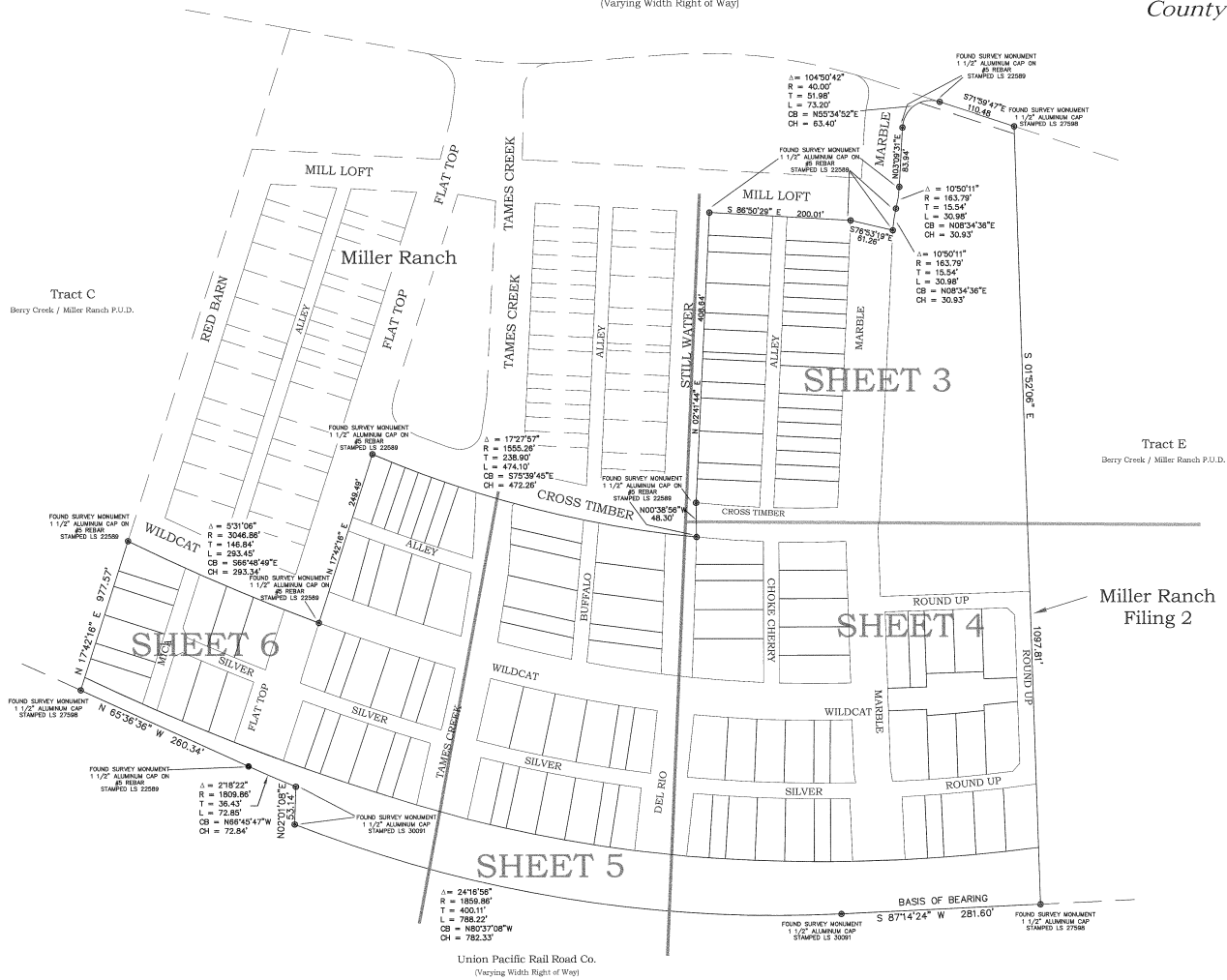
LAND USE SUMMARY

PARCEL	AREA	LAND USE	ADDRESS
LOT 1 A	0.047	1 DUPLEX UNIT	0013 MICA
LOT 1 B	0.078	1 DUPLEX UNIT	0009 MICA
LOT 2	0.096	1 SINGLE FAMILY RESIDENCE	0015 MICA
LOT 3	0.086	1 SINGLE FAMILY RESIDENCE	0023 MICA
LOT 4 A	0.047	1 DUPLEX UNIT	0031 MICA
LOT 4 B	0.068	1 DUPLEX UNIT	0031 MICA
LOT 5	0.079	1 SINGLE FAMILY RESIDENCE	0035 SILVER
LOT 6	0.082	1 SINGLE FAMILY RESIDENCE	0041 SILVER
LOT 7	0.081	1 SINGLE FAMILY RESIDENCE	0047 SILVER
LOT 8 A	0.047	1 DUPLEX UNIT	0053 SILVER
LOT 8 B	0.067	1 DUPLEX UNIT	0053 SILVER
LOT 9	0.085	1 SINGLE FAMILY RESIDENCE	0059 SILVER
LOT 10	0.085	1 SINGLE FAMILY RESIDENCE	0065 SILVER
LOT 11 A	0.047	1 DUPLEX UNIT	0071 SILVER
LOT 11 B	0.068	1 DUPLEX UNIT	0077 SILVER
LOT 12 A	0.047	1 DUPLEX UNIT	0083 SILVER
LOT 12 B	0.068	1 DUPLEX UNIT	0088 SILVER
LOT 13	0.084	1 SINGLE FAMILY RESIDENCE	0095 SILVER
LOT 14	0.084	1 SINGLE FAMILY RESIDENCE	0101 SILVER
LOT 15	0.084	1 SINGLE FAMILY RESIDENCE	0107 SILVER
LOT 16 B	0.068	1 DUPLEX UNIT	0113 SILVER
LOT 17 A	0.047	1 DUPLEX UNIT	0119 SILVER
LOT 17 B	0.060	1 DUPLEX UNIT	0125 SILVER
LOT 18	0.084	1 SINGLE FAMILY RESIDENCE	0131 SILVER
LOT 19	0.084	1 SINGLE FAMILY RESIDENCE	0137 SILVER
LOT 20	0.084	1 SINGLE FAMILY RESIDENCE	0143 SILVER
LOT 21	0.047	1 DUPLEX UNIT	0149 ROUND UP
LOT 22 B	0.060	1 DUPLEX UNIT	0155 SILVER
LOT 23	0.092	1 SINGLE FAMILY RESIDENCE	0161 SILVER
LOT 24	0.088	1 SINGLE FAMILY RESIDENCE	0167 SILVER
LOT 25	0.088	1 SINGLE FAMILY RESIDENCE	0173 SILVER
LOT 26	0.106	1 SINGLE FAMILY RESIDENCE	0179 SILVER
LOT 27	0.123	1 SINGLE FAMILY RESIDENCE	0185 SILVER
LOT 28	0.084	1 SINGLE FAMILY RESIDENCE	0191 SILVER
LOT 29	0.105	1 SINGLE FAMILY RESIDENCE	0197 SILVER
LOT 30	0.105	1 SINGLE FAMILY RESIDENCE	0203 SILVER
LOT 31	0.083	1 SINGLE FAMILY RESIDENCE	0209 SILVER
LOT 32	0.083	1 SINGLE FAMILY RESIDENCE	0215 SILVER
LOT 33 A	0.057	1 DUPLEX UNIT	0221 SILVER
LOT 33 B	0.079	1 DUPLEX UNIT	0227 SILVER
LOT 34	0.047	1 DUPLEX UNIT	0233 SILVER
LOT 35 A	0.084	1 SINGLE FAMILY RESIDENCE	0239 SILVER
LOT 35 B	0.084	1 SINGLE FAMILY RESIDENCE	0245 SILVER
LOT 36	0.084	1 SINGLE FAMILY RESIDENCE	0251 SILVER
LOT 37	0.084	1 SINGLE FAMILY RESIDENCE	0257 SILVER
LOT 38	0.084	1 SINGLE FAMILY RESIDENCE	0263 SILVER
LOT 39 A	0.047	1 DUPLEX UNIT	0269 SILVER
LOT 39 B	0.079	1 DUPLEX UNIT	0275 SILVER
LOT 40	0.096	1 SINGLE FAMILY RESIDENCE	0281 SILVER
LOT 41	0.086	1 SINGLE FAMILY RESIDENCE	0287 SILVER
LOT 42	0.086	1 SINGLE FAMILY RESIDENCE	0293 SILVER
LOT 43	0.086	1 SINGLE FAMILY RESIDENCE	0299 SILVER
LOT 44 A	0.047	1 DUPLEX UNIT	0305 SILVER
LOT 44 B	0.068	1 DUPLEX UNIT	0311 SILVER
LOT 45	0.091	1 SINGLE FAMILY RESIDENCE	0317 SILVER
LOT 46	0.091	1 SINGLE FAMILY RESIDENCE	0323 SILVER
LOT 47 A	0.047	1 DUPLEX UNIT	0329 SILVER
LOT 47 B	0.078	1 DUPLEX UNIT	0335 SILVER
LOT 48	0.086	1 SINGLE FAMILY RESIDENCE	0341 SILVER
LOT 49	0.084	1 SINGLE FAMILY RESIDENCE	0347 SILVER
LOT 50	0.083	1 SINGLE FAMILY RESIDENCE	0353 SILVER
LOT 51	0.083	1 SINGLE FAMILY RESIDENCE	0359 SILVER
LOT 52	0.083	1 SINGLE FAMILY RESIDENCE	0365 SILVER
LOT 53	0.083	1 SINGLE FAMILY RESIDENCE	0371 SILVER
LOT 54	0.083	1 SINGLE FAMILY RESIDENCE	0377 SILVER
LOT 55	0.083	1 SINGLE FAMILY RESIDENCE	0383 SILVER
LOT 56	0.083	1 SINGLE FAMILY RESIDENCE	0389 SILVER
LOT 57	0.083	1 SINGLE FAMILY RESIDENCE	0395 SILVER
LOT 58	0.083	1 SINGLE FAMILY RESIDENCE	0401 SILVER
LOT 59	0.083	1 SINGLE FAMILY RESIDENCE	0407 SILVER
LOT 60	0.083	1 SINGLE FAMILY RESIDENCE	0413 SILVER
LOT 61	0.083	1 SINGLE FAMILY RESIDENCE	0419 SILVER
LOT 62	0.083	1 SINGLE FAMILY RESIDENCE	0425 SILVER
LOT 63	0.083	1 SINGLE FAMILY RESIDENCE	0431 SILVER
LOT 64	0.083	1 SINGLE FAMILY RESIDENCE	0437 SILVER
LOT 65	0.083	1 SINGLE FAMILY RESIDENCE	0443 SILVER
LOT 66	0.083	1 SINGLE FAMILY RESIDENCE	0449 SILVER
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LOT 68	0.083	1 SINGLE FAMILY RESIDENCE	0461 SILVER
LOT 69	0.083	1 SINGLE FAMILY RESIDENCE	0467 SILVER
LOT 70	0.083	1 SINGLE FAMILY RESIDENCE	0473 SILVER
LOT 71	0.083	1 SINGLE FAMILY RESIDENCE	0479 SILVER
LOT 72	0.083	1 SINGLE FAMILY RESIDENCE	0485 SILVER
LOT 73	0.083	1 SINGLE FAMILY RESIDENCE	0491 SILVER
LOT 74	0.083	1 SINGLE FAMILY RESIDENCE	0497 SILVER
LOT 75	0.083	1 SINGLE FAMILY RESIDENCE	0503 SILVER
LOT 76	0.083	1 SINGLE FAMILY RESIDENCE	0509 SILVER
LOT 77	0.083	1 SINGLE FAMILY RESIDENCE	0515 SILVER
LOT 78	0.083	1 SINGLE FAMILY RESIDENCE	0521 SILVER
LOT 79	0.083	1 SINGLE FAMILY RESIDENCE	0527 SILVER
LOT 80	0.042	1 TOWNHOUSE UNIT	0533 SILVER
LOT 81	0.042	1 TOWNHOUSE UNIT	0539 SILVER
LOT 82	0.080	1 TOWNHOUSE UNIT	0545 SILVER
LOT 83	0.080	1 TOWNHOUSE UNIT	0551 SILVER
LOT 84	0.085	1 SINGLE FAMILY RESIDENCE	0557 SILVER
LOT 85	0.085	1 SINGLE FAMILY RESIDENCE	0563 SILVER
LOT 86 A	0.043	1 DUPLEX UNIT	0569 SILVER
LOT 86 B	0.043	1 DUPLEX UNIT	0575 SILVER
LOT 87	0.084	1 SINGLE FAMILY RESIDENCE	0581 SILVER
LOT 88	0.084	1 SINGLE FAMILY RESIDENCE	0587 SILVER
LOT 89	0.077	1 DUPLEX UNIT	0593 SILVER
LOT 90	0.077	1 DUPLEX UNIT	0599 SILVER
LOT 91	0.081	1 SINGLE FAMILY RESIDENCE	0605 SILVER
LOT 92	0.081	1 SINGLE FAMILY RESIDENCE	0611 SILVER
LOT 93	0.083	1 DUPLEX UNIT	0617 SILVER
LOT 94	0.082	1 SINGLE FAMILY RESIDENCE	0623 SILVER
LOT 95	0.089	1 SINGLE FAMILY RESIDENCE	0629 SILVER
LOT 96	0.089	1 SINGLE FAMILY RESIDENCE	0635 SILVER
LOT 97	0.089	1 SINGLE FAMILY RESIDENCE	0641 SILVER
LOT 98 A	0.051	1 DUPLEX UNIT	0647 SILVER
LOT 98 B	0.051	1 DUPLEX UNIT	0653 SILVER
LOT 99	0.086	1 SINGLE FAMILY RESIDENCE	0659 SILVER
LOT 100	0.086	1 SINGLE FAMILY RESIDENCE	0665 SILVER
LOT 101	0.086	1 SINGLE FAMILY RESIDENCE	0671 SILVER
LOT 102	0.086	1 SINGLE FAMILY RESIDENCE	0677 SILVER
LOT 103	0.086	1 SINGLE FAMILY RESIDENCE	0683 SILVER
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LOT 120	0.087	1 SINGLE FAMILY RESIDENCE	0785 SILVER
LOT 121	0.087	1 SINGLE FAMILY RESIDENCE	0791 SILVER
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LOT 137	0.087	1 SINGLE FAMILY RESIDENCE	0887 SILVER
LOT 138	0.087	1 SINGLE FAMILY RESIDENCE	0893 SILVER
LOT 139	0.087	1 SINGLE FAMILY RESIDENCE	0899 SILVER
LOT 140	0.087	1 SINGLE FAMILY RESIDENCE	0905 SILVER
LOT 141	0.087	1 SINGLE FAMILY RESIDENCE	0911 SILVER
LOT 142	0.087	1 SINGLE FAMILY RESIDENCE	0917 SILVER
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LOT 144	0.087	1 SINGLE FAMILY RESIDENCE	0929 SILVER
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LOT 149	0.087	1 SINGLE FAMILY RESIDENCE	0959 SILVER
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LOT 156	0.087	1 SINGLE FAMILY RESIDENCE	1001 SILVER
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LOT 196	0.087	1 SINGLE FAMILY RESIDENCE	1241 SILVER
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LOT 204	0.087	1 SINGLE FAMILY RESIDENCE	1289 SILVER
LOT 205	0.087	1 SINGLE FAMILY RESIDENCE	1295 SILVER
LOT 206	0.087	1 SINGLE FAMILY RESIDENCE	1301 SILVER
LOT 207	0.087	1 SINGLE FAMILY RESIDENCE	1307 SILVER
LOT 208	0.087	1 SINGLE FAMILY RESIDENCE	1313 SILVER
LOT 209	0.087	1 SINGLE FAMILY RESIDENCE	1319 SILVER
LOT 210	0.087	1 SINGLE FAMILY RESIDENCE	1325 SILVER
LOT 211	0.087	1 SINGLE FAMILY RESIDENCE	1331 SILVER
LOT 212	0.087	1 SINGLE FAMILY RESIDENCE	1337 SILVER
LOT 213	0.087	1 SINGLE FAMILY RESIDENCE	1343 SILVER
LOT 214	0.087	1 SINGLE FAMILY RESIDENCE	1349 SILVER
LOT 215	0.087	1 SINGLE FAMILY RESIDENCE	1355 SILVER
LOT 216	0.087	1 SINGLE FAMILY RESIDENCE	1361 SILVER
LOT 217	0.087	1 SINGLE FAMILY RESIDENCE	1367 SILVER
LOT 218	0.087	1 SINGLE FAMILY RESIDENCE	1373 SILVER
LOT 219	0.087	1 SINGLE FAMILY RESIDENCE	1379 SILVER
LOT 220	0.087	1 SINGLE FAMILY RESIDENCE	1385 SILVER
LOT 221	0.087	1 SINGLE FAMILY RESIDENCE	1391 SILVER
LOT 222	0.087	1 SINGLE FAMILY RESIDENCE	1397 SILVER
LOT 223	0.087	1 SINGLE FAMILY RESIDENCE	1403 SILVER
LOT 224	0.087	1 SINGLE FAMILY RESIDENCE	1409 SILVER
LOT 225	0.087	1 SINGLE FAMILY RESIDENCE	1415 SILVER
LOT 226	0.087	1 SINGLE FAMILY RESIDENCE	1421 SILVER
LOT 227	0.087	1 SINGLE FAMILY RESIDENCE	1427 SILVER
LOT 228	0.087	1 SINGLE FAMILY RESIDENCE	1433 SILVER
LOT 229	0.087	1 SINGLE FAMILY RESIDENCE	1439 SILVER
LOT 230	0.087	1 SINGLE FAMILY RESIDENCE	1445 SILVER
LOT 231	0.087	1 SINGLE FAMILY RESIDENCE	1451 SILVER
LOT 232	0.087	1 SINGLE FAMILY RESIDENCE	1457 SILVER
LOT 233	0.087	1 SINGLE FAMILY RESIDENCE	1463 SILVER
LOT 234	0.087	1 SINGLE FAMILY RESIDENCE	1469 SILVER
LOT 235	0.087	1 SINGLE FAMILY RESIDENCE	1475 SILVER
LOT 236	0.087	1 SINGLE FAMILY RESIDENCE	1481 SILVER
LOT 237	0.087	1 SINGLE FAMILY RESIDENCE	1487 SILVER
LOT 238	0.087	1 SINGLE FAMILY RESIDENCE	1493 SILVER
LOT 239	0.087	1 SINGLE FAMILY RESIDENCE	1499 SILVER
LOT 240	0.087	1 SINGLE FAMILY RESIDENCE	1505 SILVER
LOT 241	0.087	1 SINGLE FAMILY RESIDENCE	1511 SILVER
LOT 242	0.087	1 SINGLE FAMILY RESIDENCE	1517 SILVER
LOT 243	0.087	1 SINGLE FAMILY RESIDENCE	1523 SILVER
LOT 244	0.087	1 SINGLE FAMILY RESIDENCE	1529 SILVER
LOT 245	0.087	1 SINGLE FAMILY RESIDENCE	1535 SILVER
LOT 246	0.087	1 SINGLE FAMILY RESIDENCE	1541 SILVER
LOT 247	0.087	1 SINGLE FAMILY RESIDENCE	1547 SILVER
LOT 248	0.087	1 SINGLE FAMILY RESIDENCE	1553 SILVER
LOT 249	0.087	1 SINGLE FAMILY RESIDENCE	1559 SILVER
LOT 250	0.087	1 SINGLE FAMILY RESIDENCE	1565 SILVER
LOT 251	0.087	1 SINGLE FAMILY RESIDENCE	1571 SILVER
LOT 252	0.087	1 SINGLE FAMILY RESIDENCE	1577 SILVER
LOT 253	0.087	1 SINGLE FAMILY RESIDENCE	1583 SILVER
LOT 254	0.087	1 SINGLE FAMILY RESIDENCE	1589 SILVER
LOT 255	0.087	1 SINGLE FAMILY RESIDENCE	1595 SILVER
LOT 256	0.087	1 SINGLE FAMILY RESIDENCE	1601 SILVER
LOT 257	0.087	1 SINGLE FAMILY RESIDENCE	1607 SILVER
LOT 258	0.087	1 SINGLE FAMILY RESIDENCE	1613 SILVER
LOT 259	0.087	1 SINGLE FAMILY RESIDENCE	1619 SILVER

AMENDED FINAL PLAT
MILLER RANCH FILING 2
A Resubdivision of Miller Ranch, Filing 2
County of Eagle, State of Colorado

Miller Ranch Road
(Varying Width Right of Way)

SHEET 2 DEPICTS BOUNDARY
AND SHEET LEGEND



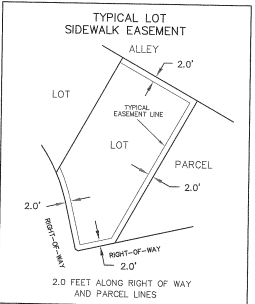
MARCIN ENGINEERING LLC
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX
P.O. Box 5018
EAGLE, CO 81631
(970) 328-1900
(970) 328-1901 FAX

DRAWN BY: TJA 07-06-04
REVISED:
SHEET: 2 OF 6

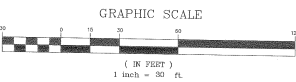
NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

AMENDED FINAL PLAT
MILLER RANCH FILING 2
A Resubdivision of Miller Ranch Filing 2
County of Eagle, State of Colorado

CURVE		CURVE TABLE	
RADIUS	LENGTH	TANGENT	CHORD
C136	1507.26'	90.07'	45.00'
C137	1507.26'	90.10'	45.08'



NOTE: The Utility and Drainage Easements and the Snow Storage Easements as shown hereon on each side of the boundary line of Lots 121 and 122, and Lots 125 and 126 are being dedicated by this plat. In addition, Utility and Drainage Easements on Parcel 9 as shown hereon are being dedicated by this plat.



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



MARC ENGINEERING LLC

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

DRAWN BY: TJA 07-08-04
REVISED:
SHEET: 3 OF 6

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.

SEE SHEET 4

SEE SHEET 3

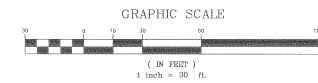
AMENDED FINAL PLAT
MILLER RANCH FILING 2
A Resubdivision of Miller Ranch Filing 2
County of Eagle, State of Colorado

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C76	1555.26'	44.08'	22.04'	44.08'	S83°30'00"E	172°46'
C77	1555.26'	84.72'	47.38'	84.71'	S86°08'20"E	328°22'
C78	1733.47'	101.12'	50.57'	101.10'	S85°46'57"E	320°32'
C79	1788.47'	48.63'	24.32'	48.63'	S85°10'00"E	133°39'
C108	1788.47'	40.42'	20.21'	40.42'	S86°43'49"E	174°49'
C109	1788.47'	40.39'	20.20'	40.39'	S88°01'37"E	174°46'
C110	1788.47'	40.38'	20.19'	40.38'	S88°19'23"E	174°45'
C111	1788.47'	23.00'	11.50'	23.00'	S89°39'36"E	0°4417"
C112	1788.47'	30.73'	15.37'	30.73'	N88°17'53"E	0°5910"
C113	2204.30'	52.87'	26.44'	52.87'	S88°01'30"E	122°37'
C114	2204.30'	42.02'	21.01'	42.02'	S86°55'37"E	105°32'
C115	2204.30'	42.02'	21.00'	42.02'	S88°01'08"E	105°30'
C116	2204.30'	41.98'	20.99'	41.98'	S88°19'23"E	105°29'
C117	2204.30'	23.00'	11.50'	23.00'	S89°37'17"E	0°3552"
C118	2204.30'	38.11'	18.06'	38.11'	S89°16'37"E	0°5619"
C119	2228.30'	27.23'	13.61'	27.23'	N89°33'00"E	0°4203"
C120	2228.30'	23.00'	11.50'	23.00'	S89°31'37"E	0°3531"
C121	2228.30'	40.22'	20.11'	40.22'	S89°08'24"E	102°07'
C122	2228.30'	40.24'	20.12'	40.23'	S88°17'40"E	102°06'
C123	2228.30'	40.04'	20.02'	40.04'	S87°05'18"E	101°49'
C124	2228.30'	23.00'	11.50'	23.00'	S86°16'36"E	0°3531"
C125	2228.30'	27.46'	13.73'	27.46'	S85°17'40"E	0°4225"
C126	2315.30'	31.65'	15.83'	31.65'	S85°36'22"E	0°4700"
C127	2315.30'	23.00'	11.50'	23.00'	S86°16'36"E	0°3531"
C128	2315.30'	41.98'	21.00'	41.98'	S89°01'30"E	102°21"
C129	2315.30'	42.00'	21.00'	42.00'	S88°07'36"E	102°22"
C130	2315.30'	41.98'	21.00'	41.98'	S89°08'36"E	102°21"
C131	2315.30'	23.00'	11.50'	23.00'	S89°31'37"E	0°3531"
C132	2315.30'	31.21'	15.61'	31.21'	N89°21'33"E	0°4620"
C133	2315.30'	74.01'	37.01'	74.00'	N89°32'26"E	1°4853"
C134	1555.26'	84.72'	47.37'	84.70'	N89°33'30"E	328°22'
C135	1733.47'	101.11'	50.57'	101.09'	N89°28'53"E	320°31"
C136	1507.26'	80.07'	40.04'	80.05'	S85°46'26"E	320°25"
C137	1507.26'	80.01'	40.00'	80.00'	N89°42'26"E	320°25"
C138	2228.30'	32.00'	16.00'	32.00'	N86°43'00"E	0°4925"
C139	2228.30'	23.01'	11.50'	23.01'	N88°30'31"E	0°5532"
C140	2228.30'	45.04'	22.52'	45.04'	N83°07'00"E	109°31"
C141	2228.30'	43.08'	21.54'	43.08'	N83°59'57"E	108°31"
C142	2228.30'	47.30'	23.65'	47.30'	N82°50'15"E	1°1306"
C143	2315.30'	46.22'	23.12'	46.25'	N83°01'00"E	108°46"
C144	2315.30'	43.07'	21.54'	43.07'	N84°07'58"E	103°57"
C145	2315.30'	45.04'	22.52'	45.03'	N85°12'23"E	108°52"
C146	2315.30'	23.01'	11.50'	23.01'	N86°33'30"E	0°5410"
C147	2315.30'	32.00'	16.00'	32.00'	N86°44'44"E	0°4731"
C148	2204.30'	37.23'	18.62'	37.24'	N85°30'44"E	0°5805"
C149	2204.30'	40.48'	20.24'	40.48'	N84°31'21"E	1°0317"
C150	2204.30'	40.54'	20.27'	40.54'	N85°34'37"E	1°0314"
C151	2204.30'	31.58'	15.79'	31.57'	N86°46'28"E	1°2026"

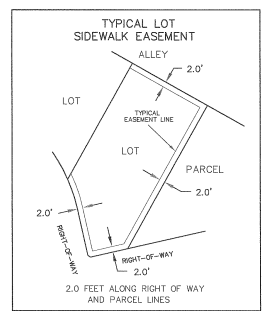
Tract E

ROUND UP

NOTE: The Utility Easement as shown herein along the northerly line of Lot 35 is being dedicated by this plat.



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 herein.



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

MARCIN ENGINEERING LLC

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

P.O. Box 5018
EAGLE, CO 81631
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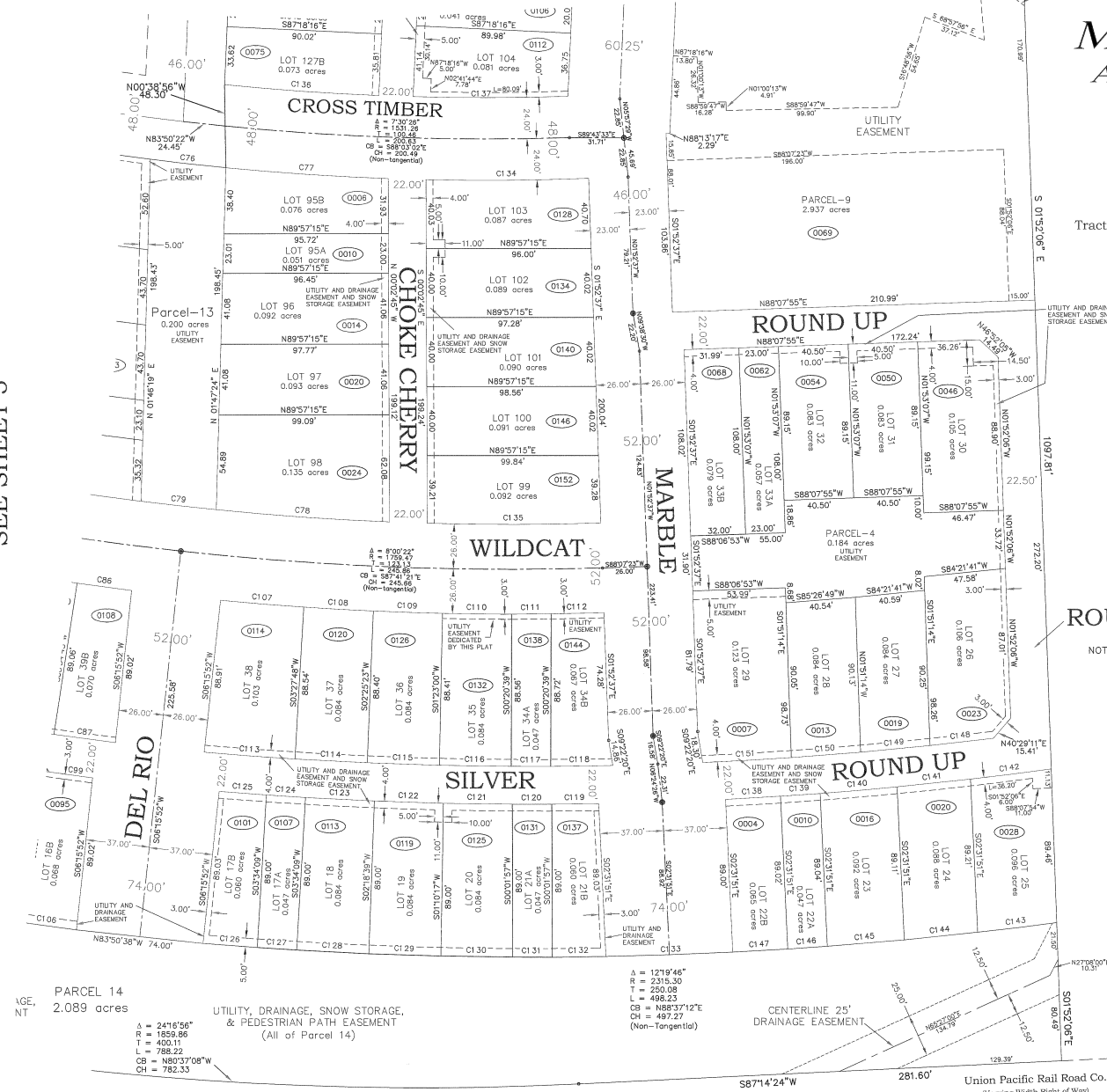
DRAWN BY: JAH 07-08-04

0121.dwg \\c0302-APP-12.dwg

REVISED:

SHEET: 4 OF 6

SEE SHEET 5



A = 121°46'
B = 231°30'
C = 250°08'
D = 498°23'
E = N88°17'12"E
F = 487°27'
(Non-Tangent)

PARCEL 14
2.089 acres

UTILITY, DRAINAGE, SNOW STORAGE, & PEDESTRIAN PATH EASEMENT
(All of Parcel 14)

A = 241°56'
B = 185°86'
C = 400°11'
D = 788°22'
E = N80°37'08"W
F = 782°33'

Centerline 25' DRAINAGE EASEMENT
Union Pacific Rail Road Co.
(Varying Width Right of Way)

AMENDED FINAL PLAT
MILLER RANCH FILING 2
A Resubdivision of Miller Ranch Filing 2
County of Eagle, State of Colorado

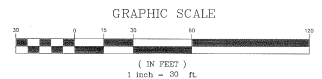
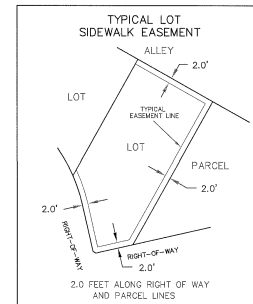


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C69	1555.26'	56.86'	28.43'	56.86'	S73°42'54"E	216°44"
C70	1555.26'	56.86'	28.43'	56.86'	S78°36'08"E	3°49'44"
C71	524.00'	39.78'	19.90'	39.77'	N04°52'13"E	42°0'59"
C72	824.00'	18.43'	9.22'	18.43'	N08°06'27"E	21°7'23"
C73	1733.47'	107.11'	53.57'	107.09'	S78°14'42"E	33°2'23"
C74	1555.26'	22.13'	11.06'	22.13'	S78°50'56"E	0°48'55"
C75	1555.26'	88.42'	47.72'	88.40'	S81°50'50"E	3°30'54"
C76	1555.26'	44.08'	22.04'	44.08'	S83°35'00"E	1°37'26"
C79	1733.47'	44.02'	22.01'	44.02'	S83°33'02"E	1°27'18"
C80	1733.47'	108.70'	53.36'	108.68'	S81°50'50"E	3°31'38"
C81	1785.47'	48.00'	24.00'	48.00'	S75°54'55"E	1°52'25"
C82	1785.47'	45.73'	22.87'	45.73'	S77°25'09"E	1°28'03"
C83	1785.47'	45.72'	22.86'	45.72'	S78°53'27"E	1°28'00"
C84	1785.47'	45.72'	22.86'	45.72'	S80°21'14"E	1°28'00"
C85	1785.47'	23.00'	11.50'	23.00'	S81°27'24"E	0°44'17"
C86	1785.47'	32.00'	16.00'	32.00'	S82°22'21"E	1°01'33"
C87	1901.31'	36.12'	18.06'	36.12'	S82°24'28"E	1°00'56"
C88	1901.31'	23.00'	11.50'	23.00'	S81°31'01"E	0°41'35"
C89	1901.31'	48.00'	24.00'	48.00'	S80°26'50"E	1°28'48"
C90	1901.31'	48.01'	24.00'	48.00'	S79°00'02"E	1°28'48"
C91	1901.31'	48.02'	24.01'	48.02'	S77°33'17"E	1°28'50"
C92	1901.31'	47.49'	23.75'	47.49'	S76°08'52"E	1°28'53"
C93	1923.31'	32.89'	16.45'	32.89'	S76°15'05"E	0°58'47"
C94	1923.31'	23.00'	11.50'	23.00'	S77°05'03"E	0°41'07"
C95	1923.31'	40.28'	20.14'	40.28'	S78°01'36"E	1°12'00"
C96	1923.31'	40.25'	20.12'	40.25'	S79°13'54"E	1°11'56"
C97	1923.31'	40.23'	20.12'	40.23'	S80°23'29"E	1°11'50"
C98	1923.31'	23.00'	11.50'	23.00'	S81°22'00"E	0°41'07"
C99	1923.31'	31.01'	15.51'	31.01'	S82°10'17"E	0°55'28"
C100	2012.31'	33.28'	16.64'	33.28'	S78°18'11"E	0°56'52"
C101	2012.31'	23.00'	11.50'	23.00'	S77°26'18"E	0°29'18"
C102	2012.31'	42.05'	21.03'	42.05'	S78°01'50"E	1°11'50"
C103	2012.31'	42.02'	21.01'	42.02'	S79°13'58"E	1°11'47"
C104	2012.31'	42.00'	21.00'	42.00'	S80°23'29"E	1°11'45"
C105	2012.31'	23.00'	11.50'	23.00'	S81°20'56"E	0°39'18"
C106	2012.31'	35.32'	17.66'	35.32'	S82°10'45"E	1°00'20"

SEE SHEET 4

NOTE: The Utility and Drainage Easement and the Snow Storage Easement as shown hereon on each side of the boundary line of Lots 91A and 92 are being vacated by this plat. In addition, the Utility Easement adjacent to the northerly boundary lines of Lots 40 and 41 is being vacated by this plat. (See hatched areas.) The Utility Easement along the easterly lines of Lots 91A, 91B, 92, 93 and 94 is being expanded from 2.0' to 5.0' by this plat.

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



MARCIN ENGINEERING LLC

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(970) 328-1901 FAX

DRAWN BY: JJA 07-06-04
REVISED:

0121\eng\...103002-AFP-F2.dwg
SHEET: 5 OF 6

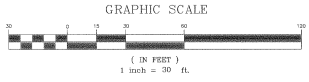
NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

AMENDED FINAL PLAT
MILLER RANCH FILING 2
A Resubdivision of Miller Ranch Filing 2
County of Eagle, State of Colorado

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

Tract C
35.600 acres

Union Pacific Rail Road Co.
(Varying Width Right of Way)



NOTE: The Utility and Drainage Easement and the Snow Storage Easement, as shown hereon on each side of the boundary line of Lots 84 and 85 are being dedicated by this plat.

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.

Δ = 218°22'
R = 1809.86
T = 36.43
L = 72.84
CB = N66°45'47"W
CH = 72.84

UTILITY, DRAINAGE, SNOW STORAGE, & PEDESTRIAN PATH EASEMENT
(All of Parcel 14)

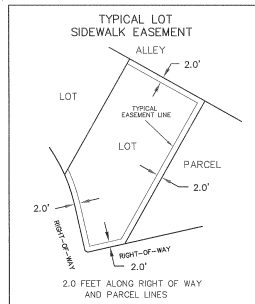
PARCEL 14
2.089 acres

Union Pacific Rail Road Co.
(Varying Width Right of Way)

Δ = 8°52'00"
R = 3246.86
T = 251.73
L = 502.46
CB = S68°59'55"E
CH = 501.96

Δ = 218°22'
R = 1809.86
T = 36.43
L = 72.84
CB = N66°45'47"W
CH = 72.84

SEE SHEET 5



CURVE	RADIUS	LENGTH	CURVE TABLE	CHORD	BEARING	DELTA
C01	3048.88'	89.72'	44.88'	89.72'	S64°53'54"E	1°41'16"
C02	3246.88'	89.86'	44.83'	89.86'	S65°21'23"E	1°34'56"
C03	3246.88'	22.12'	11.06'	22.12'	S65°20'34"E	0°23'25"
C04	3246.88'	39.17'	19.59'	39.17'	S66°53'01"E	0°41'28"
C05	3246.88'	40.14'	20.07'	40.14'	S67°25'00"E	0°42'00"
C06	3246.88'	39.11'	19.56'	39.11'	S66°16'57"E	0°41'25"
C07	3157.88'	39.87'	19.94'	39.87'	S68°10'34"E	0°43'24"
C08	3157.88'	40.14'	20.07'	40.14'	S67°21'01"E	0°43'42"
C09	3157.88'	29.17'	14.59'	29.17'	S66°49'17"E	0°31'48"
C10	3155.88'	47.67'	23.78'	47.67'	S68°16'21"E	0°52'09"
C11	3155.88'	41.15'	20.57'	41.15'	S67°22'43"E	0°48'06"
C12	3155.88'	30.75'	15.38'	30.75'	S66°48'18"E	0°33'43"
C13	3048.88'	22.14'	11.07'	22.14'	S65°57'01"E	0°24'59"
C14	3048.88'	41.21'	20.60'	41.21'	S66°22'45"E	0°46'30"
C15	3048.88'	41.16'	20.58'	41.16'	S67°19'13"E	0°46'26"
C16	3048.88'	47.12'	23.58'	47.12'	S68°09'01"E	0°53'10"
C17	3048.88'	52.08'	26.04'	52.08'	S69°24'57"E	0°58'45"
C18	3246.88'	74.07'	37.04'	74.07'	S69°16'52"E	1°18'28"
C19	3246.88'	31.82'	15.96'	31.82'	S70°12'59"E	0°33'48"
C20	3246.88'	23.00'	11.50'	23.00'	S70°12'04"E	0°24'17"
C21	3246.88'	42.12'	21.06'	42.12'	S71°16'32"E	0°44'36"
C22	3246.88'	42.00'	21.00'	42.00'	S72°01'04"E	0°44'28"
C23	3246.88'	23.00'	11.50'	23.00'	S72°25'28"E	0°24'21"
C24	3246.88'	36.14'	18.07'	36.14'	S73°06'47"E	0°38'16"
C25	3157.88'	28.51'	14.26'	28.51'	S73°03'52"E	0°31'03"
C26	3157.88'	23.00'	11.50'	23.00'	S72°25'49"E	0°25'02"
C27	3157.88'	40.85'	20.42'	40.85'	S72°01'04"E	0°44'28"
C28	3157.88'	40.87'	20.48'	40.87'	S71°16'32"E	0°44'36"
C29	3157.88'	23.00'	11.50'	23.00'	S70°41'43"E	0°25'02"
C30	3157.88'	33.33'	16.67'	33.33'	S70°11'03"E	0°36'17"
C31	3155.88'	36.82'	18.41'	36.82'	S73°09'14"E	0°40'22"
C32	3155.88'	23.00'	11.50'	23.00'	S72°18'26"E	0°25'13"
C33	3155.88'	45.03'	22.52'	45.03'	S71°50'09"E	0°48'22"
C34	3155.88'	45.13'	22.56'	45.13'	S71°09'43"E	0°49'30"
C35	3155.88'	23.00'	11.50'	23.00'	S70°12'22"E	0°25'13"
C36	3155.88'	36.40'	18.20'	36.40'	S69°59'48"E	0°39'54"
C37	3048.88'	39.57'	19.78'	39.57'	S69°36'42"E	0°44'30"
C38	3048.88'	23.00'	11.50'	23.00'	S70°21'30"E	0°25'17"
C39	3048.88'	43.87'	21.94'	43.87'	S71°09'43"E	0°49'30"
C40	3048.88'	43.75'	21.88'	43.75'	S71°50'09"E	0°48'22"
C41	3048.88'	23.00'	11.50'	23.00'	S72°18'48"E	0°25'17"
C42	3048.88'	28.56'	14.28'	28.56'	S73°08'27"E	0°33'21"
C43	3000.88'	35.88'	17.93'	35.88'	S69°52'24"E	0°41'05"
C44	3000.88'	23.07'	11.53'	23.07'	S70°28'10"E	0°25'25"
C45	3000.88'	41.09'	20.54'	41.09'	S71°02'54"E	0°47'04"
C46	3000.88'	41.08'	20.53'	41.08'	S71°49'57"E	0°47'02"
C47	3000.88'	56.08'	28.04'	56.08'	S72°45'35"E	0°54'16"
C48	472.00'	14.68'	7.33'	14.68'	N08°15'48"E	1°46'46"
C49	2810.88'	46.28'	23.14'	46.28'	S72°36'02"E	0°54'40"
C50	2810.88'	41.08'	20.53'	41.08'	S71°14'27"E	0°48'28"
C51	2810.88'	41.09'	20.53'	41.09'	S70°50'57"E	0°48'32"
C52	2810.88'	23.07'	11.54'	23.07'	S70°18'03"E	0°27'15"
C53	2810.88'	31.92'	15.96'	31.92'	S69°45'30"E	0°31'42"
C54	2890.88'	27.88'	13.94'	27.88'	S68°42'08"E	0°33'09"
C55	2890.88'	20.00'	10.00'	20.00'	S72°10'35"E	0°23'47"
C56	2890.88'	20.00'	10.00'	20.00'	S72°14'27"E	0°24'47"
C57	2890.88'	20.00'	10.00'	20.00'	S73°58'10"E	0°23'47"
C58	2890.88'	20.00'	10.00'	20.00'	S73°21'37"E	0°23'47"
C59	2890.88'	20.00'	10.00'	20.00'	S71°45'44"E	0°23'47"
C60	2890.88'	51.47'	25.73'	51.47'	S72°28'14"E	1°01'12"
C61	472.00'	18.31'	9.16'	18.31'	N02°48'25"E	1°46'46"
C62	1555.25'	26.00'	13.00'	26.00'	S72°11'20"E	0°57'28"
C63	1555.25'	20.00'	10.00'	20.00'	S71°20'29"E	0°44'13"
C64	1555.25'	20.00'	10.00'	20.00'	S70°36'17"E	0°44'13"
C65	1555.25'	20.01'	10.00'	20.01'	S69°52'04"E	0°44'13"
C66	1555.25'	20.01'	10.01'	20.01'	S69°37'50"E	0°44'14"
C67	1555.25'	20.02'	10.01'	20.02'	S69°23'35"E	0°44'16"
C68	1555.25'	29.71'	14.86'	29.71'	S67°28'57"E	1°05'40"
C69	1555.25'	56.85'	28.43'	56.85'	S73°42'54"E	2°09'41"
C70	1555.25'	99.85'	49.93'	99.84'	S76°16'06"E	3°40'44"



MARCIN ENGINEERING LLC

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(970) 328-1900
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FINAL PLAT

MILLER RANCH FILING 2, PARCEL 9A AND PARCEL 9B

A RESUBDIVISION OF PARCEL 9

AMENDED FINAL PLAT, MILLER RANCH FILING 2

COUNTY OF EAGLE, STATE OF COLORADO

SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Eagle County, Colorado, and RBC Centura Bank, being the sole owner(s) in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

PARCEL 9, MILLER RANCH FILING 2, according to the Amended Final Plat thereof as recorded August 17, 2004 at Reception No. 888021 in the Office of the Clerk and Recorder, Eagle County, Colorado.

containing 2.937 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 FILING 2, PARCEL 9A AND PARCEL 9B, a subdivision in the County of Eagle; and do 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 do 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 do 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 18th day of January, A.D., 2005.

Owner: Chairman, Board of County Commissioners

Eagle County, Colorado
P.O. Box 850
Eagle, CO 81631

STATE OF COLORADO }
COUNTY OF EAGLE }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 18th day of January, A.D., 2005, by Chairman, Board of County Commissioners, Eagle County, Colorado.

My Commission expires: 8/5/2006

Witness my hand and official seal. Honey R. Lewis
NOTARY PUBLIC

Mortgage: RBC Centura Bank, a North Carolina
banking corporation
Mortgagee: Jay L. Boring as Vice President

RBC Centura Bank
11011 Richmond Avenue, Suite 850
Houston, TX 77042

STATE OF TEXAS }
COUNTY OF HARRIS }

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 18th day of January, A.D., 2005, by David J. Boring as Vice President.

My Commission expires: _____

Witness my hand and official seal. Denise Harrell
NOTARY PUBLIC

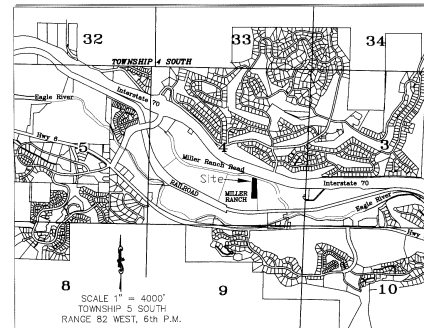
(SEAL)

**LAND USE SUMMARY**

PARCEL	AREA	LAND USE	ADDRESS
LOT 9A	0.993 ACRES	RESIDENTIAL - MULTI-FAMILY (20 UNITS)	0069 MARBLE
LOT 9B	1.944 ACRES	RESIDENTIAL - MULTI-FAMILY (40 UNITS)	0069 MARBLE
TOTAL	2.937 ACRES		

NOTES:

- The purpose of this Final Plat is to resubdivide Parcel 9 into two separate parcels and to create new easements as shown herein.
- BASIS OF BEARING: S 01°52'06" E for the east boundary line of the Miller Ranch Final Plat (Reception No. 820378) between found 1 1/2" Aluminum Cap Monuments as shown and further described herein on Sheet 2.
- SURVEY DATE: November 2004.
- Record Easements and Rights-of-Way shown on this Plat were derived from ALTA Title Commitment order No. V030007467, dated October 20, 2004 and provided by Land Title Guarantee Company.
- The property shown herein is 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. 789901.
- The property shown herein is subject to applicable easements, conditions, covenants, restrictions, reservations and notes as shown on the plat for the Berry Creek/Miller Ranch Planned Unit Development recorded on June 29, 2002 at Reception No. 799449, the final plat for Miller Ranch (A Resubdivision of Tract D, Berry Creek/Miller Ranch PUD) recorded January 15, 2003 at Reception No. 820378, the final plat for Miller Ranch Filing 2 recorded October 23, 2003 at Reception No. 854785, and the amended final plat for Miller Ranch Filing 2 recorded August 17, 2004 at Reception No. 888021. The following non-exclusive easements and rights-of-way have been previously dedicated on the plats as referenced above or are being dedicated by this plat:
 - Utility and Drainage Easements on, over, across and through those areas designated 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 sewers 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 thereon; (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 swales, gutters, culverts, culverts, together with a perpetual right of ingress and egress thereon.
 - Utility Easements on, over, under, above, across and through those areas designated 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 sewers 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 thereon.
- This property may be subject to a Holy Cross Energy Underground Right-of-Way Easement recorded on September 3, 2002 at Reception No. 806070 in which the location of said easement is not discernible from the record documents.
- This property is subject to the terms, conditions, and provisions of the Deed Restriction Agreement for the Occupancy and Resale of Miller Ranch Housing recorded October 24, 2003 at Reception No. 855028 and the First Amendment thereto recorded December 4, 2004, at Reception No. 899894.
- Street addresses are for informational purposes only and may be subject to change. Verify the correct addresses with the Eagle County Department of Community Development.
- 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 this certification herein.

**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 FILING 2, PARCEL 9A AND PARCEL 9B 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 shown upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this 14th day of JANUARY, A.D., 2005.



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

CERTIFICATE OF TAXES PAID 855302

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of December 31, 2004 upon all parcels of real estate described on this Plat are paid in full. Dated this 18th day of January, A.D., 2005.
Karen A. Sheffield, City Clerk
Treasurer of Eagle County, Colorado.

COUNTY COMMISSIONERS' CERTIFICATE

Based upon the review and recommendation of the Eagle County Director of Community Development, the Board of County Commissioners of Eagle County, Colorado hereby approved this final plat this 18th day of JANUARY, A.D., 2005, 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 provisions 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 will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, 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.

ATTEST: By Linda Dierker, Dep.
Clerk to the Board of County Commissioners

**TITLE CERTIFICATE**

Land Title Guarantee Company, Inc. (a National Mortgage) 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, and encumbrances, except as follows:
Deed of Trust to RBC Centura Bank, recorded
October 15, 2004, reception # 894464 and
October 15, 2004, reception # 894465

Dated this 30th day of January, A.D., 2005.

AGENT Jeannine G. Ludwig

CLERK AND RECORDER'S CERTIFICATE NK

This Plat was filed for record in the Office of the Clerk and Recorder at 1:45 o'clock P.M. on this 19th day of January, A.D., 2005 and is duly recorded at Reception No. 905390.

Teak J. Simonson
Clerk and Recorder of Eagle County, Colorado

By Daniel Kanan
Deputy



FINAL PLAT MILLER RANCH FILING 2, PARCEL 9A AND PARCEL 9B A RESUBDIVISION OF PARCEL 9 AMENDED FINAL PLAT, MILLER RANCH FILING 2 COUNTY OF EAGLE, STATE OF COLORADO	
DRAWN BY: <u>SRW</u>	DATE: <u>01-06-05</u>
CHECKED BY: <u>SRW</u>	DRAWING NO.: <u>COVERFP</u>
JOB NO.: <u>04017V</u>	SHEET <u>1</u> OF <u>2</u>

MARCIN ENGINEERING LLC

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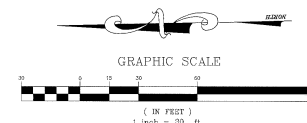
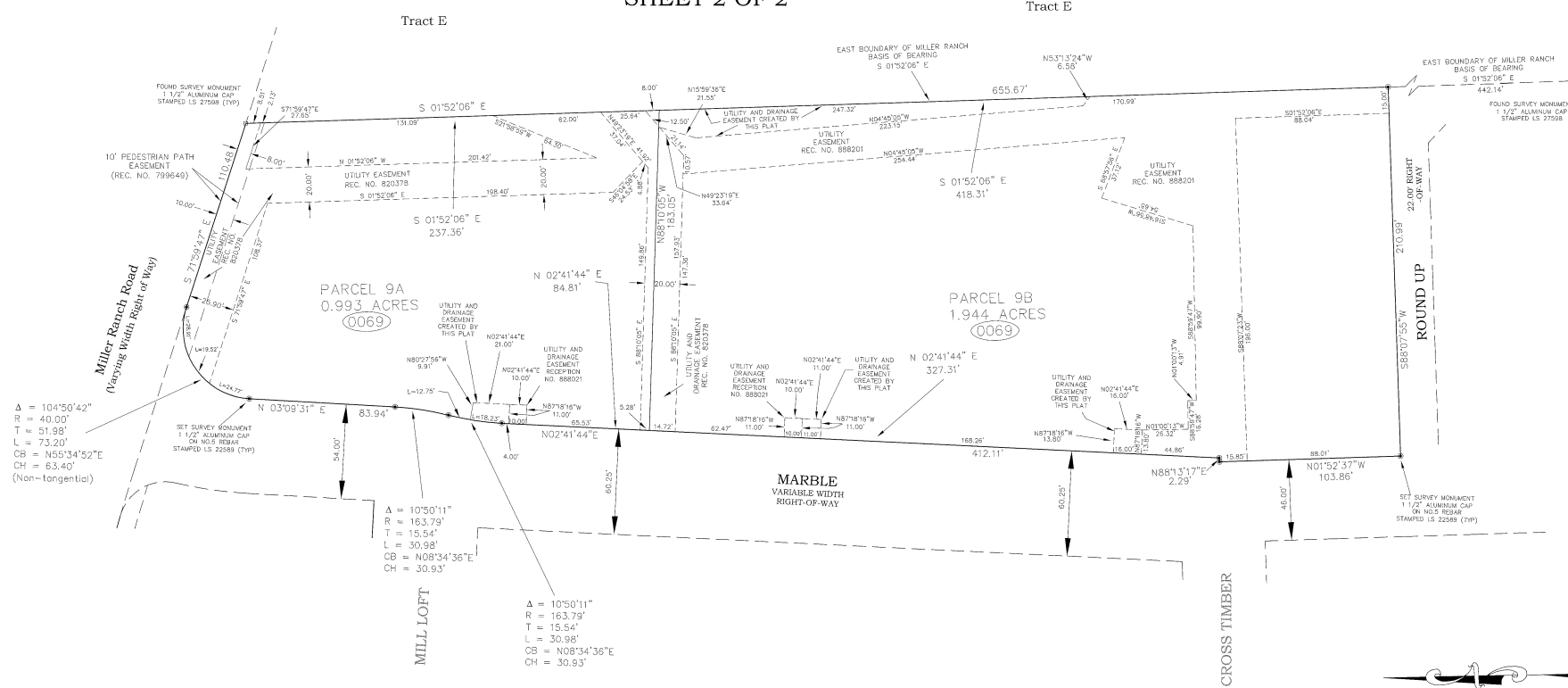
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FINAL PLAT

MILLER RANCH FILING 2, PARCEL 9A AND PARCEL 9B

A RESUBDIVISION OF PARCEL 9
AMENDED FINAL PLAT, MILLER RANCH FILING 2
COUNTY OF EAGLE, STATE OF COLORADO
SHEET 2 OF 2



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 FILING 2, PARCEL 9A AND PARCEL 9B A RESUBDIVISION OF PARCEL 9 AMENDED FINAL PLAT, MILLER RANCH FILING 2 COUNTY OF EAGLE, STATE OF COLORADO	
DRAWN BY: SRW	DATE: 01-06-05
CHECKED BY: SRW	DRAWING NO.: SH2FP
SHEET: 2 OF 2	

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