

# FINAL PLAT

## THE POINTE AT EDWARDS

A RESUBDIVISION OF THE POINTE AT EDWARDS & TRACT B, SOUTH FOR'TY SUBDIVISION - FILING No. 1  
A PART OF THE SW 1/4 SECTION 4, & A PART OF THE SE 1/4 SECTION 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST, 6th P.M.  
COUNTY OF EAGLE, STATE OF COLORADO

### Certificate of Dedication and Ownership

Know all men by these presents that The Pointe at Edwards LLC, a Colorado limited liability company and Colorado Business Bank, being sole owner in fee simple, mortgagee or feeholder of all real property situated in Eagle County, Colorado described as follows:

The Pointe at Edwards, per the plat thereof recorded June 20, 2008 as Reception No. 200817538 and the Correction Plat recorded April 25, 2007 as Reception No. 200710621 in the office of the Eagle County Clerk and Recorder,

and  
South Forty Subdivision - Filing No. 1, Tract B, per the plat thereof recorded February 1, 1977 as Reception No. 146519 in the office of the Eagle County Clerk and Recorder,

comprising 7.906 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 The Pointe at Edwards, a subdivision in the County of Eagle and do hereby accept the responsibility for the completion of required improvements; 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 27th day of Dec., A.D. 2008

Owner: The Pointe at Edwards LLC  
a Colorado limited liability company  
Address: PO Box 1829  
Edwards, CO 81632

By: Stanford M. Treat III  
Stanford M. Treat III  
Title: Manager

STATE OF Colorado )  
COUNTY OF Eagle ) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 12th day of December, A.D. 2008, by Stanford M. Treat III as MANAGER of The Pointe at Edwards LLC, a Colorado limited liability company.

My Commission expires: 7/10/2010

Witness my hand and official seal.  
Paul K. Hillen  
Notary Public

Mortgages: Colorado Business Bank  
Address: 20076 Edwards Village Way  
Edwards, CO

By: James Thomas  
Title: President

STATE OF Colorado )  
COUNTY OF Eagle ) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 5 day of February, A.D. 2009 by James Thomas as President of Colorado Business Bank.

My Commission expires: 4/24/11

Witness my hand and official seal.  
Paul K. Hillen  
Notary Public

Title Certificate  
of Colorado

Said Title Guaranty Company does hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to each lot is vested in The Pointe at Edwards LLC, a Colorado limited liability company, free and clear of all liens, taxes and encumbrances, except as follows:

Deed of Trust to Colorado Business Bank recorded April 7, 2005 as Reception No. 200504822 and Deed of Trust to Colorado Business Bank recorded July 24, 2006 as Reception No. 200610914 - Tract of Tract by Colorado Business Bank recorded March 21, 2008 as Reception No. 200806048.

Dated this 29th day of January, A.D. 2008. Address: PO Box 9009  
Paul K. Hillen  
Notary Public Vail CO 81632

### 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 plat this 17th day of MARCH, A.D. 2009, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon, subject to the provisions that approval in no way obligates Eagle County to 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, ground water conditions or loading conditions of any lot shown hereon are such that a building permit, sewage disposal permit or any other required permit will be issued. This approval 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.

Joan D. Fisher  
Chairman, Board of County Commissioners  
Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

AT TEST:  
Clerk to the Board of County Commissioners

### Community Development Certificate

Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this final plat this 17th day of MARCH, A.D. 2009.

Keith P. Montano  
Director, Community Development  
County of Eagle, Colorado

STATE OF COLORADO )  
COUNTY OF EAGLE ) SS

The foregoing instrument was acknowledged before me this 17 day of MARCH, A.D. 2009 by KEITH P. MONTANO

My Commission expires: 1st June 2009

Witness my hand and official seal.  
Paul K. Hillen  
Notary Public

### Surveyor's Certificate

I, Samuel H. Eckler, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete Plat of The Pointe at Edwards, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements and extent of said subdivisions as the same are stated upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this 26th day of SEPTEMBER, A.D. 2008.

Samuel H. Eckler  
Colorado Professional Land Surveyor No. 30081

### Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of December 31, 2009 upon all parcels of real estate described on this plat are paid in full.

Dated this 9th day of February, A.D. 2009

Karen L. Sheehan  
Treasurer of Eagle County  
RD 19151  
CO 81632

### Clerk and Recorder's Certificate

This Plat was filed for record in the Office of the Clerk and Recorder at 450 Cook Rd on this 18th day of March, 2009 and is duly recorded as Reception No. 200904831

Frank J. Swanson  
Clerk and Recorder

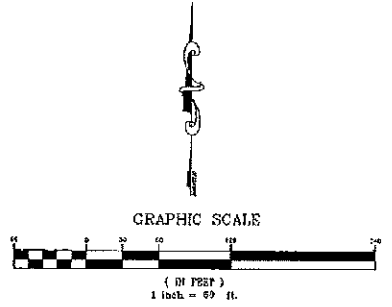
By: Paul K. Hillen  
Dec 11 2009 04:32

- GENERAL NOTES:
- DATE OF SURVEY: JANUARY 2008.
  - BEARING BASED UPON THE LINE CONNECTING THE MONUMENTS FORMING THE SW CORNER OF SAID SECTION 4 AND THE SW CORNER OF SAID SECTION 5, BEING 100.00 FEET (SEE SHEET 2).
  - NO ENCUMBRANCES AS INDICATED HEREON.
  - THE SOLE PURPOSES OF THIS PLAT ARE TO CREATE LOTS 1, 2 AND TRACT A, AND TO INCLUDE TRACT B AS A PART OF THE POINTE AT EDWARDS, AND TO AMEND THE LINES DEVELOPED SAID A THROUGH TO THIS PLAT REFLECTING AND PROVIDING THE FINAL PLAT OF THE POINTE AT EDWARDS RECORDED AS RECEPTION NO. 200710621 AND THE CORRECTION PLAT FOR THE POINTE AT EDWARDS RECORDED APRIL 25, 2007 AS RECEPTION NO. 200710621.
  - TITLE SEARCH AND RECORD DOCUMENTS PROVIDED BY STEVEN HILL (HILL GUARANTY COMPANY, ORDER NO. 187324, DATED MAY 4, 2008, AT 7:50 AM).
  - 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. (HARD EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION BY THIS SURVEYOR).
  - BUILDING DEVELOPER HEREIN INDICATE THE APPROXIMATE LOCATION AND FOOTPRINT SIZE OF EACH HOME TO BE DEVELOPED ON THE SUBJECT PROPERTY. THE FINAL DIMENSIONS OF EACH HOME SHALL BE ESTABLISHED BY INDIVIDUAL LOTS TO BE DEVELOPED BY ONE OR MORE SUBSEQUENT MINOR TYPE B SUBDIVISION PLATS. IN GRANTING APPROVAL OF THE MINOR TYPE B SUBDIVISION PLATS, THE BOARD OF COUNTY COMMISSIONERS MAY ALLOW VARIATIONS FOR THE PURPOSES OF SETBACKS, MINIMUM LOT COVERAGE, SIDE AND SHAPE, CONSISTENT WITH THE UNIQUE FOOTPRINT OF EACH HOME. THIS IS NECESSARY TO MAXIMIZE FLEXIBILITY OF STRUCTURE DESIGN AND BUILDING SITE SPECIFIC CONSTRAINTS UNDER NO CIRCUMSTANCES SHALL THE FINAL LOT COVERAGE OR FOOTPRINT FROM THE MINIMUM FOOTPRINT OF THE BUILDING DEVELOPER BE DEVIATED ON THIS PLAT.
  - TRACT A & B (AND/OR PORTION) SHALL BE USED FOR FUTURE DEVELOPMENT LIMITED TO 8 ADDITIONAL HOMES BEING AS DEPICTED BY THE BUILDING DEVELOPER SHOWN HEREON.
  - ACCESS TO THE SUBJECT SITE PROVIDED THROUGH TRACT B, THE HORSESHOE DRIVE, IS SUBJECT TO 16 AND PER THE EASEMENT BEING MORE PARTICULARLY DEFINED IN THE DOCUMENT RECORDED JULY 19, 1992 AS RECEPTION NO. 20021 AS EXHIBIT ON SHEET 2.
  - THE SEWER EASEMENT RECORDED IN BOOK 25 AT PAGE 80 INDICATED ON THE PREVIOUS PLATS FOR THE POINTE AT EDWARDS HAS BEEN REVISED BY THIS PLAT RECORDED NOVEMBER 19, 2007 AS RECEPTION NO. 200719214.
  - THIS IS SUBJECT TO AN ENCUMBRANCE AGREEMENT INTO THE WATER EASEMENT RECORDED NOVEMBER 24, 2007 AS RECEPTION NO. 200711114, SAID ENCUMBRANCE AGREEMENT RECORDED JANUARY 24, 2008 AS RECEPTION NO. 200801048 (SEE DETAIL ON SHEET 2).
  - THE POINTE AT EDWARDS IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS FOR THE POINTE AT EDWARDS RECORDED 2/18/2007 AS RECEPTION NO. 200704832.
  - REFERENCES TO RECORD DOCUMENTS ARE TO THE REAL ESTATE RECORDS OF THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE.
  - EDWARDS POINTE IS A PRIVATE ROAD FOR ACCESS TO AND FROM THE POINTE AT EDWARDS. IT IS NOT DESIGNATED TO THE PUBLIC FOR USE AS A PUBLIC RIGHT OF WAY.
  - TRACT A IS SUBJECT TO A WATER EASEMENT UNDERGROUND RIGHT OF WAY EASEMENT RECORDED JULY 6, 2007 AS RECEPTION NO. 200719214. THE CENTERLINE OF SAID EASEMENT FOLLOWS AN UNDERGROUND POWER LINE AS CONSTRUCTED, THE LOCATION OF WHICH IS SHOWN APPROXIMATELY ON SHEET 2.

**Gore Range Surveying, LLC**  
PO Box 15  
Avon, CO 81620  
(970) 479-1193 - Fax (970) 479-0155

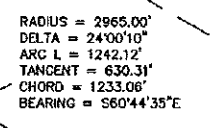
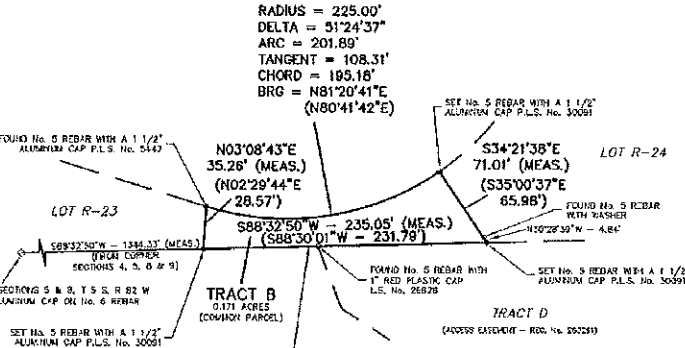
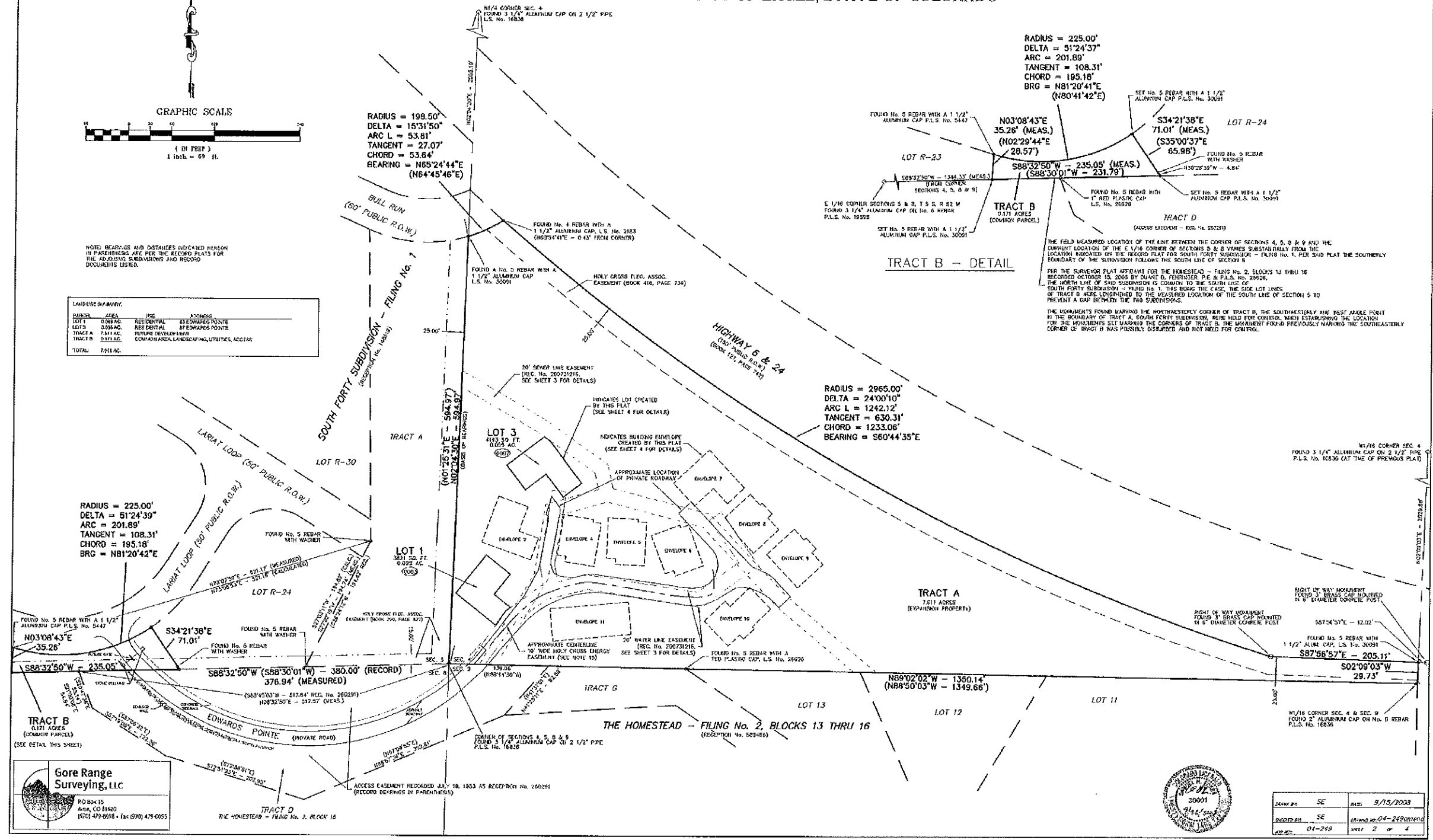
PLAT NO.	SE	FILE	9/15/2008
CHECKED BY	SE	RECORDED BY	249001611
FILE NO.	04-249	DATE	7 08 4

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**THE POINTE AT EDWARDS**  
 A RESUBDIVISION OF THE POINTE AT EDWARDS & TRACT B, SOUTH FORTY SUBDIVISION  
 A PART OF THE SW 1/4 SECTION 4, & A PART OF THE SE 1/4 SECTION 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST, 6th P.M.  
 COUNTY OF EAGLE, STATE OF COLORADO



NOTE: BEARINGS AND DISTANCES INDICATED HEREIN IN PARENTHESES ARE FOR THE RECORD PLATS FOR THE ADJOINING SUBDIVISIONS AND RECORD DOCUMENTS LISTED.

LAND USE SUMMARY	AREA	USE	ADJACENT
LOT 1	0.022 AC.	RESIDENTIAL	EDWARDS POINTE
LOTS	0.066 AC.	RESIDENTIAL	EDWARDS POINTE
TRACT A	7.611 AC.	FUTURE DEVELOPMENT	
TRACT B	0.171 AC.	CONDOMINIUM LANDSCAPE/UTILITIES, ACCESS	
TOTAL	7.716 AC.		



THE FIELD MEASURED LOCATION OF THE LINE BETWEEN THE CORNER OF SECTIONS 4, 5, 8 & 9 AND THE CURRENT LOCATION OF THE E 1/4 CORNER OF SECTIONS 5 & 8 VARIES SUBSTANTIALLY FROM THE LOCATION INDICATED ON THE RECORD PLAT FOR SOUTH FORTY SUBDIVISION - FILING No. 1, PER SAID PLAT THE SOUTHERLY BOUNDARY OF THE SUBDIVISION FOLLOWS THE SOUTH LINE OF SECTION 5.

PER THE SURVEYOR PLAT APPLICABLE FOR THE HOMESTEAD - FILING No. 2, BLOCKS 13 THRU 16 RECORDED OCTOBER 15, 2003 BY DAVID D. FROSTBERG, P.E. & P.L.S. No. 29028, THE NORTH LINE OF SAID SUBDIVISION IS COMMON TO THE SOUTH LINE OF SOUTH FORTY SUBDIVISION - FILING No. 1, THIS BEING THE CASE, THE SIDE LOT LINES OF TRACT B ARE DIMENSIONED TO THE MEASURED LOCATION OF THE SOUTH LINE OF SECTION 5 TO PREVENT A GAP BETWEEN THE TWO SUBDIVISIONS.

THE MONUMENTS FOUND MARKING THE NORTHEASTERN CORNER OF TRACT B, THE SOUTHWESTERN AND WEST ANGLE POINT BY THE BOUNDARY OF TRACT A, SOUTH FORTY SUBDIVISION, WERE HELD FOR CONTROL, WHEN ESTABLISHING THE LOCATION FOR THE MONUMENTS SET MARKING THE CORNERS OF TRACT B, THE MONUMENT FOUND PREVIOUSLY MARKING THE SOUTHEASTERN CORNER OF TRACT B WAS POSSIBLY DISLURBED AND NOT HELD FOR CONTROL.

**Gore Range Surveying, LLC**  
 PO Box 15  
 Arva, CO 81620  
 (970) 479-8558 • Fax: (970) 479-0655

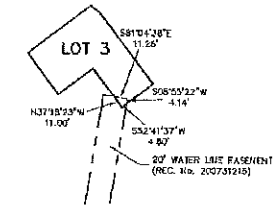
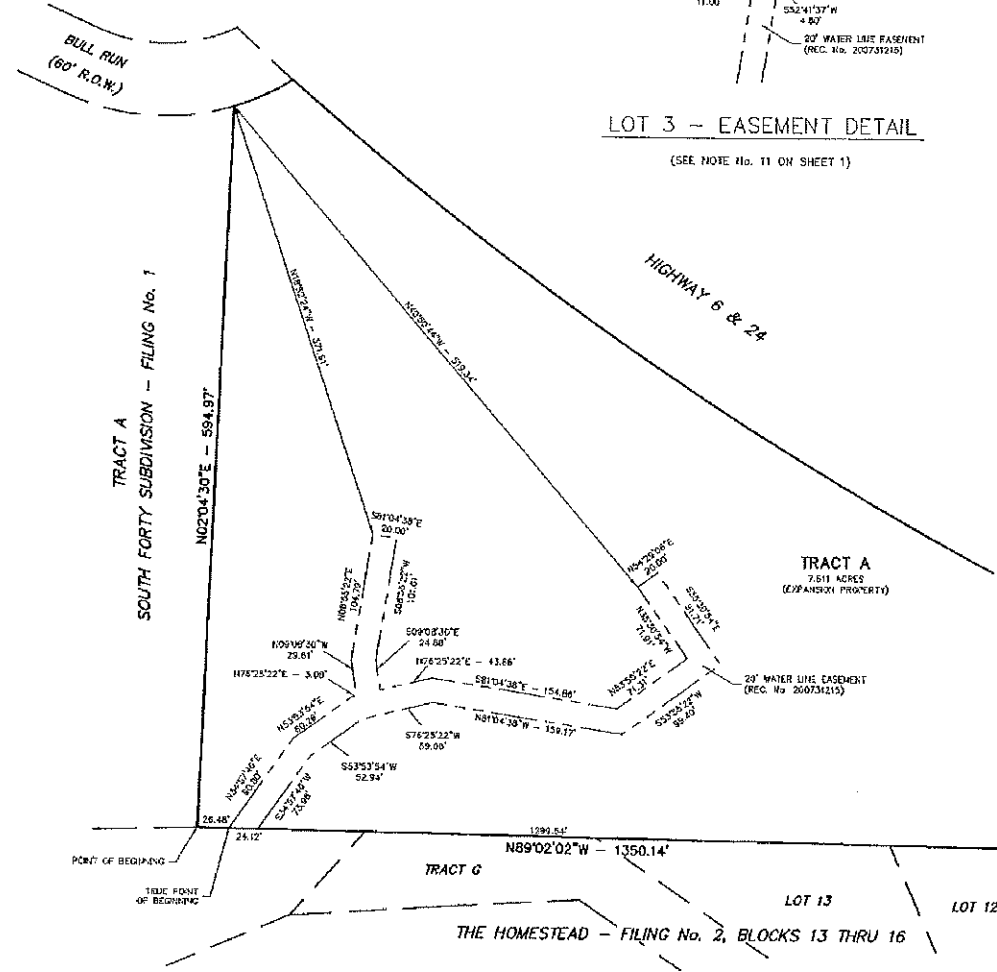
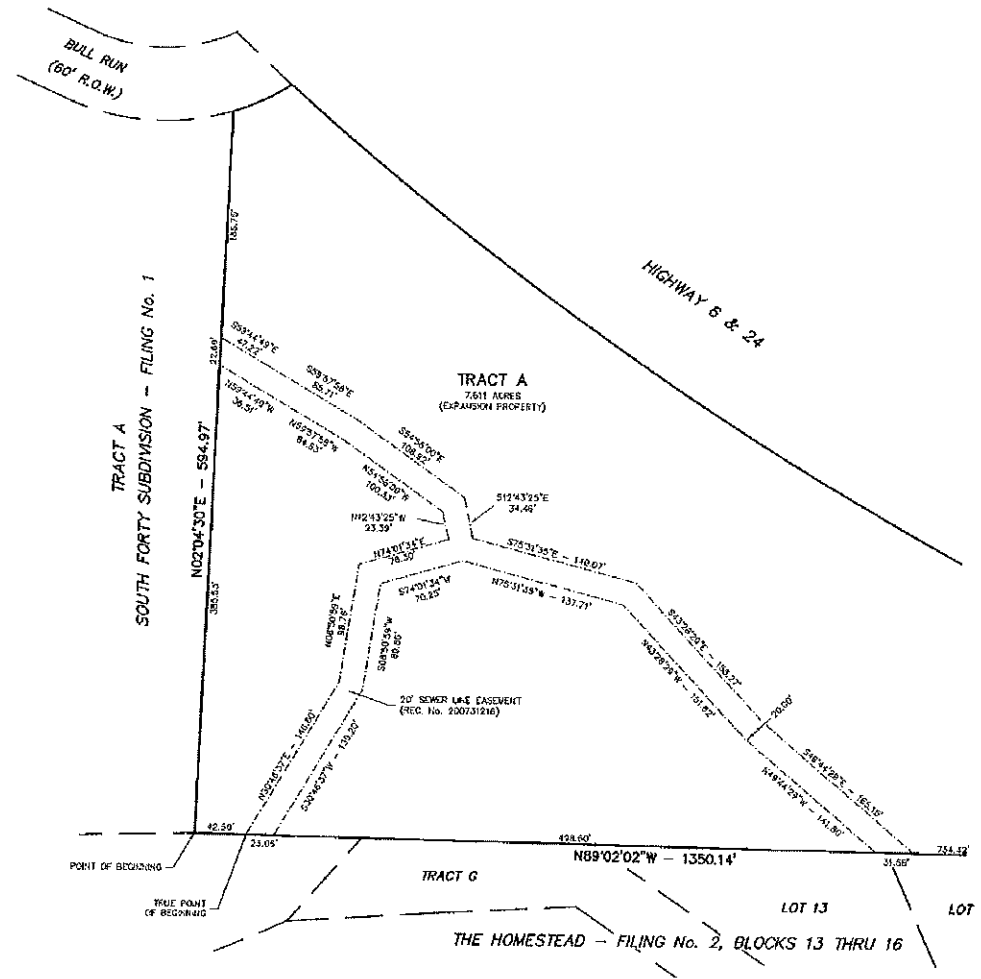


DATE	SE	DATE	9/15/2008
RECORD BY	SEC	PLAT No.	01-248
FILE No.		SHEET	2 of 4

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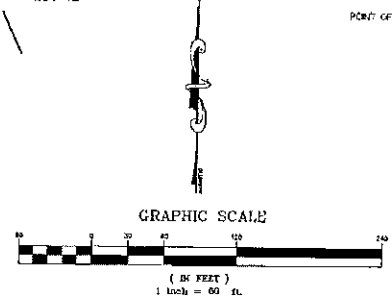
EAGLE COUNTY FILE No. 5MB - 1620

EASEMENT DETAILS



LOT 3 - EASEMENT DETAIL

(SEE NOTE No. 11 ON SHEET 1)



Gore Range  
 Surveying, LLC  
 P.O. Box 85  
 Arapahoe, CO 81620  
 (970) 479-6992 • Fax (970) 477-0055



DATE PREPARED	SE	DATE	9/15/2008
DATE REVISION	SE	REVISION NO.	04-249
SHEET NO.	01-249	TOTAL SHEETS	3 of 4

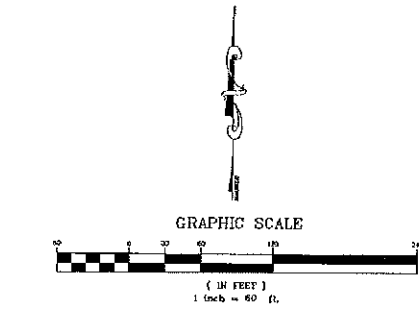
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 COUNTY OF EAGLE, STATE OF COLORADO

EAGLE COUNTY FILE No. SMB - 1620

LOT & ENVELOPE DETAILS

RADIUS = 198.50'  
 DELTA = 15°31'50"  
 ARC L = 53.81'  
 TANGENT = 27.07'  
 CHORD = 53.64'  
 BEARING = N85°24'44"E  
 (N84°45'46"E)

RADIUS = 2965.00'  
 DELTA = 24°00'10"  
 ARC L = 1242.12'  
 TANGENT = 630.31'  
 CHORD = 1233.06'  
 BEARING = S60°44'35"E



LINE	LENGTH	BEARING
L1	24.27	S50°01'44"E
L2	71.25	N51°09'37"W
L3	69.07	N86°24'29"E
L4	53.07	S01°08'07"E
L5	58.07	S32°42'27"W
L6	39.44	S51°50'31"W
L7	8.37	S52°35'51"W
L8	21.01	S38°24'26"W
L9	19.57	N13°52'41"W
L10	48.07	N19°24'46"E
L11	43.07	S19°18'42"E
L12	38.07	S19°44'40"W
L13	39.07	S20°28'14"E
L14	32.06	S19°44'40"W
L15	72.06	N29°35'14"E
L16	44.50	N13°12'23"E
L17	63.57	N52°41'37"E
L18	4.92	S54°56'00"E
L19	74.50	S37°12'23"E
L20	32.07	S52°41'37"W
L21	40.06	N37°18'23"E
L22	38.07	S52°44'07"W
L23	45.07	N37°18'23"E
L24	24.97	S52°47'12"E
L25	42.06	S81°00'24"E
L26	3.00	S08°52'24"W
L27	11.46	S81°00'24"E
L28	60.57	S08°52'24"W
L29	49.58	N81°00'24"E
L30	8.00	N08°58'00"E
L31	12.44	N81°02'55"E
L32	15.53	N82°30'06"E
L33	20.57	N83°56'17"E
L34	44.04	S81°51'06"E
L35	4.00	S01°30'44"W
L36	11.46	S81°51'06"E
L37	63.50	S01°30'44"W
L38	49.28	N01°31'30"E
L39	8.00	N02°58'44"E
L40	12.54	N07°51'18"W

LINE	LENGTH	BEARING
L41	36.50	N07°58'44"E
L42	18.74	S03°58'10"E
L43	42.04	N89°31'47"E
L44	4.00	S02°28'13"E
L45	11.85	N89°31'47"E
L46	63.50	S03°58'10"E
L47	40.50	S63°14'47"W
L48	18.00	N02°28'13"W
L49	12.54	S63°14'47"W
L50	38.57	N02°28'13"W
L51	22.24	N16°57'58"E
L52	43.00	N49°06'48"W
L53	68.60	N47°57'12"E
L54	72.07	S42°06'48"E
L55	32.00	S42°06'48"W
L56	29.00	N42°06'48"W
L57	33.00	S47°01'12"W
L58	12.00	S44°23'57"E
L59	70.45	S41°35'48"E
L60	4.00	N47°01'12"E
L61	20.50	S42°53'48"W
L62	9.00	S41°01'12"W
L63	22.84	S42°58'48"E
L64	48.00	S47°01'12"W
L65	31.45	N42°06'48"E
L66	32.35	N45°50'24"W
L67	47.87	N47°01'12"E
L68	21.45	N42°06'48"E
L69	29.45	S42°58'48"E
L70	4.00	N47°01'12"E
L71	29.50	S42°58'48"E
L72	9.00	S47°01'12"E
L73	22.61	S41°58'48"E
L74	48.00	S47°01'12"W
L75	43.50	N49°06'48"E
L76	52.90	N47°01'12"E
L77	638.44	S28°33'38"E
L78	49.41	S51°28'45"E
L79	35.48	S45°28'38"W
L80	4.00	S44°42'12"E
L81	20.50	S45°58'38"W
L82	22.54	S45°58'38"W
L83	48.00	N44°06'22"E
L84	40.00	N45°58'38"E
L85	40.00	N45°58'38"E
L86	10.00	S45°00'22"E
L87	38.50	N45°58'38"E
L88	42.00	S44°00'22"E
L89	103.52	S29°35'54"W
L90	310.07	S08°52'24"W
L91	55.17	N03°02'06"W
L92	110.07	N81°50'54"E
L93	45.17	S00°00'06"E
L94	142.69	S77°18'14"W

RADIUS = 225.00'  
 DELTA = 51°24'39"  
 ARC = 201.89'  
 TANGENT = 108.31'  
 CHORD = 193.18'  
 BRG = N81°20'42"E

N03°08'43"E  
 35.26'  
 S88°32'50"W - 235.05'  
 S34°21'38"E  
 71.01'  
 S88°32'50"W - 376.94'

**Gore Range Surveying, LLC**  
 P.O. Box 15  
 Arapahoe, CO 80010  
 (703) 479-8818 • Fax (703) 479-0055



PLAN No.	SE	DATE	9/15/2005
PROJECT No.	SE	PROJECT No.	01-249
JOB No.	01-249	SHEET	4 of 4

