













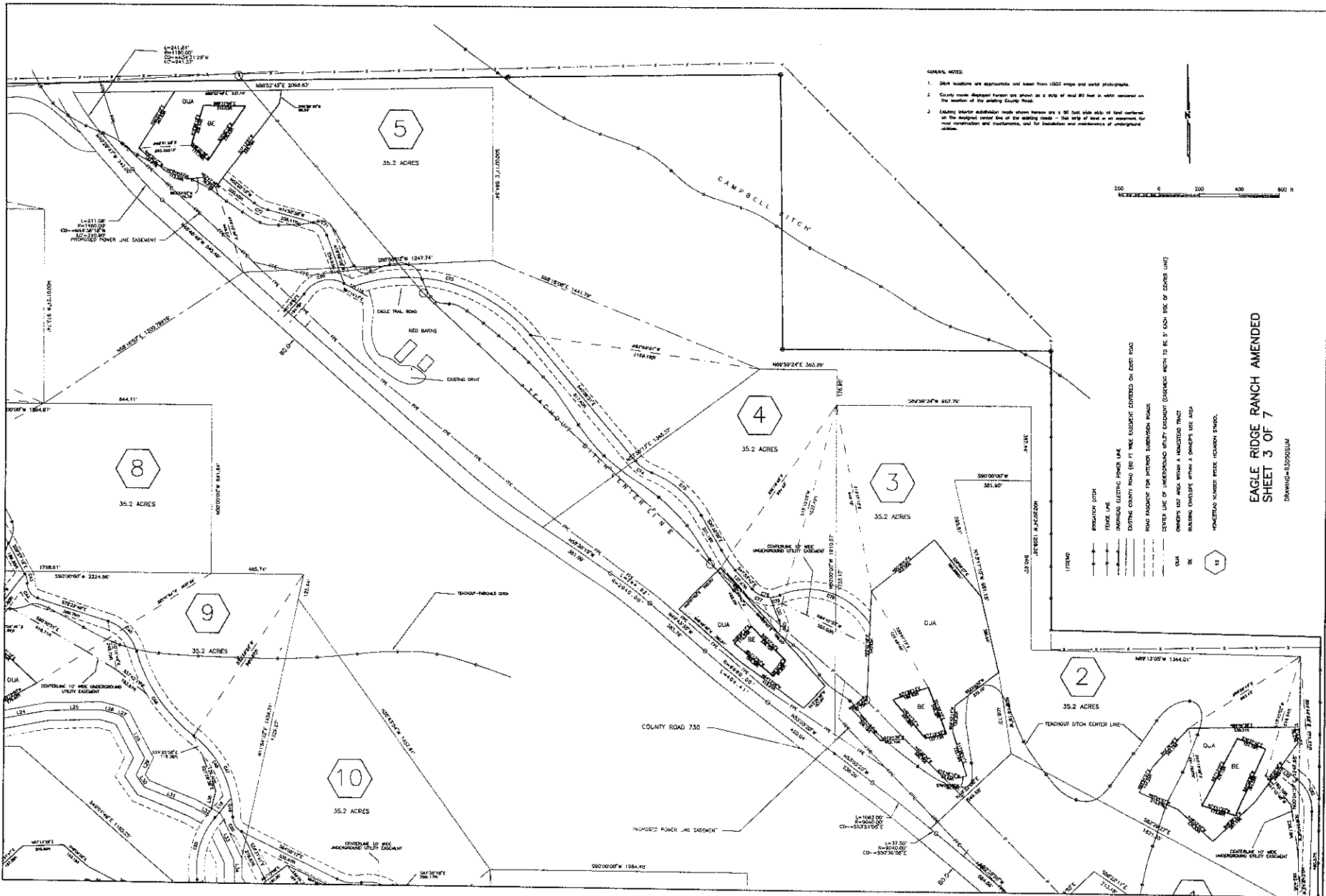
MAP KEY FOR HOMESTEAD AREA

- HOMESTEAD LAYOUT SYMBOLS
- | | |
|---|-------------------------------------|
|  | 30' x 40' Dwelling |
|  | 30' x 40' Dwelling with outbuilding |
- LEGEND
-  Different Survey Boundaries
 -  Survey monument set to establish the location of a boundary line
 -  Survey monument set to establish the location of a boundary line
 -  Survey monument set to establish the location of a boundary line
 -  Survey monument set to establish the location of a boundary line
 -  Survey monument set to establish the location of a boundary line
 -  Section Line
 -  Township Boundary
 -  Range Boundary
 -  Range and Township Boundaries

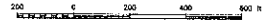
AMENDED
PLAT OF EAGLE RIDGE RANCH
GUNNISON COUNTY, COLORADO

OWNER	PREPARED BY
DATE	
SHEET 2 OF 7	

44-2-51 11



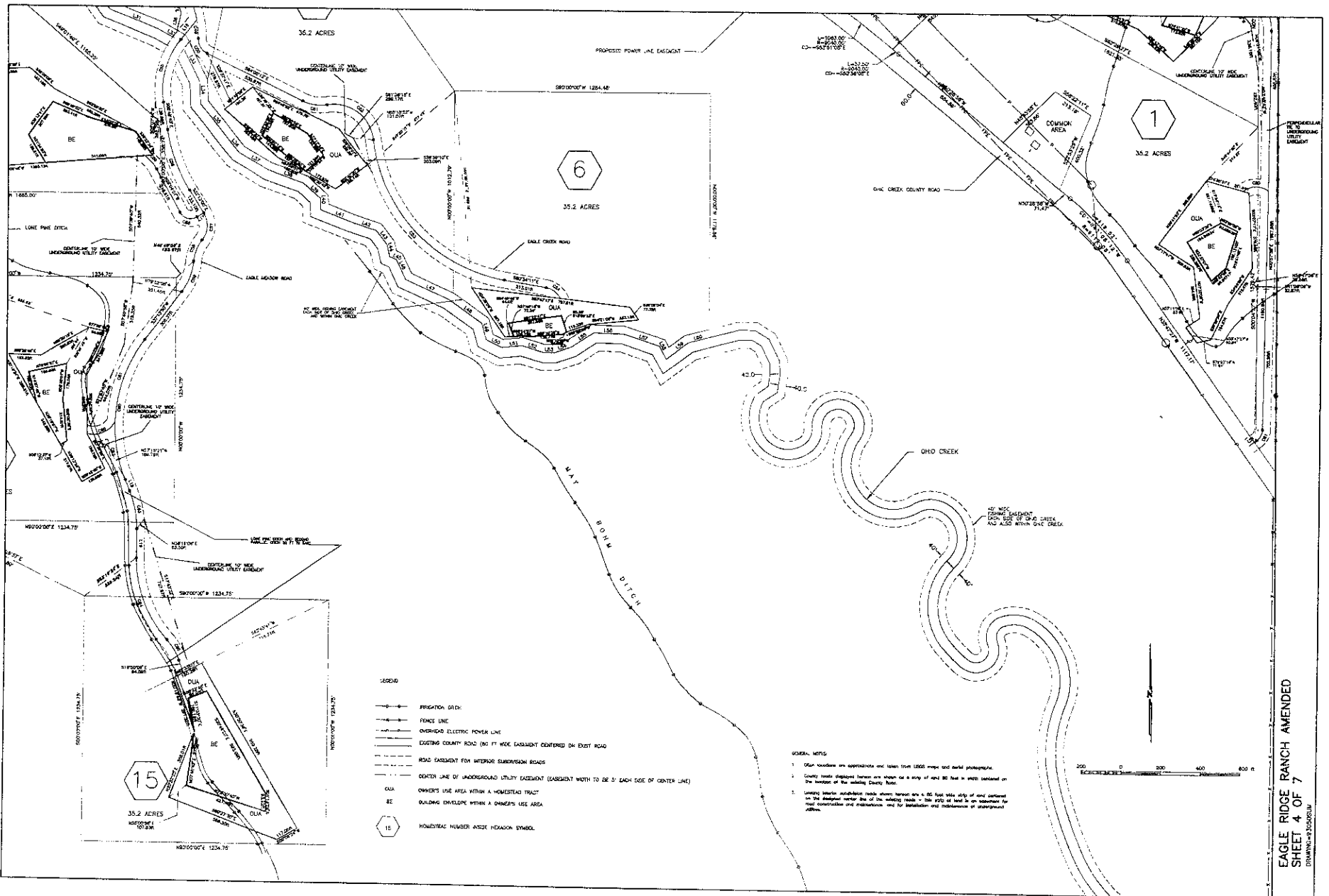
- GENERAL NOTES:
1. Ditch locations are approximate and taken from USGS maps and aerial photographs.
 2. County road depicted herein are shown as a strip of road 80 feet in width situated on the location of the existing County Road.
 3. Existing water subdivision maps shown herein are a 50 foot wide strip of land centered on the original center line of the existing creek - the strip of land is an easement for road construction and maintenance, and for installation and maintenance of underground utility.



- LEGEND
- PROPOSED IRRIGATION
 - PROPOSED ELECTRIC POWER LINE
 - EXISTING COUNTY ROAD (60 FT WIDE EXCEPT CENTERED ON EXISTING ROAD)
 - ROAD EASEMENT FOR INTERIOR SUBDIVISION MAPS
 - CENTER LINE OF UNDERGROUND UTILITY EXCEPT (DOWNWARD WIDTH TO BE 5' EACH SIDE OF CENTER LINE)
 - BUILDING FOOTPRINT WITH A PROPERTY SIZE AREA
 - HOUSEHOLD NUMBER BEING HOUSEHOLD NUMBER
- DUA
 BE
 10

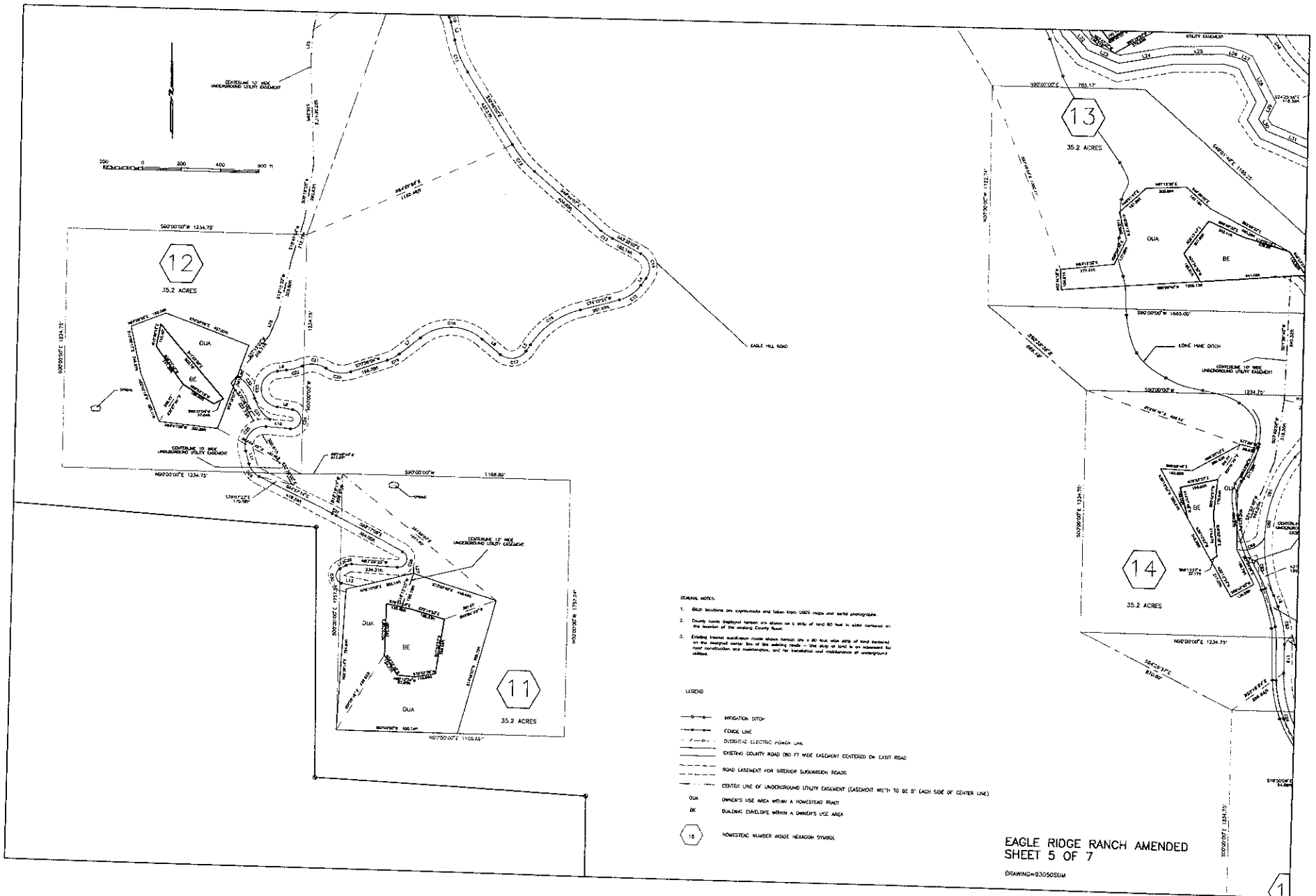
EAGLE RIDGE RANCH AMENIED
SHEET 3 OF 7
 DRAWING=030902AK

#462651



EAGLE RIDGE RANCH AMENDED
 SHEET 4 OF 7
 DRAWING # 30000014

444 016 511

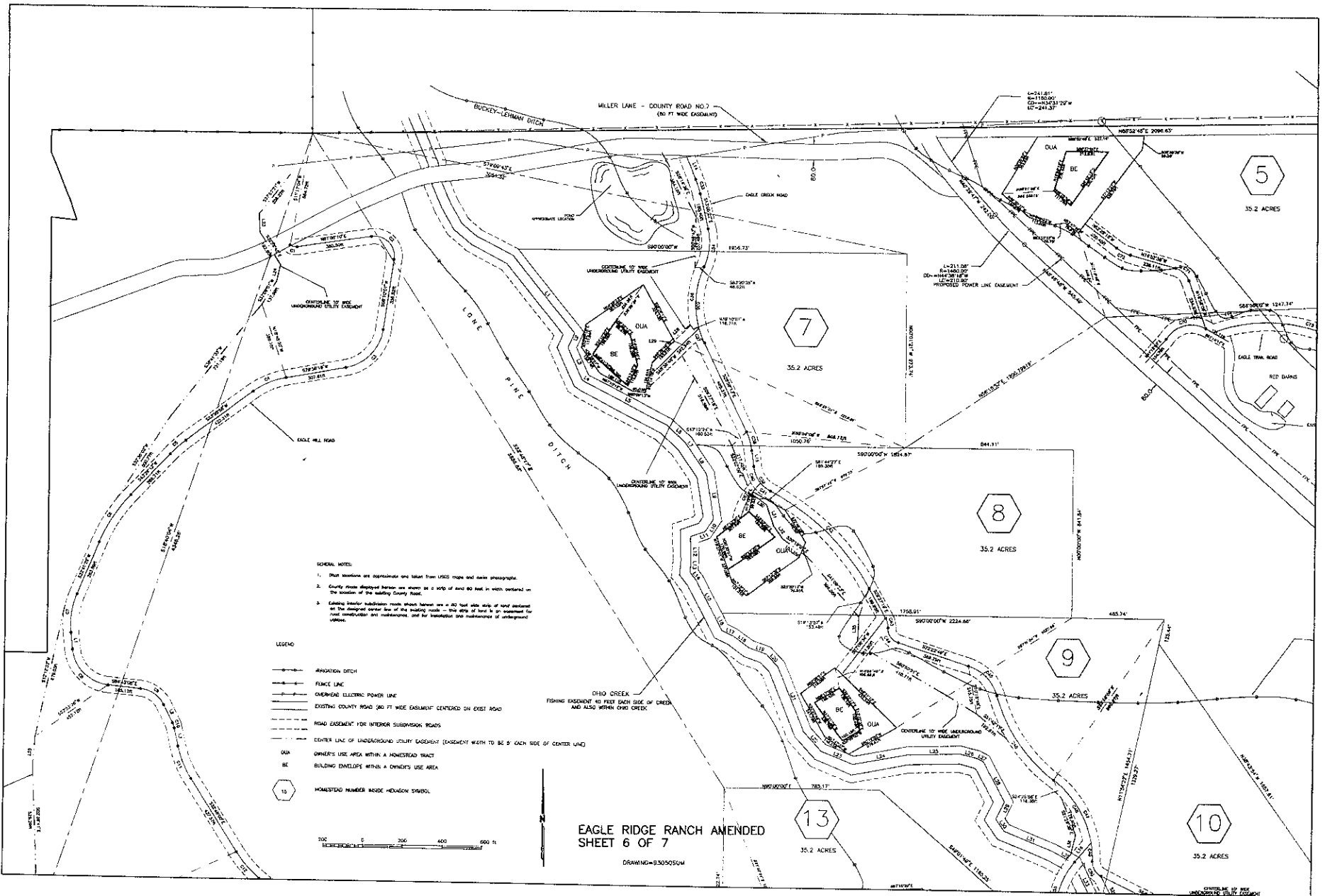


- GENERAL NOTES:
1. All boundaries are approximate and taken from USGS maps and aerial photographs.
 2. County roads depicted herein are shown on a strip of land 80 feet in width centered on the location of the existing County Road.
 3. Existing fence modification shows which border line is 80 feet wide strip of land measured on the designated center line of the existing fence - the strip of land is an easement for roof construction and maintenance, not for foundation and maintenance of underground utilities.

- LEGEND:
- IRRIGATION DITCH
 - FENCE LINE
 - DIVERTED ELECTRIC POWER LINE
 - EXISTING COUNTY ROAD (80 FT WIDE EASEMENT CENTERED ON EXIST ROAD)
 - ROAD EASEMENT FOR INTERIOR SURVEYED ROADS
 - CENTER LINE OF UNDERGROUND UTILITY EASEMENT (EASEMENT WIDTH TO BE 5' EACH SIDE OF CENTER LINE)
 - OUA OWNERS USE AREA WITHIN A HOMESTEAD FRONT
 - BE BUILDING ENVELOPE WITHIN A OWNERS USE AREA
 - 15 HOMESTEAD NUMBER INSIDE HEXAGON SYMBOL

EAGLE RIDGE RANCH AMENDED
SHEET 5 OF 7
DRAWING=83050514

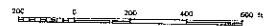
442651.2



- GENERAL NOTES:
1. These locations are approximate and taken from USGS maps and aerial photographs.
 2. County Road displays location and width as a 100' of road 60 feet in width centered on the location of the existing County Road.
 3. Existing interior subdivision roads shown herein are a 40 foot wide strip of road centered on the designed center line of the existing road. This strip of road is an easement for joint use/possession and maintenance, and for installation and maintenance of underground utilities.

LEGEND

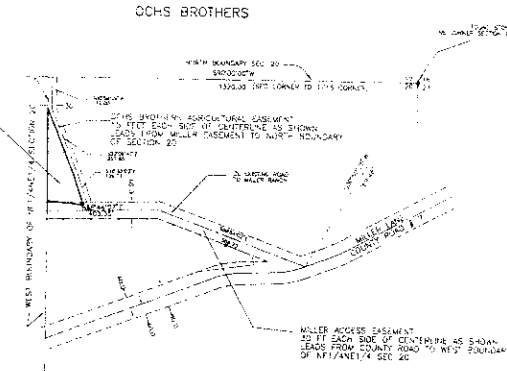
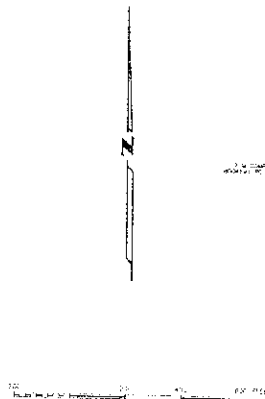
- IRIGATION DITCH
- FENCE LINE
- OVERHEAD ELECTRIC POWER LINE
- EXISTING COUNTY ROAD (80 FT WIDE EASEMENT CENTERED ON EXIST ROAD)
- ROAD EASEMENT FOR INTERIOR SUBDIVISION ROADS
- CENTER LINE OF UNDERGROUND UTILITY EASEMENT (EASEMENT WIDTH TO BE 5' EACH SIDE OF CENTER LINE)
- OWNER'S USE AREA WITHIN A HOMESTEAD TRACT
- BE BUILDING ENVELOPE WITHIN A OWNER'S USE AREA
- 13 HOMESTEAD NUMBER INSIDE HOMESTEAD SYMBOL



EAGLE RIDGE RANCH AMENDED SHEET 6 OF 7

DRAWING=93050504

#462651



ACCESS EASEMENT DRAWING
EASEMENTS FOR OCHS BROTHERS AND MILLER
WITHIN
NE 1/4 SECTION 20

TABLE OF SHORT LINE SEGMENTS FOR
35 ACRE HOMESTEAD BOUNDARIES

LINE	DIRECTION	DISTANCE
11	S56°03'00"W	150.00
12	S24°01'48"W	97.93
13	S24°40'00"W	117.44
14	S24°41'01"W	1.24
15	S24°41'01"W	181.50
16	S17°38'00"W	113.01
17	S34°27'36"W	155.76
18	S30°11'00"W	182.88
19	S33°03'00"W	106.87
20	S70°03'00"W	82.33
21	S50°00'00"W	91.56
22	S24°28'36"W	40.41
23	S38°00'00"W	40.84
24	S27°26'11"W	208.63
25	S37°00'00"W	81.22
26	S45°00'00"W	54.48
27	S15°00'00"W	81.22
28	S17°23'42"E	86.04
29	N45°27'36"E	101.64
30	S17°24'00"E	104.20
31	S4°21'12"E	118.82
32	S48°03'37"E	132.24
33	N78°15'00"E	270.80
34	N68°11'32"E	223.49
35	S74°00'00"E	85.25
36	S70°00'00"E	141.80
37	S27°23'11"E	121.68
38	S58°11'00"E	75.71
39	S18°02'00"E	37.81
40	S58°45'00"E	148.89
41	S51°43'12"E	40.34
42	S31°11'00"E	148.89
43	S62°22'12"E	107.04
44	S33°00'00"E	200.41
45	S38°38'48"E	89.21
46	S30°00'00"E	156.36
47	S72°14'48"E	191.81
48	S14°00'00"E	178.61
49	S01°30'12"E	145.71
50	S48°00'33"E	178.61
51	S7°48'00"E	1142.23
52	S1°00'00"E	108.43
53	S12°19'00"E	126.53
54	S45°00'00"E	120.00
55	S28°00'00"E	120.00
56	S58°11'00"E	120.00
57	S12°00'00"E	120.00
58	S12°00'00"E	120.00
59	S12°00'00"E	120.00
60	S12°00'00"E	120.00
61	S12°00'00"E	120.00
62	S12°00'00"E	120.00
63	S12°00'00"E	120.00
64	S12°00'00"E	120.00
65	S12°00'00"E	120.00
66	S12°00'00"E	120.00
67	S12°00'00"E	120.00
68	S12°00'00"E	120.00
69	S12°00'00"E	120.00
70	S12°00'00"E	120.00
71	S12°00'00"E	120.00
72	S12°00'00"E	120.00
73	S12°00'00"E	120.00
74	S12°00'00"E	120.00
75	S12°00'00"E	120.00
76	S12°00'00"E	120.00
77	S12°00'00"E	120.00
78	S12°00'00"E	120.00
79	S12°00'00"E	120.00
80	S12°00'00"E	120.00

TABLE OF SHORT LINE SEGMENTS FOR
EXTERIOR BOUNDARY OF EAGLE RIDGE RANCH

LINE	DIRECTION	DISTANCE
131	S51°00'00"W	150.00
132	S71°41'32"W	284.84
133	S74°03'00"W	130.40
134	N68°03'00"W	129.81
135	S74°00'00"W	622.00
136	S24°13'50"W	601.72
137	S50°40'00"W	138.44
138	S28°33'00"W	139.18
139	S27°11'37"E	211.19
140	S50°04'56"E	250.00
141	S68°45'00"E	120.00
142	S12°00'00"E	120.00
143	S12°00'00"E	120.00
144	S12°00'00"E	120.00
145	S12°00'00"E	120.00
146	S12°00'00"E	120.00
147	S12°00'00"E	120.00
148	S12°00'00"E	120.00
149	S12°00'00"E	120.00
150	S12°00'00"E	120.00
151	S12°00'00"E	120.00
152	S12°00'00"E	120.00
153	S12°00'00"E	120.00
154	S12°00'00"E	120.00
155	S12°00'00"E	120.00
156	S12°00'00"E	120.00
157	S12°00'00"E	120.00
158	S12°00'00"E	120.00
159	S12°00'00"E	120.00
160	S12°00'00"E	120.00

LINE	ANGLE	BEARS	START POINT	END POINT
131	150.00	150.00	131.00	131.00
132	150.00	150.00	132.00	132.00
133	150.00	150.00	133.00	133.00
134	150.00	150.00	134.00	134.00
135	150.00	150.00	135.00	135.00
136	150.00	150.00	136.00	136.00
137	150.00	150.00	137.00	137.00
138	150.00	150.00	138.00	138.00
139	150.00	150.00	139.00	139.00
140	150.00	150.00	140.00	140.00
141	150.00	150.00	141.00	141.00
142	150.00	150.00	142.00	142.00
143	150.00	150.00	143.00	143.00
144	150.00	150.00	144.00	144.00
145	150.00	150.00	145.00	145.00
146	150.00	150.00	146.00	146.00
147	150.00	150.00	147.00	147.00
148	150.00	150.00	148.00	148.00
149	150.00	150.00	149.00	149.00
150	150.00	150.00	150.00	150.00

LINE	BEARS	START POINT	END POINT
131	150.00	131.00	131.00
132	150.00	132.00	132.00
133	150.00	133.00	133.00
134	150.00	134.00	134.00
135	150.00	135.00	135.00
136	150.00	136.00	136.00
137	150.00	137.00	137.00
138	150.00	138.00	138.00
139	150.00	139.00	139.00
140	150.00	140.00	140.00
141	150.00	141.00	141.00
142	150.00	142.00	142.00
143	150.00	143.00	143.00
144	150.00	144.00	144.00
145	150.00	145.00	145.00
146	150.00	146.00	146.00
147	150.00	147.00	147.00
148	150.00	148.00	148.00
149	150.00	149.00	149.00
150	150.00	150.00	150.00

UNDERGROUND UTILITY EASEMENT CENTERLINE
SHORT LINE SEGMENT TABLE

LINE	DIRECTION	DISTANCE
131	S51°00'00"W	150.00
132	S71°41'32"W	284.84
133	S74°03'00"W	130.40
134	N68°03'00"W	129.81
135	S74°00'00"W	622.00
136	S24°13'50"W	601.72
137	S50°40'00"W	138.44
138	S28°33'00"W	139.18
139	S27°11'37"E	211.19
140	S50°04'56"E	250.00
141	S68°45'00"E	120.00
142	S12°00'00"E	120.00
143	S12°00'00"E	120.00
144	S12°00'00"E	120.00
145	S12°00'00"E	120.00
146	S12°00'00"E	120.00
147	S12°00'00"E	120.00
148	S12°00'00"E	120.00
149	S12°00'00"E	120.00
150	S12°00'00"E	120.00

EAGLE RIDGE RANCH
EASEMENT DRAWING
TABLE OF SHORT LINE SEGMENTS
TABLES OF CURVE DATA

DATE: 11/14/2018
BY: J. B. BROWN, JR.
CHECKED: J. B. BROWN, JR.
SCALE: AS SHOWN

SHEET 2 OF 2