A Parcel of land situate in Section 4, Township 5 South, Range 82 West, of the Sixth Principal Meridian, County of Eagle, State of Colorado and being a portion of lands described in instrument recorded July 7, 1971 as Reception No. 116636 in the Office of the Eagle County Clerk and Recorder, lying generally Northerly and within the Eagle River, and more particularly described as follows:

Beginning at the Northeast corner of said lands described in instrument recorded as Reception No. 116636 being a point on the South line of the Railroad Right of Way; thence, and all bearings contained herein based upon, S19°59'25"E, 73.84 feet; thence S77°55'35"W, 149.00 feet; thence S13°51'25"E, 110.20 feet; thence N75°36'35"E, 160.28 feet; thence S20°32'25"E, 46.81 feet to a point on the Eagle River; thence within said Eagle River the following two (2) courses: 1) S70°06'55"W, 385.85 feet; 2) S69°50'32"W, 283.11 feet; thence departing said Eagle River N02°41'03"W, 413.31 feet to said South line of Railroad Right of Way; thence upon said South Line N87°14'24"E, 571.02 feet to the Point of Beginning.

containing 4.052 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 ANGLERS SUBDIVISION, 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 14th day of July, A.D., 2016

Owner: Spine and Orthopedic Surgery Center LLC, a Colorado limited liability company 1500 Linden Lake Road Fort Collins, CO 80524

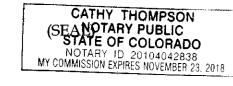
By: Anglers Preserve Development Company, LLC, a Colorado limited liability company as Attorney in Fact 225 Main Street, Suite C-101 PO Box 5127

Edwards, CO 81632

COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this // day of ____, A.D. 2014, by Jeffrey Townsend as Manager of Anglers Preserve Development Company, LLC, a Colorado limited liability company as Attorney in Fact for Spine and Orthopedic Surgery Center LLC, a Colorado limited liability company.

My Commission expires /1/23/2018 Witness my hand and official seal.



SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, 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 ANGLERS SUBDIVISION 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 and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this Hthat day of JULY, A.D., 20/6.



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

NOTICE: According to Colorado law you must commence any legal

action based upon any defect in this survey within three years after you

first discovered such defect. In no event, may any action based upon

any defect in this survey be commenced more than ten years from the date of certification shown hereon.

FINAL PLAT ANGLERS SUBDIVISION

RESUBDIVISION OF METES AND BOUNDS PARCEL IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 82 WEST, 6TH P.M. COUNTY OF EAGLE, STATE OF COLORADO

SURVEYOR NOTES:

1) The purpose of this Final Plat is to (i) create Lots, Tracts, and Rights-of-Way, as listed in the Land Use Summary, pursuant to Eagle County Land Use Regulations and Colorado Revised Statutes concerning the subdivision of Lands and approval of this Plat shall create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended; and (ii) create Easements for the purposes described hereon.

2) BASIS OF BEARING: S 19°59'25" E between found monuments marking a portion of the East boundary of the subject parcel, as shown and described herein.

3) SURVEY DATE: February, 2015.

4) Record Legal description and Easements shown hereon are based on Title Commitment Number: 0817777-C2 provided by Title Company of the Rockies, dated June 9, 2016, and Deed recorded July 7, 1971 as Reception No. 116636 as filed for record in the Office of the Eagle County Clerk and Recorder.

- 5) Portions of this parcel described herein may be subject to riparian land law and thus areas and boundary are subject to change based on accreted, relicted, and/or eroded lands over time.
- 6) This parcel is subject to the easement as defined in instrument recorded as Reception No. 894309, the location of which is blanket in nature.

7) No land within Anglers Subdivision shall be sold, transferred or otherwise conveyed - nor shall any building permit be issued by Eagle County for any parcel within this Subdivision - until all the improvements required under the Subdivision Improvements Agreement recorded at Reception No. 2016/1683 encumbering such land are either (a) in place and approved by Eagle County or (b) collateralized in the form as described in the Subdivision Improvements Agreement. This plat note shall only be released in accordance with the procedures promulgated by Eagle County. Any documentation denoting the release of this plat note shall be recorded in the Eagle County Clerk and Recorder's Office.

- 8) Spine and Orthopedic Surgery Center 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) Utility and Drainage Easements on, over, above, under, across and through those areas designated hereon as "Anglers Way" are hereby set apart as perpetual non-exclusive easements for the use and benefit of the entities that provide utilities and their successors and assigns, for purposes of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with the perpetual right of ingress and egress thereto, ii) storm drainage and drainage of water flowing from other lands.

b) Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" are for the purpose of storm drainage and drainage of water flowing from other lands.

- c) Snow Storage Easement on, over, under, above, across and through those areas designated hereon as "Snow Storage Easement" are for the purpose of snow storage lands with the right of ingress and egress thereto.
- d) Emergency Access Easement on, over, under, above, across and through those areas designated hereon as "30' Emergency Access Easement" and "Anglers Way" are for the purpose of ingress and egress to all Police, Sheriff, Fire Protection, Ambulance and other similar emergency agencies and persons in the proper performance of their duties.
- e) Utility Easements on, over, above, under, across and through those areas designated hereon as "Utility Easement", are hereby set apart as non-exclusive easements for the use and benefit of the entities that provide utilities and their successors and assigns, for the purposes of the installation, use, repair replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with the perpetual right of ingress and egress thereto.

9) Spine and Orthopedic Surgery Center LLC, a Colorado limited liability company, hereby grants a Sportsmans Easement to Eagle County on that part of the Property which encompasses the northern portion of the Eagle River bottom from the surveyed southern boundary of the Anglers PUD Property in the Eagle River to the high water mark of the Eagle River. The sportsman easement shall be for the benefit and use of the public for fishing and rafting the Eagle River; including standing on the river bottom as it traverses through the surveyed boundary of the Anglers PUD Property. No member of the public shall have any right to access such sportsman easement across any other Anglers PUD Property.

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

11) Within three months of completion of construction of the Parking Lot, the Developer shall have a sign created and installed, at its expense, which visually depicts at a minimum a survey accurate map of the Anglers PUD Sportsmans Easement relative to the Riverstone PUD property. The Developer shall cause the sign to be installed adjacent to the Parking Lot. The sign shall state that the south portion of the Eagle River bottom is private property and that users of the Anglers PUD Sportsmans Easement shall remain within the easement area. The Developer or the Anglers HOA shall reimburse the County for annual maintenance of the sign upon receipt of an invoice for the same. The Developer shall consult with the Eagle County Open Space Department regarding the size, design and location of the sign prior to installation of such sign by the Developer. The sign shall be double-sided, so as to be visible from the Eagle River and the Parking Lot on the Open Space Parcel.

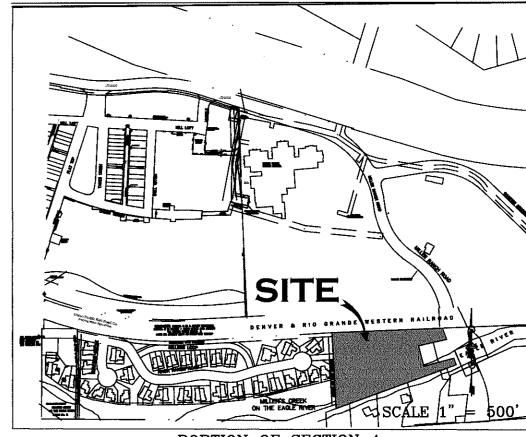
12) Information concerning site-specific groundwater levels shall be required at the time a building permit application is submitted for any lot in Anglers PUD and, if shallow groundwater is found to preclude full-depth basements, then site-specific analyses showing that a proposed lot is not exposed to a slope stability hazard shall be required prior issuance of a building permit.

13) Site-specific geotechnical reports shall be required at the time a building permit application is submitted for any lot in Anglers PUD.

14) Site Development: Site designs were not submitted for review of compliance with Eagle County Site Development Standards. Prior to the issuance of any building permits for the parcels created by this plat, the owners shall demonstrate to the County Engineer the site plan complies with all Eagle County Site Development Standards. If the Site Development Standards cannot be met, a Variance from Improvement Standards shall be obtained. There is no guarantee of a variance approval. The final decision by the County Commissioners will weigh the hardship of the applicant versus the impact to public safety. Notwithstanding the foregoing, if a conflict exists between the Eagle County Site Development Standards and the development standards established by the Anglers PUD (the "PUD Standards"), the PUD Standards shall control."

Dated this 14th day of July, A.D., 2016.

EAGLE COUNTY FILE NO. PDF-6296



PORTION OF SECTION 4 TOWNSHIP 5 SOUTH, RANGE 82 WEST, 6th P.M.

TITLE CERTIFICATE

(11 Uz Comply of 142 WCK 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 SPINE AND, free and clear of all liens, and encumbrances, except as follows: ORTHOPEDIC SURTERY CENTER LLC

NONE

COUNTY COMMISSIONERS' CERTIFICATE

This plat approved by the Board of County Commissioners of Eagle County, Colorado this ab day of July A.D., 20 16, 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.

Chairman, Board of County Countiesioners Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ADDRESSES SHOULD BE VERIFIED WITH EAGLE COUNTY COMMUNITY DEVELOPMENT

AREA

0.170 Acres

0.158 Acres

0.161 Acres

0.171 Acres

0.167 Acres

0.169 Acres

0.284 Acres

0.280 Acres

0.018 acres

0.437 Acres

0.545 Acres

1.105 Acres

0.109 Acres

0.116 Acres

4.052 ACRES

Address

0031 ANGLERS WAY

0051 ANGLERS WAY

0059 ANGLERS WAY

0071 ANGLERS WAY

0083 ANGLERS WAY

0095 ANGLERS WAY

0103 ANGLERS WAY

0094 ANGLERS WAY

0066 ANGLERS WAY

LAND USE SUMMARY

LAND USE

P.U.D.

TOTAL

Anglers Way

Tract E

Planning Area C P.U.D.

Planning Area D P.U.D.

CLERK AND RECORDER CERTIFICATE *2/

This Plat was filed for record in the Office of the Clerk and Recorder at 10:44 o'clock A.M. on this 28 day of 10 and is duly recorded at Reception No.

Covenants 2016/1686

REVISED 07-13-2016 TJA PER COUNTY REVIEW REVISED 07-01-2016 CAP PER COUNTY REVIEW *REVISED 06-29-2016 CAP PER COUNTY REVIEW* REVISED 06-06-2016 CAP PER TEAM REVIEW

FINAL PLAT **ANGLERS SUBDIVISION**

RESUBDIVISION OF METES AND BOUNDS PARCEL IN SECTION 4, T 5 S, R 82 W, 6TH P.M. COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	TJA		JOB NUMBER: 13185		DRAWING NAME: 13185_FP1.dwg		
SHEET -	1	OF	2	DATE:	02-12-16	CHECKED BY:	TJA

Archibeque 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

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of TAN 1, 2016 upon all parcels of real estate described on this plat are paid in full.

