

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That A&K Land Holdings, LLC, a Delaware limited liability company, being owner(s) of the following described real property, and First State Bank N.M., being lien holder, to wit:

A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, EAGLE COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT 3 OF TRACT 72, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A 6.0 BRASS FOUND CAP IN PLACE;

THENCE ALONG THE WEST LINE OF TRACT 72, N 02°08'55" E 409.61 FEET TO ANGLE POINT 2 OF SAID TRACT 72, A 6.0 BRASS CAP IN PLACE;

THENCE ALONG THE NORTH LINE OF TRACT 72 AND THE SOUTH LINE OF BEDROCK SUBDIVISION PLING NO. 6 (RECEPTION NO. 909914) E 108.41 FEET TO THE NORTHWEST CORNER OF TRACT A OF VICKSBURG ESTATES SUBDIVISION (RECEPTION NO. 703888);

THENCE ALONG THE WEST AND SOUTH LINES OF SAID VICKSBURG ESTATES SUBDIVISION THE FOLLOWING TWO (2) COURSES:

1) THENCE S 01°10'45" E 176.50 FEET;

2) THENCE N 89°58'44" E 383.96 FEET;

THENCE ALONG THE WEST AND SOUTH LINES OF SAID COTTON RANCH PARCEL, THE FOLLOWING TWO COURSES:

1) THENCE S 02°09'23" E 322.13 FEET;

2) THENCE N 89°58'44" E 210.45 FEET;

THENCE DEPARTING SAID COTTON PARCEL, THE FOLLOWING SEVEN (7) COURSES:

1) S 02°01'16" E 52.60 FEET;

2) S 02°01'16" E 52.60 FEET;

3) S 02°01'16" E 52.60 FEET;

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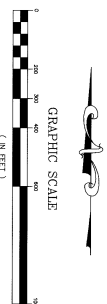
189) S 02°01'16" E 52.60 FEET;

190) S 02°01'16" E 52.60 FEET;

191) S 02°01'16" E 52.60

## 2-9

- FOUND 2 1/2" GALV BRASS CAP MONUMENT ON 2" IRON PIPE
- FOUND 1" YELLOW PLASTIC CAP ON NO. 5 REBAR, LS NO. 12908
- SET 1 1/2" ALUMINUM CAP ON NO. 5 REBAR, LS NO. 22



BOUNDARY FILING \$
BOUNDARY - PLAT
ADJACENT PROPERTY
BOUNDARY - INTER

LAND USE SUMMARY		LAND USE	ADJUSTED
PANEL CLOS	AREA		
0101	0.347	SHED, PLANT, RESERVE	0101 PLANT
0102	0.347	SHED, PLANT, RESERVE	0102 PLANT
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0362	0.347	SHED, PLANT, RESERVE	0362 PLANT
0363			

## PARCEL MAP

**MARCIN ENGINEERING LLC**

P.O. Box 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

P.O. Box 5018  
EAGLE, CO 81631  
(970) 328-1900  
(970) 328-1901 FAX

LINKWAY.D1: SWW 11-03-04	02018\dwg\02018p-17.dwg
REVISED: 03-30-05	SHEET: 2 OF 9

**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.

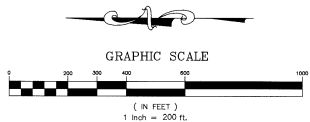
# FINAL PLAT

## SKY LEGEND AT COTTON RANCH FILING 1

A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

## LEGEND

- BOUNDARY - FILING 1
- BOUNDARY - PLATTED LOTS & TRACTS
- ADJACENT PROPERTY LINES
- EASEMENT LINE
- EASEMENT CENTERLINE



DETAIL A  
FIGURE NTS -  
ELECTRIC EASEMENT  
PARCEL A (REC.  
NO. 862465) &  
ELECTRIC EASEMENT  
TO BE DEDICATED BY  
THIS PLAT

POINT OF BEGINNING FOR  
ELECTRIC EASEMENT  
DEDICATED BY THIS PLAT -  
NORTHWEST CORNER LOT  
186, COTTON RANCH PUD,  
FILING 5, AMENDED  
FINAL PLAT (RECEPTION  
NO. 680420)

ELECTRIC EASEMENT  
TO BE DEDICATED  
BY THIS PLAT  
(HATCHED AREA)

EASEMENT NOTE  
This property is subject to an agreement document  
recorded at Reception No. 862467 between Holly  
Cross Electric and A&K Holdings. Said document  
specifies that the following note be incorporated  
verbatim on this plat.  
In relation to this plat, Easement "A" discussed  
below refers to the 100' Electric Easement recorded at  
Reception No. 862465.

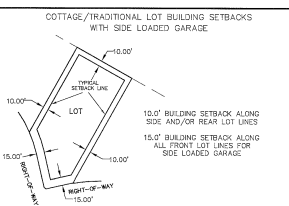
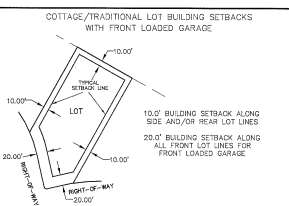
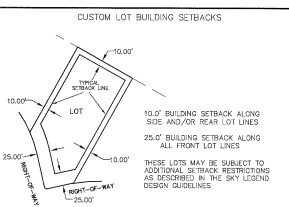
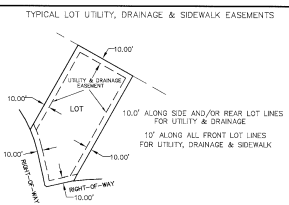
EASEMENT "A"  
Know all men by these presents:

That Cotton Ranch Club, Inc. a Colorado nonprofit  
corporation, its successors and assigns (hereinafter  
called "Grantor") and the Town of Gypsum  
(hereinafter called "Town") by acceptance and/or  
approval of this plat, and the Cotton Ranch  
Homeowners' Association, a Colorado nonprofit  
corporation (hereinafter called "Homeowners") by  
acceptance and/or approval of this plat, shall  
hereby grant unto Holly Cross Electric Association,  
Inc. a cooperative corporation whose post office  
address is P.O. Drawer 2150, Glenwood Springs,  
Colorado 81602 (hereinafter called "Grantee") and to  
its successors and assigns, an easement to  
construct, reconstruct, enlarge, operate, maintain  
and remove overhead and/or underground electric  
transmission and/or distribution lines and/or  
systems within Easement A as shown on this plat,  
and also, for access to said Easement A, the right of  
ingress and egress, as described or limited in  
any previous easement dedications or supplemental  
agreements for overhead and/or underground  
electric transmission and/or distribution lines and/or  
systems, across all lands encompassed by this plat  
that are described in said previous easement  
dedications or supplemental agreements.

And, in addition, Grantor hereby grants to Grantee,  
its successors and assigns, the right to trim all  
trees and shrub, by machine work or otherwise,  
within said Easement A, and the further right to  
cut trees, even though outside of said Easement A,  
which are too large to strike any overhead wire  
in falling.

Grantor agrees that all poles, wire, and other  
facilities installed by Grantee within said Easement A  
shall remain the property of Grantee, and shall be  
removable at any time in the future and at the  
sole option of the Grantee.

And, in addition, Grantor hereby grants, and the  
Town and the Homeowners acknowledge, that  
Grantee, its successors and assigns, shall have  
the right to enlarge, relocate, reconstruct, operate  
and maintain new overhead and/or underground  
electric transmission and/or distribution lines and/or  
systems within said Easement A at any time in the  
future and at the sole option of the Grantee.



## EASEMENTS

### MARCIN ENGINEERING LLC

P.O. Box 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

P.O. Box 5018  
EAGLE, CO 81631  
(970) 328-1900  
(970) 328-1901 FAX

DRAWN BY: SPW 11-03-04  
REVISED: 03-30-05

02019-jaw/02019p-f1.dwg  
SHEET: 3 OF 9

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action based upon any defect in this survey be commenced more  
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SEE SHEET 5

# FINAL PLAT

## SKY LEGEND AT COTTON RANCH FILING 1

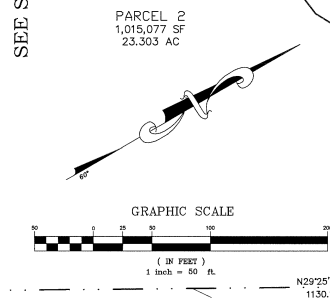
A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

SEE SHEET 6

SEE SHEET 7

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	513.00'	202.45'	102.56'	201.14'	S80°20'52"W	22°38'41"
C2	175.00'	194.87'	108.80'	194.80'	S33°03'37"E	83°47'02"
C3	200.00'	115.14'	59.22'	113.56'	S26°20'06"W	32°39'09"
C4	175.00'	289.22'	189.42'	243.45'	S03°06'31"E	88°08'38"
C5	463.00'	87.65'	46.01'	81.47'	N34°56'37"E	120°33'03"
C6	700.00'	29.65'	14.83'	29.65'	S30°06'04"W	2°25'38"
C7	700.00'	117.14'	58.71'	117.20'	S30°06'37"E	2°35'11"
C8	700.00'	177.17'	88.06'	178.70'	S48°09'13"W	14°50'05"
C9	141.50'	110.80'	56.30'	102.80'	S89°12'37"E	14°44'56"
C10	300.00'	9.74'	4.93'	9.74'	N11°54'39"E	188°28'32"
C11	519.00'	37.55'	19.78'	37.54'	S89°24'52"W	4°08'44"
C12	300.00'	9.74'	4.93'	9.74'	N11°54'39"E	188°28'32"
C13	200.00'	42.11'	21.15'	42.07'	S34°58'24"W	1°23'28"
C14	150.00'	10.00'	5.00'	10.00'	S30°06'37"E	2°35'11"
C15	488.00'	102.82'	51.85'	102.73'	N34°56'37"E	120°33'03"
C16	438.00'	89.78'	34.95'	89.68'	N30°24'37"E	1°07'30"
C17	185.00'	23.16'	11.56'	23.05'	N64°30'35"E	1°46'17"
C18	245.00'	38.21'	19.14'	38.17'	N65°34'49"W	8°50'07"
C19	400.00'	22.78'	11.56'	22.58'	N89°29'15"E	2°04'34"
C20	42.00'	15.52'	7.84'	15.31'	N46°00'00"E	5°34'00"
C21	46.00'	15.52'	7.84'	15.31'	S56°34'24"W	16°27'43"
C22	122.00'	44.08'	22.27'	43.85'	N54°27'01"E	2°04'19"
C23	30.00'	47.42'	30.08'	42.48'	S88°28'42"W	9°02'30"
C24	50.00'	37.72'	19.87'	38.82'	N44°50'00"E	4°31'23"
C25	50.00'	88.88'	61.71'	77.70'	S74°22'22"E	101°57'55"
C26	95.81'	10.00'	5.00'	10.00'	N17°25'02"E	5°38'45"
C27	50.00'	47.42'	30.08'	42.48'	S88°28'42"W	9°02'30"
C28	125.00'	47.30'	23.84'	47.02'	S89°38'53"W	2°14'54"
C29	125.00'	21.03'	10.54'	21.00'	S74°00'00"E	3°36'17"
C30	50.00'	34.19'	17.79'	33.52'	S41°31'34"E	38°19'21"
C31	50.00'	19.78'	10.00'	19.83'	S102°17'07"E	2°28'34"
C32	160.00'	46.34'	23.33'	46.17'	S08°06'37"E	18°30'34"
C33	160.00'	55.45'	28.01'	56.17'	S27°13'25"W	18°19'32"
C34	725.00'	9.71'	2.80'	9.71'	S29°06'37"E	2°35'11"
C35	875.00'	116.55'	58.42'	118.40'	S33°50'05"W	6°53'34"
C36	225.00'	11.81'	5.96'	11.81'	S44°28'13"E	2°28'17"
C37	175.00'	75.80'	38.90'	75.31'	S27°15'18"E	24°51'05"
C38	225.00'	60.62'	30.49'	60.43'	S32°32'46"E	12°58'09"
C39	30.00'	61.53'	48.71'	51.09'	N73°02'06"W	18°54'46"
C40	175.00'	84.23'	42.85'	83.42'	S34°38'16"W	7°24'36"
C41	225.00'	30.55'	15.30'	30.53'	N24°14'01"E	7°46'46"
C42	225.00'	40.89'	20.55'	40.93'	N33°50'51"E	12°28'14"
C43	50.00'	35.97'	18.80'	35.20'	S18°27'21"E	4°19'11"
C44	50.00'	19.86'	10.07'	19.75'	N68°14'11"E	22°48'31"
C45	50.00'	57.21'	32.20'	54.14'	N53°24'48"E	6°53'43"
C46	50.00'	53.02'	28.31'	53.67'	S25°28'45"E	8°04'41"
C47	50.00'	63.83'	37.17'	58.85'	S03°34'49"W	7°31'35"
C48	50.00'	35.30'	18.45'	34.57'	S60°28'13"W	4°07'13"
C49	50.00'	36.80'	18.11'	36.65'	N58°45'02"E	4°19'28"
C50	175.00'	36.46'	18.30'	36.40'	N32°54'31"E	11°56'20"
C51	175.00'	19.45'	9.22'	19.47'	S32°02'29"E	6°33'04"
C52	225.00'	77.83'	39.36'	77.54'	S30°46'17"W	1°50'39"
C53	225.00'	91.44'	45.35'	89.82'	S26°20'13"W	4°07'13"
C54	50.00'	60.62'	30.49'	60.43'	S32°32'46"E	12°58'09"
C55	50.00'	61.14'	30.00'	37.40'	S38°24'50"W	7°03'37"
C56	50.00'	59.69'	31.06'	56.77'	N64°43'00"E	8°34'04"
C57	50.00'	49.24'	26.83'	47.28'	N24°39'05"E	5°22'45"
C58	50.00'	57.59'	32.47'	54.46'	S38°13'00"E	8°59'44"
C59	50.00'	72.88'	36.02'	72.88'	S59°19'41"E	2°27'43"
C60	50.00'	16.47'	8.31'	16.40'	N10°10'29"E	18°52'44"
C61	1.00'	1.00'	1.00'	1.00'	S80°00'00"E	180°00'00"
C62	85.00'	17.47'	8.77'	17.45'	S72°07'34"E	12°28'34"
C63	20.00'	98.72'	15.96'	98.73'	N63°03'41"E	88°24'00"
C64	875.00'	145.84'	73.20'	145.50'	S49°12'54"W	12°28'44"
C65	175.00'	75.80'	38.90'	75.31'	S27°15'18"E	24°51'05"
C66	200.00'	198.16'	102.35'	198.16'	S88°00'00"E	54°11'28"
C67	191.50'	53.15'	26.75'	52.98'	N72°00'00"E	54°11'28"
C68	168.50'	136.77'	72.40'	133.04'	S67°00'00"E	48°51'09"
C69	200.00'	274.19'	163.55'	283.22'	S01°41'49"W	79°51'59"
C70	150.00'	367.78'	224.89'	367.78'	S84°54'11"E	48°08'31"
C71	143.00'	14.03'	8.45'	13.81'	S83°01'31"E	8°02'42"
C72	143.00'	14.03'	8.45'	13.81'	N02°37'30"E	8°02'42"
C73	225.00'	134.22'	68.08'	130.37'	S25°00'00"E	54°11'28"
C74	775.00'	426.67'	214.20'	420.22'	N65°23'13"E	3°33'23"
C75	1130.47'	156.91'	78.45'	156.91'	N72°40'17"E	28°41'09"
C76	100.00'	147.28'	90.63'	134.31'	N44°34'39"E	84°52'19"
C77	488.00'	28.38'	14.19'	28.37'	S89°24'52"W	2°04'34"
C78	488.00'	114.21'	58.89'	114.21'	S72°42'57"E	8°16'44"
C79	538.00'	102.83'	51.42'	102.37'	S74°30'06"W	10°59'07"

SEE SHEET 2



- LEGEND**
- ROAD CENTERLINE
  - BOUNDARY - PLATTED LOTS & TRACTS
  - ADJACENT PROPERTY LINES
  - LOT LINES & ROW BOUNDARY
  - EASEMENT CENTERLINE
  - EASEMENT LINE
  - TYPICAL EASEMENT LINE



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LOT 194  
FINAL PLAT  
COTTON RANCH PLANNED  
UNIT DEVELOPMENT  
FILING 6  
RECEPTION NO.  
727232

ELECTRIC EASEMENT  
440 sq. ft. 0.010 AC.  
CREATED WITH THIS PLAT

AMENDED FINAL PLAT  
COTTON RANCH PLANNED  
UNIT DEVELOPMENT, FILING 5,  
RECEPTION NO. 660420

**MARCIN ENGINEERING LLC**

P.O. Box 1062  
AVON, CO 81620  
(970) 748-0374  
(970) 748-9021 FAX

P.O. Box 5018  
EAGLE, CO 81631  
(970) 328-1800  
(970) 328-1801 FAX

DRAWN BY: SPW 11-03-04  
REVISED: 03-30-05  
SHEET: 4 OF 9

# FINAL PLAT SKY LEGEND AT COTTON RANCH FILING 1

A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

SEE SHEET 2

SEE SHEET 4

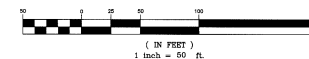
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	200.00	115.14	59.22	113.56	S28°20'06"W	32°58'09"
C02	115.00	68.82	35.47	68.82	S20°01'11"E	18°06'38"
C03	483.00	87.60	49.01	87.47	N34°50'47"E	12°00'03"
C04	200.00	329.74	204.71	299.73	S75°25'00"W	88°56'21"
C05	200.00	133.00	68.32	148.36	S80°52'24"E	63°01'26"
C06	200.00	100.00	78.04	147.02	S42°24'50"W	43°07'48"
C07	200.00	13.50	32.02	63.37	N0°29'27"E	18°35'00"
C08	200.00	28.60	14.83	28.60	S30°00'04"W	22°28'38"
C09	700.00	117.14	58.27	117.01	S35°06'34"W	8°30'16"
C10	200.00	42.12	21.10	42.07	S45°06'04"W	12°04'59"
C11	150.00	10.00	5.00	10.00	S30°01'42"W	3°49'14"
C12	438.00	69.78	34.99	69.66	N30°24'33"E	9°07'30"
C13	185.00	23.18	11.59	23.12	N84°20'53"W	6°48'17"
C14	185.00	87.81	43.90	88.44	S83°01'17"W	8°07'24"
C15	245.00	38.21	19.14	38.17	N85°34'49"W	8°56'07"
C16	245.00	96.92	48.10	96.92	N81°22'21"W	22°38'58"
C17	245.00	15.72	7.86	15.72	S18°25'54"W	17°42'52"
C18	245.00	74.97	37.78	74.88	S86°48'38"W	17°31'57"
C19	50.00	63.25	31.63	66.52	S17°00'00"W	72°03'03"
C20	245.00	70.57	35.53	70.33	S42°47'34"W	16°30'14"
C21	133.00	10.81	5.41	10.81	S34°16'36"W	2°21'42"
C22	150.00	20.37	10.30	20.30	N30°34'08"E	7°46'45"
C23	50.00	43.20	21.60	41.82	S18°00'24"W	49°33'33"
C24	50.00	16.80	8.40	16.80	S10°00'00"E	19°27'07"
C25	50.00	22.71	11.56	22.52	S74°07'27"E	28°01'36"
C26	50.00	60.80	30.40	60.80	N0°24'51"E	89°33'38"
C27	50.00	36.70	18.35	36.80	N0°00'00"E	62°00'00"
C28	50.00	30.80	15.40	30.71	S72°01'51"E	28°24'48"
C29	50.00	38.90	19.45	38.83	S12°01'21"E	21°03'45"
C30	1.00	2.48	1.24	1.89	N72°01'51"E	142°25'43"
C31	50.00	28.70	14.35	28.31	S44°40'00"E	32°53'10"
C32	50.00	31.42	15.71	31.42	N44°13'04"E	80°00'00"
C33	50.00	31.42	15.71	31.42	S44°13'04"E	80°00'00"
C34	208.00	43.87	21.94	43.79	S60°16'56"E	12°00'03"
C35	50.00	14.19	7.10	14.19	S41°34'54"E	38°10'21"
C36	50.00	18.78	9.39	18.83	S10°07'07"E	22°38'34"
C37	160.00	66.24	33.12	66.17	S68°28'27"W	16°30'34"
C38	180.00	55.45	27.73	55.17	S71°12'03"W	18°01'22"
C39	724.00	5.71	2.86	5.71	S28°08'47"W	02°07'04"
C40	245.00	11.61	5.81	11.61	S47°00'00"E	28°25'17"
C41	228.00	60.62	30.31	60.43	S22°32'46"E	15°28'09"
C42	170.00	55.21	27.61	55.21	S34°36'16"W	37°24'38"
C43	228.00	50.62	25.31	50.63	N43°00'01"E	7°46'45"
C44	228.00	49.80	25.00	49.83	N43°00'01"E	10°28'14"
C45	50.00	35.71	17.86	35.92	S18°21'21"W	41°13'12"
C46	50.00	18.88	9.44	18.79	N09°14'11"E	22°46'51"
C47	50.00	37.21	18.61	37.14	N32°32'28"E	85°33'43"
C48	50.00	35.70	17.85	35.57	S60°28'13"W	49°22'13"
C49	50.00	36.20	18.11	35.89	S69°40'05"E	41°48'28"
C50	175.00	38.41	19.20	38.40	N32°32'11"E	11°56'20"
C51	175.00	18.48	9.24	18.47	N23°32'29"E	63°03'04"
C52	228.00	77.83	38.92	77.54	S30°46'17"W	18°20'20"
C53	85.00	20.36	10.18	20.34	S00°13'06"E	14°20'57"
C54	1.00	2.02	1.01	1.89	N09°02'30"W	118°49'56"
C55	85.00	20.36	10.18	20.34	N09°02'30"E	14°20'57"
C56	20.00	96.36	18.91	27.48	S00°02'30"E	27°31'58"

SEE SHEET 2

## LEGEND

- ROAD CENTERLINE
- BOUNDARY - PLATTED LOTS & TRACTS
- ADJACENT PROPERTY LINES
- LOT LINES & ROW BOUNDARY
- EASEMENT CENTERLINE
- EASEMENT LINE
- TYPICAL EASEMENT LINE

## GRAPHIC SCALE



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## MARCI ENGINEERING LLC

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DRAWN BY: SW 11-03-04  
REVISED: 03-30-05

2019 (Rev) 2019-01-01

SHEET: 5 OF 9

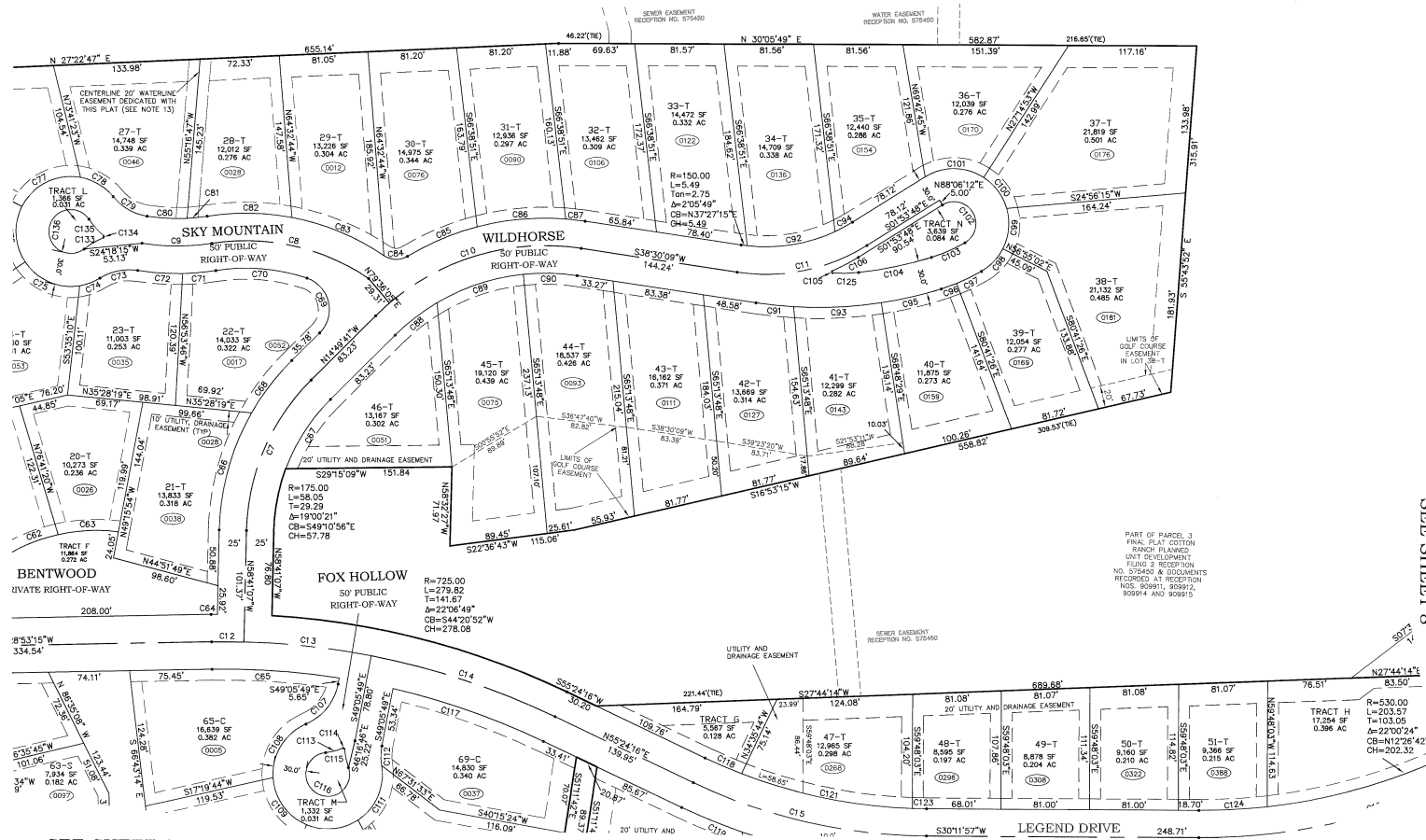
# FINAL PLAT SKY LEGEND AT COTTON RANCH FILING 1

A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

SEE SHEET 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00	153.08	80.32	148.37	S84°24'21"E	43°09'59"
C2	200.00	150.55	75.04	147.02	S42°24'30"W	43°07'46"
C3	200.00	83.98	42.06	83.32	N28°27'21"E	18°35'00"
C4	220.00	204.77	115.48	197.46	S11°30'16"W	53°19'50"
C5	175.00	123.39	64.39	120.80	N18°18'11"E	40°23'56"
C6	200.00	208.85	148.52	206.62	S33°08'04"E	72°30'38"
C7	200.00	117.14	58.71	117.07	S38°08'32"W	8°30'38"
C8	200.00	177.17	89.06	176.70	S48°09'13"E	14°30'00"
C9	500.00	218.95	111.79	218.19	N42°48'07"E	28°12'19"
C10	180.00	48.34	23.33	48.17	S08°59'57"W	18°35'24"
C11	180.00	54.45	28.00	55.17	S7°13'52"W	18°31'28"
C12	725.00	5.71	2.85	5.71	S29°08'47"W	0°27'04"
C13	675.00	116.55	58.42	116.92	S33°06'00"W	8°30'34"
C14	225.00	111.81	56.88	110.47	S44°28'28"E	28°21'17"
C15	175.00	78.90	38.56	78.31	S7°15'12"E	24°10'00"
C16	225.00	60.85	30.48	60.43	S22°32'48"E	15°26'09"
C17	30.00	61.33	48.71	51.02	N73°12'04"W	118°44'48"
C18	175.00	84.23	43.85	83.42	S34°39'18"W	27°34'39"
C19	225.00	30.55	15.30	30.53	N24°44'21"E	7°48'48"
C20	225.00	49.99	25.55	49.83	N33°50'51"E	10°28'14"
C21	50.00	36.87	18.80	35.20	S18°27'21"W	41°13'14"
C22	50.00	18.86	10.07	19.75	N09°14'11"E	22°49'51"
C23	50.00	17.21	9.20	18.14	N5°24'20"E	85°35'43"
C24	50.00	53.02	29.31	50.57	S8°32'49"E	80°45'41"
C25	50.00	63.93	37.17	59.65	S03°34'48"W	73°15'30"
C26	50.00	35.30	18.42	34.57	S6°28'13"W	40°27'11"
C27	50.00	36.50	19.11	35.89	S02°45'00"E	41°19'28"
C28	175.00	34.46	18.30	34.42	N3°30'11"E	11°36'20"
C29	175.00	18.48	9.22	18.47	N23°32'28"E	8°03'04"
C30	225.00	77.83	39.36	77.54	S30°46'17"W	11°05'31"
C31	225.00	81.44	46.36	80.81	S02°20'10"W	23°17'07"
C32	200.00	22.88	12.73	21.48	N31°28'48"E	83°51'54"
C33	245.00	69.54	35.01	69.31	S07°08'43"E	16°15'21"
C34	245.00	81.40	41.08	81.01	S24°47'42"W	19°02'10"
C35	245.00	17.81	8.96	17.81	S30°46'17"W	41°12'22"
C36	185.00	48.80	24.42	48.47	S07°41'18"E	14°16'46"
C37	185.00	84.38	44.54	83.13	S11°45'33"W	24°28'59"
C38	195.00	49.13	24.70	49.00	S31°17'06"W	14°28'08"
C39	380.00	34.47	17.25	34.46	N38°54'33"E	51°12'31"
C40	150.00	81.80	40.99	86.36	N21°46'23"E	33°27'24"
C41	380.00	80.34	40.30	80.19	N27°14'54"E	12°06'46"
C42	150.00	18.77	9.12	18.76	N08°18'34"E	17°47'14"
C43	380.00	56.30	28.20	56.29	N18°56'51"E	8°22'20"
C44	180.00	14.96	7.50	14.96	N18°56'51"E	4°46'16"
C45	180.00	15.18	7.61	15.18	N03°36'28"E	8°02'58"
C46	50.00	28.80	14.81	28.40	N16°30'01"W	34°39'50"
C47	50.00	17.60	8.79	17.60	N04°00'42"W	43°11'30"
C48	50.00	35.78	18.68	35.00	S8°14'20"W	40°58'27"
C49	50.00	36.42	18.84	35.67	S30°20'30"W	84°58'28"
C50	200.00	61.46	31.54	59.69	S08°00'34"E	18°18'40"
C51	150.00	33.48	16.81	33.41	N08°18'34"E	17°47'14"
C52	380.00	46.01	24.11	45.82	N18°18'34"E	11°00'01"
C53	150.00	2.69	1.34	1.95	S7°00'21"E	154°02'28"
C54	175.00	24.86	12.52	24.86	N03°36'28"E	8°02'40"
C55	50.00	48.83	24.42	48.74	N21°13'55"W	50°53'48"
C56	50.00	81.14	35.05	80.42	S28°24'00"E	70°53'21"
C57	50.00	50.56	25.96	50.77	N04°33'00"E	63°42'04"
C58	50.00	49.24	25.83	47.28	N24°39'05"E	56°32'40"
C59	50.00	52.96	26.47	54.46	N33°34'40"E	69°59'41"
C60	50.00	17.86	9.02	17.78	S08°19'41"E	20°27'43"
C61	50.00	18.47	9.31	18.40	N30°01'29"E	18°52'44"
C62	150.00	1.86	0.93	1.86	S28°24'00"E	18°00'18"
C63	80.50	17.47	8.77	17.43	S72°07'34"E	12°45'50"
C64	150.00	98.72	49.96	24.82	N03°36'28"E	28°48'20"
C65	675.00	145.84	73.92	145.30	S48°12'54"W	12°22'44"
C66	475.00	26.83	13.12	26.82	N53°13'11"E	4°22'11"
C67	500.00	60.10	30.11	60.11	N03°36'28"E	7°33'51"
C68	475.00	199.74	80.63	198.93	N41°24'01"E	19°16'07"
C69	475.00	12.99	6.52	12.99	N30°06'58"E	13°42'01"
C70	530.00	82.45	41.26	82.41	N28°49'28"E	6°45'03"
C71	80.50	20.39	10.25	20.34	S03°36'28"E	14°30'39"
C72	150.00	2.02	1.00	1.69	N00°32'30"W	115°49'59"
C73	80.50	20.39	10.25	20.34	N78°27'58"E	14°30'39"
C74	150.00	80.36	39.81	80.32	S00°32'30"E	23°11'31"

SEE SHEET 5



SEE SHEET 4

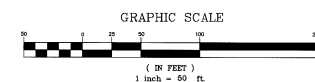
SEE SHEET 7

SEE SHEET 8

## LEGEND

- ROAD CENTERLINE
- BOUNDARY - PLATTED LOTS & TRACTS
- ADJACENT PROPERTY LINES
- LOT LINES & ROW BOUNDARY
- EASEMENT CENTERLINE
- EASEMENT LINE
- TYPICAL EASEMENT LINE

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## MARCIN ENGINEERING LLC

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(970) 328-1901 FAX

DRAWN BY: SWH 11-03-04  
REVISED: 03-30-05

02019.dwg/02019P-F1.dwg  
SHEET: 6 OF 9

CURVE TABLE						
CURV	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	750.00	177.77	89.96	176.76	174.00	14.907062
C15	500.00	111.94	55.97	111.94	108.00	9.464594
C16	550.00	224.11	102.05	224.45	194.3636	30.76841
C17	500.00	49.24	24.62	49.24	47.00	5.642558
C18	500.00	111.94	55.97	111.94	108.00	9.464594
C19	500.00	111.94	55.97	111.94	108.00	9.464594
C20	500.00	17.86	8.93	17.76	16.917414	2.027343
C21	500.00	17.86	8.93	17.76	16.917414	2.027343
C22	500.00	17.86	8.93	17.76	16.917414	2.027343
C23	500.00	17.86	8.93	17.76	16.917414	2.027343
C24	500.00	17.86	8.93	17.76	16.917414	2.027343
C25	500.00	17.86	8.93	17.76	16.917414	2.027343
C26	500.00	17.86	8.93	17.76	16.917414	2.027343
C27	500.00	17.86	8.93	17.76	16.917414	2.027343
C28	500.00	17.86	8.93	17.76	16.917414	2.027343
C29	500.00	17.86	8.93	17.76	16.917414	2.027343
C30	500.00	17.86	8.93	17.76	16.917414	2.027343
C31	500.00	17.86	8.93	17.76	16.917414	2.027343
C32	500.00	17.86	8.93	17.76	16.917414	2.027343
C33	500.00	17.86	8.93	17.76	16.917414	2.027343
C34	500.00	17.86	8.93	17.76	16.917414	2.027343
C35	500.00	17.86	8.93	17.76	16.917414	2.027343
C36	500.00	17.86	8.93	17.76	16.917414	2.027343
C37	500.00	17.86	8.93	17.76	16.917414	2.027343
C38	500.00	17.86	8.93	17.76	16.917414	2.027343
C39	500.00	17.86	8.93	17.76	16.917414	2.027343
C40	500.00	17.86	8.93	17.76	16.917414	2.027343
C41	500.00	17.86	8.93	17.76	16.917414	2.027343
C42	500.00	17.86	8.93	17.76	16.917414	2.027343
C43	500.00	17.86	8.93	17.76	16.917414	2.027343
C44	500.00	17.86	8.93	17.76	16.917414	2.027343
C45	500.00	17.86	8.93	17.76	16.917414	2.027343
C46	500.00	17.86	8.93	17.76	16.917414	2.027343
C47	500.00	17.86	8.93	17.76	16.917414	2.027343
C48	500.00	17.86	8.93	17.76	16.917414	2.027343
C49	500.00	17.86	8.93	17.76	16.917414	2.027343
C50	500.00	17.86	8.93	17.76	16.917414	2.027343
C51	500.00	17.86	8.93	17.76	16.917414	2.027343
C52	500.00	17.86	8.93	17.76	16.917414	2.027343
C53	500.00	17.86	8.93	17.76	16.917414	2.027343
C54	500.00	17.86	8.93	17.76	16.917414	2.027343
C55	500.00	17.86	8.93	17.76	16.917414	2.027343
C56	500.00	17.86	8.93	17.76	16.917414	2.027343
C57	500.00	17.86	8.93	17.76	16.917414	2.027343
C58	500.00	17.86	8.93	17.76	16.917414	2.027343
C59	500.00	17.86	8.93	17.76	16.917414	2.027343
C60	500.00	17.86	8.93	17.76	16.917414	2.027343
C61	500.00	17.86	8.93	17.76	16.917414	2.027343
C62	500.00	17.86	8.93	17.76	16.917414	2.027343
C63	500.00	17.86	8.93	17.76	16.917414	2.027343
C64	500.00	17.86	8.93	17.76	16.917414	2.027343
C65	500.00	17.86	8.93	17.76	16.917414	2.027343
C66	500.00	17.86	8.93	17.76	16.917414	2.027343
C67	500.00	17.86	8.93	17.76	16.917414	2.027343
C68	500.00	17.86	8.93	17.76	16.917414	2.027343
C69	500.00	17.86	8.93	17.76	16.917414	2.027343
C70	500.00	17.86	8.93	17.76	16.917414	2.027343
C71	500.00	17.86	8.93	17.76	16.917414	2.027343
C72	500.00	17.86	8.93	17.76	16.917414	2.027343
C73	500.00	17.86	8.93	17.76	16.917414	2.027343
C74	500.00	17.86	8.93	17.76	16.917414	2.027343
C75	500.00	17.86	8.93	17.76	16.917414	2.027343
C76	500.00	17.86	8.93	17.76	16.917414	2.027343
C77	500.00	17.86	8.93	17.76	16.917414	2.027343
C78	500.00	17.86	8.93	17.76	16.917414	2.027343
C79	500.00	17.86	8.93	17.76	16.917414	2.027343
C80	500.00	17.86	8.93	17.76	16.917414	2.027343
C81	500.00	17.86	8.93	17.76	16.917414	2.027343
C82	500.00	17.86	8.93	17.76	16.917414	2.027343
C83	500.00	17.86	8.93	17.76	16.917414	2.027343
C84	500.00	17.86	8.93	17.76	16.917414	2.027343
C85	500.00	17.86	8.93	17.76	16.917414	2.027343
C86	500.00	17.86	8.93	17.76	16.917414	2.027343
C87	500.00	17.86	8.93	17.76	16.917414	2.027343
C88	500.00	17.86	8.93	17.76	16.917414	2.027343
C89	500.00	17.86	8.93	17.76	16.917414	2.027343
C90	500.00	17.86	8.93	17.76	16.917414	2.027343
C91	500.00	17.86	8.93	17.76	16.917414	2.027343
C92	500.00	17.86	8.93	17.76	16.917414	2.027343
C93	500.00	17.86	8.93	17.76	16.917414	2.027343
C94	500.00	17.86	8.93	17.76	16.917414	2.027343
C95	500.00	17.86	8.93	17.76	16.917414	2.027343
C96	500.00	17.86	8.93	17.76	16.917414	2.027343
C97	500.00	17.86	8.93	17.76	16.917414	2.027343
C98	500.00	17.86	8.93	17.76	16.917414	2.027343
C99	500.00	17.86	8.93	17.76	16.917414	2.027343
C100	500.00	17.86	8.93	17.76	16.917414	2.027343

SEE SHEET 6

FOX HOLLOW  
50' PUBLIC  
RIGHT-OF-WAY

R=725.00  
L=279.82  
T=141.67  
 $\Delta=22^{\circ}06'49''$   
CB=S44°20'52"W  
CH=278.08

SEWER EASEMENT  
RECEPTION NO. 57645

PART OF PARCEL 3  
FINAL PLAT COTTON  
RANCH PLANNED  
UNIT DEVELOPMENT  
FILING 2 RECEPTION  
NO. 575450 & DOCUMENTS  
RECORDED AT RECEPTION  
NOS. 909911, 909912,  
909914 AND 909915

FINAL PLAT  
***SKY LEGEND AT COTTON RANCH FILING 1***  
A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

SEE SHEET 2

$$\begin{aligned}l &= 59.4^\circ \\ \delta &= 17^\circ \\ \text{CH} &= \text{NC}\end{aligned}$$

SEE SHEET 8

SEE SHEET 2

SEE SHEET 4

SEE SHEET 3 FOR  
ENTIRE 40' ELECTRIC  
EASEMENT RECEPTION NO. 862465

G - INDICATES LIMITS OF GOLF  
COURSE EASEMENT (REC. NO.  
749093) NOT VACATED  
BY THIS PLAT  
S- INDICATES SEWER EASEMENT  
CREATED BY THIS PLAT

PARCEL 4  
COTTON RANCH PLANNED  
UNIT DEVELOPMENT, FILING 2  
PARCEL 4 RE-PLAT  
BK. 746, PG. 655  
RECEPTION NO. 642599

SEE SHEET 2

- | <u>LEGEND</u> |                                  |
|---------------|----------------------------------|
| —————         | ROAD CENTERLINE                  |
| =====         | BOUNDARY - PLATTED LOTS & TRACTS |
| — — — — —     | ADJACENT PROPERTY LINES          |
| —————         | LOT LINES & ROW BOUNDARY         |
| —————         | EASEMENT CENTERLINE              |
| - - - - -     | EASEMENT LINE                    |
| - - - - -     | TYPICAL EASEMENT LINE            |

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.



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.

**MARCIN ENGINEERING LLC**

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DRAWN BY: SRW 03-15-05	02019\dwg\02019fp-F1.dwg
REVISED: 03-30-05	SHEET: 7 OF 9

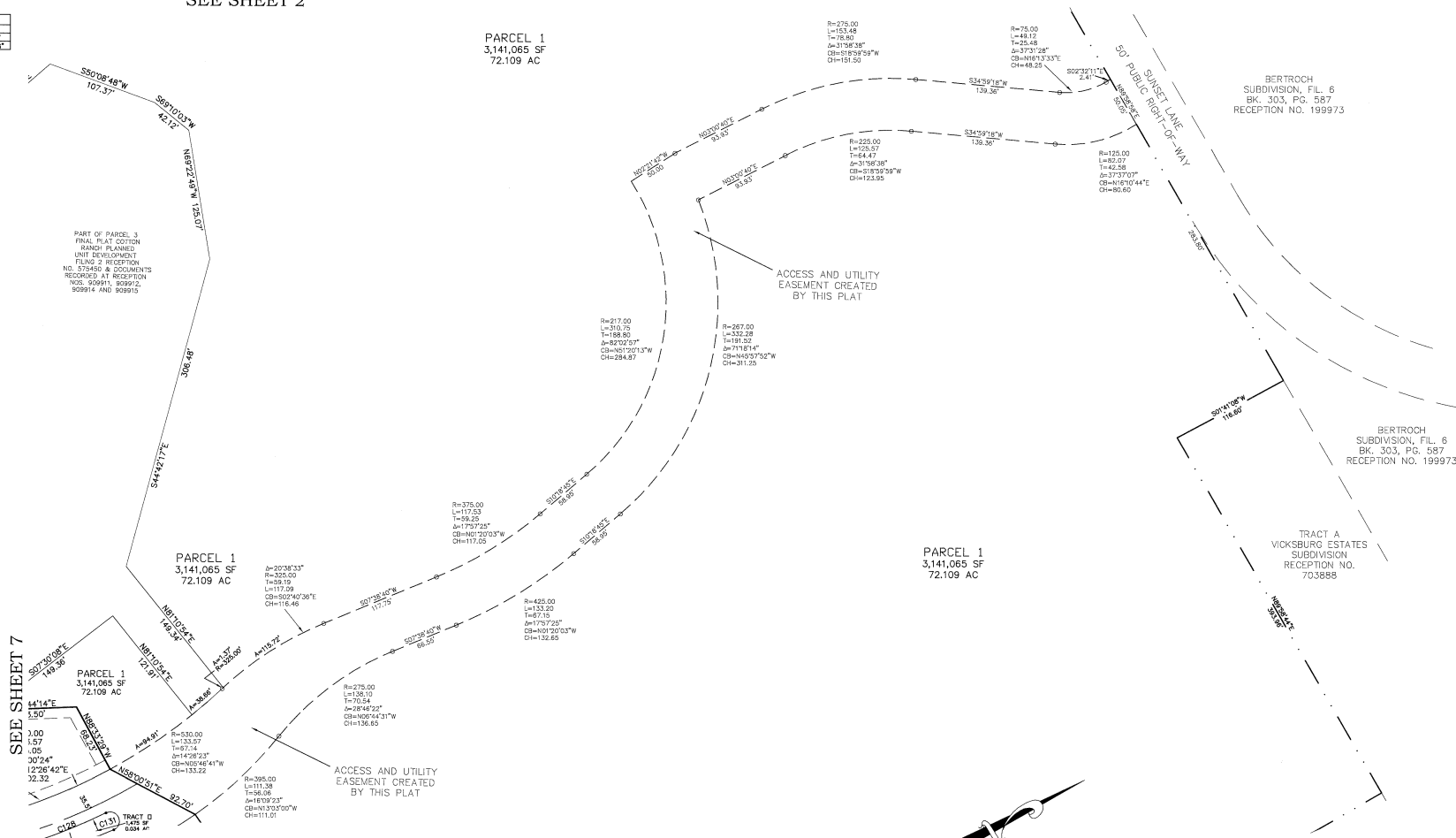
# FINAL PLAT SKY LEGEND AT COTTON RANCH FILING 1

A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

SEE SHEET 2

PARCEL 1  
3,141,065 SF  
72.109 AC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C131	568.30	87.84	44.07	87.75	N08°15'17"E	83.33°
C131	9.00	26.67	400.87	18.00	N84°52'31"W	182.32°26'

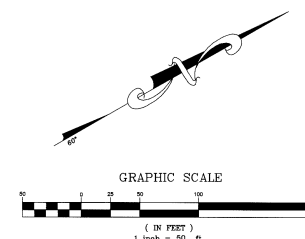


SEE SHEET 2

## LEGEND

- — — — — ROAD CENTERLINE
- — — — — BOUNDARY - PLATTED LOTS & TRACTS
- — — — — ADJACENT PROPERTY LINES
- — — — — LOT LINES & ROW BOUNDARY
- — — — — EASEMENT CENTERLINE
- — — — — EASEMENT LINE
- — — — — TYPICAL EASEMENT LINE

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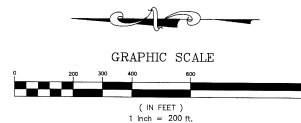
DRAWN BY: SWW 11-03-04  
REVISED: 03-30-05

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SHEET: 8 OF 9



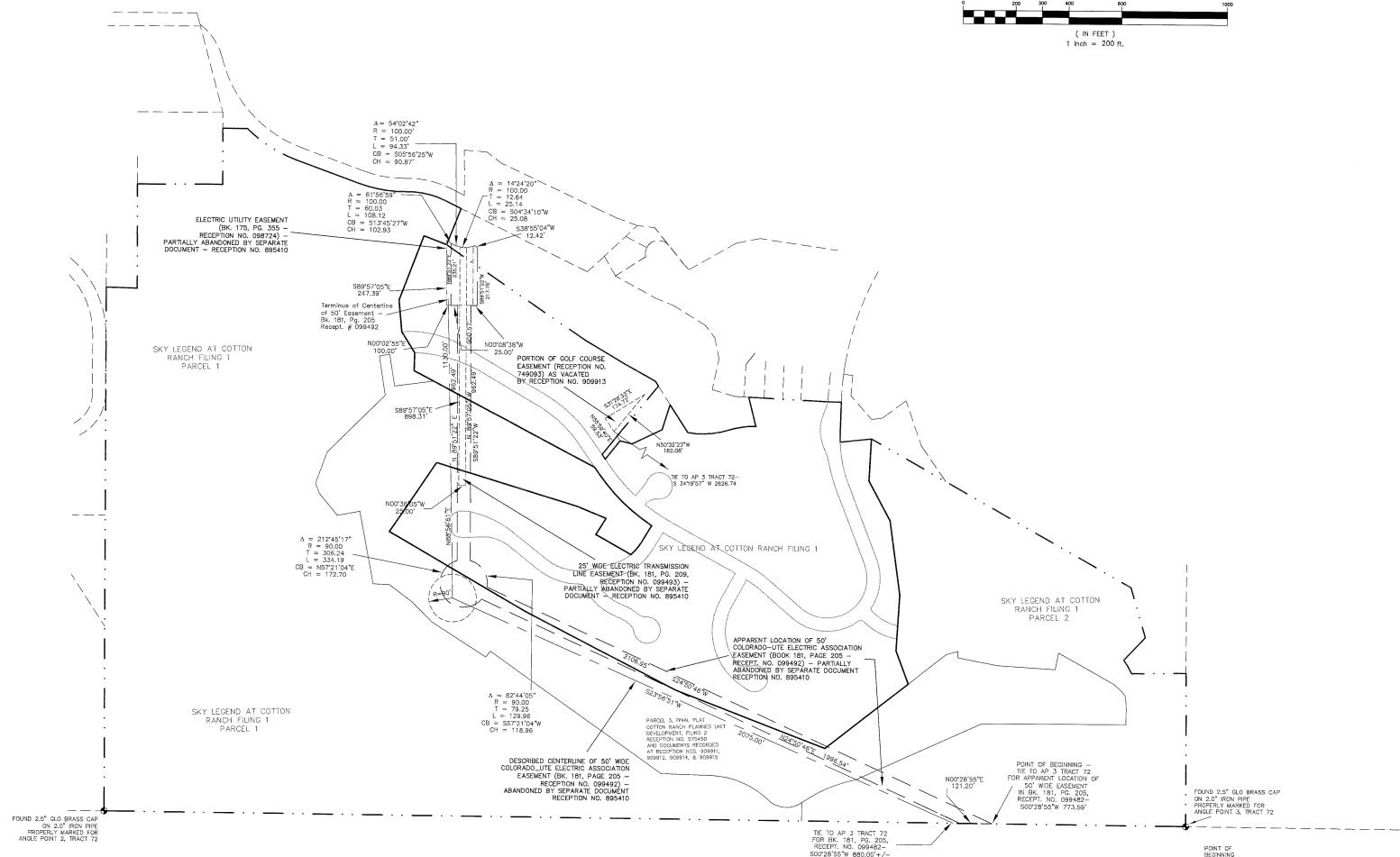
FINAL PLAT  
**SKY LEGEND AT COTTON RANCH FILING 1**  
 A PARCEL OF LAND SITUATED IN SECTION 7 AND SECTION 8,  
 TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

**VACATED  
 EASEMENTS**



**LEGEND**

- BOUNDARY - PLATTED LOTS & TRACTS
- ADJACENT PROPERTY LINES
- BOUNDARY - PLATTED LOTS
- VACATED EASEMENT CENTERLINE
- VACATED EASEMENT LINE
- VACATED EASEMENT LINE
- VACATED EASEMENT LINE
- BOUNDARY - INTERIOR PARCELS



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