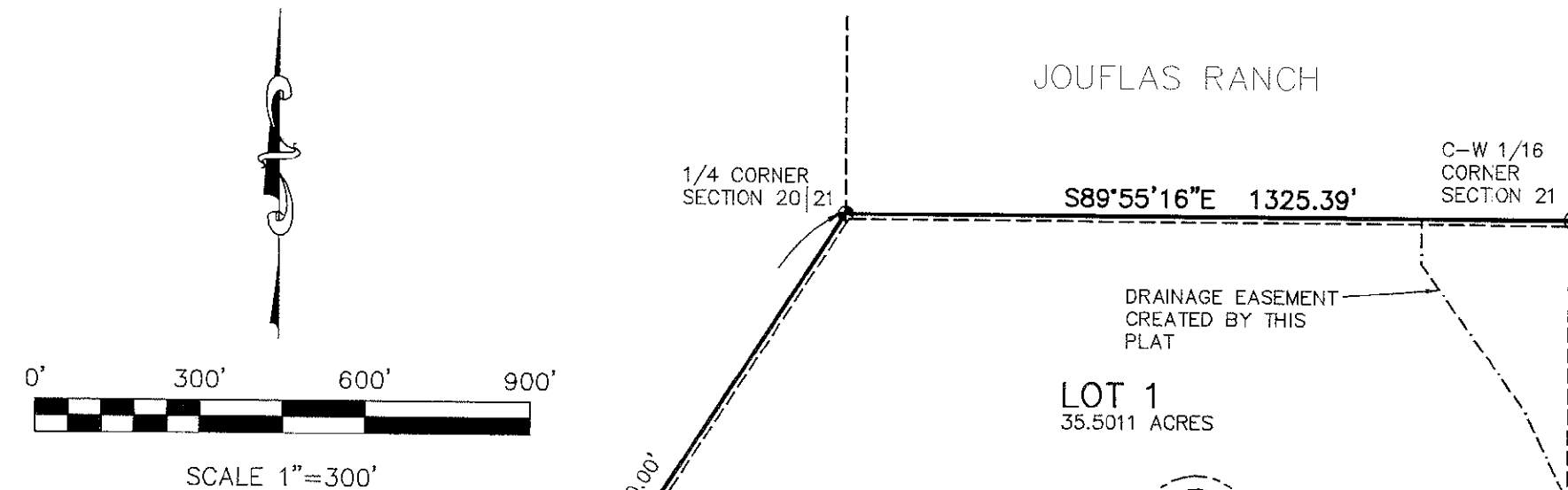


FINAL PLAT RED SKY RANCH WEST

LOTS 18 AND 19, JOUFLAS RANCHES, AND A PARCEL OF LAND LOCATED IN SECTION 20, 21, 28, AND 29,
TOWNSHIP 4 SOUTH, RANGE 83 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EAGLE, STATE OF COLORADO



LOT	LAND USE	ACERAGE
1	RESIDENTIAL	35.5011
2	RESIDENTIAL	35.5011
3	RESIDENTIAL	35.5011
4	RESIDENTIAL	35.5011
5	RESIDENTIAL	35.5011
6	RESIDENTIAL	35.5010
7	RESIDENTIAL	35.5012
8	RESIDENTIAL	35.5012
TOTAL		284.009

Certificate of Ownership

Know all men by these presents that The Vail Corporation, a Colorado Corporation D/B/A Vail Associates, Inc. being sole owner(s) in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

Lots 18 and 19, Joufflas Ranches, according to the map thereof recorded as Reception No. 743315 in the office of the Eagle County, Colorado, Clerk and Recorder, and a parcel of land lying within Sections 20, 21, 28, and 29, Township 4 South, Range 83 West of the Sixth Principal Meridian, Eagle County, Colorado, described as a whole as follows:

Beginning at the 1/4 corner of Sections 20/21, thence along the east-west center 1/4 line of Section 21 S89°55'16"E 1325.39 feet to the CW 1/16 corner Section 21, also being on the westerly line of Red Sky Ranch, according to the map thereof recorded as Reception No. 763666 in the office of the Eagle County, Colorado, Clerk and Recorder; thence along said westerly line of Red Sky Ranch, also being the west 1/16 line of Section 21, S00°01'16"E 2638.56 feet to the West 1/16 corner Section 21/28, also being southwest corner of said Red Sky Ranch; thence along the south line of said Red Sky Ranch, also being the common line of Sections 21/28, S89°52'58"E 1319.10 feet to the 1/4 corner Sections 21/28, also being the southerly angle point of Red Sky Ranch; thence, along the north-south center 1/4 line of Section 28, also being the westerly line of Lot 17, of said Joufflas Ranches, S00°01'16"E 449.90 feet to the north line of Lot 18, Joufflas Ranches; thence the following fifteen courses along the northerly, easterly, and southerly lines of said Lot 18: 1) N89°59'10"E 249.86 feet; 2) S19°27'27"W 267.29 feet; 3) 210.64 feet along the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 53°38'18", and a chord that bears S07°21'42"E 203.03 feet; 4) S34°10'51"E 303.47 feet; 5) 188.04 feet along the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 43°05'44", and a chord that bears S55°43'43"E 183.64 feet; 6) 95.73 feet along the arc of a curve to the right, having a radius of 250.00 feet, a central angle of 21°56'26", and a chord that bears S66°18'22"E 95.15 feet; 7) S50°20'09"E 134.22 feet; 8) 225.10 feet along the arc of a curve to the right, having a radius of 110.00 feet, a central angle of 117°14'50", and a chord that bears S03°17'16"W 187.83 feet; 9) N49°31'36"W 57.85 feet; 10) S82°32'46"W 192.53 feet; 11) 340.91 feet along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 130°13'04", and a chord that bears S17°26'14"W 272.13 feet; 12) S47°40'18"E 434.93 feet; 13) 257.14 feet along the arc of a curve to the right, having a radius of 350.00 feet, a central angle of 42°05'37", and a chord that bears S26°37'30"E 251.39 feet; 14) S05°34'40"E 44.21 feet; 15) N89°57'27"W 1482.07 feet to the easterly line of Lot 19, Joufflas Ranches; thence, along said easterly line, S00°01'40"W 253.96 feet to the southerly line of said Lot 19, said line also being the northerly line of Tract 62, Township 4 South, Range 83 West of the Sixth Principal Meridian; thence, along said line, N89°53'26"W 1256.26 feet to Corner No. 2 of said Tract 62; thence, along the westerly line of said Lot 19, said line also being the easterly line of Tract 63, N00°03'17"E 1316.25 feet to Corner No. 1 of Tract 63; thence N50°24'59"W 2800.09 feet; thence N33°05'33"E 2599.76 feet to the point of beginning, containing 284.009 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 Red Sky Ranch West, a subdivision in the County of Eagle; and do hereby reserve those portions of said real property which are created as easements on the accompanying plat for the purposes shown.

EXECUTED this 22nd day of April, A.D. 2010

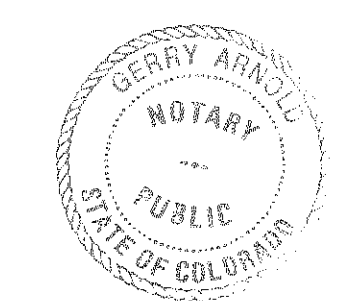
Owner:
The Vail Corporation, a Colorado Corporation D/B/A Vail Associates, Inc.
PO Box 7,
Vail, Colorado 81658

By: Nicholas Buchanan
As: Vice President of Development

STATE OF COLORADO)
) SS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22nd day of April, A.D. 2010, by Nicholas Buchanan as Vice President of Development for The Vail Corporation, a Colorado Corporation D/B/A Vail Associates, Inc.

My Commission expires: 10/03/2012
Witness my hand and official seal.
Gerry Arnold
Notary Public



Title Certificate

Land Title Guarantee Company 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 The Vail Corporation, a Colorado Corporation D/B/A Vail Associates, Inc., free and clear of all liens and encumbrances, except as follows:

None

Dated this 21st day of April, A.D. 2010

AGENT: Sarah K. Conroy, Authorized agent

Surveyor's Certificate

I, Stan Hogfeldt, 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 Red Sky Ranch West, 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 and easements 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 hereunto set my hand and seal this 16th day of April, A.D. 2010

Stan Hogfeldt
Colorado P.L.S.
Colorado Licensed Professional Surveyor



Survey Notes

- 1) Date of Survey: July, 2009
- 2) Basis of bearings is a line connecting found monuments marking the CW1/16 corner Section 21 and the W1/16 corner Section 21/28 being S00°01'16"E (as shown and described hereon).
- 3) 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 the certification show hereon.
- 4) Land Title Guarantee Company title commitment No. V05026212 dated 6/23/2009 was used for all easement and title information.

(Also see General Notes Page 2)

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of Dec 31, 2010 upon all parcels of real estate described on this plat are paid in full.

Dated this 4th day of May, A.D. 2010

Karen L. Sheaffer by Anni Berg
Treasurer of Eagle County
R051664
R051665
R054850
R054858

Clerk and Recorder's Certificate

This Plat was filed for record in the Office of the Clerk and Recorder at Vail on this 17th day of May, 2010 A.D.

and duly reported at Reception No. 743315
Stan Hogfeldt Clerk and Recorder
By: L.R. Bartley Deputy



DIAMOND STAR RANCH

SET #4 REBAR & ALUM. CAP LS# 26598 STAMPED "POL" 10' RSR EASEMENT CREATED BY THIS PLAT (TYPICAL)

LOT 2 35.5011 ACRES

SW 1/16 COR SECTION 21

LOT 3 35.5011 ACRES

10' HOLY CROSS ENERGY UNDERGROUND R.O.W. EASEMENT R.N. 825835 (TYPICAL)/ 10' RSR EASEMENT CREATED BY THIS PLAT (TYPICAL)

50' ACCESS EASEMENT & UTILITY EASEMENT CREATED BY THIS PLAT

LOT 4 35.5011 ACRES

WEST 1/16 COR SECTION 21

DIAMOND STAR RANCH

SET #4 REBAR & ALUM. CAP LS# 26598 STAMPED "POL"

LOT 5 35.5011 ACRES

10' HOLY CROSS ENERGY UNDERGROUND R.O.W. EASEMENT R.N. 825835 (TYPICAL)/ 10' RSR EASEMENT CREATED BY THIS PLAT (TYPICAL)

DRAINAGE EASEMENT CREATED BY THIS PLAT

LOT 6 35.5010 ACRES

50' ACCESS EASEMENT & UTILITY EASEMENT CREATED BY THIS PLAT

WATER TANK EASEMENT RECEPTION NO. 728550

LOT 7 35.5012 ACRES

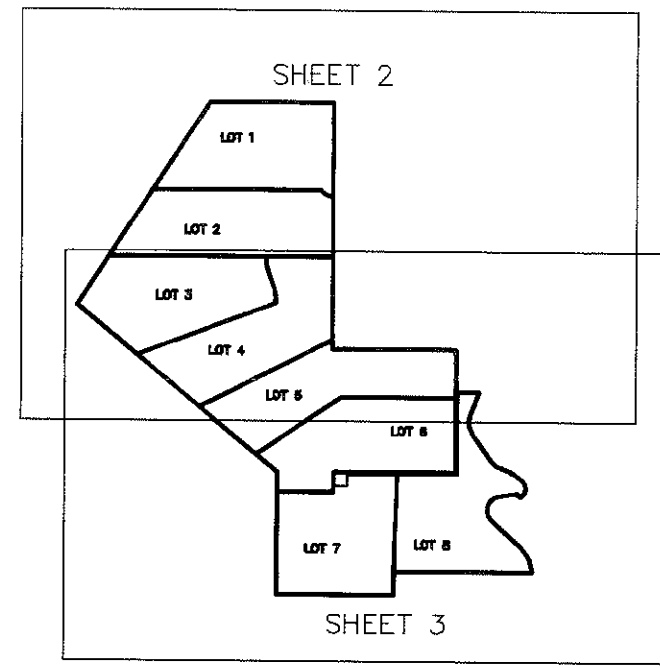
10' RSR EASEMENT CREATED BY THIS PLAT (TYPICAL)

LOT 8 35.5012 ACRES

CENTERLINE 100' WIDE PRIVATE R.O.W. ACCESS, UTILITY & DRAINAGE EASEMENT R.N. 743315

SET #4 REBAR & ALUM. CAP LS# 26598 STAMPED "POL"

*NOTE: SEE SHEETS 2 AND 3 FOR FURTHER DETAILS.



SHEET INDEX SCALE 1"=2000'

LOT 17 JOUFLAS RANCH

60' WITNESS CORNER TO 1/4 SECTION 28

LOT 15 JOUFLAS RANCH

Δ=53°38'18" R=225.00' L=210.64' T=113.75' C LEN=203.03' BRG=S07°21'42"E

LOT 16 JOUFLAS RANCH

Δ=43°05'44" R=250.00' L=188.04' T=98.72' C LEN=183.64' BRG=S55°43'43"E

LOT 15 JOUFLAS RANCH

Δ=21°56'26" R=250.00' L=95.73' T=48.46' C LEN=95.15' BRG=S66°18'22"E

LOT 15 JOUFLAS RANCH

Δ=117°14'50" R=110.00' L=225.10' T=180.38' C LEN=187.83' BRG=S03°17'16"W

LOT 15 JOUFLAS RANCH

Δ=42°05'37" R=350.00' L=257.14' T=134.68' C LEN=251.39' BRG=S26°37'30"E

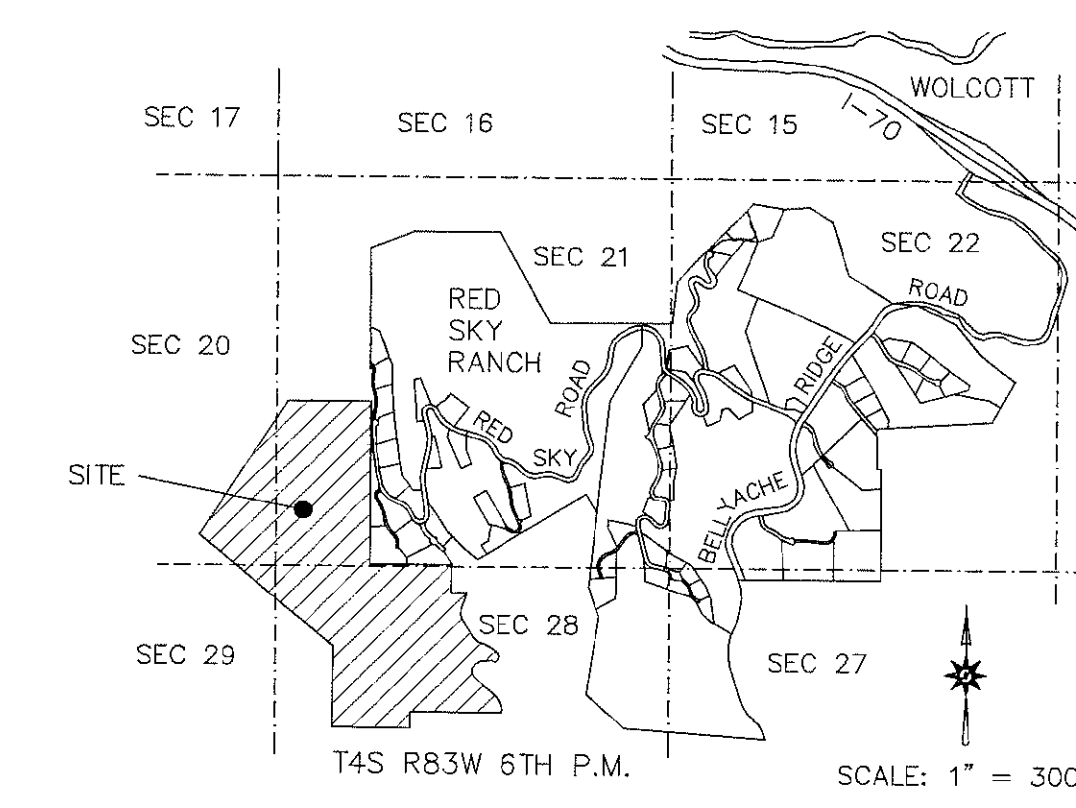
LOT 15 JOUFLAS RANCH

Δ=130°13'04" S55°20'09"E R=150.00' L=340.91' T=323.28' C LEN=272.13' BRG=S17°26'14"W

LOT 15 JOUFLAS RANCH

Δ=130°13'04" S55°20'09"E R=150.00' L=340.91' T=323.28' C LEN=272.13' BRG=S17°26'14"W

- SURVEY MONUMENT LEGEND**
- ▲ SET 1 1/2" ALUM. CAP ON #4 REBAR LS # 26598
 - △ FOUND 1 1/2" ALUM. CAP ON #4 REBAR LS # 26598
 - FOUND 2 1/2" ALUM. CAP ON #6 REBAR LS # 26598, MARKED AS SHOWN
 - ◆ FOUND 2 1/2" BRASS BLM CAP ON IRON PIPE MARKED AS SHOWN



EAGLE VALLEY SURVEYING, INC.
41199 HIGHWAY 6 & 24, EAGLE-VAIL
P.O. BOX 1230
EDWARDS, CO. 81632
(970)949-1495

FINAL PLAT RED SKY RANCH WEST COUNTY OF EAGLE, STATE OF COLORADO

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°29'24"	200.00'	78.00'	39.76'	N41°53'54"W	78.00'
C2	10°20'39"	200.00'	36.11'	18.10'	N47°58'17"W	36.06'
C3	18°54'41"	300.00'	99.02'	49.96'	N52°15'18"W	98.57'
C4	14°55'53"	200.00'	52.12'	26.21'	N54°14'42"W	51.97'
C5	156°04'50"	80.00'	217.83'	377.68'	S55°10'50"W	156.53'
C6	30°27'16"	375.00'	199.32'	102.08'	S07°37'57"E	196.99'
C7	20°05'12"	200.00'	70.12'	35.42'	S02°26'55"E	69.76'
C8	18°45'31"	200.00'	65.48'	33.04'	S03°06'45"E	65.19'
C9	04°36'58"	500.00'	40.28'	20.15'	S03°57'31"W	40.27'
C10	31°10'12"	500.00'	272.01'	139.46'	S20°43'56"E	268.67'
C11	12°23'29"	850.00'	183.83'	92.28'	S42°30'47"E	183.47'
C12	25°53'29"	300.00'	135.57'	68.96'	S35°45'47"E	134.42'

DRAINAGE EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C20	05°28'07"	325.00'	31.02'	15.52'	S43°41'33"E	31.01'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N30°39'13"W	39.90'
L2	N57°09'36"W	130.25'
L3	N42°47'57"W	54.26'
L4	N61°42'38"W	120.93'
L5	N46°46'45"W	50.00'
L6	S22°51'35"E	100.27'
L7	S07°35'41"W	312.85'
L8	S12°29'51"E	140.00'
L9	S06°16'00"W	140.00'

DRAINAGE EASEMENT LINE TABLE

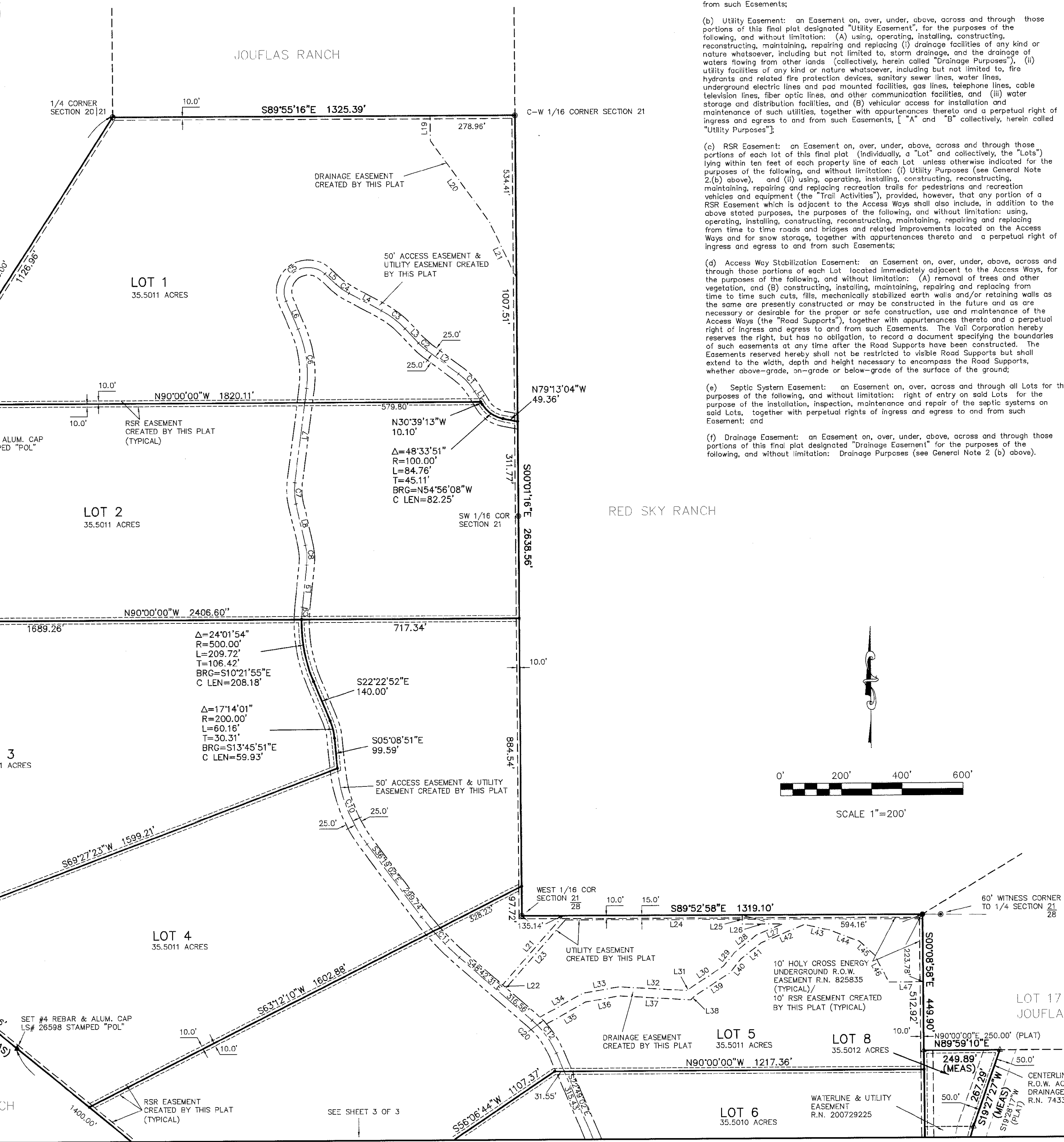
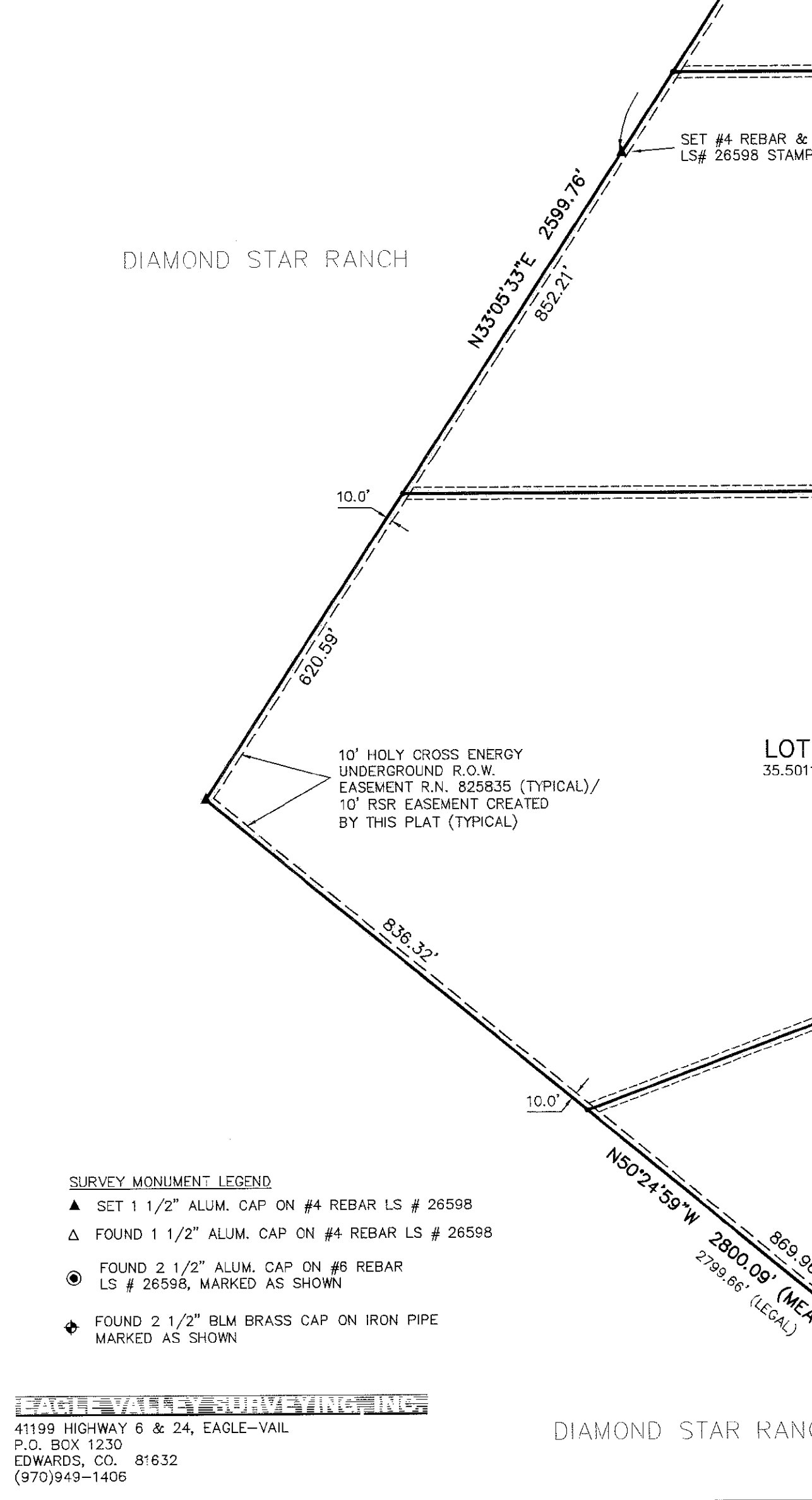
LINE	BEARING	DISTANCE
L19	S00°00'00"W	303.89'
L20	S35°36'48"E	327.71'
L21	S29°29'07"E	205.50'

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L21	S41°17'29"W	303.89'
L22	S48°42'31"E	15.00'
L23	N41°17'29"E	297.08'
L24	S89°52'58"E	1177.22'

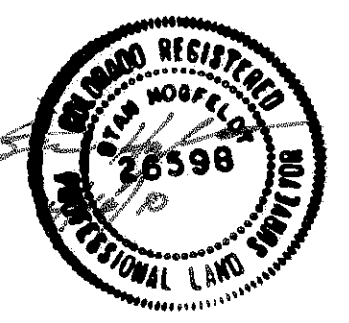
DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L25	S00°03'26"W	30.68'
L26	S90°00'00"E	133.16'
L27	S87°05'50"W	94.56'
L28	S51°41'44"W	92.35'
L29	S39°07'54"W	58.14'
L30	S56°49'49"W	135.11'
L31	S47°03'45"W	8.09'
L32	N86°32'21"W	226.70'
L33	S79°50'27"W	121.67'
L34	S80°57'26"W	160.10'
L35	S80°57'26"W	147.27'
L36	N79°50'27"E	113.10'
L37	S86°32'21"E	235.97'
L38	N47°03'45"E	18.38'
L39	N56°49'49"E	137.22'
L40	N39°07'54"E	59.51'
L41	N51°41'44"E	85.00'
L42	N67°05'30"E	155.65'
L43	S76°47'22"E	85.91'
L44	S68°52'10"E	103.80'
L45	S47°19'57"E	88.19'
L46	S27°06'30"E	100.01'
L47	N89°52'10"E	113.76'

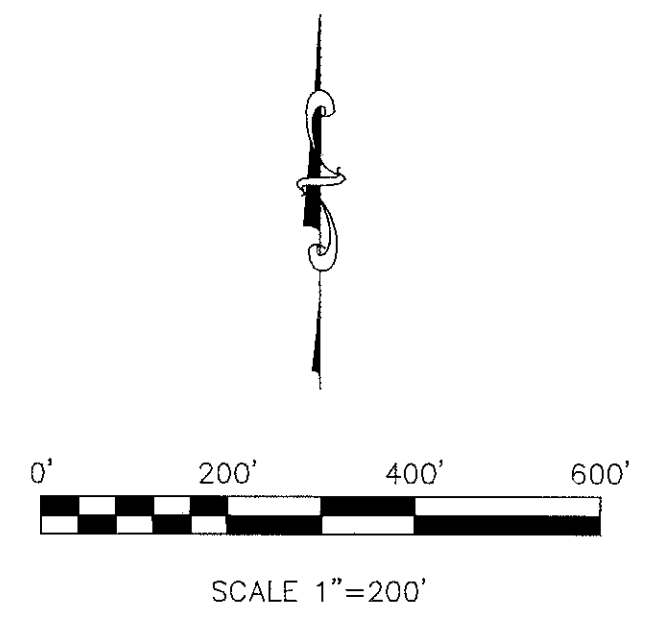


General Notes:

- This final plat is recorded pursuant to Section 5-280 B. 2. a. of the Eagle County, Colorado, Land Use Regulations in effect of even date herewith.
- The Vail Corporation, d/b/a Vail Associates, Inc., for itself, its successors, and assigns, and its employees, invitees, agents and licensees, hereby reserves the following perpetual nonexclusive easements and rights of way:
 - Access Easement: an Easement on, over, under, above, across and through those portions of this final plat designated "Access Easement" (the "Access Ways") for the purposes of the following, and without limitation: using, operating, installing, constructing, reconstructing, maintaining, repairing and replacing (i) vehicular and pedestrian access (including roads and bridges) over the Access Ways to lands within Red Sky Ranch West and/or Red Sky Ranch, (ii) traffic and safety devices, and (iii) recreation trails for pedestrians and recreation vehicles and equipment, including but not limited to tunnels under the Access Ways and overpasses over the Access Ways, together with supports and appurtenances thereto and a perpetual right of ingress and egress to and from such Easements;
 - Utility Easement: an Easement on, over, under, above, across and through those portions of this final plat designated "Utility Easement" (the "Access Ways") for the purposes of the following, and without limitation: (A) using, operating, installing, constructing, reconstructing, maintaining, repairing and replacing (i) drainage facilities of any kind or nature whatsoever, including but not limited to, storm drainage, and the drainage of waters flowing from other lands (collectively, herein called "Drainage Purposes"), (ii) utility facilities of any kind or nature whatsoever, including but not limited to, fire hydrants and related fire protection devices, sanitary sewer lines, water lines, underground electric lines and pad mounted facilities, gas lines, telephone lines, cable television lines, fiber optic lines, and other communication facilities, and (iii) water storage and distribution facilities, and (B) vehicular access for installation and maintenance of such utilities, together with appurtenances thereto and a perpetual right of ingress and egress to and from such Easements, ("A" and "B" collectively, herein called "Utility Purposes");
 - RSR Easement: an Easement on, over, under, above, across and through those portions of each lot of this final plat (individually, a "Lot" and collectively, the "Lots") lying within ten feet of each property line of each Lot, unless otherwise indicated for the purposes of the following, and without limitation: (i) Utility Purposes (see General Note 2.(b) above), and (ii) using, operating, installing, constructing, reconstructing, maintaining, repairing and replacing recreation trails for pedestrians and recreation vehicles and equipment (the "Trail Activities"), provided, however, that any portion of a RSR Easement which is adjacent to the Access Ways shall also include, in addition to the above stated purposes, the purposes of the following, and without limitation: using, operating, installing, constructing, reconstructing, maintaining, repairing and replacing from time to time roads and bridges and related improvements located on the Access Ways and for snow storage, together with appurtenances thereto and a perpetual right of ingress and egress to and from such Easements;
 - Access Way Stabilization Easement: an Easement on, over, under, above, across and through those portions of each Lot, located immediately adjacent to the Access Ways, for the purposes of the following, and without limitation: (A) removal of trees and other vegetation, and (B) constructing, installing, maintaining, repairing and replacing from time to time such cuts, fills, mechanically stabilized earth walls and/or retaining walls as the same are presently constructed or may be constructed in the future and as are necessary or desirable for the proper or safe construction, use and maintenance of the Access Ways (the "Road Supports"), together with appurtenances thereto and a perpetual right of ingress and egress to and from such Easements. The Vail Corporation hereby reserves the right, but has no obligation, to record a document specifying the boundaries of such easements at any time after the Road Supports have been constructed. The Easements reserved hereby shall not be restricted to visible Road Supports but shall extend to the width, depth and height necessary to encompass the Road Supports, whether above-grade, on-grade or below-grade of the surface of the ground;
 - Septic System Easement: an Easement on, over, across and through all Lots for the purposes of the following, and without limitation: right of entry on said Lots for the purpose of the installation, inspection, maintenance and repair of the septic systems on said Lots, together with perpetual rights of ingress and egress to and from such Easement; and
 - Drainage Easement: an Easement on, over, under, above, across and through those portions of this final plat designated "Drainage Easement" for the purposes of the following, and without limitation: Drainage Purposes (see General Note 2 (b) above).
- Impacts and Disturbances: The Lots are located adjacent to or near or are provided access through roadways that are adjacent to or near (a) existing or planned golf courses ("Golf Courses") and related facilities, including without limitation, driving ranges, clubhouses, restaurants, tennis courts, swimming pools, teaching facilities, trails, cart paths, restrooms, shelters and maintenance buildings (collectively, the "Resort Area"); (b) an existing or planned public and private trail systems (collectively, the "Trail Systems"); and (c) any subject to or near ongoing construction related to the development of adjacent or nearby properties, the Resort Area and the Trail Systems (the "Construction Activities"). The Resort Area, Trail Systems and Construction Activities are expected to generate an unpredictable amount of physical, visible, audible and odorous impacts and disturbances relating to the construction, operation, use and maintenance of the Resort Area and Trail Systems (the "Impacts and Disturbances"). The Impacts and Disturbances include, without limitation, the following: (i) vehicular (including, without limitation, buses, vans, golf carts and other passenger vehicles, commercial vehicles and construction vehicles) and pedestrian traffic; (ii) use of pesticides, herbicides and fertilizers, and the use of effluent in the irrigation of the Golf Courses; (iii) operation of lawn mowers, grooming equipment and sprinkler systems (it being specifically understood that such maintenance typically takes place in the Resort Area at or before sunrise and at or after sunset); (iv) activities relating to the use of the Resort Area (including without limitation, golfing, golf lessons, tennis, swimming); (v) golf tournaments and organized events and competitions relating to golfing, tennis and swimming; (vi) restaurants, clubs, shops, locker rooms, restrooms and other public or private facilities and activities associated with the use of such facilities; (vii) tree cutting and clearing, grading and earth moving and other construction activities; (viii) trash and snow removal; (ix) operation of safety and supervision vehicles; and (x) grading, excavation, clearing, site work and construction of improvements (i) through (x) the "Resort Activities". Owners and occupants of the residences located on the Lots (individually, "Owner" and collectively, "Owners") can expect to be subject to the Impacts and Disturbances from time to time and at any time during the year. (B) Golf Related Risks. There are certain risks related to ownership of residential property within close proximity to or accessing through roadways near or adjacent to the Resort Area. Such risks include, without limitation, injury to persons and/or property arising out of, or resulting from, the design, construction, operation, maintenance and/or use of the Golf Courses; errant golf balls; trespass; the existence of wildlife on the Golf Courses; acts or omissions of persons using or otherwise on the Golf Courses; and/or the existence of water hazards, ponds and/or lakes on the Golf Courses (the "Golf Related Risks"). (C) Waiver and Release. Each Owner, by taking title to a Lot, acknowledges that the Impacts and Disturbances and the Golf Related Risks may occur in and around the Lots or the roadways accessing the Lots. No Owner may assert a claim against the respective owner(s) and/or operator(s) of the Golf Courses, the Trail Systems or the Resort Area based on the existence or occurrence of the Impacts and Disturbances and the Golf Related Risks. By taking title to a Lot, each Owner forever waives and releases any claims the Owner, its successors and assigns, may have against the respective owner(s) and/or operator(s) of the Trail System, the Golf Courses and the Resort Area, and their respective successors and assigns, which in any way arise out of the Impacts and Disturbances and/or the Golf Related Risks, and from any liability for damage or injury caused by the Impacts and Disturbances and/or the Golf Related Risks. By taking title to a Lot, each Owner agrees to indemnify and hold the respective owner(s) and/or operator(s) of the Golf Courses, the Trail Systems and the Resort Area, and their respective agents, employees, officers, successors and assigns, harmless from any and all claims, actions, cost or liabilities arising from any damage or injury caused directly or indirectly by the Impacts and Disturbances and/or the Golf Related Risks (i) occurring on or to the Lot, the improvements thereon, or on the roadways accessing the Lot or (ii) to such Owner or its licensees, invitees, tenants, guests or contractors.
- The Access Ways within this final plat and the roadways adjacent to or near the Resort Area will be used for ingress and egress of heavy equipment and vehicular construction traffic to lands within Red Sky Ranch West and/or Red Sky Ranch. Such traffic will create inconveniences and disturbances, including but not limited to, an unpredictable amount of noise, dust and odors. Occupants of the residences located on the Lots can expect to be subject to the foregoing from time to time and at any time during the year. By accepting a deed to any Lot, the owner thereof acknowledges that such Lot may be so affected and waives and relinquishes any right to object to the foregoing activities.
- (A) Waiver and Relinquishment. The Golf Courses adjacent to or near the Lots or the roadways used to access the Lots may be used for golf resort activities which may include the following, and without limitation: (i) constructing, reconstructing, maintaining, using and operating golf tees, fairways and greens, and golf cart paths and other directional and informational signage relating to golf play, and (ii) activities, operations, and facilities associated with the Golf Courses, including but not limited to golf play activities, operation of golf carts, golf tournament activities (whether professional, semi-professional, amateur, or other golf tournaments), landscaping and associated irrigation system and appurtenances, and the operation of and access for maintenance and operations vehicles, including but not limited to golf carts, pull-carts, vehicles, machinery, and equipment (collectively, herein called "Golf Purposes") and (i) Resort Activities (see General Note 3.(A)). The owners and/or operators of the Golf Courses and the Resort Area expressly disclose that the Golf Purposes and the Resort Activities will occur and specifically reserve all rights attendant to the Golf Purposes and the Resort Activities. Occupants of the residences located on the Lots can expect to be subject to the Golf Purposes and the Resort Activities from time to time and at any time during the year. By accepting a deed to any Lot, the owner thereof acknowledges that such Lot may be so affected and waives and relinquishes any right to object to the foregoing activities. (B) No Rights in Golf Courses. By taking title to a Lot, each Owner acknowledges that (i) it has no visual or sight easement over and across any portion of the Golf Courses or the Resort Area; (ii) the owner(s) and/or operator(s) of the Golf Courses and the Resort Area have the right, without notice or warning, to plant, remove or trim trees, bushes or other vegetation or landscape on the Golf Courses and the Resort Area as they deem advisable, in their sole and absolute discretion; (iii) the Resort Activities may be discontinued from time to time or permanently; (iv) the Resort Activities may not be operated or conducted during the same hours, days or months as any schedule in effect or contemplated on the date of this plat; (v) the Resort Activities may be conducted during more hours (during both daytime and nighttime), days and months than any schedule in effect or contemplated on the date of this plat; and (vi) more activities may be operated or contemplated on the Golf Courses and the Resort Area. By taking title to a Lot, each Owner acknowledges that it will receive no waiver or discount on the fees customarily charged by the owner(s) and/or operator(s) of the Golf Courses or the Resort Area for use of the Golf Courses or the Resort Area or receive any special privileges for access or use of the Golf Courses or the Resort Area or any special right to engage in the Resort Activities beyond the rights or privileges, if any, afforded to the general public.
- The easements reserved in this final plat (collectively, the "Easements") shall not merge with any fee interest, either presently or in the future, but shall remain separate and distinct property rights until relinquished in accordance with law.
- An Easement may be designated for multiple purposes. For example, an easement designated "Utility and Access Easement" or "Utility Easement and Access Easement" is both a "Utility Easement" and an "Access Easement".
- Notwithstanding anything contained on this final plat to the contrary, no road, improvement, property or easement of any kind or nature created by this final plat is dedicated to Eagle County or any other governmental entity.
- No protective covenants are recorded in conjunction with this final plat.



FINAL PLAT RED SKY RANCH WEST COUNTY OF EAGLE, STATE OF COLORADO



- SURVEY MONUMENT LEGEND**
- ▲ SET 1 1/2" ALUM. CAP ON #4 REBAR LS # 26598
 - △ FOUND 1 1/2" ALUM. CAP ON #4 REBAR LS # 26598
 - FOUND 2 1/2" ALUM. CAP ON #6 REBAR LS # 26598, MARKED AS SHOWN
 - ◆ FOUND 2 1/2" BLM BRASS CAP ON IRON PIPE MARKED AS SHOWN

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C9	04°36'58"	500.00'	40.28'	20.15'	S0°57'31"W	40.27'
C10	31°10'12"	500.00'	272.01'	139.46'	S2°43'56"E	288.67'
C11	12°23'29"	850.00'	183.83'	92.28'	S42°30'47"E	183.47'
C12	25°53'28"	300.00'	135.57'	68.96'	S3°45'47"E	134.42'
C13	22°09'35"	100.00'	38.68'	19.58'	S3°53'50"E	38.44'
C14	17°40'19"	150.00'	46.26'	23.32'	S5°48'47"E	46.08'
C15	42°03'49"	200.00'	146.83'	76.90'	S41°37'02"E	143.55'
C16	37°43'35"	75.00'	49.43'	25.65'	S3°27'55"E	48.54'
C17	39°36'53"	125.00'	86.43'	45.02'	S3°32'16"E	84.71'

DRIVEWAY ACCESS EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C18	57°26'03"	100.00'	100.24'	54.79'	S1°18'21"W	96.10'

WATERLINE & UTILITY EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C19	25°51'27"	225.00'	101.54'	51.65'	N06°32'34"E	100.68'

DRAINAGE EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C20	05°28'07"	325.00'	31.02'	15.52'	S43°41'33"E	31.01'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L10	S44°58'38"E	24.18'
L11	S44°58'38"E	118.01'
L12	S62°38'56"E	267.20'
L13	S20°35'08"E	85.39'
L14	S58°20'43"E	33.55'

DRAINAGE EASEMENT LINE TABLE

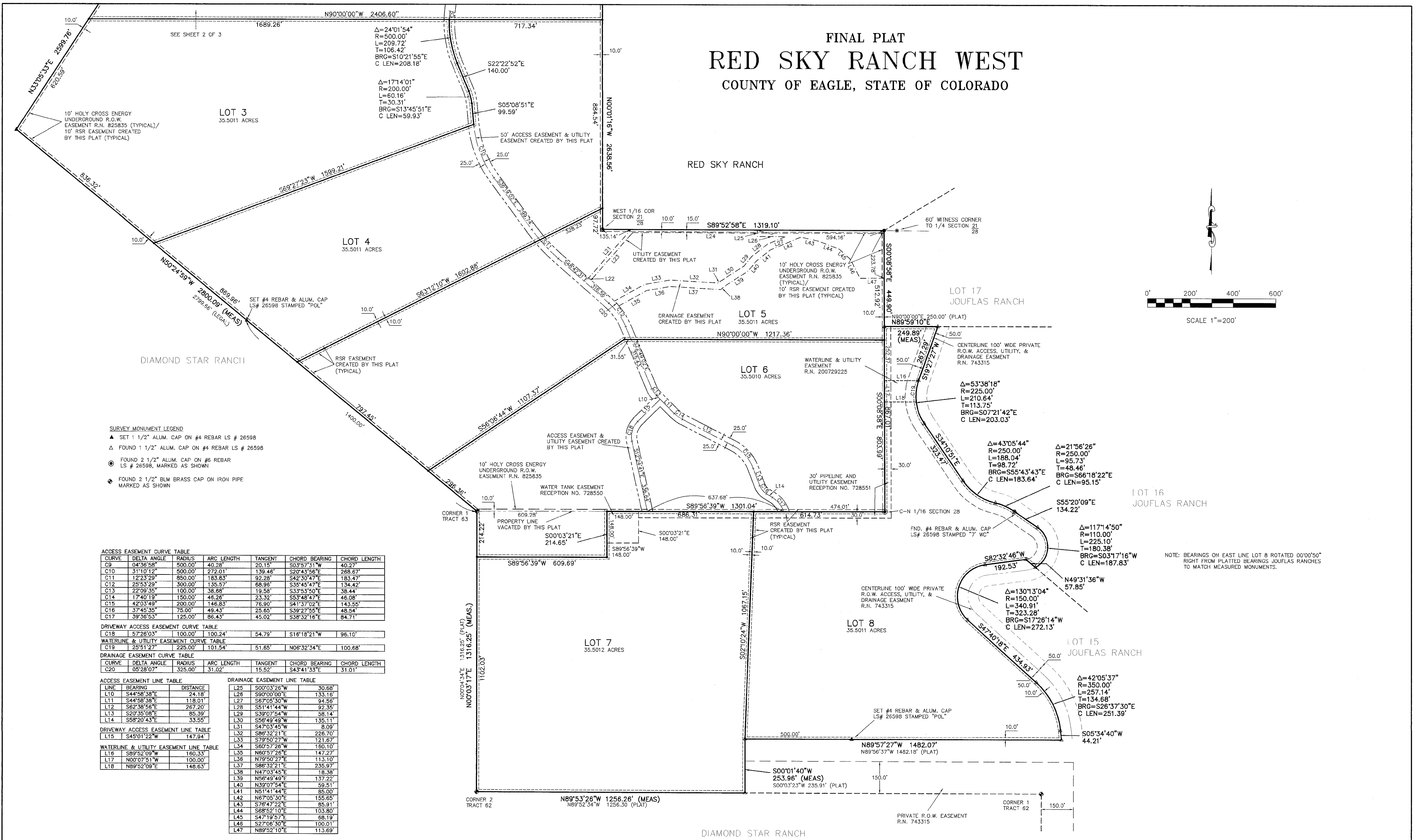
LINE	BEARING	DISTANCE
L25	S00°03'26"W	30.68'
L26	S90°00'00"E	133.16'
L27	S67°05'30"W	94.56'
L28	S51°41'44"W	92.35'
L29	S39°07'54"W	88.14'
L30	S56°49'49"W	135.11'
L31	S47°03'45"W	8.09'
L32	S86°32'21"E	226.70'
L33	S79°50'27"W	121.67'
L34	S60°57'26"W	180.10'
L35	N60°57'26"E	147.27'
L36	N79°50'27"E	113.10'
L37	S86°32'21"E	235.97'
L38	N47°03'45"E	18.38'
L39	N56°49'49"E	137.22'
L40	N39°07'54"E	59.51'
L41	N51°41'44"E	85.00'
L42	N67°05'30"E	155.65'
L43	S76°47'22"E	85.91'
L44	S88°52'10"E	103.80'
L45	S47°19'57"E	86.19'
L46	S27°06'30"E	100.01'
L47	N89°52'10"E	113.69'

DRIVEWAY ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L15	S45°01'22"W	147.94'

WATERLINE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L16	S89°52'09"W	160.33'
L17	N00°07'51"W	100.00'
L18	N89°52'09"E	148.63'



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