

Certification of Dedication and Ownership:

KNOW ALL MEN BY THESE PRESENTS that CRISTAL RIVER LIMITED PARTNERSHIP, a Delaware Limited Partnership, being sole owner in fee simple of all that real property described as:

A tract of land situate in Sections 3,4, and 10 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 16°43'22" E. 3882.06 feet; thence N 71°32'55" E. 394.70 feet; thence S 2°05'56" E. 80.50 feet; thence 60.33 feet along the arc of a nontangential curve to the right, having a radius of 185.00 feet, a central angle of 1°40'59", and subtending a chord bearing N 62°52'24" E. 60.06 feet; thence N 2°05'56" E. 163.62 feet; thence S 30°32'59" E. 145.26 feet; thence 86.76 feet along the arc of a curve to the left, having a radius of 470.00 feet, a central angle of 39°42'31", and subtending a chord bearing N 46°49'09" W. 322.65 feet; thence N 68°42'24" W. 58.89 feet; thence N 4°51'52" E. 75.21 feet; thence S 32°14'30" E. 713.73 feet; thence N 0°36'46" E. 1000.04 feet; thence S 30°22'38" E. 72.13 feet; thence S 28°44'06" E. 1715.47 feet; thence S 2°41'01" E. 120.09 feet; thence S 61°44'18" W. 284.34 feet; thence 123.11 feet along the arc of a nontangential curve to the right, having a radius of 1430.00 feet, a central angle of 4°55'57", and subtending a chord bearing S 33°03'50" E. 123.07 feet; thence S 30°32'59" E. 145.26 feet; thence 86.76 feet along the arc of a curve to the left, having a radius of 670.00 feet, a central angle of 7°25'11", and subtending a chord bearing S 34°15'33" E. 86.70 feet; thence N 61°44'18" E. 623.74 feet; thence S 38°15'42" E. 14.68 feet; thence N 61°44'18" E. 122.13 feet; thence S 26°34'13" E. 785.90 feet; thence S 17°30'10" W. 67.80 feet; thence S 64°07'55" E. 136.26 feet; thence S 74°54'46" W. 99.73 feet; thence S 87°47'47" W. 544.21 feet; thence S 4°73'10" E. 245.86 feet along the east bank of the Crystal River; thence S 23°19'53" E. 44.58 feet along the east bank of the Crystal River; thence S 86°52'09" W. 94.31 feet to the center of the Crystal River; thence along the center of the Crystal River the following courses: S 1°02'32" E. 116.12 feet; thence S 2°48'07" E. 235.74 feet; thence S 48°41'43" E. 80.86 feet; thence S 56°56'24" E. 331.75 feet; thence S 4°51'57" E. 243.66 feet; thence S 34°57'12" E. 399.30 feet; thence leaving said river centerline S 84°41'00" E. 163.02 feet; thence S 29°46'00" E. 123.32 feet; thence N 87°44'00" E. 53.08 feet to the west right-of-way line of Colorado State Highway No. 133; thence 493.00 feet along the arc of a nontangential curve to the right, having a radius of 3140.00 feet, a central angle of 5°23'50", and subtending a chord bearing S 12°13'08" E. 484.87 feet; thence 440.03 feet along the arc of a curve to the right, having a radius of 814.00 feet, a central angle of 44°45'29", and subtending a chord bearing S 07°04'40" E. 439.90 feet; thence N 88°39'41" W. 113.84 feet to a point on the center of the Carbondale Town and Orchard Park Limited Partnership as Grantor and the Town of Carbondale as Grantee recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2; thence along the center of said ditch to the southeast corner of a tract of land described in Book 457 at Page 552 of the records of the Clerk and Recorder of Garfield County, Colorado; thence along the east and north boundaries of said parcel the following courses: N 19°42'32" W. 53.32 feet; thence N 33°14'25" E. 67.54 feet; thence N 56°11'39" E. 83.62 feet; thence N 41°05'37" E. 133.44 feet; thence N 68°58'19" E. 164.68 feet to the center of the Crystal River; thence along the center of the Crystal River the following courses: S 9°16'11" W. 194.89 feet; thence S 8°19'01" E. 95.52 feet; thence S 7°09'01" E. 111.30 feet; thence N 81°58'19" W. 138.10 feet; thence N 73°22'02" W. 333.18 feet; thence N 81°10'35" W. 73.89 feet; thence N 76°15'03" W. 68.48 feet; thence N 76°47'11" W. 342.20 feet; thence 132.47 feet along the arc of a nontangential curve to the right, having a radius of 165.00 feet, a central angle of 46°00'00", and subtending a chord bearing N 27°31'04" E. 128.94 feet; thence N 30°31'04" E. 54.10 feet; thence 31.80 feet along the arc of a curve to the right, having a radius of 265.00 feet, a central angle of 1°12'38", and subtending a chord bearing N 56°07'23" E. 51.77 feet; thence N 61°43'41" E. 17.39 feet; thence S 49°16'22" E. 100.00 feet; thence N 84°14'05" E. 187.11 feet; thence N 85°17'18" E. 83.08 feet; thence N 5°50'23" W. 621.39 feet; thence N 30°31'18" W. 246.38 feet; thence N 43°38'02" W. 33.95 feet; thence S 1°45'21" W. 322.92 feet; thence S 49°12'41" W. 70.00 feet; thence N 40°47'19" W. 81.66 feet; thence 148.15 feet along the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 19°30'45", and subtending a chord bearing N 37°03'53" W. 147.43 feet; thence N 21°16'32" W. 49.29 feet; thence S 14°52'11" W. 258.46 feet; thence S 40°48'28" E. 137.89 feet; thence S 36°36'04" E. 68.54 feet; thence S 5°52'15" E. 55.15 feet; thence S 20°02'46" W. 108.39 feet; thence S 38°43'42" E. 121.56 feet; thence 37.36 feet along the arc of a nontangential curve to the left, having a radius of 335.00 feet, a central angle of 82°3'24", and subtending a chord bearing N 63°40'48" E. 37.34 feet; thence S 50°11'04" W. 54.10 feet; thence 22.17 feet along the arc of a curve to the left, having a radius of 235.00 feet, a central angle of 5°55'50", and subtending a chord bearing S 86°20'53" W. 40.81 feet; thence S 2°24'19" W. 236.42 feet; thence S 36°16'32" W. 55.19 feet; thence S 23°09'43" W. 608.49 feet; thence 38.51 feet along the arc of a nontangential curve to the left, having a radius of 180.00 feet, a central angle of 12°15'30", and subtending a chord bearing S 89°51'58" W. 38.44 feet; thence N 50°59'13" W. 120.07 feet; thence N 49°58'30" W. 135.18 feet; thence S 35°16'14" W. 466.29 feet; thence S 15°32'20" E. 64.18 feet; thence N 67°14'32" E. 339.89 feet; thence 34.08 feet along the arc of a nontangential curve to the left, having a radius of 63.00 feet, a central angle of 30°41'41", and subtending a chord bearing N 75°04'58" E. 33.67 feet; thence N 59°35'08" E. 147.98 feet; thence 85.72 feet along the arc of a curve to the right, having a radius of 120.00 feet, a central angle of 40°42'14", and subtending a chord bearing N 82°26'15" E. 93.20 feet; thence S 74°42'39" E. 19.14 feet; thence S 18°01'07" W. 50.30 feet; thence S 42°38'19" E. 11.62 feet; thence S 67°43'41" W. 67.22 feet; thence N 70°37'43" W. 73.47 feet; thence N 48°40'43" E. 68.38 feet; thence N 23°17'35" W. 74.10 feet; thence N 75°59'59" W. 84.04 feet; thence N 11°20'07" W. 163.32 feet; thence N 19°29'06" E. 556.82 feet; thence N 15°52'50" E. 33.13 feet; thence N 37°06'03" E. 35.01 feet; thence N 33°44'40" W. 64.40 feet; thence N 72°35'02" E. 63.31 feet; thence N 1°54'49" W. 12.83 feet; thence N 11°52'25" W. 31.27 feet; thence N 21°05'02" W. 128.83 feet; thence N 25°20'15" W. 263.49 feet; thence N 14°07'05" W. 189.84 feet; thence S 18°16'21" E. 180.00 feet; thence S 45°37'36" E. 155.32 feet; thence S 26°33'15" E. 518.55 feet; thence N 50°41'42" E. 778.89 feet; thence N 53°24'41" W. 134.96 feet; thence S 89°41'41" W. 320.50 feet; thence S 82°01'13" W. 282.30 feet; thence S 13°07'02" W. 37.16 feet; thence 149.79 feet along the arc of a nontangential curve to the left, having a radius of 230.00 feet, a central angle of 37°18'54", and subtending a chord bearing S 66°15'51" W. 228.07 feet; thence N 92°03'02" W. 100.19 feet; thence S 84°24'22" W. 133.83 feet; thence N 57°24'47" W. 3.28 feet; thence 21.68 feet along the arc of a curve to the right, having a radius of 365.00 feet, a central angle of 19°06'00", and subtending a chord bearing N 21°54'47" W. 121.11 feet; thence S 87°02'17" E.

757.39 feet; thence N 39°35'42" E. 176.23 feet; thence S 89°38'22" E. 63.33 feet; thence S 80°19'08" E. 86.57 feet; thence N 7°50'49" E. 46.29 feet; thence S 82°03'58" E. 61.66 feet; thence N 79°23'53" E. 48.43 feet; thence S 68°34'41" E. 33.74 feet; thence N 84°23'22" E. 44.49 feet; thence N 17°14'15" E. 26.60 feet; thence S 45°19'15" W. 435.78 feet; thence S 58°41'41" W. 126.62 feet; thence S 47°52'55" E. 73.37 feet; thence 43.73 feet along the arc of a nontangential curve to the left, having a radius of 100.00 feet, a central angle of 12°01'01", and subtending a chord bearing S 74°04'58" E. 43.64 feet; thence 226.55 feet along the arc of a curve to the right, having a radius of 58.50 feet, a central angle of 231°53'34", and subtending a chord bearing S 30°28'14" W. 108.27 feet; thence 86.20 feet along the arc of a curve to the right, having a radius of 100.00 feet, a central angle of 1°43'30", and subtending a chord bearing N 32°45'19" W. 86.05 feet; thence 4.13 feet along the arc of a curve to the right, having a radius of 165.00 feet, a central angle of 11°24'49", and subtending a chord bearing N 27°29'59" W. 4.13 feet; thence N 26°53'30" W. 10.73 feet; thence N 47°32'55" W. 95.77 feet; thence 28.11 feet along the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 17°46'15", and subtending a chord bearing N 40°59'48" W. 79.12 feet; thence N 34°08'41" W. 127.54 feet; thence 55.95 feet along the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 2°08'31", and subtending a chord bearing N 48°40'58" W. 15.39 feet; thence 26.01 feet along the arc of a nontangential curve to the right, having a radius of 305.00 feet, a central angle of 4°53'10", and subtending a chord bearing S 29°59'42" W. 26.00 feet; thence N 57°37'45" W. 70.00 feet; thence 268.49 feet along the arc of a nontangential curve to the left, having a radius of 235.00 feet, a central angle of 85°42'15", and subtending a chord bearing N 02°58'50" W. 254.96 feet; thence N 33°19'58" W. 218.35 feet; thence 302.83 feet along the arc of a curve to the right, having a radius of 435.00 feet, a central angle of 30°31'15", and subtending a chord bearing N 13°33'21" W. 236.75 feet; thence N 61°31'51" E. 5.11 feet; thence 236.15 feet along the arc of a curve to the right, having a radius of 260.00 feet, a central angle of 54°34'50", and subtending a chord bearing N 33°04'40" E. 234.25 feet; thence N 45°30'35" W. 136.26 feet; thence N 23°59'29" E. 49.08 feet; thence N 54°24" W. 893.22 feet; thence N 79°21'15" W. 487.90 feet; thence S 7°01'42" W. 415.23 feet; thence N 56°22'27" W. 36.50 feet; thence N 41°10 feet; thence 25.09 feet along the arc of a nontangential curve to the right, having a radius of 210.00 feet, a central angle of 6°03'44", and subtending a chord bearing N 51°05'12" W. 271.86 feet; thence N 34°28'02" E. 138.87 feet; thence N 56°22'27" W. 377.34 feet; thence S 30°12'20" W. 200.00 feet; thence S 34°23'26" E. 124.09 feet; thence 820.02" E. 145.50 feet; thence 63.17 feet along the arc of a nontangential curve to the right, having a radius of 180.00 feet, a central angle of 19°42'43", and subtending a chord bearing N 02°58'50" W. 85.05 feet; thence N 36°43'25" W. 182.63 feet; thence 162.65 feet along the arc of a curve to the left, having a radius of 330.00 feet, a central angle of 28°14'28", and subtending a chord bearing N 70°50'37" W. 161.01 feet; thence N 57°59'30" W. 646.78 feet; thence N 8°36'48" E. 204.11 feet; thence N 23°21'51" W. 489.41 feet; thence N 43°13'58" E. 85.01 feet; thence S 42°33'17" E. 605.84 feet; thence S 47°33'58" E. 116.80 feet; thence N 81°04'01" E. 182.85 feet; thence N 43°30" W. 220.60 feet; thence 108.39 feet along the arc of a nontangential curve to the left, having a radius of 435.00 feet, a central angle of 30°31'15", and subtending a chord bearing N 88°11'18" E. 108.25 feet; thence N 83°17'55" E. 131.64 feet; thence 105.24 feet along the arc of a curve to the left, having a radius of 65.00 feet, a central angle of 63°38'25", and subtending a chord bearing N 51°33'44" E. 99.94 feet; thence N 19°49'59" E. 127.39 feet; thence N 68°07'40" E. 68.01 feet; thence N 60°38'41" E. 116.83 feet; thence S 23°20'07" E. 53.69 feet; thence S 23°57'06" E. 53.05 feet; thence S 24°58" E. 65.89 feet; thence S 28°54'47" E. 23.17 feet; thence S 51°20'51" E. 106.66 feet; thence N 83°10'04" E. 19.10 feet; thence N 86°45'39" E. 55.01 feet; thence S 86°45'08" E. 458.81 feet; thence S 69°12'25" E. 101.34 feet to the point of beginning, said parcel contains 240.38 acres more or less.

TOGETHER WITH
A tract of land situate in Sections 3,4 and 10 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 14°23'33" E. 292.33 feet; thence N 70°20'43" E. 39.74 feet; thence N 77°18'53" E. 115.64 feet; thence N 81°03'52" E. 114.68 feet; thence S 26°13'25" E. 127.39 feet; thence S 1°45'21" W. 322.92 feet; thence S 49°12'41" W. 70.00 feet; thence N 40°47'19" W. 81.66 feet; thence 148.15 feet along the arc of a curve to the right, having a radius of 430.00 feet, a central angle of 19°30'45", and subtending a chord bearing N 37°03'53" W. 147.43 feet; thence N 21°16'32" W. 49.29 feet; thence S 14°52'11" W. 258.46 feet; thence S 40°48'28" E. 137.89 feet; thence S 36°36'04" E. 68.54 feet; thence S 5°52'15" E. 55.15 feet; thence S 20°02'46" W. 108.39 feet; thence S 38°43'42" E. 121.56 feet; thence 37.36 feet along the arc of a nontangential curve to the left, having a radius of 335.00 feet, a central angle of 82°3'24", and subtending a chord bearing N 63°40'48" E. 37.34 feet; thence S 50°11'04" W. 54.10 feet; thence 22.17 feet along the arc of a curve to the left, having a radius of 235.00 feet, a central angle of 5°55'50", and subtending a chord bearing S 86°20'53" W. 40.81 feet; thence S 2°24'19" W. 236.42 feet; thence S 36°16'32" W. 55.19 feet; thence S 23°09'43" W. 608.49 feet; thence 38.51 feet along the arc of a nontangential curve to the left, having a radius of 180.00 feet, a central angle of 12°15'30", and subtending a chord bearing S 89°51'58" W. 38.44 feet; thence N 50°59'13" W. 120.07 feet; thence N 49°58'30" W. 135.18 feet; thence S 35°16'14" W. 466.29 feet; thence S 15°32'20" E. 64.18 feet; thence N 67°14'32" E. 339.89 feet; thence 34.08 feet along the arc of a nontangential curve to the left, having a radius of 63.00 feet, a central angle of 30°41'41", and subtending a chord bearing N 75°04'58" E. 33.67 feet; thence N 59°35'08" E. 147.98 feet; thence 85.72 feet along the arc of a curve to the right, having a radius of 120.00 feet, a central angle of 40°42'14", and subtending a chord bearing N 82°26'15" E. 93.20 feet; thence S 74°42'39" E. 19.14 feet; thence S 18°01'07" W. 50.30 feet; thence S 42°38'19" E. 11.62 feet; thence S 67°43'41" W. 67.22 feet; thence N 70°37'43" W. 73.47 feet; thence N 48°40'43" E. 68.38 feet; thence N 23°17'35" W. 74.10 feet; thence N 75°59'59" W. 84.04 feet; thence N 11°20'07" W. 163.32 feet; thence N 19°29'06" E. 556.82 feet; thence N 15°52'50" E. 33.13 feet; thence N 37°06'03" E. 35.01 feet; thence N 33°44'40" W. 64.40 feet; thence N 72°35'02" E. 63.31 feet; thence N 1°54'49" W. 12.83 feet; thence N 11°52'25" W. 31.27 feet; thence N 21°05'02" W. 128.83 feet; thence N 25°20'15" W. 263.49 feet; thence N 14°07'05" W. 189.84 feet; thence S 18°16'21" E. 180.00 feet; thence S 45°37'36" E. 155.32 feet; thence S 26°33'15" E. 518.55 feet; thence N 50°41'42" E. 778.89 feet; thence N 53°24'41" W. 134.96 feet; thence S 89°41'41" W. 320.50 feet; thence S 82°01'13" W. 282.30 feet; thence S 13°07'02" W. 37.16 feet; thence 149.79 feet along the arc of a nontangential curve to the left, having a radius of 230.00 feet, a central angle of 37°18'54", and subtending a chord bearing S 66°15'51" W. 228.07 feet; thence N 92°03'02" W. 100.19 feet; thence S 84°24'22" W. 133.83 feet; thence N 57°24'47" W. 3.28 feet; thence 21.68 feet along the arc of a curve to the right, having a radius of 365.00 feet, a central angle of 19°06'00", and subtending a chord bearing N 21°54'47" W. 121.11 feet; thence S 87°02'17" E.

TOGETHER WITH
A tract of land situate in Sections 3,4 and 1 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:
Beginning at a point whence the southwest corner of said Section 3 bears S 53°17'18" E. 406.64 feet; thence 402.41 feet along the arc of a curve to the right, having a radius of 565.00 feet, a central angle of 4°42'47", and subtending a chord bearing N 78°17'52" W. 393.96 feet; thence N 50°58'18" W. 107.42 feet; thence N 10°07'00" W. 166.63 feet; thence N 00°06'28" E. 140.76 feet; thence S 74° 31'17" E. 472.99 feet; thence N 88°10'33" E. 114.29 feet; thence S 36°16'32" E. 57.80 feet; thence N 18°18'33" E. 32.72 feet; thence S 20°37'27" E. 65.74 feet; thence S 19°15'09" E. 131.98 feet; thence S 42°17'12" W. 77.31 feet; thence S 63°17'52" W. 121.04 feet to the point of beginning, said parcel contains 5.940 acres more or less.

RIVER VALLEY RANCH, PHASE I,
TOWN OF CARBONDALE, GARFIELD
COUNTY, COLORADO

EXCEPT

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 28°43'34" E. 92.10 feet; thence S 42°38'19" E. 435.23 feet; thence S 29°58'15" E. 496.47 feet; thence S 7°39'54" E. 68.80 feet; thence S 68°50'11" E. 94.01 feet; thence N 38°19'05" E. 208.20 feet; thence 337.53 feet along the arc of a curve to the right, having a radius of 250.00 feet, a central angle of 26°18'42", and subtending a chord bearing N 43°45'18" W. 334.57 feet; thence N 30°35'57" W. 145.26 feet; thence 477.48 feet along the arc of a curve to the left, having a radius of 1365.00 feet, a central angle of 2°02'32", and subtending a chord bearing N 40°37'13" W. 475.05 feet; thence N 50°38'30" W. 93.15 feet; thence S 39°21'30" W. 127.73 feet to the point of beginning, said parcel contains 3.634 acres more or less.

TOTAL AREA 279.728 ACRES MORE OR LESS.

The aforesaid Owner has by these presents laid out, platted and subdivided the above described real property into lots and blocks as shown herein, and designates the same as River Valley Ranch, Phase I, in the Town of Carbondale, County of Garfield, State of Colorado, and does hereby make the following dedications:

1. All streets, avenues, drives, courts, places, lanes, alleys and pedestrian paths shown on the within Plat are hereby dedicated and set apart to the Town of Carbondale for public use, and for drainage and underground utility purposes. No bridge or pedestrian path shall be used for drainage purposes. That portion of the within Plat identified as Colorado Department of Transportation Right-of-Way is hereby dedicated and set apart to the Colorado Department of Transportation for public highway purposes.

2. The parcels of property identified and depicted on the within Plat as River Front Park No. 1, River Front Park No. 2, River Front Park No. 3, River Front Park No. 4, River Front Park No. 5, River Front Park No. 6, the Crystal River Corridor, Triangle Park, and Orchard Park are hereby dedicated and set apart to the Town of Carbondale as public parks for public use, subject, however, to the terms and conditions set forth in that certain Warranty Deed between Crystal River Limited Partnership as Grantor and the Town of Carbondale as Grantee recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2.

3. Except for the "Resident Village Area," all parcels of real property identified and depicted on the within Plat as "Master Common Area" or "M.C.A." or "Limited Common Area" or "L.C.A." are hereby dedicated and set apart to the River Valley Ranch Master Association, a Colorado non-profit corporation, for the use and benefit of the Members thereof, subject to the applicable terms and conditions of the Master Declaration of Protective Covenants for River Valley Ranch recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2. As set forth in the Master Declaration, the "Resident Village Area" is also a Master Common Area or all parts of which may in the future be conveyed to the Master Association by separate instrument(s) of conveyance.

4. All parcels of real property identified and depicted within Block G on the within Plat as "Thompson Corner Parks" or Block G Master Common Area are hereby dedicated and set apart to the Thompson Corner Homeowners Association, a Colorado non-profit corporation, for the use and benefit of the Members thereof, subject to the terms and conditions of the Declaration of Protective Covenants for Thompson Corner recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2, and subject thereto to the terms and conditions set forth in that certain Deed of Easement between Crystal River Limited Partnership as Grantor and the Town of Carbondale as Grantee recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2.

5. All portions of the real property identified and depicted on the within Plat as utility easements are hereby reserved, dedicated and set apart as perpetual, non-exclusive utility easements for the use and benefit of the Town of Carbondale or other appropriate utility companies for public use, and the River Valley Ranch Master Association, for the purpose of installation, maintenance, repair and replacement of utility lines and facilities, together with the perpetual right of ingress and egress thereto for the aforesaid purposes, upon the condition that such easements and rights be utilized by the beneficiaries in a reasonable and prudent manner. There are hereby reserved, dedicated and set apart the following additional utility easements for the aforesaid beneficiaries and purposes: (i) a ten (10) foot wide easement along all lot lines adjacent to public roadways on all lots depicted on the within Plat, except for those lots where such ten (10) foot easement would conflict with a building envelope, in which cases the easement shall be only so wide as to avoid encroachment into the building envelope; and (ii) a five (5) foot wide easement along the side lot line of all lots in Block G depicted on the within Plat, being five (5) feet in width on each side of the side lot line and extending twenty (20) feet from the lot line adjacent to the public roadway. That portion of the within Plat identified as Easement to Public Service Company of Colorado is hereby dedicated and set apart to said Public Service Company of Colorado for the purpose of installation, maintenance, repair and replacement of underground electric utility lines.

6. All portions of the real property identified and depicted on the within Plat as drainage easements are hereby reserved, dedicated and set apart for the joint use and benefit of the owners of the aforesaid parcels, and to the said irrigation easements, the owners of the said Course Parcels as depicted on the within Plat, the River Valley Ranch Master Association, a Colorado non-profit corporation, for the use and benefit of its Members, and the Town of Carbondale. The interests of the aforesaid parties in and to the said irrigation easements, and the parties' rights and obligations with respect to the operation, maintenance and repair thereof, and the payment of costs therefor, are as set forth in the Water Rights Operating Agreement between Crystal River Limited Partnership and the Town of Carbondale recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2. In addition, easements depicted as being for the purpose of installation, maintenance, repair and replacement of said facilities, and the payment of the cost of such facilities, are as set forth in the Water Rights Operating Agreement between Crystal River Limited Partnership and the Town of Carbondale recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2.

7. All portions of the real property identified and depicted on the within Plat as untreated water irrigation line easements are hereby reserved, dedicated and set apart for the joint use and benefit of the undersigned Owner, and its successors, including, without limitation, the owner of the said Course Parcels as depicted on the within Plat, and the River Valley Ranch Master Association, for the use and benefit of the members thereof, provided, however, the untreated water line easements located within Block G of the within Plat are dedicated and set apart to the Thompson Corner Homeowners Association, for the use and benefit of its Members. The interests of the aforesaid parties in and to the said untreated irrigation water line easements and the facilities installed and located therein, and the parties' rights and obligations with respect to the operation, maintenance and repair of said facilities, and the payment of the cost of such facilities, are as set forth in the Water Rights Operating Agreement between Crystal River Limited Partnership and the Town of Carbondale recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2.

8. All portions of the real property identified and depicted on the within Plat as Secondary drainage easements are hereby reserved, dedicated and set apart for the joint use and benefit of the undersigned Owner and the River Valley Ranch Master Association, a Colorado non-profit corporation, for the use and benefit of its Members and for the use and benefit of the owners of the Lower Ditch and the water rights decreed thereto. It is declared and acknowledged that the Secondary drainage collection easements may lie beneath public rights of way as dedicated herein. The beneficiaries of the Secondary drainage collection easements shall use the easements for the maintenance and repair of any drainage facilities constructed and installed within the Secondary drainage collection easements, including the repair and restoration of any public right of way which may be disturbed or damaged as a result of such maintenance and repair.

The Owner further states that portions of the within Subdivision are subject to the terms and conditions of the Master Declaration of Protective Covenants for River Valley Ranch recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County as Reception No. 228,724-2. Portions of the within Subdivision are subject to the terms and conditions of the Declaration of Protective Covenants for Thompson Corner recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2, and that the within Subdivision is subject to that certain Master Subdivision Improvements Agreement and Development Covenants for Phase I, River Valley Ranch Subdivision between Crystal River Limited Partnership and the Town of Carbondale, Colorado, recorded on September 22, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 228,724-2.

EXECUTED this 22nd day of September, A.D. 1996.

Crystal River Limited Partnership,
a Delaware Limited Partnership

By: JCH Investments, Inc., a Texas corporation, General Partner

By: VICE PRESIDENT

State of Colorado
County of Garfield
Town of Carbondale

The foregoing dedication was acknowledged before me this 22nd day of September, 1996, by VICE PRESIDENT, as VICE PRESIDENT, as JCH Investments, Inc., a Texas corporation.

My commission expires August 30, 1997
WITNESS MY HAND AND SEAL

Notary

RIVER VALLEY RANCH, PHASE I,
TOWN OF CARBONDALE, GARFIELD
COUNTY, COLORADO

PLAT NOTES

1. The real property depicted and described on the within Plat, excluding Block G, the Golf Course Parcels, River Front Parks 1-6, the Crystal River Corridor, Triangle Park, and Orchard Park, constitutes the River Valley Ranch Common Interest Community as provided herein and in the Master Declaration of Protective Covenants for River Valley Ranch recorded on September 22, 1996, in the records of the Clerk and Recorder of Garfield County as Reception No. 4978-744-2. Block G, as depicted and described on the within Plat constitutes a separate and distinct common interest community known as Thompson Corner Common Interest Community as provided herein and in the Declaration of Protective Covenants for Thompson Corner, recorded on September 23, 1996 in the records of the Clerk and Recorder of Garfield County as Reception No. 4978-744-3.

2. Declarant reserves the right, but shall have no obligation, to construct various improvements within the Resident Village Area within the Common Interest Community, including, without limitation, the following:

- (a) Post office;
- (b) Community center;
- (c) Sports and fitness facility;
- (d) Swimming pools, tennis courts, and other recreational facilities;
- (e) Restroom facilities;
- (f) General store;
- (g) Homeowners association administrative offices;
- (h) Homeowners association maintenance facilities; and
- (i) Parking lot.

3. All of the lands within the Common Interest Community are subject to the development rights reserved to Declarant in Article 6 of the Master Declaration of Protective Covenants for River Valley Ranch.

4. Unless approved in accordance with applicable provisions of the Carbonade Municipal Code no residential lot shown on the within Plat may be further subdivided, resubdivided, or condominiumized.

5. The Bald Eagle Closure Area (BECA) depicted on the within Plat shall be closed to all access and use from December 1 to March 15 of each year.

6. River Valley Ranch is subject to that certain Declaration of Golf Course Play and Operational Easement which enumerates the mutual rights and responsibilities of the owner of the golf course parcels and the owners of lots within the River Valley Ranch Common Interest Community with respect to the play of golf and the construction and maintenance of the golf course on the golf course parcels adjacent to the Common Interest Community. Said Declaration of Golf Course Play and Operational Easement also defines a golf course corridor easement to which certain of the lots within the Common Interest Community will be made subject by specific designation on the appropriate Final Plat. Declaration of Golf Course Play and Operational Easement was recorded on September 23, 1996 in the records of the Clerk and Recorder of Garfield County as Reception No. 4978-744-3. Please refer to said document for a complete statement of the terms and conditions of said Declaration.

7. No owner or occupant of any Lot burdened by an easement for an irrigation ditch shall obstruct the flow of water or place any solid object in any irrigation ditch, construct any permanent improvement, including any fence, on or over any open ditch within said irrigation ditch easement, nor shall any such owner or occupant plant or permit to be planted any cottonwood or willow tree on or above any underground pipe installed as part of said ditch.

8. There shall be a minimum of five (5) feet, or such other distance as may be approved by the Town of Carbonade, of horizontal separation between sewer, water or drainage lines and all other utility lines.

NOTICE TO PURCHASERS: It has been determined that certain building locations within River Valley Ranch lying westerly of the Crystal River may be subject to adverse soils conditions, including seasonal high ground water levels. Prior to issuance of a building permit for structures within the affected area, the Town of Carbonade shall require the submital of a site specific soil test and engineering report addressing soils and geologic conditions, foundation design and drainage prepared by a registered professional engineer. All site development, including building construction, shall be conducted in accordance with the engineer's stipulations.

DESCRIPTION RIVER FRONT PARK NO.1

A tract of land situate in Sections 3 and 4 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 53°17' E 4065.64 feet; thence 402.41 feet along the arc of a curve to the right, having a radius of 566.00 feet, a central angle of 40°40'23", and subtending a chord bearing N 76°17'52" W 393.96 feet; thence N 55°53'38" W 207.42 feet; thence N 00°00'00" W 156.63 feet; thence N 00°00'00" E 140.78 feet; thence S 74°31'17" E 429.89 feet; thence N 88°10'32" E 114.29 feet; thence S 36°40'53" E 57.80 feet; thence S 16°19'03" E 32.72 feet; thence S 20°33'27" E 95.74 feet; thence S 19°13'09" E 131.88 feet; thence S 42°21'27" W 77.31 feet; thence S 83°17'55" W 131.64 feet to the point of beginning, said parcel contains 5.540 acres more or less.

DESCRIPTION RIVER FRONT PARK NO.2

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 04°04'10" W 2971.72 feet; thence 6.14 feet along the arc of a curve to the left, having a radius of 463.65 feet, a central angle of 00°45'32", and subtending a chord bearing N 33°16'59" E 6.14 feet; thence N 32°54'13" E 256.10 feet; thence N 51°18'02" W 80.73 feet; thence N 55°59'07" W 179.65 feet; thence N 65°18'25" W 42.53 feet; thence N 65°50'11" E 134.00 feet; thence S 07°39'54" E 322.80 feet; thence S 59°10'55" E 203.17 feet to the point of beginning, said parcel contains 1.958 acres more or less.

DESCRIPTION RIVER FRONT PARK NO.3

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 55°31'06" W 3360.28 feet; thence 36.44 feet along the arc of a curve to the left, having a radius of 533.85 feet, a central angle of 3°54'36", and subtending a chord bearing N 34°51'31" E 36.43 feet; thence N 32°54'13" E 199.45 feet; thence S 49°51'17" E 316.54 feet; thence S 7°30'25" W 245.34 feet; thence N 19°48'38" W 45.07 feet; thence S 35°32'09" W 34.64 feet; thence N 56°51'07" W 123.64 feet to the point of beginning, said parcel contains 1.188 acres more or less.

DESCRIPTION RIVER FRONT PARK NO.4

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 5°54'33" W 3188.75 feet; thence N 32°54'13" E 126.38 feet; thence 104.84 feet along the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 28°41'46", and subtending a chord bearing N 46°15'06" E 103.89 feet; thence S 25°19'21" E 35.70 feet; thence S 47°15'24" W 122.30 feet; thence S 48°27'51" E 181.08 feet; thence S 8°47'42" W 40.53 feet; thence S 47°31'10" E 192.14 feet; thence S 76°22'17" W 66.36 feet; thence N 49°51'17" W 316.54 feet to the point of beginning, said parcel contains 0.700 acres more or less.

DESCRIPTION RIVER FRONT PARK NO.5

A tract of land situate in Sections 3 and 10, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 52°37'28" W 3342.00 feet; thence S 47°31'10" E 43.82 feet along the east bank of the Crystal River; thence S 25°19'55" E 44.58 feet along the east bank of the Crystal River; thence S 86°27'08" W 94.31 feet to the center of the Crystal River; thence along the center of the Crystal River the following courses: S 16°02'31" E 116.12 feet; thence S 27°48'07" E 235.74 feet; thence S 46°41'43" E 90.60 feet; thence S 56°56'24" E 331.75 feet; thence S 43°51'57" E 243.66 feet; thence S 34°57'12" E 399.30 feet; thence S 22°11'10" E 275.65 feet; thence S 30°45'56" E 311.58 feet; thence S 91°01'17" W 312.02 feet; thence S 0°31'01" E 95.52 feet; thence leaving said river center on a course bearing S 77°09'01" W 125.51 feet; thence N 15°39'55" W 81.10 feet; thence N 50°08'08" E 44.27 feet; thence N 8°23'14" W 124.15 feet; thence N 75°08'58" E 46.88 feet; thence N 53°08'12" W 121.12 feet; thence N 2°48'56" E 96.17 feet; thence N 53°08'12" W 121.12 feet; thence N 21°08'25" W 253.25 feet; thence N 70°17'31" W 38.09 feet; thence N 64°47'02" W 326.22 feet; thence N 42°10'46" W 165.94 feet; thence N 45°53'46" W 249.25 feet; thence N 47°21'58" W 162.80 feet; thence N 45°45'51" W 154.08 feet; thence N 54°17'35" W 113.04 feet; thence N 43°10'27" W 147.51 feet; thence N 31°56'26" W 86.66 feet; thence N 19°48'38" W 113.60 feet; thence N 71°50'25" E 245.34 feet; thence N 48°22'17" E 68.36 feet to the point of beginning, said parcel contains 10.164 acres more or less.

DESCRIPTION RIVER FRONT PARK NO.6

A tract of land situate in Sections 3 and 10, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southeast corner of said Section 3 bears N 8°38'53" W 4299.59 feet; thence N 88°59'41" W 113.04 feet to a point on the center of the Carbonade Town Ditch; thence N 16°30'22" W 379.3 feet along the center of said ditch to the southeast corner of a tract of land described in Book 457 at Page 582 of the records of the Clerk and Recorder of Garfield County, Colorado; thence along the east and north boundaries of said parcel the following courses: N 19°42'32" W 53.32 feet; thence N 33°14'29" E 67.54 feet; thence N 56°11'19" W 83.62 feet; thence N 41°03'37" W 133.44 feet; thence N 89°58'45" W 164.82 feet to the center of the Crystal River; thence along the center of the Crystal River the following courses: N 91°01'17" E 112.12 feet; thence N 31°04'56" W 311.58 feet; thence N 22°11'10" W 275.65 feet to the north line of government lot 19 of said Section 3; thence N 87°44'00" E 175.35 feet along said north line of Lot 19 to the west line of a tract of land described in Book 288 at Page 252 of said Garfield records; thence S 29°46'00" E 122.32 feet along said west line; thence N 87°44'00" E 58.08 feet along the south line described in Book 288 at Page 252 to the west right-of-way line of Colorado State Highway No. 133 as described in Book 317 at Page 115 as parcel 8; thence 485.04 feet along the arc of a curve to the right, having a radius of 5148.10 feet, a central angle of 52°3'50", and subtending a chord bearing S 12°13'08" E 484.87 feet along said west right-of-way line; thence continuing along said west right-of-way line as described in Book 317 at Page 115 as parcel 8; thence 440.03 feet along the arc of a curve to the right, having a radius of 5149.10 feet, a central angle of 45°34'47", and subtending a chord bearing S 7°04'40" E 439.90 feet along said right-of-way line to the point of beginning, said parcel contains 4.000 acres more or less.

DESCRIPTION ORCHARD PARK

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 6°29'30" W 3401.03 feet; thence N 42°22'18" W 71.85 feet; thence N 24°32'34" E 100.15 feet; thence 189.93 feet along the arc of a non tangent curve to the left, having a radius of 295.00 feet, a central angle of 36°53'22", and subtending a chord bearing N 80°01'37" E 186.67 feet; thence S 30°08'17" E 114.40 feet; thence 76.21 feet along the arc of a curve to the right, having a radius of 285.00 feet, a central angle of 16°28'42", and subtending a chord bearing S 21°54'56" E 75.95 feet; thence S 13°40'35" E 193.76 feet; thence S 76°19'25" W 17.17 feet; thence 86.75 feet along the arc of a curve to the right, having a radius of 99.00 feet, a central angle of 55°13'35", and subtending a chord bearing N 76°03'48" W 83.43 feet; thence N 48°27'01" W 40.52 feet; thence 92.51 feet along the arc of a non tangent curve to the left, having a radius of 225.64 feet, a central angle of 23°29'22", and subtending a chord bearing N 36°25'36" W 91.86 feet; thence S 87°01'18" W 12.80 feet; thence 66.26 feet along the arc of a non tangent curve to the left, having a radius of 50.83 feet, a central angle of 76°56'13", and subtending a chord bearing S 81°52'50" E 63.24 feet to the point of beginning, said parcel contains 1.066 acres more or less.

DESCRIPTION TRIANGLE PARK

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 25°38'04" W 4271.71 feet; thence N 0°36'46" E 1000.04 feet; thence S 30°22'38" E 72.15 feet; thence S 89°44'08" E 847.77 feet; thence 31.20 feet along the arc of a curve to the right, having a radius of 46.03 feet, a central angle of 38°50'14", and subtending a chord bearing S 00°00'31" E 30.61 feet; thence 95.26 feet along the arc of a curve to the right, having a radius of 738.00 feet, a central angle of 7°23'44", and subtending a chord bearing S 62°52'23" W 95.19 feet; thence S 66°34'15" W 158.03 feet; thence 88.48 feet along the arc of a curve to the right, having a radius of 479.50 feet, a central angle of 11°46'04", and subtending a chord bearing S 22°27'16" W 98.31 feet; thence S 78°20'18" W 397.47 feet; thence 11.54 feet along the arc of a curve to the left, having a radius of 185.00 feet, a central angle of 33°44'25", and subtending a chord bearing S 75°53'09" E 163.62 feet; thence 16.20 feet along the arc of a curve to the left, having a radius of 475.00 feet, a central angle of 39°42'31", and subtending a chord bearing N 46°49'09" W 122.85 feet; thence N 66°47'04" W 88.89 feet; thence N 43°51'52" E 75.21 feet; thence S 55°14'39" E 713.73 feet to the point of beginning, said parcel contains 7.109 acres more or less.

Notice:
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. It is the responsibility of the purchaser to determine the accuracy of this survey. No warranty is made by the surveyor for any error or omission more than ten years from the date of the certification shown herein.

SURVEYORS
ENGINEERS
SGM
SCHMUESSLER
GORDON MEYER

SCHMUESSLER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(303) 945-7004 (FAX) 945-5948
Aspen, Colorado (303) 925-6727

RIVER VALLEY RANCH

NUM- REV	REVISION	DATE	BY

FINAL PLAT
PHASE I

Job No. 88028
Drawn by:
Date: SEPT 96
Appr. by: KM
Title: RMR200

F2

OF 12

498928 F2 of 12

LINE	DIRECTION	DISTANCE
1	N88°45'30"E	51.80'
2	S89°30'00"E	51.80'
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99	S89°30'00"E	51.80'
100	S89°30'00"E	51.80'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C2	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C3	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C4	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C5	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C6	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C7	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C8	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C9	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C10	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"
C11	100.00'	30.86'	100.00'	100.00'	S89°30'00"E	90°00'00"

SGM

SCHMUESER
GORDON MEYER

SURVEYORS
ENGINEERS

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(303) 945-1004 (FAX) 945-5948
Aspen, Colorado (303) 925-6727

RIVER VALLEY RANCH

NO.	REVISION	DATE	BY

FINAL PLAT
PHASE I

Job No.	93023
Drawn by:	
Date:	SRPT 96
Appr. by:	KW
File:	100001

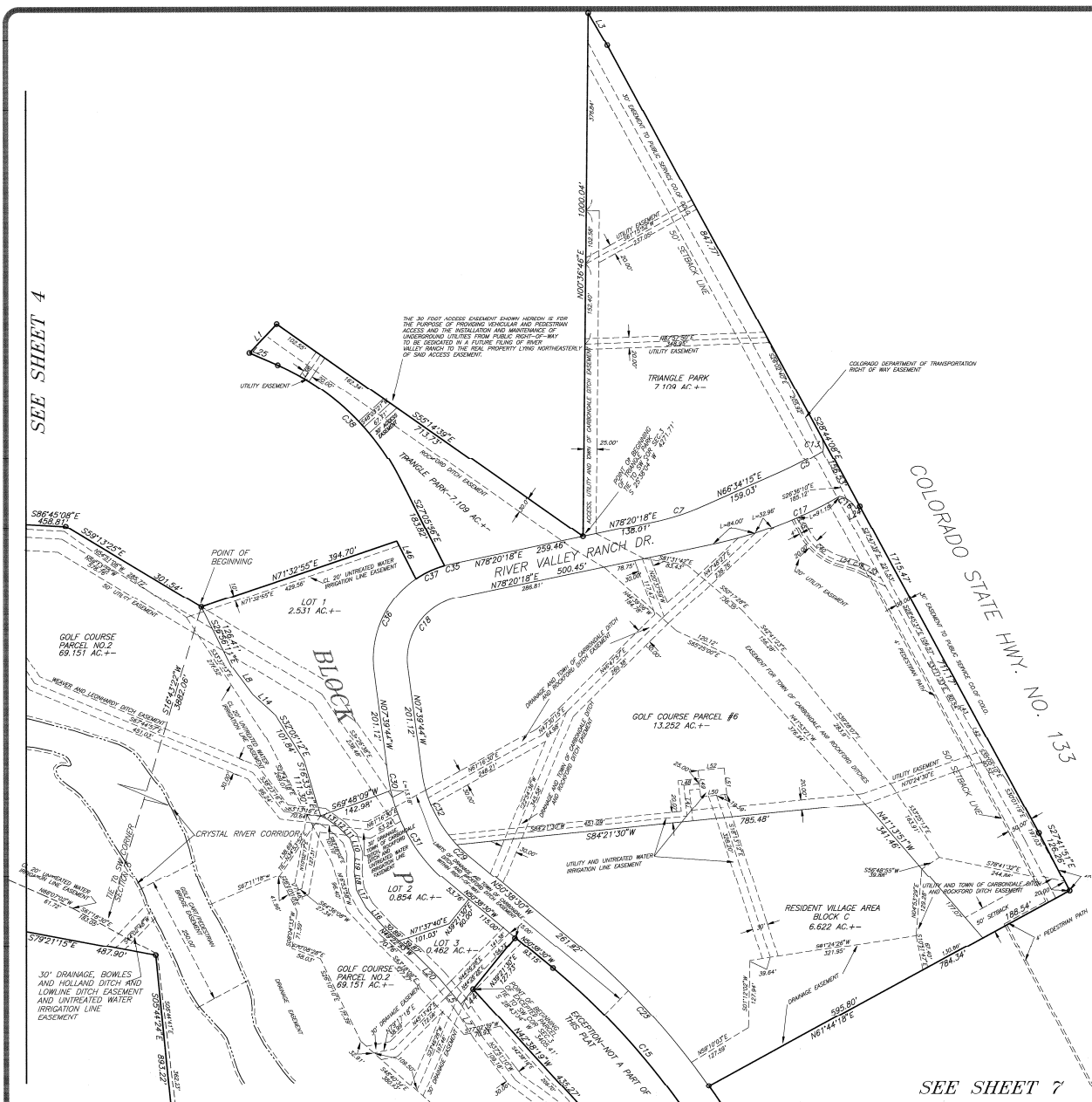
F4

OF 12

Notes:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you receive this document. Failure to commence any legal action within three years after you receive this document is considered a waiver of the right to bring any legal action based upon any defect in this survey.

1266667 FS of 12

SEE SHEET 4



SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LINE	DIRECTION	DISTANCE
C1	N78°20'18"E	259.48'
C2	N78°20'18"E	259.48'
C3	N78°20'18"E	259.48'
C4	N78°20'18"E	259.48'
C5	N78°20'18"E	259.48'
C6	N78°20'18"E	259.48'
C7	N78°20'18"E	259.48'
C8	N78°20'18"E	259.48'
C9	N78°20'18"E	259.48'
C10	N78°20'18"E	259.48'
C11	N78°20'18"E	259.48'
C12	N78°20'18"E	259.48'
C13	N78°20'18"E	259.48'
C14	N78°20'18"E	259.48'
C15	N78°20'18"E	259.48'
C16	N78°20'18"E	259.48'
C17	N78°20'18"E	259.48'
C18	N78°20'18"E	259.48'
C19	N78°20'18"E	259.48'
C20	N78°20'18"E	259.48'
C21	N78°20'18"E	259.48'
C22	N78°20'18"E	259.48'
C23	N78°20'18"E	259.48'
C24	N78°20'18"E	259.48'
C25	N78°20'18"E	259.48'
C26	N78°20'18"E	259.48'
C27	N78°20'18"E	259.48'
C28	N78°20'18"E	259.48'
C29	N78°20'18"E	259.48'
C30	N78°20'18"E	259.48'
C31	N78°20'18"E	259.48'
C32	N78°20'18"E	259.48'
C33	N78°20'18"E	259.48'
C34	N78°20'18"E	259.48'
C35	N78°20'18"E	259.48'
C36	N78°20'18"E	259.48'
C37	N78°20'18"E	259.48'
C38	N78°20'18"E	259.48'
C39	N78°20'18"E	259.48'
C40	N78°20'18"E	259.48'
C41	N78°20'18"E	259.48'
C42	N78°20'18"E	259.48'
C43	N78°20'18"E	259.48'
C44	N78°20'18"E	259.48'
C45	N78°20'18"E	259.48'
C46	N78°20'18"E	259.48'
C47	N78°20'18"E	259.48'
C48	N78°20'18"E	259.48'
C49	N78°20'18"E	259.48'
C50	N78°20'18"E	259.48'
C51	N78°20'18"E	259.48'
C52	N78°20'18"E	259.48'
C53	N78°20'18"E	259.48'
C54	N78°20'18"E	259.48'
C55	N78°20'18"E	259.48'
C56	N78°20'18"E	259.48'
C57	N78°20'18"E	259.48'
C58	N78°20'18"E	259.48'
C59	N78°20'18"E	259.48'
C60	N78°20'18"E	259.48'
C61	N78°20'18"E	259.48'
C62	N78°20'18"E	259.48'
C63	N78°20'18"E	259.48'
C64	N78°20'18"E	259.48'
C65	N78°20'18"E	259.48'
C66	N78°20'18"E	259.48'
C67	N78°20'18"E	259.48'
C68	N78°20'18"E	259.48'
C69	N78°20'18"E	259.48'
C70	N78°20'18"E	259.48'
C71	N78°20'18"E	259.48'
C72	N78°20'18"E	259.48'
C73	N78°20'18"E	259.48'
C74	N78°20'18"E	259.48'
C75	N78°20'18"E	259.48'
C76	N78°20'18"E	259.48'
C77	N78°20'18"E	259.48'
C78	N78°20'18"E	259.48'
C79	N78°20'18"E	259.48'
C80	N78°20'18"E	259.48'
C81	N78°20'18"E	259.48'
C82	N78°20'18"E	259.48'
C83	N78°20'18"E	259.48'
C84	N78°20'18"E	259.48'
C85	N78°20'18"E	259.48'
C86	N78°20'18"E	259.48'
C87	N78°20'18"E	259.48'
C88	N78°20'18"E	259.48'
C89	N78°20'18"E	259.48'
C90	N78°20'18"E	259.48'
C91	N78°20'18"E	259.48'
C92	N78°20'18"E	259.48'
C93	N78°20'18"E	259.48'
C94	N78°20'18"E	259.48'
C95	N78°20'18"E	259.48'
C96	N78°20'18"E	259.48'
C97	N78°20'18"E	259.48'
C98	N78°20'18"E	259.48'
C99	N78°20'18"E	259.48'
C100	N78°20'18"E	259.48'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C2	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C3	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C4	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C5	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C6	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C7	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C8	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C9	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C10	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C11	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C12	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C13	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C14	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C15	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C16	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C17	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C18	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C19	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C20	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C21	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C22	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C23	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C24	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C25	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C26	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C27	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C28	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C29	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C30	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C31	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C32	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C33	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C34	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C35	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C36	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C37	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C38	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C39	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C40	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C41	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C42	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C43	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C44	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C45	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C46	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C47	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C48	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C49	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C50	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C51	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C52	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C53	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C54	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C55	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C56	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C57	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C58	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C59	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C60	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C61	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C62	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C63	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C64	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C65	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C66	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C67	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C68	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C69	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C70	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C71	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C72	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C73	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C74	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C75	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C76	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C77	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C78	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C79	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C80	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C81	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C82	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C83	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C84	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C85	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C86	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C87	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C88	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C89	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C90	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C91	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C92	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C93	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C94	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C95	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C96	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C97	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C98	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C99	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'
C100	259.48'	259.48'	259.48'	259.48'	N78°20'18"E	259.48'

SEE SHEET 7

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

SGM
SURVEYORS
ENGINEERS
SCHMUESER
GORDON MEYER

SCHMUESER

4400000 9 FL 4 12



SCALE: 1" = 100'

GRAPHIC SCALE

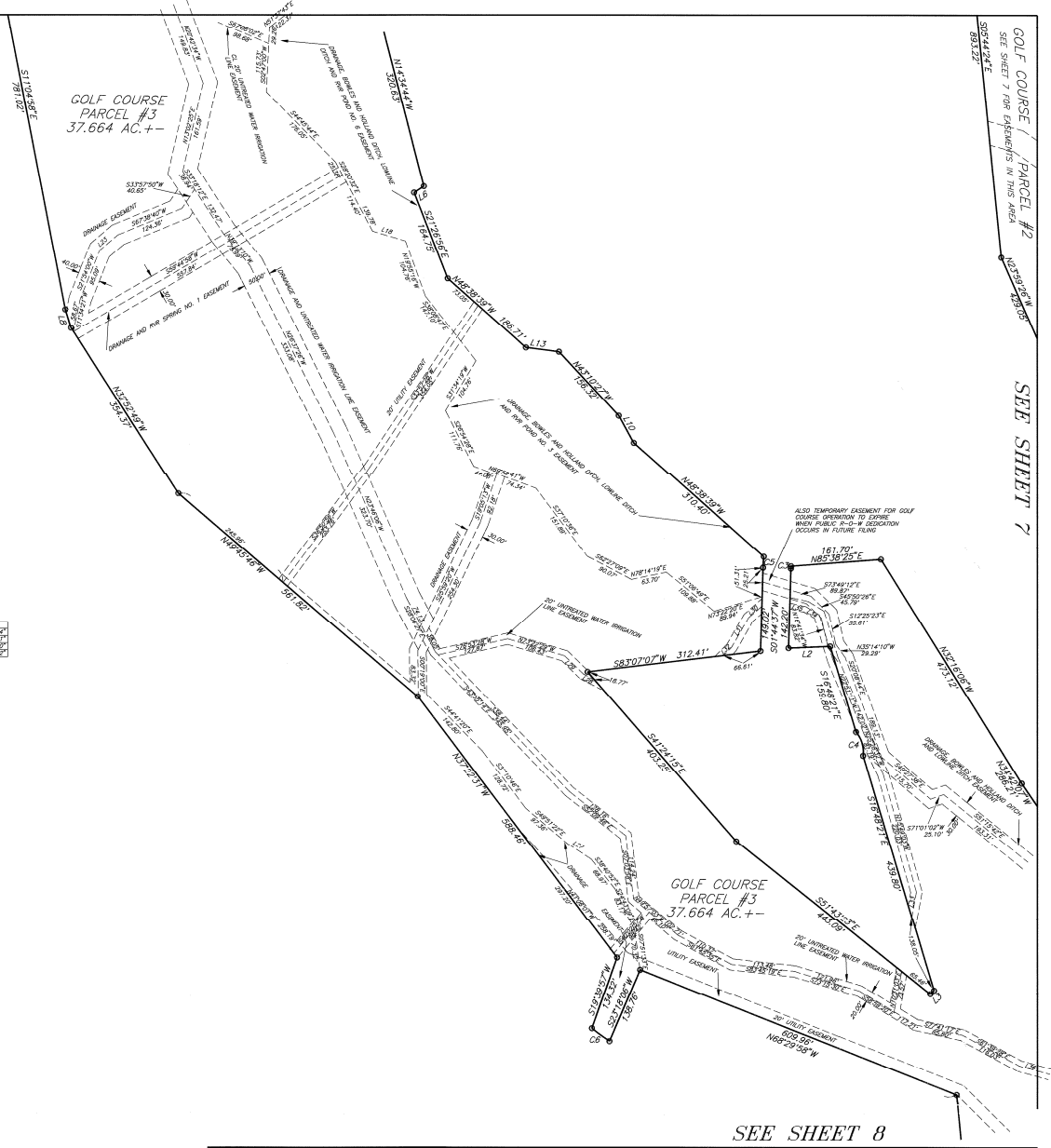


(IN FEET)
1 inch = 100 ft.

LINE	DIRECTION	DISTANCE
L1	N89°48'15"E	74.88'
L2	N45°00'00"E	9.39'
L3	N27°00'00"E	20.79'
L4	S17°00'00"E	34.46'
L5	N05°00'00"W	78.97'
L10	N09°04'00"W	35.60'
L11	N85°45'30"W	69.80'
L12	S71°08'00"W	41.00'
L13	S42°31'30"W	43.68'
L14	S17°00'00"W	22.01'
L15	N07°00'00"W	22.01'
L16	S04°00'00"W	20.00'
L17	N11°00'00"W	20.00'
L18	N07°00'00"W	30.00'
L19	S74°49'51"E	58.31'

CURVE	CH	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1		135.00'	4.08'	2.04'	4.08'	S22°20'54"W	01°11'54"
C2		13.80'	45.30'	24.28'	44.17'	S10°30'11"W	49°23'41"
C3		248.00'	19.83'	9.89'	19.83'	S04°00'52"W	04°06'10"
C5		385.00'	39.89'	19.57'	39.07'	S54°18'20"E	08°58'12"

SEE SHEET 4



SEE SHEET 8

Notes:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you have discovered such defect. No one may sue this surveyor for any defect in this survey if the survey was commenced more than ten years from the date of the certification shown herein.



SCHMUESER GORDON MEYER INC.
119 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(303) 945-1004 (FAX) 945-5948
Aspen, Colorado (303) 925-6727

RIVER VALLEY RANCH

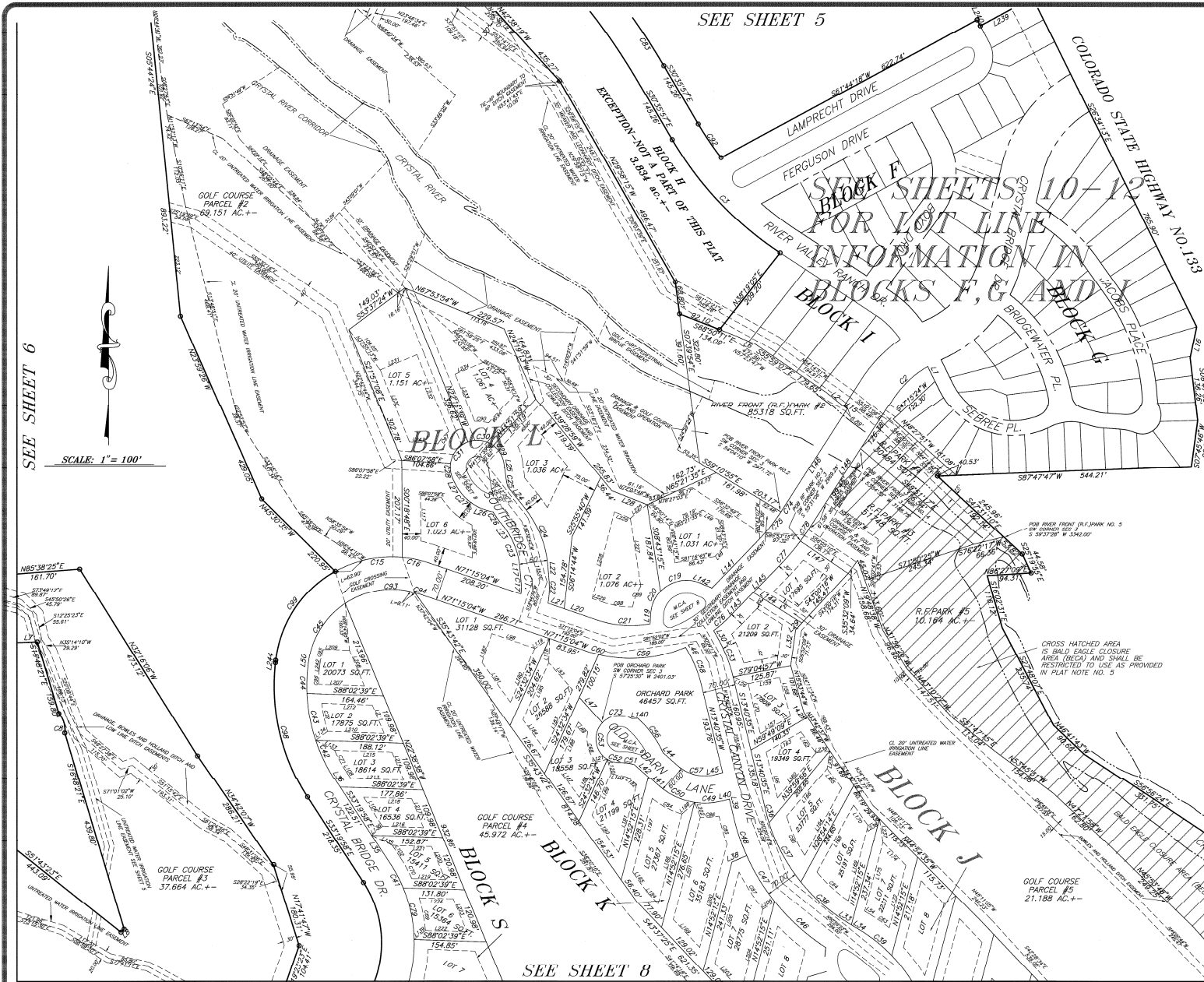
NO.	REVISION	DATE	BY

FINAL PLAT

Job No. 83023
Drawn by:
Date: SEPT 06
Appr. by: KW
Title: SURVEYOR

F6
OF 12

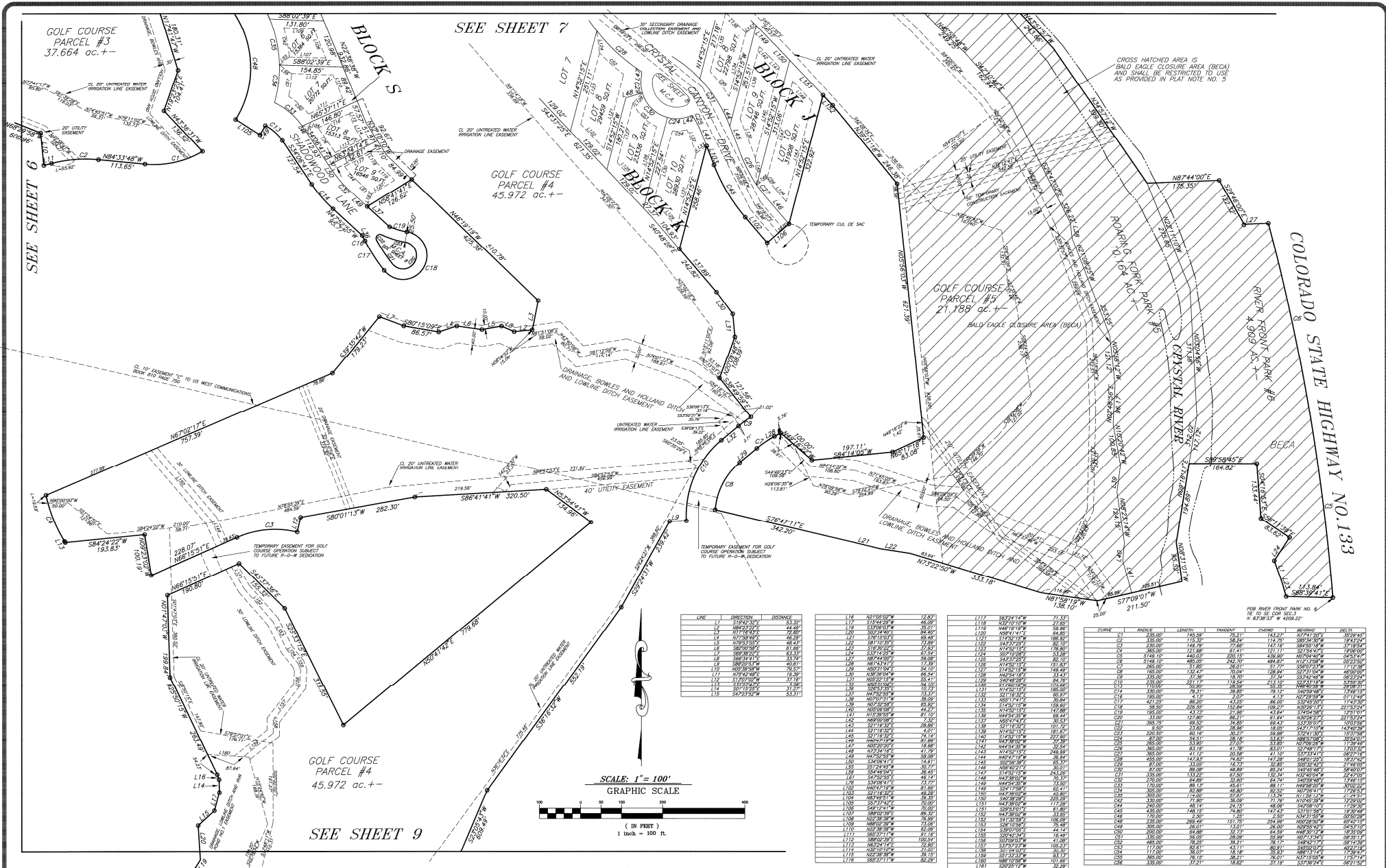
498928 F7 of 12



CURVE	ARC	CHORD	BEARING	DELTA
C1	101.89	101.89	S87°10'00\"	180.00
C2	101.89	101.89	S87°10'00\"	180.00
C3	101.89	101.89	S87°10'00\"	180.00
C4	101.89	101.89	S87°10'00\"	180.00
C5	101.89	101.89	S87°10'00\"	180.00
C6	101.89	101.89	S87°10'00\"	180.00
C7	101.89	101.89	S87°10'00\"	180.00
C8	101.89	101.89	S87°10'00\"	180.00
C9	101.89	101.89	S87°10'00\"	180.00
C10	101.89	101.89	S87°10'00\"	180.00
C11	101.89	101.89	S87°10'00\"	180.00
C12	101.89	101.89	S87°10'00\"	180.00
C13	101.89	101.89	S87°10'00\"	180.00
C14	101.89	101.89	S87°10'00\"	180.00
C15	101.89	101.89	S87°10'00\"	180.00
C16	101.89	101.89	S87°10'00\"	180.00
C17	101.89	101.89	S87°10'00\"	180.00
C18	101.89	101.89	S87°10'00\"	180.00
C19	101.89	101.89	S87°10'00\"	180.00
C20	101.89	101.89	S87°10'00\"	180.00
C21	101.89	101.89	S87°10'00\"	180.00
C22	101.89	101.89	S87°10'00\"	180.00
C23	101.89	101.89	S87°10'00\"	180.00
C24	101.89	101.89	S87°10'00\"	180.00
C25	101.89	101.89	S87°10'00\"	180.00
C26	101.89	101.89	S87°10'00\"	180.00
C27	101.89	101.89	S87°10'00\"	180.00
C28	101.89	101.89	S87°10'00\"	180.00
C29	101.89	101.89	S87°10'00\"	180.00
C30	101.89	101.89	S87°10'00\"	180.00
C31	101.89	101.89	S87°10'00\"	180.00
C32	101.89	101.89	S87°10'00\"	180.00
C33	101.89	101.89	S87°10'00\"	180.00
C34	101.89	101.89	S87°10'00\"	180.00
C35	101.89	101.89	S87°10'00\"	180.00
C36	101.89	101.89	S87°10'00\"	180.00
C37	101.89	101.89	S87°10'00\"	180.00
C38	101.89	101.89	S87°10'00\"	180.00
C39	101.89	101.89	S87°10'00\"	180.00
C40	101.89	101.89	S87°10'00\"	180.00
C41	101.89	101.89	S87°10'00\"	180.00
C42	101.89	101.89	S87°10'00\"	180.00
C43	101.89	101.89	S87°10'00\"	180.00
C44	101.89	101.89	S87°10'00\"	180.00
C45	101.89	101.89	S87°10'00\"	180.00
C46	101.89	101.89	S87°10'00\"	180.00
C47	101.89	101.89	S87°10'00\"	180.00
C48	101.89	101.89	S87°10'00\"	180.00
C49	101.89	101.89	S87°10'00\"	180.00
C50	101.89	101.89	S87°10'00\"	180.00
C51	101.89	101.89	S87°10'00\"	180.00
C52	101.89	101.89	S87°10'00\"	180.00
C53	101.89	101.89	S87°10'00\"	180.00
C54	101.89	101.89	S87°10'00\"	180.00
C55	101.89	101.89	S87°10'00\"	180.00
C56	101.89	101.89	S87°10'00\"	180.00
C57	101.89	101.89	S87°10'00\"	180.00
C58	101.89	101.89	S87°10'00\"	180.00
C59	101.89	101.89	S87°10'00\"	180.00
C60	101.89	101.89	S87°10'00\"	180.00
C61	101.89	101.89	S87°10'00\"	180.00
C62	101.89	101.89	S87°10'00\"	180.00
C63	101.89	101.89	S87°10'00\"	180.00
C64	101.89	101.89	S87°10'00\"	180.00
C65	101.89	101.89	S87°10'00\"	180.00
C66	101.89	101.89	S87°10'00\"	180.00
C67	101.89	101.89	S87°10'00\"	180.00
C68	101.89	101.89	S87°10'00\"	180.00
C69	101.89	101.89	S87°10'00\"	180.00
C70	101.89	101.89	S87°10'00\"	180.00
C71	101.89	101.89	S87°10'00\"	180.00
C72	101.89	101.89	S87°10'00\"	180.00
C73	101.89	101.89	S87°10'00\"	180.00
C74	101.89	101.89	S87°10'00\"	180.00
C75	101.89	101.89	S87°10'00\"	180.00
C76	101.89	101.89	S87°10'00\"	180.00
C77	101.89	101.89	S87°10'00\"	180.00
C78	101.89	101.89	S87°10'00\"	180.00
C79	101.89	101.89	S87°10'00\"	180.00
C80	101.89	101.89	S87°10'00\"	180.00
C81	101.89	101.89	S87°10'00\"	180.00
C82	101.89	101.89	S87°10'00\"	180.00
C83	101.89	101.89	S87°10'00\"	180.00
C84	101.89	101.89	S87°10'00\"	180.00
C85	101.89	101.89	S87°10'00\"	180.00
C86	101.89	101.89	S87°10'00\"	180.00
C87	101.89	101.89	S87°10'00\"	180.00
C88	101.89	101.89	S87°10'00\"	180.00
C89	101.89	101.89	S87°10'00\"	180.00
C90	101.89	101.89	S87°10'00\"	180.00
C91	101.89	101.89	S87°10'00\"	180.00
C92	101.89	101.89	S87°10'00\"	180.00
C93	101.89	101.89	S87°10'00\"	180.00
C94	101.89	101.89	S87°10'00\"	180.00
C95	101.89	101.89	S87°10'00\"	180.00
C96	101.89	101.89	S87°10'00\"	180.00
C97	101.89	101.89	S87°10'00\"	180.00
C98	101.89	101.89	S87°10'00\"	180.00
C99	101.89	101.89	S87°10'00\"	180.00
C100	101.89	101.89	S87°10'00\"	180.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N85°38'25\"E	161.70'	101	S87°10'00\"	101.89'
2	S87°10'00\"	101.89'	102	S87°10'00\"	101.89'
3	S87°10'00\"	101.89'	103	S87°10'00\"	101.89'
4	S87°10'00\"	101.89'	104	S87°10'00\"	101.89'
5	S87°10'00\"	101.89'	105	S87°10'00\"	101.89'
6	S87°10'00\"	101.89'	106	S87°10'00\"	101.89'
7	S87°10'00\"	101.89'	107	S87°10'00\"	101.89'
8	S87°10'00\"	101.89'	108	S87°10'00\"	101.89'
9	S87°10'00\"	101.89'	109	S87°10'00\"	101.89'
10	S87°10'00\"	101.89'	110	S87°10'00\"	101.89'
11	S87°10'00\"	101.89'	111	S87°10'00\"	101.89'
12	S87°10'00\"	101.89'	112	S87°10'00\"	101.89'
13	S87°10'00\"	101.89'	113	S87°10'00\"	101.89'
14	S87°10'00\"	101.89'	114	S87°10'00\"	101.89'
15	S87°10'00\"	101.89'	115	S87°10'00\"	101.89'
16	S87°10'00\"	101.89'	116	S87°10'00\"	101.89'
17	S87°10'00\"	101.89'	117	S87°10'00\"	101.89'
18	S87°10'00\"	101.89'	118	S87°10'00\"	101.89'
19	S87°10'00\"	101.89'	119	S87°10'00\"	101.89'
20	S87°10'00\"	101.89'	120	S87°10'00\"	101.89'
21	S87°10'00\"	101.89'	121	S87°10'00\"	101.89'
22	S87°10'00\"	101.89'	122	S87°10'00\"	101.89'
23	S87°10'00\"	101.89'	123	S87°10'00\"	101.89'
24	S87°10'00\"	101.89'	124	S87°10'00\"	101.89'
25	S87°10'00\"	101.89'	125	S87°10'00\"	101.89'
26	S87°10'00\"	101.89'	126	S87°10'00\"	101.89'
27	S87°10'00\"	101.89'	127	S87°10'00\"	101.89'
28	S87°10'00\"	101.89'	128	S87°10'00\"	101.89'
29	S87°10'00\"	101.89'	129	S87°10'00\"	101.89'
30	S87°10'00\"	101.89'	130	S87°10'00\"	101.89'
31	S87°10'00\"	101.89'	131	S87°10'00\"	101.89'
32	S87°10'00\"	101.89'	132	S87°10'00\"	101.89'
33	S87°10'00\"	101.89'	133	S87°10'00\"	101.89'
34	S87°10'00\"	101.89'	134	S87°10'00\"	101.89'
35	S87°10'00\"	101.89'	135	S87°10'00\"	101.89'
36	S87°10'00\"	101.89'	136	S87°10'00\"	101.89'
37	S87°10'00\"	101.89'	137	S87°10'00\"	101.89'
38	S87°10'00\"	101.89'	138	S87°10'00\"	101.89'
39	S87°10'00\"	101.89'	139	S87°10'00\"	101.89'
40	S87°10'00\"	101.89'	140	S87°10'00\"	101.89'
41	S87°10'00\"	101.89'	141	S87°10'00\"	101.89'
42	S87°10'00\"	101.89'	142	S87°10'00\"	101.89'
43	S87°10'00\"	101.89'	143	S87°10'00\"	101.89'
44	S87°10'00\"	101.89'	144	S87°10'00\"	101.89'
45	S87°10'00\"	101.89'	145	S87°10'00\"	101.89'
46	S87°10'00\"	101.89'	146	S87°10'00\"	101.89'
47	S87°10'00\"	101.89'	147	S87°10'00\"	101.89'
48	S87°10'00\"	101.89'	148	S87°10'00\"	101.89'
49	S87°10'00\"	101.89'	149	S87°10'00\"	101.89'
50	S87°10'00\"	101.89'	150	S87°10'00\"	101.89'
51	S87°10'00\"	101.89'	151	S87°10'00\"	101.89'
52	S87°10'00\"	101.89'	152	S87°10'00\"	101.89'
53	S87°10'00\"	101.89'	153	S87°10'00\"	101.89'
54	S87°10'00\"	101.89'	154	S87°10'00\"	101.89'
55	S87°10'00\"	101.89'	155	S87°10'00\"	101.89'
56	S87°10'00\"	101.89'	156	S87°10'00\"	101.89'
57	S87°10'00\"	101.89'	157	S87°10'00\"	101.89'
58	S87°10'00\"	101.89'	158	S87°10'00\"	101.89'
59	S87°10'00\"	101.89'	159	S87°10'00\"	101.89'
60	S87°10'00\"	101.89'	160	S87°10'00\"	101.89'
61	S87°10'00\"	101.89'	161	S87°10'00\"	101.89'
62	S87°10'00\"	101.89'	162	S87°10'00\"	101.89'
63	S87°10'00\"	101.89'	163	S87°10'00\"	101.89'
64	S87°10'00\"	101.89'	164	S87°10'00\"	101.89'
65	S87°10'00\"	101.89'	165	S87°10'00\"	101.89'
66	S87°10'00\"	101.89'	166	S87°10'00\"	101.89'
67	S87°10'00\"	101.89'	167	S87°10'00\"	101.89'
68	S87°10'00\"	101.89'	168	S87°10'00\"	101.89'
69	S87°10'00\"	101.89'	169	S87°10'00\"	101.89'
70	S87°10'00\"	101.89'	170	S87°10'00\"	101.89'
71	S87°10'00\"	101.89'	171	S87°10'00\"	101.89'
72	S87°10'00\"	101.89'	172	S87°10'00\"	101.89'
73	S87°10'00\"	101.89'	173	S87°10'00\"	101.89'
74	S87°10'00\"	101.89'	174	S87°10'00\"	101.89'
75	S87°10'00\"	101.89'	175	S87°10'00\"	101.89'
76	S87°10'00\"	101.89'	176	S87°10'00\"	101.89'
77	S87°10'00\"	101.89'	177	S87°10'00\"	101.89'
78	S87°10'00\"	101.89'	178	S87°10'00\"	101.89'
79	S87°10'00\"	101.89'	179	S87°10'00\"	101.89'
80	S87°10'00\"	101.89'	180	S87°10'00\"	101.89'

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Notice:
According to Colorado law, you must commence
only those sections based upon and subject to
this survey within three years after you
first discover each defect. In no event may
only those sections based upon and subject to
this survey be commenced more than five years
from the date of the certification above
hereon.

SCM
SURVEYORS
ENGINEERS
SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Clemwood Springs, Colorado 81601
(303) 945-1004 (TAX) 945-5948
Aspen, Colorado (303) 925-6727

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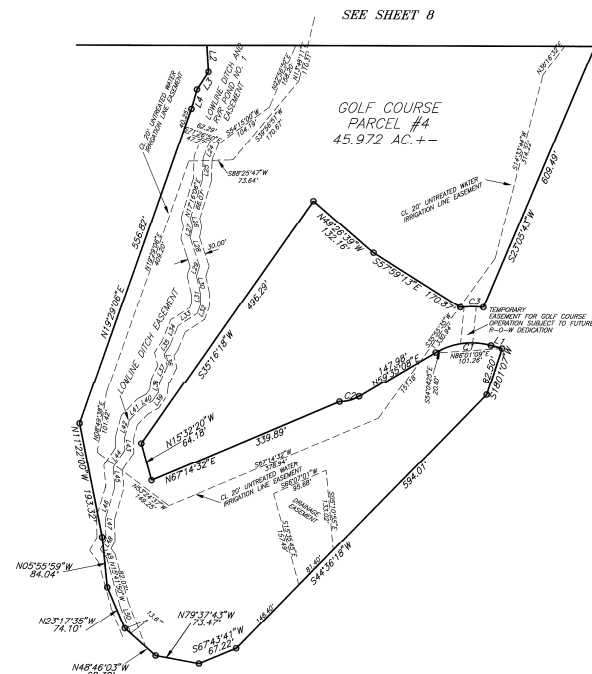
RIVER VALLEY RANCH
FINAL PLAT
PHASE I

REVISION
DATE
BY

FINAL PLAT
PHASE I

Job No. 83023
Drawn by:
Date: 8/27/98
Appr. by: KW
Title: REVISION

F8
OF 12


$$1'' = 100'$$

LINE	DIRECTION	DISTANCE	CLUTTER	BARCODE	LENGTH	REMARKS	COLOR	REMARKS	DELTA
1	SOLAR 6.0	88.49	C10	130.00	85.76	50.73	84.30	45.9747	45.9747
2	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
3	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
4	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
5	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
6	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
7	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
8	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
9	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
10	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
11	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
12	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
13	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
14	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
15	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
16	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
17	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
18	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
19	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
20	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
21	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
22	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
23	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
24	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
25	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
26	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
27	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
28	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
29	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
30	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
31	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
32	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
33	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
34	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
35	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
36	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
37	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
38	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
39	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
40	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
41	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
42	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
43	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
44	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
45	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
46	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
47	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
48	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
49	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
50	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
51	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
52	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
53	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
54	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
55	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
56	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
57	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
58	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
59	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
60	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
61	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
62	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
63	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
64	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
65	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
66	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
67	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
68	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
69	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
70	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
71	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
72	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
73	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
74	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
75	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
76	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
77	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
78	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
79	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
80	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
81	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
82	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
83	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
84	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
85	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
86	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
87	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
88	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
89	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
90	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
91	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
92	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
93	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
94	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
95	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
96	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
97	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
98	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
99	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73
100	SOLAR 6.0	88.49	C10	130.00	84.28	50.73	84.30	50.73	50.73



SGM
*SCHMUESER
 GORDON MEYER*
*SURVEYORS
 ENGINEERS*

RIVER VALLEY RANCH

[illegible]

FINAL PLAT
PHASE I

Job No. **93023**
 Drawn by:
 Date: **SEPT 96**
 Appr. by: **KW**

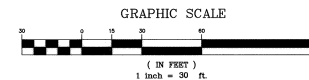
F9
OF 12



CURVE	RAJDS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C0	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C1	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C2	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C3	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C4	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C5	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C6	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C7	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C8	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C9	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C10	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C11	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C12	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C13	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C14	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C15	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C16	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C17	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C18	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C19	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C20	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C21	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C22	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C23	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C24	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C25	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C26	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C27	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C28	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C29	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C30	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C31	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C32	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C33	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C34	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C35	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C36	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C37	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C38	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C39	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C40	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C41	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C42	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C43	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C44	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C45	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C46	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C47	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C48	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C49	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173
C50	150.85	1.88	5.44	6.88	N 103° 17' 0" E	0.173




SCALE: 1" = 30'



BUILDING ENVELOPE LEGEND

- ① PRIMARY
② GARAGE AND ACCESSORY DWELLING UNIT
③ GARAGE

 BUILDING FOOTPRINT FOR PRINCIPAL IMPROVEMENTS
THAT MAY BE CONSTRUCTED

[] ADDITIONAL AREA FOR EXPANSION AND/OR IMPROVEMENTS, INCLUDING PORCHES, PROVIDED THAT SUCH IMPROVEMENTS ARE MADE IN ACCORDANCE WITH THE MASTER DECLARATION OF COVENANTS FOR THOMPSON CORNER AND IN ACCORDANCE WITH PROVISIONS OF THE CARBONDALE SOLAR ACCESS CODE.

Notice:
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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.



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RIVER VALLEY RANCH

[illegible]

FINAL PLAT
PHASE I

Job No. 93023
Drawn by:
Date: SEPT
Appr. by: A
File: RVRPPT

F10
OF 12



F11
OF 12

