

FINAL PLAT

FROST CREEK FILING 3

A RESUBDIVISION OF LOTS 73 - 80,
AND RED BLUFFS WAY RIGHT-OF-WAY, FROST CREEK AND SALT CREEK PUD
FILING NO. 1, FROST CREEK, COUNTY OF EAGLE, STATE OF COLORADO

COUNTY COMMISSIONERS' CERTIFICATE

This plat approved by the Board of County Commissioners of Eagle County, Colorado this 12 day of December, A.D., 2017, 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 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, ground water conditions or flooding 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 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.

[Signature]
Chairman, Board of County Commissioners
Eagle County, Colorado



Witness my hand and seal of the County of Eagle,

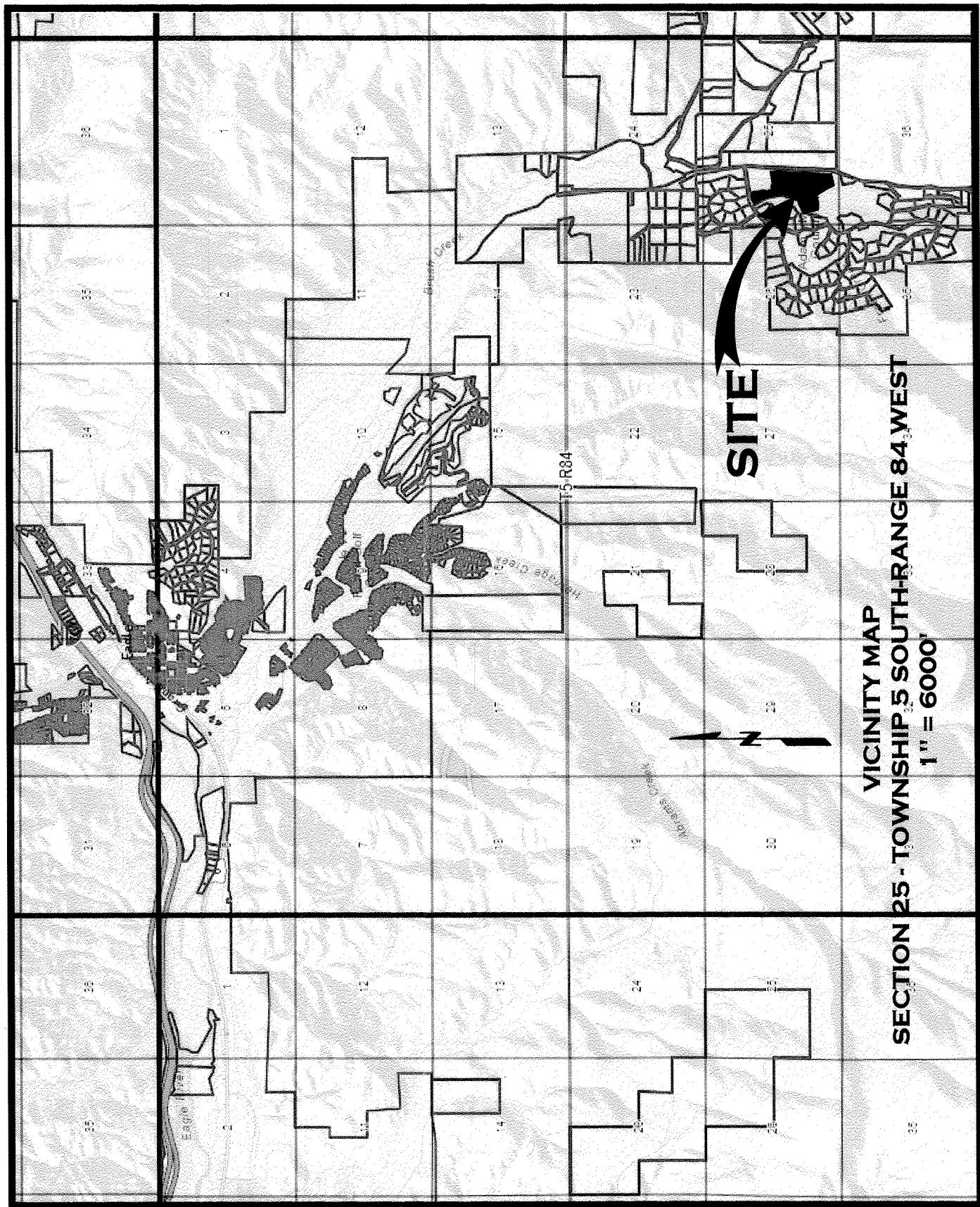
ATTEST: *[Signature]*
Clerk to the Board of County Commissioners
Eagle County, Colorado

TITLE CERTIFICATE

LAND TITLE ARR HOUSES & LOTS, LLC 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 ARR HOUSES & LOTS, LLC free and clear of all liens and encumbrances, except as follows: (none)

Dated this 1st day of December, A.D., 2017

AGENT: *[Signature]*
SPECIAL AGENT, AMERICAN



GENERAL NOTES:

The purpose of this plat is to resubdivide a portion of Red Bluffs Way and Lots 73 - 80, to create seventeen (17) lots, two (2) open space parcels, and private right of way parcel, and also to vacate / create certain easements as shown hereon.

1) Survey Date: July 3, 2017

2) The hearings shown hereon, are based on a bearing of S16°17'59"W between found monuments marking an easterly line of Red Bluffs Way, as shown hereon. Monuments were found as shown hereon, each being a 1.5 inch aluminum cap on number 5 rebar.

3) BCP-ARR HOUSES & LOTS, LLC, a Colorado limited liability company, for itself, its successors and specific assigns, hereby reserve the following perpetual and non-exclusive easement and right-of-way:

a) Driveway Access Easement on, over, across, and through those areas designated hereon as "Driveway Access Easement" for the purpose of ingress and egress (but not for parking), both pedestrian and vehicular, and passage upon, across, and over such Driveway Access Easement.

b) Golf Easement on, over, under, above, across and through those areas designated hereon as "Golf Easement" for the purpose of installation, use, repair, replacement, improvement and maintenance of golf course improvement(s), together with a perpetual right of ingress and egress thereto.

4) The parcels shown hereon are subject to all documents recorded in the real property records of Eagle County, Colorado that affect the subject property described in this Plat, as each document may be amended from time to time (the "Recorded Documents"), including but not limited to the Planned Unit Development Guide recorded April 25, 2003 at Reception No. 831543, as amended by that certain document recorded at Reception No. 905085, as further amended by the Amendment to Frost and Salt Creek Planned Unit Development recorded July 5, 2017 at Reception No. 201712838, and as may be amended further from time to time (as amended, the "PUD Guide").

5) All Building Envelopes or Structures shall comply with the Setback from Wetland or riparian areas as stated in the current or any future amended Frost and Salt Creek Plan Unit Development Guide.

6) General notes 3, 5, 6, 7, 27, and 34 contained on the Amended Final Plat, Frost Creek and Salt Creek PUD, Filing No. 1, Frost Creek as recorded at Reception No. 200927245 are not consistent with or are no longer applicable to this final plat and the amended PUD Guide for Frost Creek and Salt Creek PUD and therefore no longer have any force and effect.

7) Lineal Units of the U.S. Survey Foot were used herein.

LAND USE SUMMARY		
LOT	AREA	ADDRESS
LOT 73	1.914 Acres	0112 RED BLUFFS WAY
LOT 74	1.518 Acres	0164 RED BLUFFS WAY
LOT 75	1.292 Acres	0198 RED BLUFFS WAY
LOT 76	0.978 Acres	0214 RED BLUFFS WAY
LOT 77	1.142 Acres	0230 RED BLUFFS WAY
LOT 78	1.035 Acres	0254 RED BLUFFS WAY
LOT 79	1.105 Acres	0280 RED BLUFFS WAY
LOT 80	1.435 Acres	0300 RED BLUFFS WAY
LOT 81	1.170 Acres	0312 RED BLUFFS WAY
LOT 82	1.689 Acres	0352 RED BLUFFS WAY
LOT 83	1.348 Acres	0408 RED BLUFFS WAY
LOT 84	1.168 Acres	0440 RED BLUFFS WAY
LOT 85	1.565 Acres	0360 RED BLUFFS WAY
LOT 86	1.278 Acres	0412 RED BLUFFS WAY
LOT 87	1.136 Acres	0401 RED BLUFFS WAY
LOT 88	1.329 Acres	0377 RED BLUFFS WAY
LOT 89	1.161 Acres	0333 RED BLUFFS WAY
OPEN SPACE 1	0.462 Acres	RED BLUFFS WAY
OPEN SPACE 2	10.308 Acres	RED BLUFFS WAY
RED BLUFFS WAY	0.588 Acres	RED BLUFFS WAY
Total	33.621 Acres	

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2017 upon all parcels of real estate described on this plat are paid in full.

Dated this 14 day of November, A.D., 2017.

Archibque Land Consulting, Ltd

~ Professional Land Surveying & Mapping ~

115 Broadway - P.O. Box 3893 Eagle, Colorado 81631

970.328.6020 Office 970.328.6021 Fax

INFO@PROLANDSURVEY.COM

[Signature] Treasurer of Eagle County

2058404 2058405 2058406 2058407 2058408 2058409

CERTIFICATE OF DEDICATION AND OWNERSHIP

Known by all men present that BCP-ARR HOUSES & LOTS, LLC, a Colorado limited liability company, ADAMS RIB RANCH MASTER ASSOCIATION, being the sole owner(s) in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado, described as follows (the subject property):

Lots numbered 73, 74, 75, 76, 77, 78, 79, 80, and Red Bluffs Way private right-of-way according to the Amended Final Plat for Frost Creek and Salt Creek PUD, Frost Creek, recorded at Reception No. 200927245 in the office of the Eagle County Clerk and Recorder, Containing 33.621 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 Frost Creek Filing 3, 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 13th day of November, A.D., 2017.

Owner: *[Signature]*
BCP-ARR HOUSES & LOTS LLC, a Colorado limited liability company

Address: 1555 Blake Street, Ste 210
Denver, CO 80202

STATE OF Colorado) SS
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13th day of November, A.D. 2017, by Charles A. Bone as Manager of BCP-ARR HOUSES & LOTS LLC, a Colorado limited liability company.

My Commission expires March 24, 2020

Witness my hand and official seal.
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES MARCH 24, 2020

Owner: *[Signature]*
ADAMS RIB RANCH MASTER ASSOCIATION

Address: 1555 Blake Street, Ste 210
Denver, CO 80202

STATE OF Colorado) SS
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13th day of November, A.D. 2017, by Charles A. Bone as Manager of ADAMS RIB RANCH MASTER ASSOCIATION.

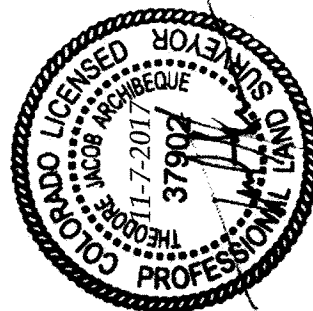
My Commission expires March 24, 2020

Witness my hand and official seal.
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SURVEYOR'S CERTIFICATE

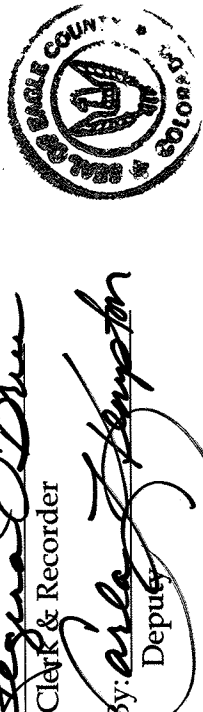
I, Theodore Jacob Archibque, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of, Frost Creek Filing 3, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision, is based upon the professional land surveyor's knowledge, information and belief, is in accordance with applicable standards of practice, and is not a warranty or warranty, either expressed or implied and correctly shows the location and dimensions of the Lot's easements and streets said subdivision, as the same are monumented upon the ground in compliance with applicable regulations governing the subdivision of land in Colorado.

In Witness Whereof, I have set my hand and seal this 11th day of November, A.D., 2017.



Theodore J. Archibque, PLS 37902
Professional Land Surveyor
State of Colorado

CLERK AND RECORDERS CERTIFICATE # 33
This Plat was filed for record in the office of the Clerk and Recorder at 2:24 o'clock PM on this 13th day of December, 2017 and is duly recorded in Reception No. 201723639



[Signature]
Clerk Recorder
[Signature]
Deputy

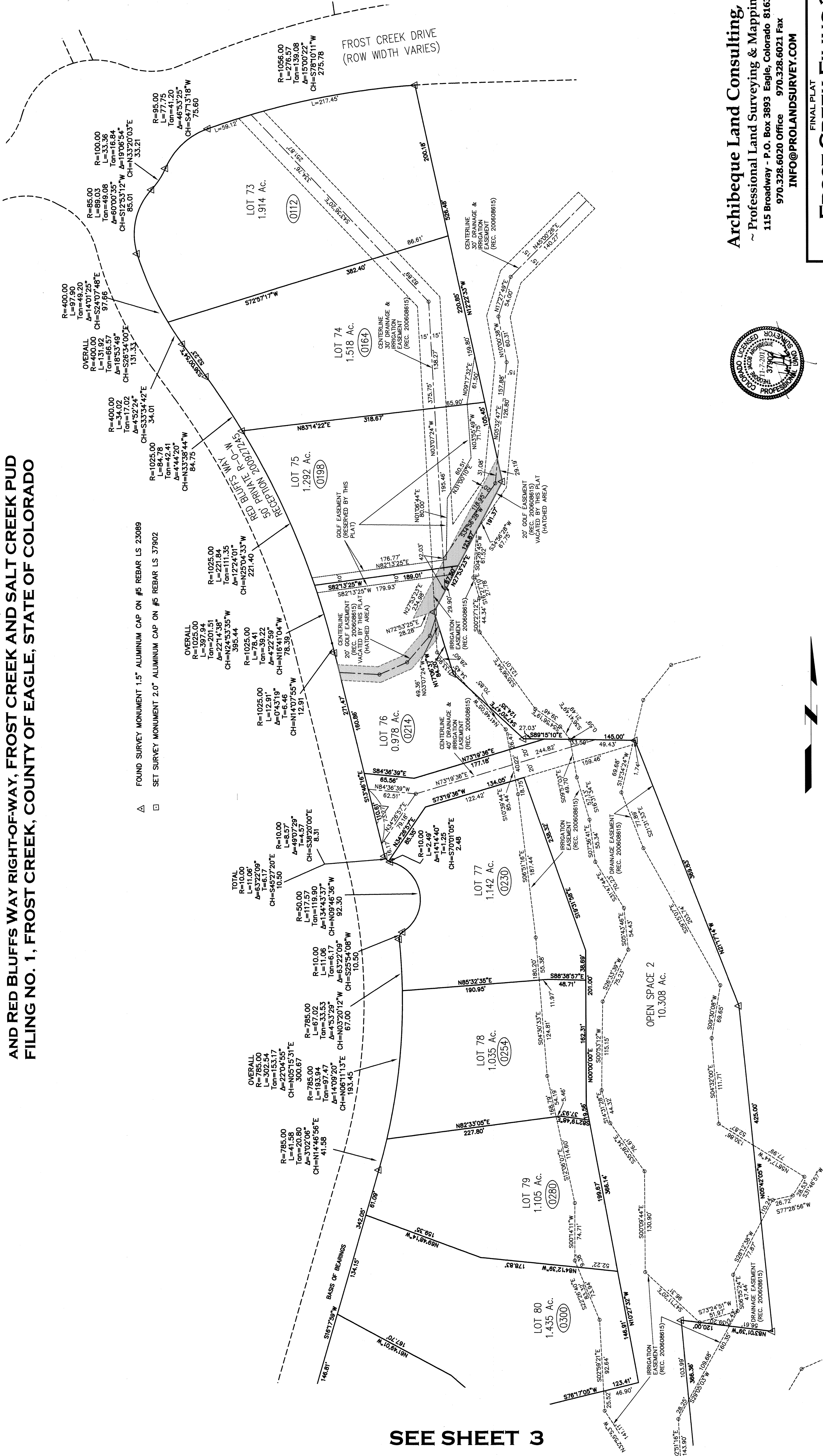
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DRAWN BY: TJA	DOB NUMBER: 15175	DRAWING NAME: 15175_FP-F3.DWG	
SHEET 1	OF 3	DATE: 07-06-17	CHECKED BY: MSS

Revised 10-27-2017 Per County Comments
Revised 10-02-2017 Per County Comments
Revised 09-29-2017 Per County Comments
Revised 09-04-2017 Per County Comments

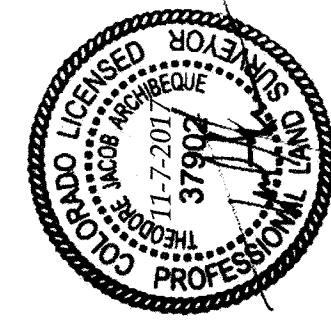
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SEE SHEET 3



Theodore J. Archibeque, PLS 37902
Professional Land Surveyor
State of Colorado

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~ Professional Land Surveying & Mapping ~
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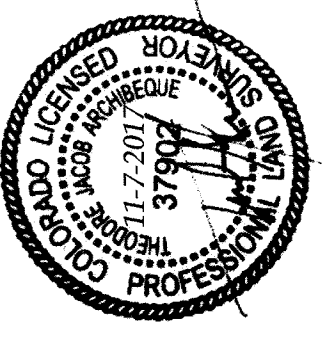
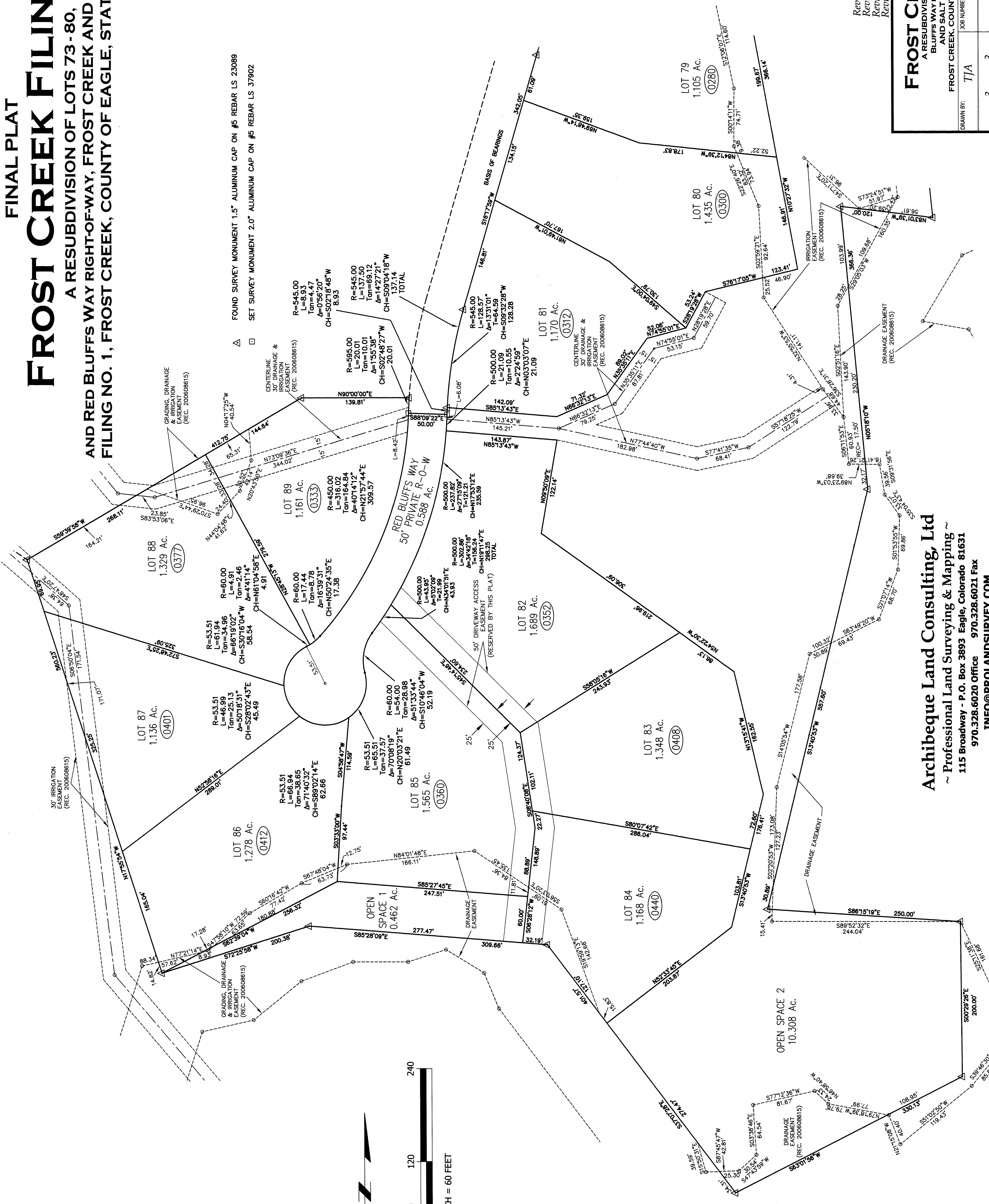
SEE SHEET 2

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