

SECOND REVISED LAND SURVEY PLAT

TIMBER SPRINGS

LOCATED IN TRACT 64, SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 83 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF TAXES PAID RD48549

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of December 31, 2001 upon all parcels of real estate described on this plat are paid in full.
Dated this 12 day of September, A.D., 2001.

Karen Schaeffer by John Saw
Treasurer of Eagle County

CLERK AND RECORDER'S CERTIFICATE \$1000

This plat was filed for record in the Office of the Clerk and Recorder at 1:30 o'clock PM on this 12 day of September, 2001 and is duly recorded at Reception No. 141213
NO DECS W MAP

Sara Fisher Clerk and Recorder
Debra J. Anderson Deputy

TITLE CERTIFICATE

SARAH DOEMAN does hereby certify that the Title to all lands shown upon this Plat and that Title to such lands is vested in: WILMOE DEVELOPMENT, LLC A COLORADO LIMITED LIABILITY COMPANY free and clear of all liens, taxes and encumbrances, except as follows:

DEED OF TRUST RECORDED
12/11/05 IN BOOK 822 OF PAGE 206
FINANCING STATEMENT RECORDED
11/28/05 UNDER RECEIPTION NO. 745070

Dated this 27 day of August, A.D., 2001.

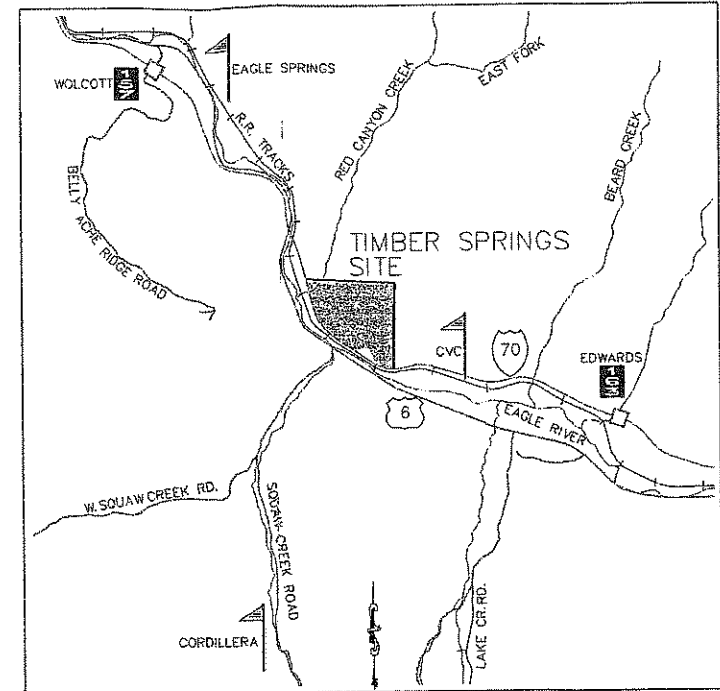
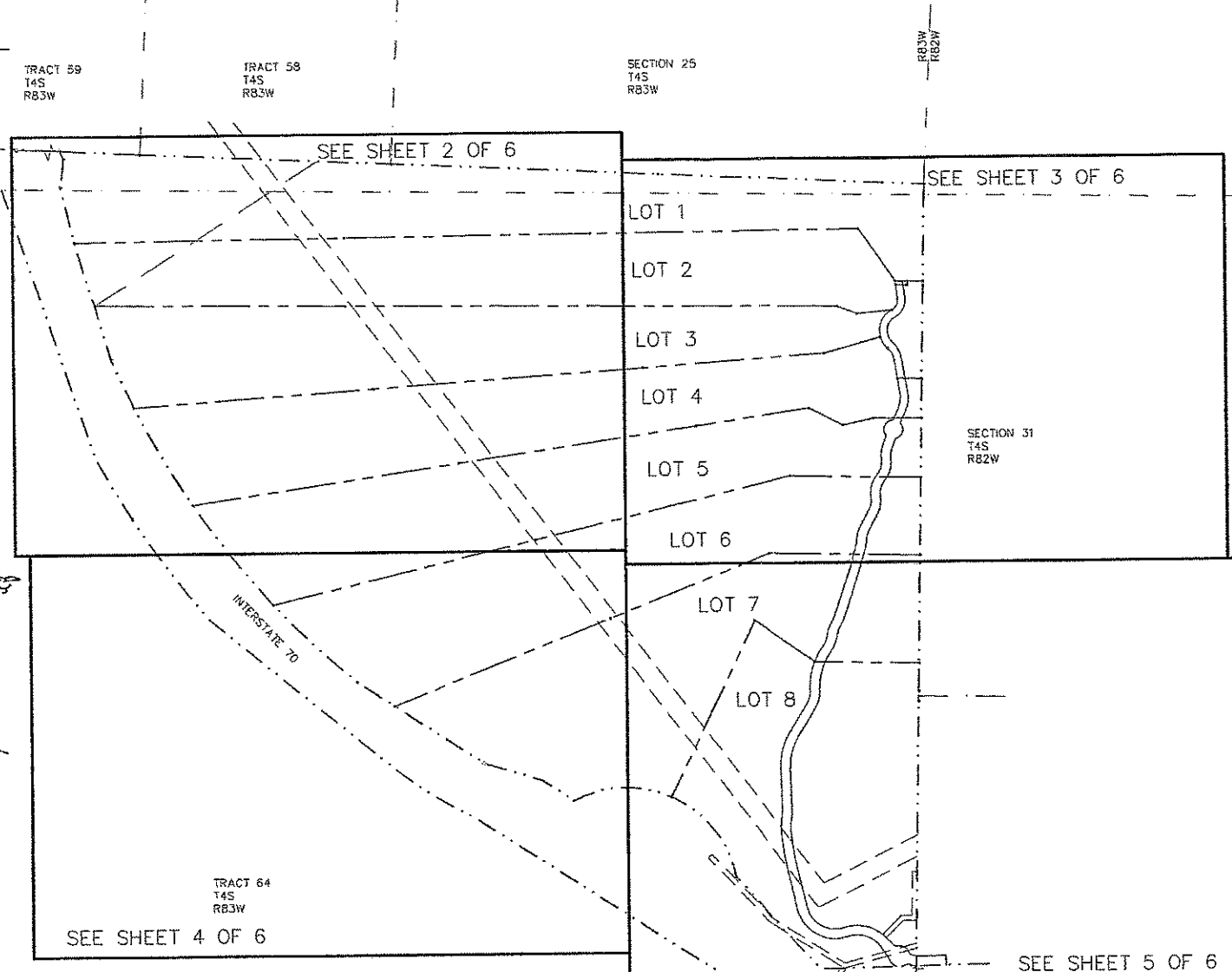
By: *Sarah Doeman*
Title: SARAH DOEMAN, AS
AUTHORIZED AGENT FOR
LAND TITLE GUARANTEE
108 S. FRONTAGE RD. W.
SUITE 203
VAL, CO 81657

SURVEYOR'S CERTIFICATE

I, Richard J. Migchelbrink, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete Plat of Timber Springs as laid out and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my direct 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 5th day of SEPTEMBER, A.D., 2001.

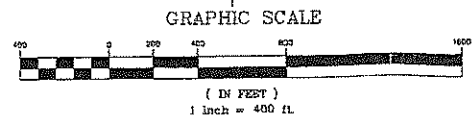
Richard J. Migchelbrink
Richard J. Migchelbrink
Colorado P.L.S. No. 35428



PARCEL	AREA	STREET ADDRESS	USE
LOT 1	37.440 acres	800 Timber Springs Drive	1 single family unit
LOT 2	35.091 acres	700 Timber Springs Drive	1 single family unit
LOT 3	36.472 acres	600 Timber Springs Drive	1 single family unit
LOT 4	36.157 acres	500 Timber Springs Drive	1 single family unit
LOT 5	36.157 acres	400 Timber Springs Drive	1 single family unit
LOT 6	36.157 acres	300 Timber Springs Drive	1 single family unit
LOT 7	37.635 acres	200 Timber Springs Drive	1 single family unit
LOT 8	37.066 acres	100 Timber Springs Drive	1 single family unit
Total	292.195 acres		

SURVEYORS NOTES

- The purpose of this plat is to modify the Timber Springs Drive road easement and the utility easement across Lot B.
- Date of Survey: April, 2001.
- Monumentation as shown on drawing.
- Basis of bearings is a line with a bearing of N65°03'18"W connecting found Eagle County GIS monuments GPS 012 and GPS 003.
- 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 action based upon any defect in this survey be commenced more than ten years from the date of certification.
- Addresses are for informational purposes only and may be subject to change. Verify final addresses with the Eagle County Community Development Department.
- Land Title Guarantee Company Title Policy No. VC271935.1-3 dated 5/18/01 was used for all title information.
- All dimensions shown on this Plat are ground elevations. A scale factor of 1.000357136 was used to convert from state plane coordinates.
- The original plat was recorded at the Eagle County Records Office Reception #759274 on June 11, 2001.
- The first Revised Land Survey Plat was recorded at the Eagle County Records Office Reception #761730 on July 9, 2001.

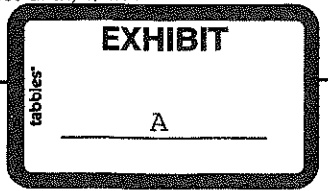


PREPARED BY: BENCHMARK ENGINEERING SERVICES
PO BOX 4619
422 MCINTIRE STREET
EAGLE, COLORADO 81631
970-328-2111 FAX 970-328-2113
RICHARD J. MIGCHELBRINK, III P.E. & P.L.S.

NO.	DATE	REVISION
1	7/25/01	REVISE LOTS 2 AND 3
2	8/28/01	REVISED ROADWAY AND EASEMENT CAM ON LOT 8

TIMBER SPRINGS LAND SURVEY PLAT

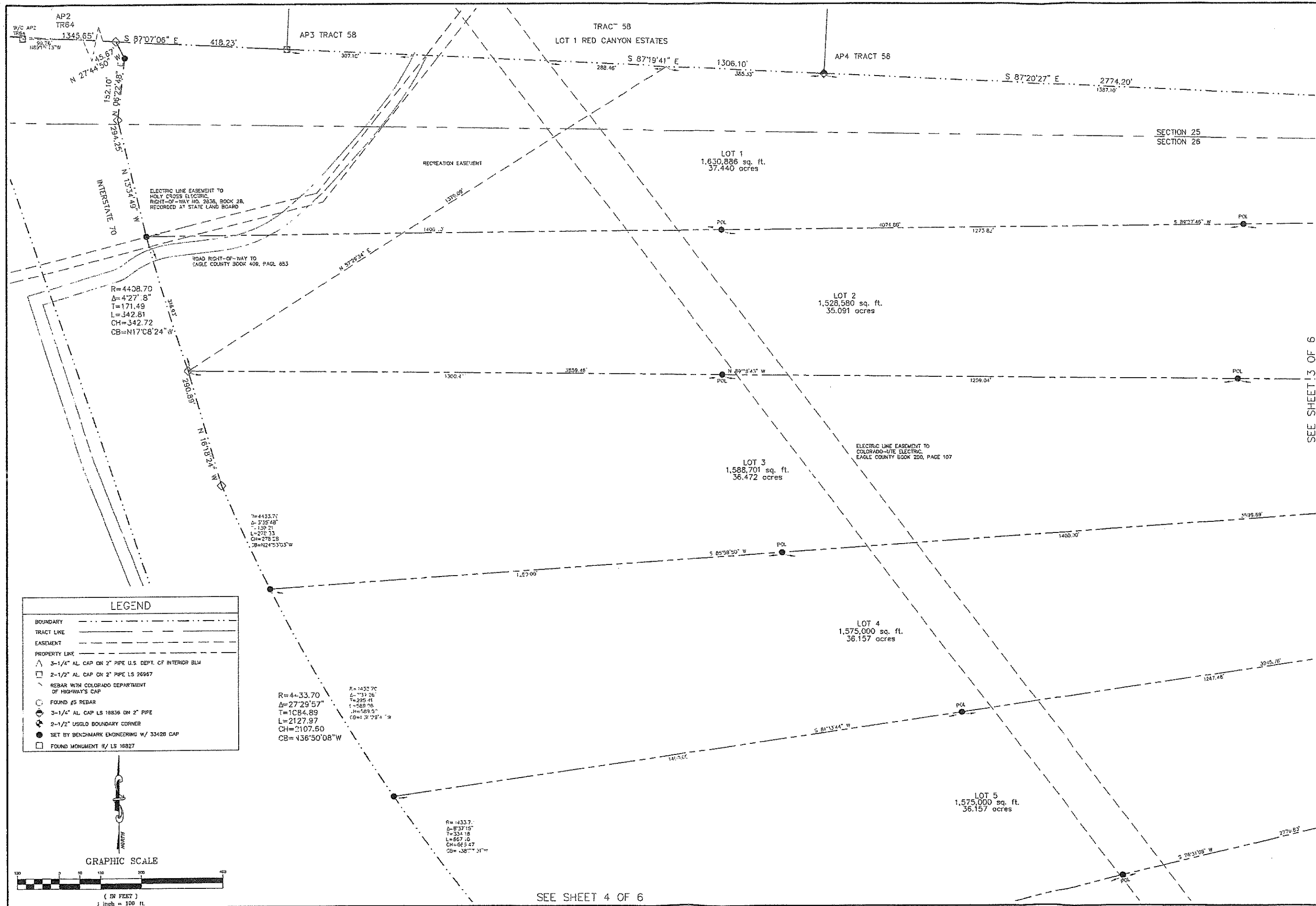
SHEET
1
OF
6



50808001005 TABBLER ENGINEERING 481 PLAYS AND REVISIONS: 08/01/01 10:31:17 PM



PREPARED BY:
BENCHMARK ENGINEERING SERVICES
 P.O. BOX 4619
 EAGLE, COLORADO 81631
 970-328-2111 FAX 970-328-2113
 RICHARD J. MICHHELBRINK, III P.E. & P.L.S.



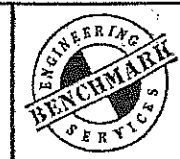
NO.	DATE	REVISION	BY
1	7/13/01	REVISE LOTS 2 AND 3	JRM
2	8/28/01	REVISED ROADWAY & EASEMENT ON LOT 8	CAM

TIMBER SPRINGS
 LAND SURVEY PLAT



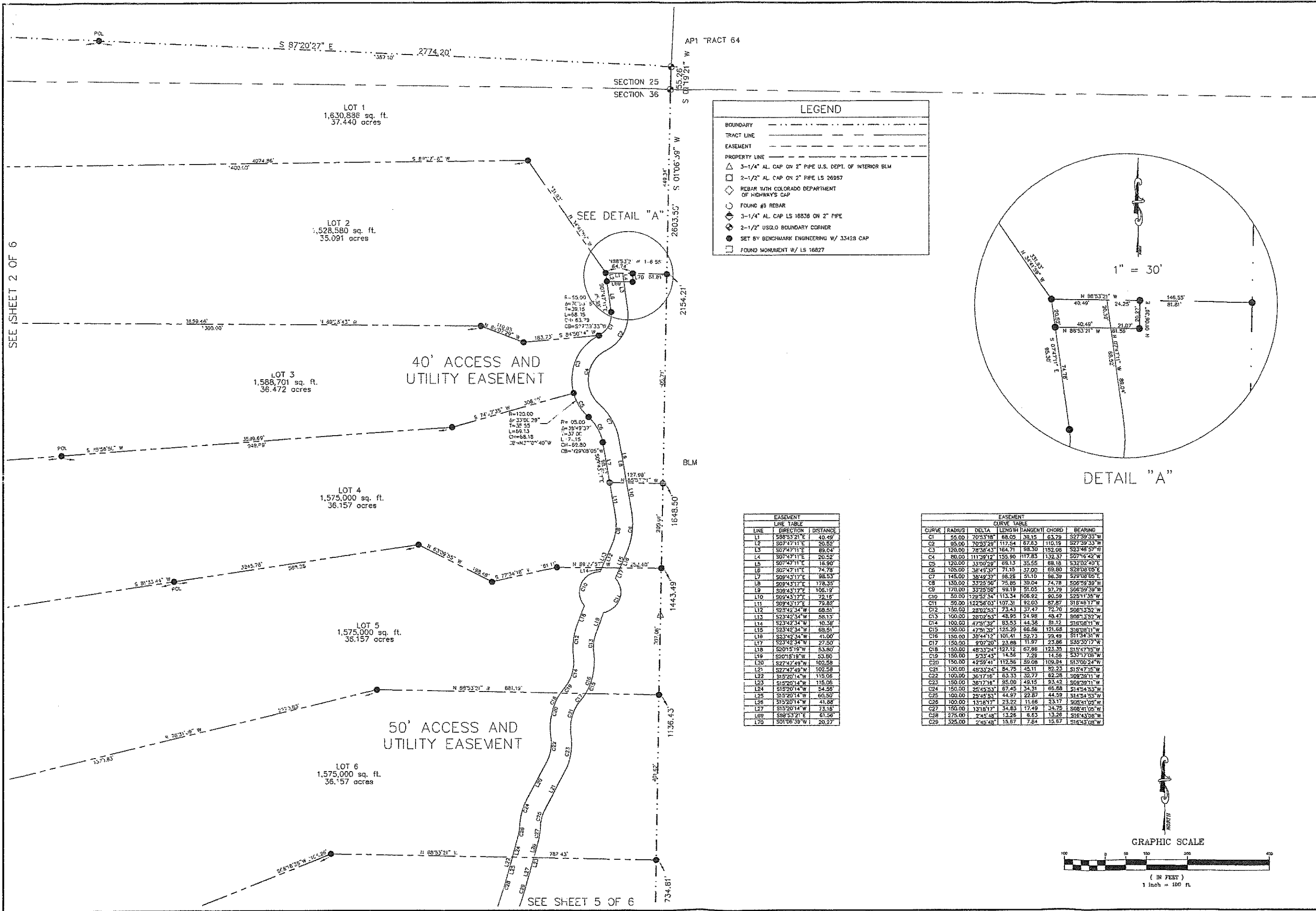
SHEET
 2
 OF
 6

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BENCHMARK ENGINEERING SERVICES
 PO BOX 4619
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 970-328-2111 FAX 970-328-2113
 RICHARD J. MICHELBRINK, III P.E. & P.L.S.

SEE SHEET 2 OF 6



LEGEND

BOUNDARY: - - - - -

TRACT LINE: - - - - -

EASEMENT: - - - - -

PROPERTY LINE: - - - - -

3-1/4" AL. CAP ON 2" PIPE U.S. DEPT. OF INTERIOR BLM

2-1/2" AL. CAP ON 2" PIPE LS 26957

REBAR WITH COLORADO DEPARTMENT OF HIGHWAYS' CAP

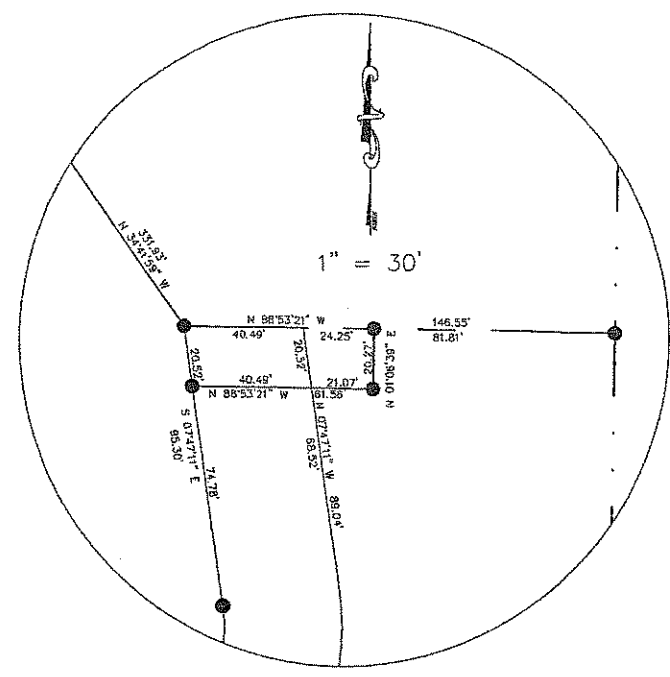
FOUND #5 REBAR

3-1/4" AL. CAP LS 16836 ON 2" PIPE

2-1/2" USQLO BOUNDARY CORNER

SET BY BENCHMARK ENGINEERING W/ LS 33428 CAP

FOUND MONUMENT W/ LS 16827

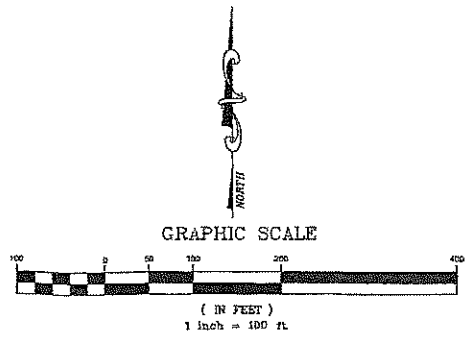


EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S88°53'21"E	40.49
L2	S07°47'11"E	20.52
L3	S07°47'11"E	69.04
L4	S07°47'11"E	20.52
L5	S07°47'11"E	18.90
L6	S07°47'11"E	74.78
L7	S09°43'17"E	95.13
L8	S09°43'17"E	178.35
L9	S09°43'17"E	106.19
L10	S09°43'17"E	72.16
L11	S09°43'17"E	79.82
L12	S23°42'34"W	68.51
L13	S23°42'34"W	58.13
L14	S23°42'34"W	10.36
L15	S23°42'34"W	68.51
L16	S23°42'34"W	41.00
L17	S23°42'34"W	27.50
L18	S20°15'19"W	63.60
L19	S20°15'19"W	53.80
L20	S27°47'49"W	102.58
L21	S27°47'49"W	102.58
L22	S15°20'14"W	115.06
L23	S15°20'14"W	115.06
L24	S15°20'14"W	54.56
L25	S15°20'14"W	60.50
L26	S15°20'14"W	41.86
L27	S15°20'14"W	73.16
L28	S88°53'21"E	61.56
L29	S01°06'39"W	20.27

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA	LENG W	TANGENT	CHORD	BEARING
C1	55.00	70°53'18"	88.05	38.15	63.79	S27°59'53"W
C2	95.00	70°53'29"	117.54	67.63	110.19	S27°59'53"W
C3	120.00	78°38'43"	164.71	98.30	152.08	S23°46'57"W
C4	80.00	111°38'12"	153.90	117.83	132.37	S07°16'42"W
C5	120.00	133°00'59"	69.13	35.55	68.18	S32°02'40"E
C6	105.00	38°43'37"	71.15	37.00	69.80	S23°08'05"E
C7	145.00	38°42'37"	98.28	51.10	96.39	S20°08'05"E
C8	130.00	33°25'50"	78.85	39.04	74.78	S06°59'39"W
C9	170.00	33°25'50"	99.19	51.05	97.79	S06°59'39"W
C10	50.00	128°52'34"	113.34	106.92	90.59	S29°11'35"W
C11	50.00	122°58'03"	107.31	92.03	87.87	S18°46'17"W
C12	150.00	28°25'53"	73.43	37.47	72.70	S08°13'52"W
C13	100.00	28°25'53"	48.95	24.98	48.47	S08°13'52"W
C14	100.00	47°51'32"	83.53	44.38	81.12	S18°08'11"W
C15	150.00	47°51'32"	125.29	66.56	121.68	S18°08'11"W
C16	150.00	38°44'12"	101.41	52.73	99.49	S11°34'34"W
C17	150.00	9°02'20"	23.88	11.97	23.86	S35°30'17"W
C18	150.00	48°31'24"	127.12	67.88	123.35	S19°47'16"W
C19	150.00	53°43'31"	143.58	72.29	143.56	S31°17'08"W
C20	150.00	42°59'41"	112.56	59.08	109.84	S13°02'24"W
C21	100.00	48°31'24"	84.75	45.11	82.23	S19°47'16"W
C22	100.00	36°17'16"	63.33	32.77	62.28	S08°38'11"W
C23	150.00	36°17'16"	95.00	48.15	93.42	S08°38'11"W
C24	150.00	25°25'53"	67.45	34.31	65.88	S14°54'53"W
C25	100.00	25°25'53"	44.67	22.87	44.59	S14°54'53"W
C26	100.00	131°81'7"	23.22	11.66	23.17	S08°21'05"W
C27	150.00	131°81'7"	34.83	17.49	34.75	S08°21'05"W
C28	275.00	2°45'48"	13.28	6.63	13.26	S16°43'08"W
C29	325.00	2°45'48"	15.67	7.84	15.67	S16°43'08"W



REVISION BY DATE

NO.	DATE	REVISION	BY
1	7/3/01	REVISE LOTS 2 AND 3	JRM
2	8/28/01	REVISED ROADWAY & EASEMENT ON LOT B	CAJ

TIMBER SPRINGS
 LAND SURVEY PLAT

COLORADO REGISTERED
 P.L.S. RICHARD J. MICHELBRINK
 33428

SHEET
 3
 OF
 6

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BENCHMARK ENGINEERING SERVICES
 PO BOX 4619
 EAGLE, COLORADO 81631
 970-328-2111 FAX 970-328-2113
 RICHARD J. MICHELBRINK, III P.E. & P.L.S.

NO.	DATE	REVISION
1	7/3/01	REVISE LOTS 2 AND 3
2	8/28/01	REVISED ROADWAY & EASEMENT ON LOT 8

**TIMBER SPRINGS
 LAND SURVEY PLAT**

SHEET
 4
 OF
 6

LOT 5
 1,575,000 sq. ft.
 36.157 acres

LOT 6
 1,575,000 sq. ft.
 36.157 acres

LOT 7
 1,639,401 sq. ft.
 37.635 acres

R=4433.70
 Δ=837.15
 T=334.18
 L=867.10
 CH=688.47
 CB=N38°37'01"W

R=4433.70
 Δ=736.28
 T=298.75
 L=592.58
 CH=592.14
 CB=S46°45'17"E

R=578.30
 Δ=52°03'.2"
 T=282.41
 L=325.41
 CH=507.50
 CB=S68°22'41"W

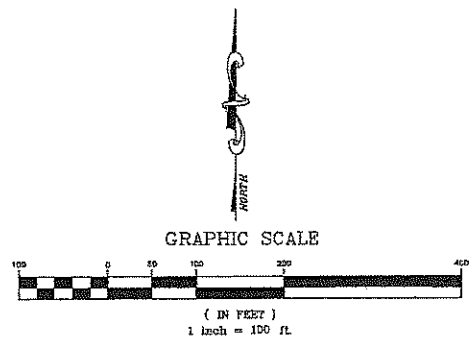
ELECTRIC LINE EASEMENT TO
 HOLY CROSS ELECTRIC,
 RIGHT-OF-WAY NO. 2836, BOOK 28,
 RECORDED AT STATE LAND BOARD

ROAD RIGHT-OF-WAY 10
 EAGLE COUNTY BOOK 409, PAGE 853

ELECTRIC LINE EASEMENT TO
 COLORADO-UTE ELECTRIC,
 EAGLE COUNTY BOOK 263, PAGE 107

INTERSTATE 70

LEGEND	
BOUNDARY	---
TRACT LINE	---
EASEMENT	---
PROPERTY LINE	---
△	3-1/4" AL. CAP ON 2" PIPE U.S. DEPT. OF INTERIOR BLM
□	2-1/2" AL. CAP ON 2" PIPE LS 28967
◇	REBAR WITH COLORADO DEPARTMENT OF HIGHWAYS CAP
○	FOUND #5 REBAR
◆	3-1/4" AL. CAP LS 16836 ON 2" PIPE
⊕	2-1/2" USGLO BOUNDARY CORNER
●	SET BY BENCHMARK ENGINEERING W/ 33428 CAP
□	FOUND MONUMENT W/ LS 16827



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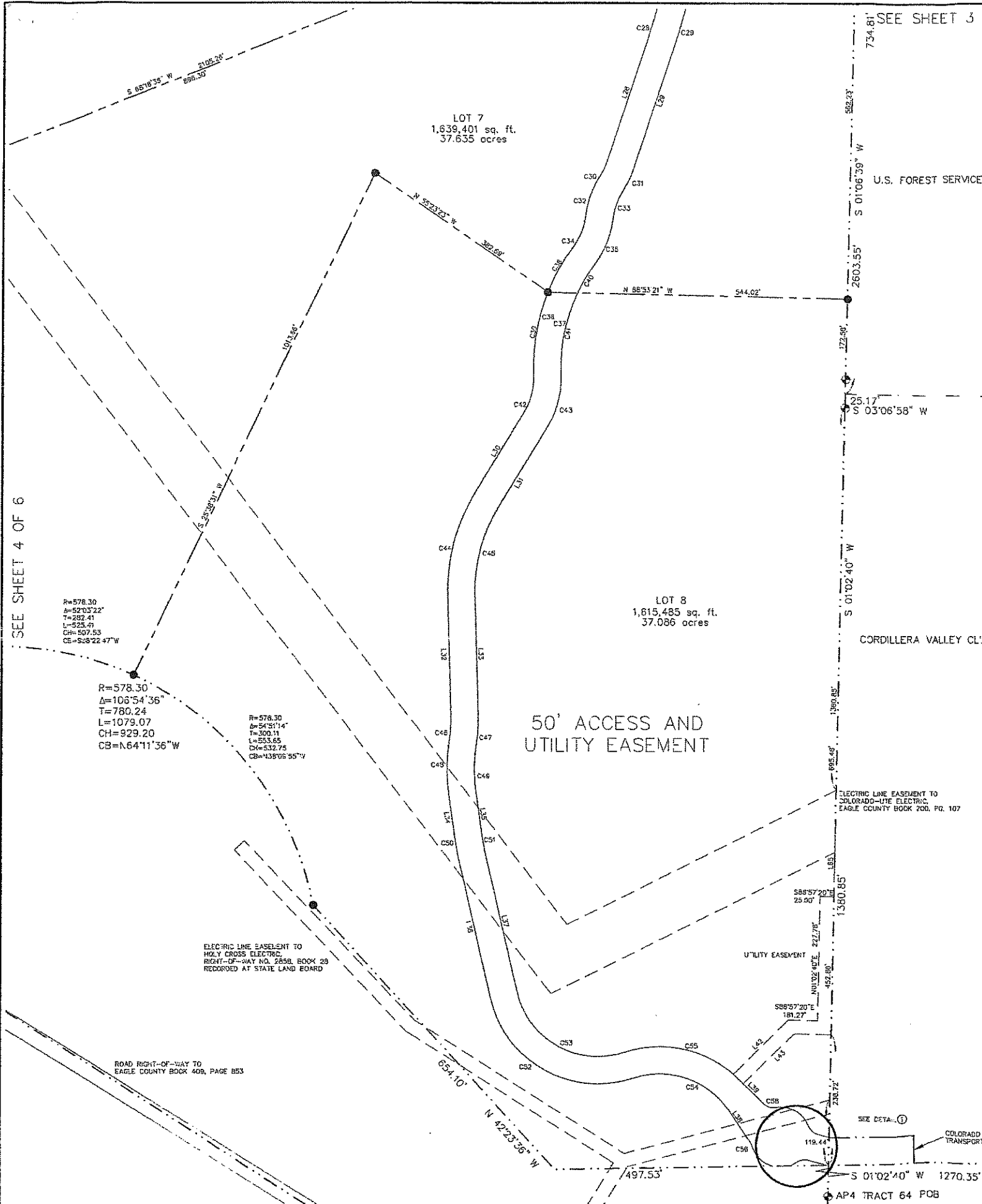
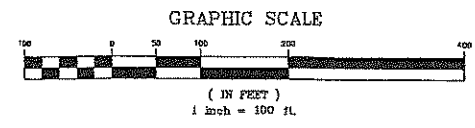
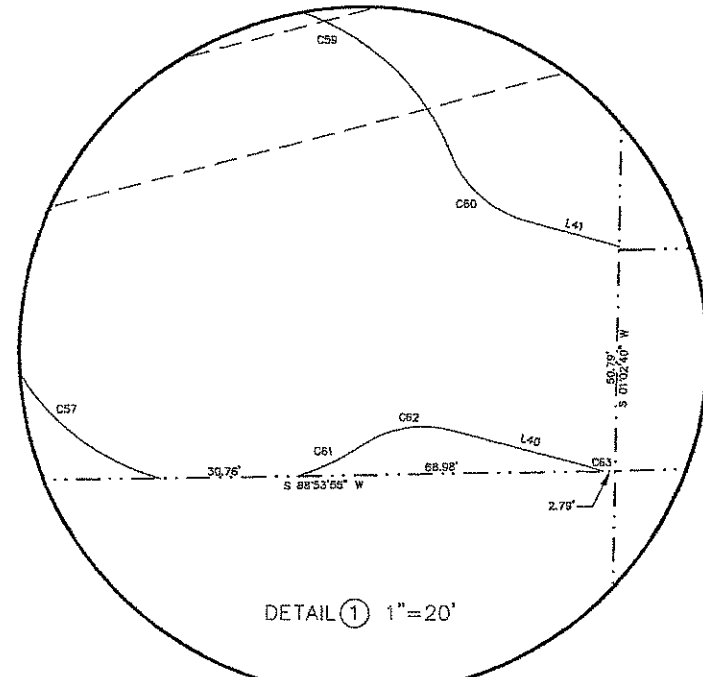


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 EAGLE, COLORADO 81631
 970-328-2111
 RICHARD J. MICHELBRINK, III P.E. & P.L.S.

LEGEND	
---	BOUNDARY
---	TRACT LINE
---	EASEMENT
---	PROPERTY LINE
△	3-1/4" AL. CAP ON 2" PIPE U.S. DEPT. OF INTERIOR BLM
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⊕	2-1/2" USGLD BOUNDARY CORNER
⊕	SET BY BENCHMARK ENGINEERING W/ 33428 CAP
⊕	FOUND MONUMENT W/ LS 16927

EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
L28	S18°08'02"W	258.82
L29	S18°08'02"W	258.82
L30	S31°17'58"W	170.13
L31	S31°17'58"W	170.13
L32	S01°43'02"E	214.70
L33	S01°43'02"E	214.70
L34	S08°16'44"E	88.71
L35	S08°16'44"E	88.71
L36	S13°02'47"E	265.55
L37	S13°02'47"E	265.55
L38	N34°07'11"W	88.97
L39	N46°15'32"W	72.23
L40	N74°55'53"W	31.20
L41	N74°55'53"W	21.97
L42	S45°08'11"W	141.81
L43	S45°08'11"W	130.49

EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH (ARC)	CHORD	BEARING	
C28	275.00	2°45'48"	13.26	6.63	13.26	S16°43'08"W
C29	325.00	2°45'48"	15.67	7.84	15.67	S18°43'08"W
C30	125.00	14°02'03"	30.62	15.39	30.64	S25°07'04"W
C31	175.00	14°02'03"	42.87	21.54	42.76	S25°07'04"W
C32	175.00	25°27'36"	77.76	39.53	77.12	S18°24'18"W
C33	125.00	28°27'36"	55.54	28.24	55.08	S18°24'18"W
C34	125.00	28°27'36"	84.21	39.83	83.50	S21°27'26"W
C35	175.00	28°27'36"	89.89	45.96	88.91	S21°27'26"W
C36	365.00	38°33'58"	245.68	127.70	241.07	S16°49'22"W
C37	315.00	38°33'58"	212.03	110.21	208.05	S16°49'22"W
C38	365.00	14°31'05"	92.49	46.49	92.24	S28°50'48"W
C39	365.00	24°02'31"	155.19	77.74	152.07	S09°33'49"W
C40	315.00	11°45'53"	60.92	30.56	60.83	S30°33'54"W
C41	315.00	17°23'03"	131.10	77.03	149.66	S11°16'55"W
C42	125.00	33°45'32"	73.66	37.93	72.58	S14°25'10"W
C43	175.00	33°45'32"	103.11	53.10	101.63	S14°25'10"W
C44	340.00	33°00'57"	196.92	100.76	193.22	S14°47'27"W
C45	290.00	33°00'57"	167.11	85.95	164.81	S14°47'27"W
C46	275.00	19°30'47"	50.46	25.30	50.39	S03°32'22"W
C47	325.00	19°30'47"	59.63	29.80	59.55	S03°32'22"W
C48	325.00	17°04'29"	96.85	48.79	96.50	S00°15'31"W
C49	275.00	17°04'29"	81.95	41.28	81.65	S00°15'31"W
C50	325.00	4°46'03"	27.04	13.53	27.04	S10°38'45"E
C51	275.00	4°46'03"	22.88	11.45	22.88	S10°38'45"E
C52	200.00	95°41'48"	334.04	220.94	296.55	S60°53'41"E
C53	150.00	95°41'48"	230.33	153.71	222.41	S60°53'41"E
C54	150.00	74°37'24"	185.38	114.32	181.85	N77°50'04"W
C55	200.00	62°29'03"	218.11	121.33	207.46	N77°50'04"W
C56	20.00	18°16'48"	6.36	3.22	6.35	N24°58'47"W
C57	55.00	59°04'03"	19.22	10.43	18.49	S73°47'34"E
C58	55.00	78°40'55"	28.49	15.89	28.47	N61°29'07"W
C59	25.00	53°12'11"	23.26	12.64	23.42	S48°07'16"E
C60	55.00	18°53'09"	18.21	9.16	18.15	N61°13'07"E
C61	25.00	48°17'35"	21.51	11.47	20.85	S80°25'20"W
C62	150.00	128°45'	3.88	1.94	3.88	N74°11'28"W



NO. DATE REVISION BY

1 7/5/01 REVISION 2 AND 3 JRM

2 8/28/01 REVISION ROADWAY & EASEMENT ON LOT 8 CAM

SHEET 5 OF 6

TIMBER SPRINGS AND SURVEY PLAT



SUBMITTED TO: BENCHMARK ENGINEERING SERVICES, 1111 PLAT DRIVE, EAGLE, COLORADO 81631, 970-328-2111

LEGAL DESCRIPTION

Situated in Tract sixty-four (Tr.64) of Township Four South (T.4S.), Range eighty three West (R.83W.) of the sixth Principal Meridian (6th P.M.), County of Eagle, State of Colorado and more fully described as follows:

Beginning at a brass GLO monument found at AP 4 of said Tract 64 of Township 4 South, Range 83 West of the 6th Principal, thence North 01° 02' 40" East, along the eastern line of said Tract 64, a distance of 1270.35 feet to a point on the northern right of way of Interstate Highway 70, as determined by Right of Way 1749, Book 17, as recorded in Book 212, Page 336, of the Eagle County Records, said point being the true place of beginning for the parcel of land herein described;

THENCE, South 85° 53' 55" West, along the northern right of way of said I-70, a distance of 497.53 feet to a #5 rebar found.

THENCE, North 42° 23' 36" West, continuing along said Right of way, a distance of 654.10 feet, to an iron pin set with an aluminum cap marked with number 33428.

THENCE, following the right of way along a curve to the left, having a radius of 578.30 feet, a delta of 106° 54' 36", a tangent of 780.24 feet, a chord of 929.20 feet which bears North 64° 11' 36" West, a distance of 1079.07 feet to an iron pin set with an aluminum cap marked with number 33428.

THENCE, North 57° 11' 04" West, continuing along said Right of way, a distance of 188.90 feet, to an iron pin set with an aluminum cap marked with number 33428.

THENCE, North 73° 10' 04" West, continuing along said Right of way, a distance of 312.10 feet, to an iron pin found with a Colorado Department of Highways Cap.

THENCE, North 56° 52' 04" West, continuing along said Right of way, a distance of 781.90 feet, to an iron pin set with an aluminum cap marked with number 33428.

THENCE, following the right of way along a curve to the right, having a radius of 4433.70 feet, a delta of 27° 29' 57", a tangent of 1094.89 feet, a chord of 2107.60 feet which bears North 36° 50' 08" West, a distance of 2127.97 feet, to an iron pin found with a Colorado Department of Highways Cap.

THENCE, North 16° 18' 24" West, continuing along said Right of way, a distance of 290.89 feet, to an iron pin found with a Colorado Department of Highways Cap.

THENCE, following the right of way along a curve to the right, having a radius of 4408.70 feet, a delta of 4° 27' 18", a tangent of 171.49 feet, a chord of 342.72 feet which bears North 17° 08' 24" West, a distance of 342.61 feet, to an iron pin set with an aluminum cap marked with number 33428.

THENCE, North 13° 34' 49" West, continuing along said Right of way, a distance of 294.25 feet, to an iron pin found with a Colorado Department of Highways Cap.

THENCE, North 06° 22' 48" East, continuing along said Right of way, a distance of 152.10 feet, to an iron pin set with an aluminum cap marked with number 33428.

THENCE, North 27° 44' 50" West, continuing along said Right of way, a distance of 45.67 feet, to a point on the northern line of said Tract 64, reference an iron pin found with a Colorado Department of Highways Cap, North 27° 44' 50" West, 0.23 feet from this point.

THENCE, South 87° 07' 08" East, continuing along said northern tract line, a distance of 418.23 feet, to a 2-1/2" Aluminum Cap on a 2" iron pipe found marked with number 26967, at AP 3 of Tract 58 of said T.4S., R.83W.,

THENCE, South 87° 19' 41" East, continuing along said northern tract line, a distance of 1306.10 feet, to a 3-1/4" Aluminum Cap on a 2" iron pipe found marked with number 16836, at AP 4 of Tract 58 of said T.4S., R.83W.,

THENCE, South 87° 20' 27" East, continuing along said northern tract line, a distance of 2774.20 feet, to a 2-1/2" GLO brass cap found at AP 1 of Tract 64 of said T.4S., R.83W.,

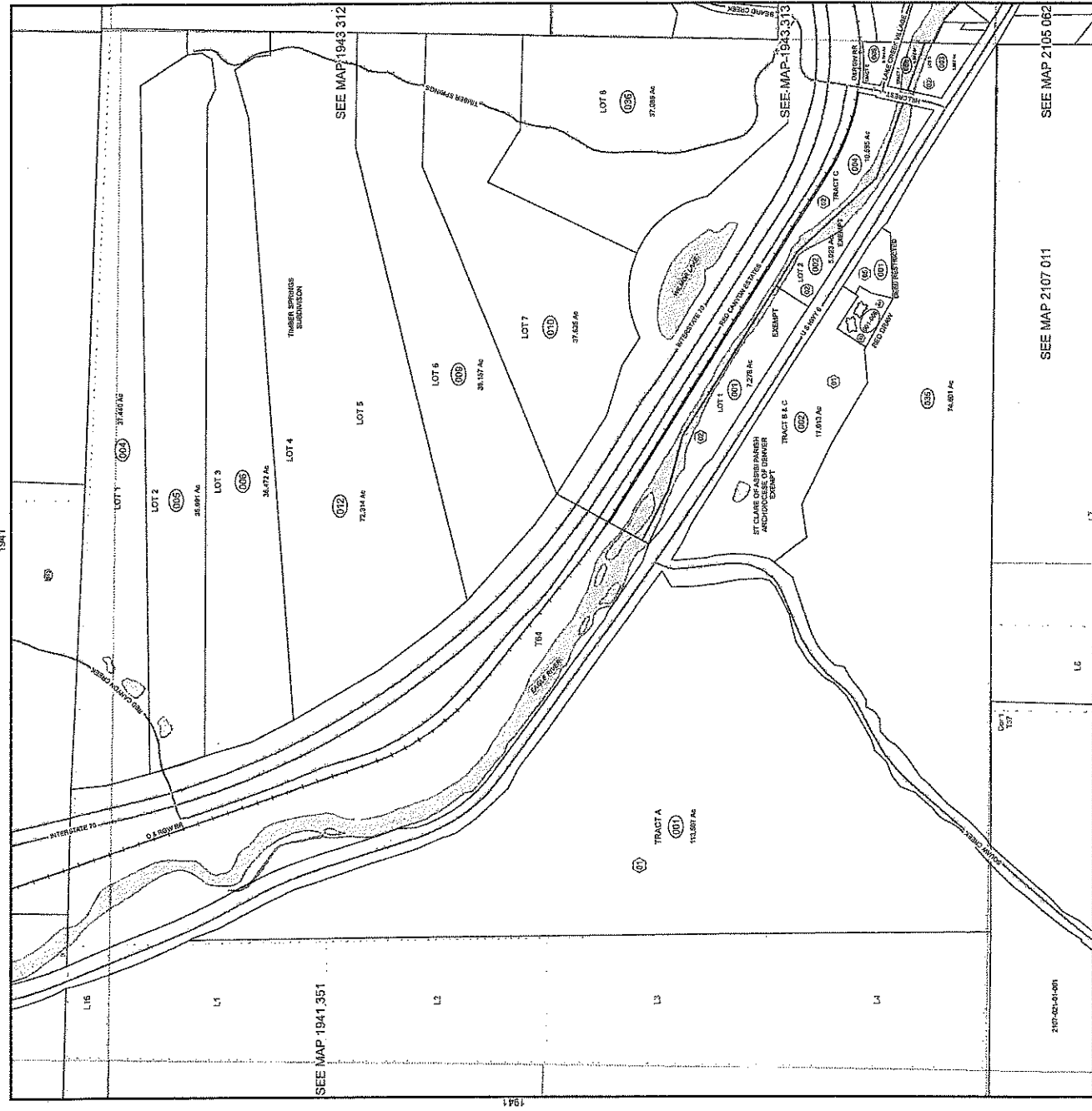
THENCE, South 01° 19' 21" West, along said eastern tract line, a distance of 55.26 feet, to a 2-1/2" GLO brass cap found at the North east corner of Section 36 of said T.4S., R.83W.,

THENCE, South 01° 06' 39" West, along said eastern tract line, a distance of 2603.55 feet, to the western quarter corner of Section 31 of T.4S., R.82W., passing over a 2-1/2" GLO brass witness monument at 2577.15 feet.

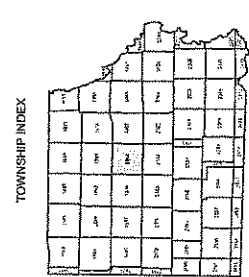
THENCE, South 03° 06' 58" West, along said eastern tract line, a distance of 25.17 feet, to a 2-1/2" GLO brass monument found at the eastern quarter corner of Section 36 of T.4S., R.82W.,

THENCE, South 01° 02' 40" West, along said eastern tract line, a distance of 1380.85 feet, to the point of beginning and containing 12,728,059 square feet or 292.195 acres of land, more or less, as surveyed by Richard Migchelbrink, PLS of Benchmark Engineering Services, Inc in April of 2001, but subject to all legal highways and easements of record, if any.

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T4S R83W Section 36

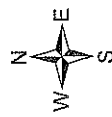


THIS MAP HAS BEEN PREPARED FOR EAGLE COUNTY ASSESSMENT PURPOSES ONLY. USE OF THIS MAP SHALL BE AT THE USER'S RISK. EAGLE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



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- Railroad Track
- Road Right Of Way
- creeks
- Rivers & Lakes
- Section Lines
- Gov't Tract & Lots
- Parcel Boundary
- Towns
- Public Lands
 - State
 - BLM
 - USFS
 - Wilderness

1941 36
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