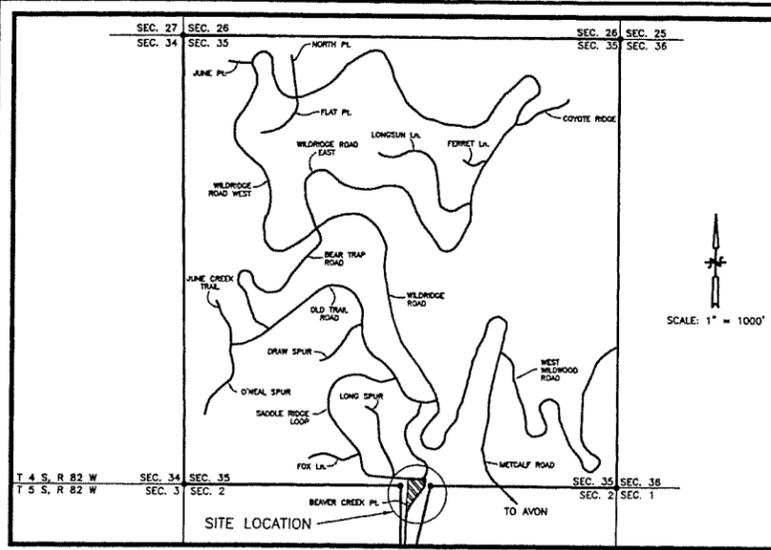


FINAL PLAT

2001 BEAVER CREEK POINT

A RESUBDIVISION OF LOT 111, BLOCK 1, WILDRIDGE TOWN OF AVON, COUNTY OF EAGLE, STATE OF COLORADO



- GENERAL NOTES:**
- DATE OF SURVEY: DECEMBER 1998.
 - BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND MARKING THE WESTERLY LINE OF LOT 111, BEING N00°22'20"W (SEE DRAWING).
 - MONUMENTATION AS INDICATED HEREON.
 - THE SOLE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 111 TO CREATE LOTS 111A THRU 111E AND THE EASEMENTS SHOWN HEREON.
 - THE ACCESS EASEMENT CREATED BY THIS PLAT IS EXCLUSIVELY FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM LOTS 111A THRU 111E.
 - LOTS ARE SUBJECT TO RESTRICTIVE COVENANTS AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 14, 1992, IN BOOK 345 AT PAGE 844.
 - THE LOTS CREATED BY THIS PLAT ARE SUBJECT TO A MAXIMUM ALLOWABLE BUILDING FOOTPRINT (INCLUDING GARAGE) OF 3000 SQ. FT. PER LOT.
 - THE MAXIMUM IMPERVIOUS SURFACE OF EACH LOT SHALL NOT EXCEED FIFTY PERCENT (50%).
 - PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS FINAL PLAT WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V263714, DATED AUGUST 11, 1999, AT 5:00 P.M.
 - 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 SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL BARRY, BEING SOLE OWNER IN FEE SIMPLE, MORTGAGEE OR LIENHOLDER OF ALL THAT REAL PROPERTY SITUATED IN EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS: LOT 111, BLOCK 1, WILDRIDGE, AND CONTAINING 1.128 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS 2001 BEAVER CREEK POINT, A RESUBDIVISION OF LOT 111, BLOCK 1, WILDRIDGE, TOWN OF AVON, COUNTY OF EAGLE, STATE OF COLORADO AND DEDICATE FOR PUBLIC USE THE STREETS SHOWN HEREIN INCLUDING AVENUES, DRIVES, BOULEVARDS, LANES, COURTS, AND ALLEYS TO THE TOWN OF AVON; AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATIONS, FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AS DOCUMENT NO. 115512.

EXECUTED THIS 5th DAY OF OCTOBER, A.D., 1999

OWNER: Michael Barry ADDRESS: _____

STATE OF COLORADO COUNTY OF EAGLE

TOWN CERTIFICATE

THIS FINAL PLAT IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF AVON, COUNTY OF EAGLE, COLORADO THIS 12th DAY OF October, A.D., 1999 FOR FILING WITH THE CLERK AND RECORDER OF THE COUNTY OF EAGLE. APPROVAL OF THIS PLAT BY THE TOWN IS A CONSENT ONLY AND IS NOT TO BE CONSTRUED AS AN APPROVAL OF THE TECHNICAL CORRECTNESS OF THIS PLAT OR ANY DOCUMENTATION RELATING THERETO.

WITNESS MY HAND AND SEAL OF THE TOWN OF AVON:

TOWN COUNCIL OF THE TOWN OF AVON
BY: Judith Yoder
ATTEST: [Signature]
TOWN CLERK



SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS FINAL PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF 2001 BEAVER CREEK POINT AS PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAMED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL MONUMENTS ARE SET AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE TOWN OF AVON.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 16th DAY OF September, A.D., 1999

TITLE CERTIFICATE

First American Heritage 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 Michael Barry

FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, TAXES AND ASSESSMENTS EXCEPT AS FOLLOWS: None

DATED THIS 27th DAY OF September, A.D., 1999

BY: Debra Montag
TITLE: Vice President

CERTIFICATE OF TAXES PAID

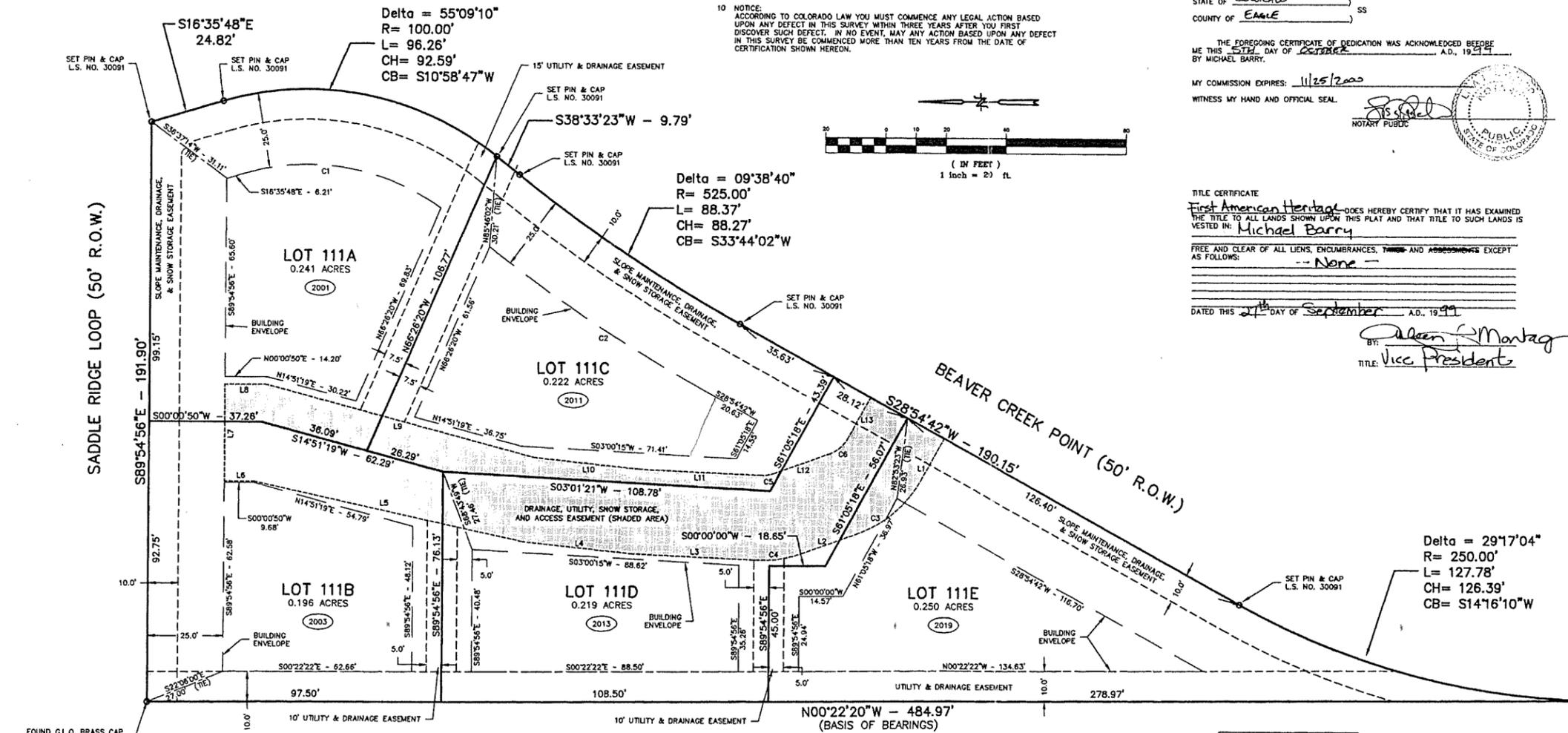
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNTS OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF December 31, 1998 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS FINAL PLAT ARE PAID IN FULL DATED THIS 12th DAY OF October, A.D., 1999

BY: Karen Schaller
TREASURER OF EAGLE COUNTY, COLORADO

CLERK AND RECORDER'S CERTIFICATE \$10.00

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:40 O'CLOCK PM, October 25, 1999, AND IS DULY RECORDED IN BOOK _____ AT PAGE _____ UNDER RECEPTION NUMBER 115511

BY: Sandra Fisher
CLERK AND RECORDER
EAGLE COUNTY, COLORADO
DEPUTY



LINE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	88.55'	36.89'	16.20'	N09°35'30"E	52°27'36"
C2	550.00'	85.33'	42.76'	15.25'	S33°21'23"W	08°53'22"
C3	39.00'	28.21'	14.75'	7.60'	S40°22'02"E	41°26'33"
C4	39.00'	15.10'	7.64'	5.00'	S08°33'25"E	22°10'40"
G5	11.00'	4.26'	2.16'	4.23'	S08°33'25"E	22°10'40"
G6	11.00'	7.96'	4.16'	7.76'	S40°22'02"E	41°26'33"

LINE TABLE

LINE	LENGTH	BEARING
L1	15.68'	S61°00'18"E
L2	19.68'	S19°38'45"E
L3	41.70'	S02°31'55"W
L4	36.73'	S08°00'05"W
L5	91.00'	S12°08'27"W
L6	9.76'	S00°00'05"W
L7	32.14'	S89°34'56"E
L8	13.88'	S00°00'00"W
L9	91.90'	N14°51'19"E
L10	34.88'	S06°00'00"W
L11	40.83'	S02°31'55"W
L12	19.68'	S19°38'45"E
L13	15.68'	S61°00'18"E

LAND USE SUMMARY

PARCEL	AREA	USE	ADDRESS
LOT 111A	0.241 ACRES	SINGLE-FAMILY	2001 BEAVER CREEK POINT
LOT 111B	0.196 ACRES	SINGLE-FAMILY	2003 BEAVER CREEK POINT
LOT 111C	0.222 ACRES	SINGLE-FAMILY	2011 BEAVER CREEK POINT
LOT 111D	0.219 ACRES	SINGLE-FAMILY	2013 BEAVER CREEK POINT
LOT 111E	0.250 ACRES	SINGLE-FAMILY	2019 BEAVER CREEK POINT