FINAL PLAT
BRIGHTWATER CLUB FILING 1
LOCATED IN SECTIONS 28, 29, 30, 31 & 32
TOWNSHIP 5 SOUTH - RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that Clearwater Development, Inc. a Colorado corporation, James Gilbert Benjamin, John Kenneth Reed, Stephen Eugene Boblak, Ian Kerr Hause, Thomas Frank Buzbee, Town of Gypsum, and Marshall Investments Corporation, a Delaware corporation, being owners or lienholders of the following described real property, to wit:

WEST PARCEL
BEING PARCELS A AND B ACCORDING TO THE LAND SURVEY PLAT FOR ALBERTSON RANCH FILED FOR RECORDED JANUARY 21, 1998 IN BOOK 1, PAGES 318, 319, 320 & 321 OF THE EAGLE COUNTY LAND SURVEY PLAT RECORDS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
ALL OF TRACTS NUMBERED 105, 106, AND 107 IN TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE ACCEPTED JUNE 6, 1923, (SAID LANDS BEING ORIGINALLY DESCRIBED AS THE E 1/2 SE 1/4, THE E 1/2 NE 1/4, THE NW 1/4 SE 1/4, THE W 1/2 NE 1/4, THE NE 1/4 NW1/4, THE W 1/2 NW 1/4 (INCLUDING THE LOTS NUMBERED 1 AND 2), THE SE 1/4 NW 1/4, AND THE NE 1/4 SW 1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 85 WEST, OF THE 6TH P.M.) ALSO THOSE PORTIONS OF TRACT 103 AND 104 IN TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M., ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE ACCEPTED JUNE 6, 1923 (SAID TRACTS BEING ORIGINALLY DESCRIBED AS THE N 1/2 SW 1/4, THE W1/2 NW 1/4, THE S 1/2 SW 1/4 AND THE W 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M.) LYING WEST OF THE WEST RIGHT OF WAY BOUNDARY OF THE PRESENT COUNTY ROAD AS SAID ROAD IS DESCRIBED IN THAT CERTAIN RIGHT OF WAY DEED FROM JOHN S. FRY AND CHARLES H. DOLL TO THE COUNTY OF EAGLE AND STATE OF COLORADO, DATED JUNE 21, A.D. 1939, AND RECORDED IN BOOK 116 AT PAGE 558 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO. ALSO INCLUDING THAT PART OF TRACT 103 IN SECTION 29, TOWNSHIP 5 SOUTH,RANGE 85 WEST OF THE 6TH P.M., ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS ACCEPTED JUNE 6, 1923 BY THE GENERAL LAND OFFICE, AND RECORDED IN BOOK 374 AT PAGE 929 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO EXCEPTING, HOWEVER, THAT TEN ACRE TRACT IN THE NW 1/4 NW 1/4 OF SAID SECTION 29, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M., AS ORIGINALLY LOCATED, BEING INCLUDED IN WHAT IS KNOWN AS SAID TRACT 105, INDEPENDENT RESURVEY, JUNE 6, 1923, AND RECORDED IN BOOK 412 AT PAGE 662 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO. SAID WEST PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CORNER No. 2 OF SAID TRACT 107, A USGLO BRASS MONUMENT FOUND IN PLACE, WHENCE CORNER No. 1 OF SAID TRACT 107, A USGLO BRASS MONUMENT FOUND IN PLACE, BEARS N 89°07'56" E 1303.94 FEET; BEING THE BASIS OF BEARING FOR THIS PLAT, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 107 N 89°07'56" E 1303.94 FEET TO SAID CORNER No. 1 OF TRACT 107; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 106 N 89°20'56" E 2637.69 FEET TO CORNER No. 1 OF SAID TRACT 106, A 2.5" ALUMINUM CAP SET IN PLACE (P.L.S. 37902); THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 105 N 89°17'11" E 1320.82 FEET TO CORNER No. 1 OF SAID TRACT 105, A 2.5" ALUMINUM CAP FOUND IN PLACE (P.L.S. 20695), AND ALSO BEING THE NORTHWEST CORNER OF SAID TEN ACRE PARCEL RECORDED IN BOOK 612 AT PAGE 662; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 105 AND ALSO BEING THE WESTERLY LINE OF SAID TEN ACRE TRACT, S 01°47'26" W 343.60 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID TEN ACRE TRACT N 89°16'11" E 1279.13 FEET TO A POINT OF THE SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. P-101; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) S 01°26'36" W 994.43 FEET; 2) S 01°11'35" W 4023.50 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 104; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 104 N 89°37'18" W 1299.14 FEET TO CORNER No. 5 OF SAID TRACT 104, A USGLO BRASS MONUMENT FOUND IN PLACE, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 105 N 89°37'18" W 1294.08 FEET TO CORNER No. 3 OF SAID TRACT 105, A USGLO BRASS MONUMENT FOUND IN PLACE; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 105 N 00°08'36" W 1323.59 FEET TO CORNER No. 6 OF SAID TRACT 106, A 5.00 W.C. FOUND IN REFERENCE; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 106 N 89°50'50" Y 1360.16 FEET TO CORNER No. 5 OF SAID TRACT 106; A USGLO BRASS MONUMENT FOUND IN PLACE, THENCE CONTINUING ALONG SAID SAID TRACT 107 THE FOLLOWING FIVE COURSES: 1) S 89°36'18" W 1305.66 FEET TO CORNER No. 5 OF SAID TRACT 107, A USGLO BRASS MONUMENT FOUND IN PLACE; 2) N01°19'09" E 1168.24 FEET TO CORNER 4 OF SAID TRACT 107; 3) N 89°41'19" W 1213.09 FEET TO CORNER No. 3 OF SAID TRACT 107, A USGLO BRASS MONUMENT FOUND IN PLACE; 4) N00°22'55" E 1533.88 FEET TO CORNER No. 6 TRACT 31D, AN ALUMINUM CAP FOUND IN PLACE (L.S. 9387); 5) N00°59'49" E 1221.78 FEET TO CORNER No. 2 OF SAID TRACT 107 AND THE POINT OF BEGINNING, CONTAINING 852.135 ACRES MORE OR LESS.

EAST PARCEL
BEING PARCELS C,D, AND E ACCORDING TO THE LAND SURVEY PLAT FOR ALBERTSON RANCH FILED FOR RECORDED JANUARY 21, 1998 IN BOOK 1, PAGES 318,319,320 & 321 OF THE EAGLE COUNTY LAND SURVEY PLAT RECORDS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
THOSE PORTIONS OF TRACTS NUMBERED 103 AND 104 IN TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO, ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE ACCEPTED JUNE 6, 1923 (SAID TRACTS BEING ORIGINALLY DESCRIBED AS THE N 1/2 SW 1/4, THE W 1/2 NW 1/4, THE S 1/2 SW 1/4, AND W 1/2 SE 1/4 OF SECTION 29 IN TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M.), LYING EAST OF THE EAST RIGHT OF WAY BOUNDARY OF THE PRESENT COUNTY ROAD, AS DESCRIBED IN THAT CERTAIN RIGHT OF WAY DEED FROM JOHN S. FRY AND CHARLES H. DOLL TO THE COUNTY OF EAGLE AND STATE OF COLORADO, DATED JUNE 21, A.D. 1939, AND RECORDED IN BOOK 116 AT PAGE 558 OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF THE COUNTY OF EAGLE IN THE STATE OF COLORADO. ALSO INCLUDING THAT TRACT NUMBERED 102 IN TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M., COLORADO, ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE, ACCEPTED JUNE 6, 1923 (SAID LANDS BEING ORIGINALLY DESCRIBED AS THE SE 1/4 NW 1/4, THE S 1/2 NE 1/4, AND THE NE 1/4 SE 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M., COLORADO); ALSO INCLUDING A PARCEL OF LAND LOCATED IN SAID TRACT 102, SECTIONS 28 AND 29, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M. AND RECORDED IN BOOK 419 AT PAGE 587 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO; SAID EAST PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CORNER No. 1 OF SAID TRACT 102, THENCE ALONG THE WESTERLY LINE OF SAID TRACT 102 S 00°47'54" W 2722.33 FEET TO SAID CORNER No. 6 OF TRACT 102; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 102 N 89°05'50" W 1322.67 FEET TO CORNER No. 5 OF SAID TRACT 102, A 2.5" ALUMINUM CAP FOUND IN PLACE (P.L.S. 27598); THENCE ALONG THE EASTERLY LINE OF SAID TRACT 104 S 00°54'11" W 1361.55 FEET TO CORNER No. 6 OF SAID TRACT 104, A USGLO BRASS MONUMENT FOUND IN PLACE; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 104 N 89°36'00" W 1314.23 FEET TO CORNER No. 1 OF TRACT 113, A USGLO BRASS MONUMENT FOUND IN PLACE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE TRACT 104 N 89°37'18" W 1330.14 FEET TO THE SAID EASTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD P-101, RECORDED IN BOOK 116 AT PAGE 558; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY RECORDED IN BOOK 116 AT PAGE 558, N 01°11'35" E 4022.82 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY N 01°26'36" E 0.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 102; THENCE ALONG SAID NORTHERLY LINE OF TRACT 102 N 89°05'50" E 2627.69 FEET TO CORNER No. 4 OF TRACT 101, A USGLO BRASS MONUMENT FOUND IN PLACE; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF TRACT 102 S 89°07'17" E 1310.75 FEET TO THE POINT OF BEGINNING, CONTAINING 327.357 ACRES MORE OR LESS.

VALLEY ROAD - RIGHT-OF-WAY PARCEL
THOSE PORTIONS OF TRACT 103 AND 104 IN TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M., ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE ACCEPTED JUNE 6, 1923 (SAID TRACTS BEING ORIGINALLY DESCRIBED AS THE E 1/2 SW 1/4, THE W1/2 NW 1/4, THE S 1/2 SW 1/4 AND THE W 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH P.M.) BEING THE PRESENT COUNTY ROAD AS SAID ROAD IS DESCRIBED IN THAT CERTAIN RIGHT OF WAY DEED FROM JOHN S. FRY AND CHARLES H. DOLL TO THE COUNTY OF EAGLE AND STATE OF COLORADO, DATED JUNE 21, A.D. 1939, AND RECORDED IN BOOK 116 AT PAGE 558 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO. SAID RIGHT-OF-WAY PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT CORNER No. 2 OF SAID TRACT 102, A USGLO BRASS MONUMENT FOUND IN PLACE, THENCE ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY DEED FROM JOHN S. FRY AND CHARLES H. DOLL THE FOLLOWING TWO COURSES; 1) S 01°26'36" W 0.79 FEET; 2) S 01°11'35" W 4022.82 FEET; THENCE DEPARTING SAID EASTERLY LINE N 89°37'18" W 40.00 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT 104, SAID POINT ALSO BEING THE WESTERLY LINE OF SAID RIGHT OF WAY DEED FROM JOHN S. FRY AND CHARLES H. DOLL; THENCE ALONG SAID WESTERLY LINE N 01°11'35" E 4023.50 FEET; THENCE DEPARTING SAID WESTERLY LINE S 89°46'57" E 40.01 FEET TO THE POINT OF BEGINNING, CONTAINING 3.695 ACRES MORE OR LESS.

said parcels containing 963.187 acres, more or less, and has caused the same to be surveyed, laid out, subdivided, and designated as BRIGHTWATER CLUB FILING 1 and has caused this plat to be made, filed and further declares: 1.The street rights-of-way and easements shown hereon are dedicated to the public forever for purposes of ingress & egress, vehicular movement, utility lines and facilities, drainage, and other public facilities as may be described hereon together with the right to construct, maintain, and operate such lines and facilities as deemed appropriate and necessary.

WAIVER:
In consideration of the approval of this subdivision plot, the declarants hereby waive any and all claims of damages against the Town of Gypsum occasioned by the alteration of land surfaces to conform to this subdivision plat.

In Witness thereof, this instrument is executed this 22nd day of March, 2005

Owner: Clearwater Development, Inc. a Colorado corporation
4000 Gypsum Creek Road
Gypsum, CO 81637

By: _____
Title: CEO
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22 day of March, 2005 by IAN HAUSE as CEO of Clearwater Development, Inc. a Colorado corporation.

Witness my hand and official seal.
My commission expires: 9/1/2005
Notary Public
Margaret Noriega

Owner: James Gilbert Benjamin
James Gilbert Benjamin
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 19 day of March, 2005 by James Gilbert Benjamin.

Witness my hand and official seal.
My commission expires: 11/01/05
Notary Public

Owner: Thomas Frank Buzbee
Owner: John Kenneth Reed
Owner: Stephen Eugene Boblak
Owner: Ian Kerr Hause
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22 day of March, 2005 by Thomas Frank Buzbee; John Kenneth Reed; Stephen Eugene Boblak; Ian Kerr Hause.

Witness my hand and official seal.
My commission expires: Margaret Noriega
Notary Public

Mortgagee: Marshall Investments Corporation, a Delaware corporation
150 S. Fifth Street, STE 3000
Minneapolis, Minnesota 55402
By: Karen McGuire
Title: Vice President
STATE OF COLORADO)
California) ss.
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22nd day of March, 2005 by Karen McGuire as Vice President of Marshall Investments Corporation, a Delaware corporation.

Witness my hand and official seal.
My commission expires: 4/9/2009
Notary Public
KIM H. BRUNTON
COMM. # 1465519
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires January 24, 2009

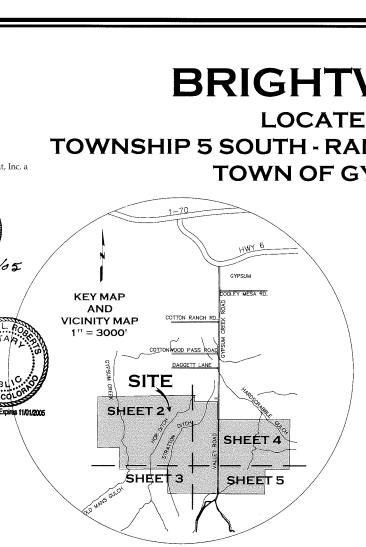
Owner: Town of Gypsum
POB 130
Gypsum, CO 81637
By: _____
Title: Mayor
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22 nd day of March, 2005 by Steve Carver as Mayor of Town of Gypsum.

Witness my hand and official seal.
My commission expires: 9/1/2005
Notary Public
Margaret Noriega

TITLE CERTIFICATE
Stewart Title, does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in Clearwater Development, Inc. a Colorado corporation, James Gilbert Benjamin, John Kenneth Reed, Stephen Eugene Boblak, Ian Kerr Hause, Thomas Frank Buzbee, and Town of Gypsum free and clear of all liens, and encumbrances, except as follows:
2 deed of trust with Betty Lou Albertson, James H. Bomer & Kathy P. Toomer as Reception No. 896918, deeds of trust with Marshall Investments Corporation as Reception Nos. 896919 & 896921

Executed this 4th day of March, 2005 8:00 A.M.

Agent: Linda G. Williams
Title Officer



LAND USE SUMMARY

TRACT	LAND USE	AREA
TRACT A	OPEN SPACE	35.107 ACRES
TRACT B	OPEN SPACE	59.893 ACRES
PARCEL C-1	GOLF/RECREATION	123.110 ACRES
PARCEL C-2	GOLF/RECREATION	79.270 ACRES
PARCEL C-3	GOLF/RECREATION	18.384 ACRES
PARCEL D	FUTURE DEVELOPMENT	21.573 ACRES
PARCEL E	FUTURE DEVELOPMENT	21.560 ACRES
PARCEL F	FUTURE DEVELOPMENT	20.455 ACRES
PARCEL G	FUTURE DEVELOPMENT	18.705 ACRES
PARCEL H	FUTURE DEVELOPMENT	46.735 ACRES
PARCEL I	FUTURE DEVELOPMENT	42.189 ACRES
PARCEL J	FUTURE DEVELOPMENT	19.574 ACRES
PARCEL K	FUTURE DEVELOPMENT	17.469 ACRES
PARCEL L	FUTURE DEVELOPMENT	87.577 ACRES
PARCEL M	PRIVATE RIGHT-OF-WAY	9.775 ACRES
PARCEL N	GOLF MAINTENANCE/FIRE STATION	2.975 ACRES
TRACT O	FUTURE DEVELOPMENT	324.356 ACRES
TRACT P	FUTURE DEVELOPMENT	4.165 ACRES
VALLEY ROAD	RIGHT-OF-WAY	10.315 ACRES
	TOTAL	963.187 ACRES

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, a duly Registered Professional Surveyor in the State of Colorado, do hereby certify that this plat of BRIGHTWATER CLUB FILING 1 subdivision was prepared under my direction, truly and correctly represents a field survey of the same, and was monumented in accordance with sections 38-51-101, et. seq. C.R.S.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 37902 THEODORE J. ARCHIBEQUE 3-16-05

Theodore J. Archibeque, PLS 37902
Professional Land Surveyor
State of Colorado

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at 5:39 o'clock P M. on the 18th day of MAY, 2005 and is duly recorded in Reception No. 916179

EAGLE COUNTY CLERK & RECORDER
By: Phyllis M. Kelley
Deputy

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 12/31/05 upon all parcels of real estate described on this Plat are paid in full.

Dated this 22 day of March, A.D. 2005

Karen Shearer by Maintar
Treasurer of Eagle County, Colorado
R025963 R055191 R025706
R025462 R055192 R054540

PLANNING COMMISSION CERTIFICATE

This plat and the statements hereon are approved this 22nd day of March, 2005 by the Planning Commission of Town of Gypsum, Colorado. This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility.

By: _____
Chairman

TOWN COUNCIL CERTIFICATE

This plat and the statements hereon are conditionally approved, pending completion of specified improvements, this 22nd day of March, 2005 by the Town Council of Town of Gypsum, Colorado. This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility and does not constitute acceptance of roads, utilities, or services by the Town for maintenance or operation.

Mayor

APPROVAL TO RECORD

Having ascertained that the conditions of approval have been satisfactorily completed on this 22nd day of March, 2005 the Town Council approves this plat for recording by the County Clerk and Recorder.

Mayor

PLAT NOTES:

1) The purpose of this Final Plat is to (i) create Tracts, Parcels, and Rights-of-Way, as listed in the Land Use Summary, pursuant to Town of Gypsum Land Use Regulations and Colorado Revised Statutes concerning the subdivision of Lands and approval of this Plat shall create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended; (ii) create Easements for the purposes described hereon; (iii) vacate portions of existing Valley Road Public Right-of-Way, via Town ordinance; and, (iv) dedicate to the public new land for realignment of Valley Road Right-of-Way.

2) With the acceptance of this Final Plat, the Town of Gypsum, shall by Ordinance 2005-04 vacate that portion of Valley Road described herein containing 3.695 acres.

3) BASIS OF BEARING: N 89°07'56" E between USGLO brass cap monuments as shown for Corners No. 1 and 2 of Tract 107 and further described hereon.

4) SURVEY DATE: March, 2005.

5) Record Easements and Rights-of-Way shown on this Plat were derived from Chicago Title Insurance Company ALTA Commitment Order No.99018152.C12A, dated January 29, 2005, provided by Stewart Title Vail and the Land Survey Plat for Albertson Ranch filed for record January 21, 1998 in Book 1, Pages 318, 319, 320, and 321 of the Eagle County Land Survey Plat Records. Stewart Title

6) The platted lands herein are subject to an Eagle Valley Telephone Company Right-of-Way Easement described in Book 277, Page 869 of the Eagle County Clerk and Recorders records. The location of which is not discernible from record documents nor visible evidence upon the ground.

7) The platted lands herein are subject to an Agreement for Permanent Damage Prevention Fencing described in Book 495, Page 153 of the Eagle County Clerk and Recorders records.

8) The platted lands herein are subject to a Permit for Access Roadway for Colorade-Ute Electric described in the document at Book 328, Page 854 of the Eagle County Clerk and Recorders records. The location of which is not discernible from record documents.

9) The platted lands herein are subject to a Holy Cross Electric Easements described in the document at Book 429, Page 804 and 805 of the Eagle County Clerk and Recorders records as shown hereon.

10) The platted lands herein are subject to Natural Gas Easements described in the documents at Book 657, Page 292 and Book 683, Page 810 of the Eagle County Clerk and Recorders records as shown hereon.

11) The platted lands herein are subject to Water Storage Easement described in the document at Reception Number 896917 of the Eagle County Clerk and Recorders records as shown hereon.

12) Irrigation Ditches shown hereon are subject to easement agreements with respective owner(s).

13) The Owners executing this Final Plat hereby grant to Clearwater Development, Inc., for itself, its successors and assigns and Clearwater Development Inc., for itself, its successors and assigns, hereby reserves the following perpetual and non-exclusive easements and rights-of-way:

Utility Easements on, over, under, above, across and through those areas designated hereon as "Utility Easement" and as "Public Right-of-Way" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto.

Pedestrian Easements on, over, under, above, across and through those areas designated hereon as "Pedestrian Easement" for the purpose of installation, use, repair, replacement, improvement and maintenance of walkways and related structures, together with a perpetual right of ingress and egress thereto.

14) The easements granted by the Owners executing this Final Plat and the easements and private rights-of-way reserved by Clearwater Development Inc. shall not merge with any fee interest owned by Clearwater Development Inc. either presently or in the future but shall remain separate and distinct property rights of Clearwater Development Inc., its successors and assigns until relinquished in accordance with law.

15) The easements which are granted by the Owners executing this Final Plat and the easements which are reserved by Clearwater Development Inc. may, in the future, be dedicated by Clearwater Development, Inc. or its successors or assigns to public, quasi-public or other entities for public or other use.

16) Rights-of-way designated on this Final Plat as Private Right-of-Way are for private use by permission only and are not dedicated to the public. Clearwater Development, Inc., for itself and its successors and assigns reserves the right to grant use by permission in and to the designated private rights-of-way and to publicly dedicate such private rights-of-way.

17) No designated tract on this plat shall be conveyed, nor shall any building permit or any other development activity or permit, including but not limited to permits for grading, erosion control, drainage or road cuts, be issued or take place for any designated tract, until such tract is further subdivided and an amended final plat has been approved by the Town. No building permit or any other development activity or permit, including but not limited to permits for grading, erosion control, drainage, or road cuts, shall be issued or take place for Parcels D, E, F, G, H, I, J, K or L until the final development plans have been approved by the Town.

18) 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 hereon.

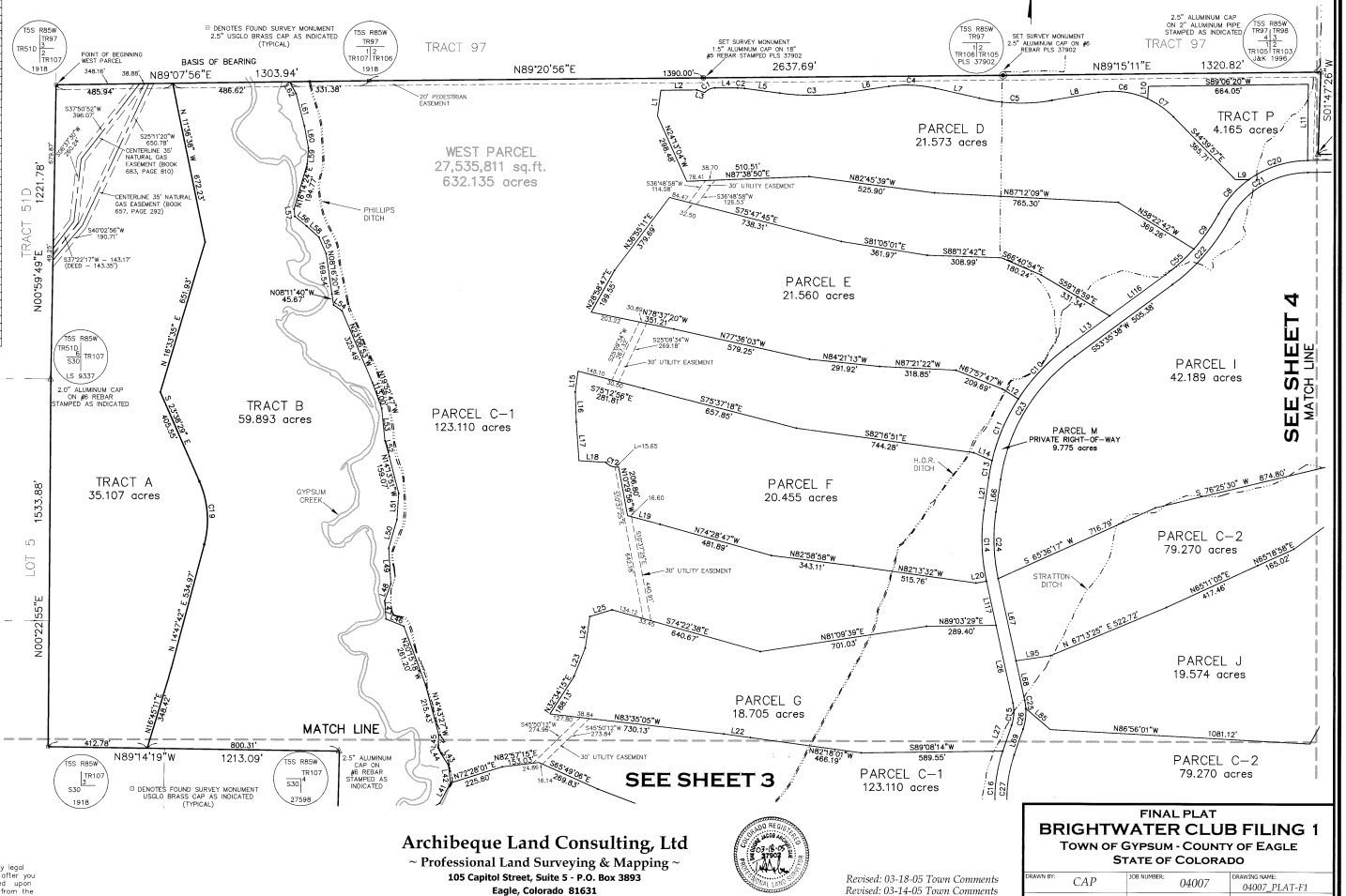
Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

Revised: 03-18-05 Town Comments
Revised: 03-14-05 Town Comments
Revised: 02-28-05 Town Comments

FINAL PLAT
BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - COUNTY OF EAGLE
STATE OF COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
TJA	04007	04007_PLAT-F1
SHEET 1 OF 5	DATE: 02-14-05	CHECKED BY: CAP

FINAL PLAT
BRIGHTWATER CLUB FILING 1
LOCATED IN SECTIONS 28, 29, 30, 31 & 32
TOWNSHIP 5 SOUTH - RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	
C1	55.00	48.13	25.73	50°08'26"	S64°55'47"W	46.61
C2	225.00	29.28	14.66	7°27'26"	N86°16'17"W	29.26
C3	975.00	272.31	137.05	16°00'09"	N89°27'22"E	271.45
C4	525.00	194.37	98.31	21°12'47"	N87°56'20"W	193.27
C5	775.00	303.35	153.64	22°25'35"	S88°32'43"E	301.41
C6	355.00	209.52	107.91	33°48'57"	N82°51'02"W	206.49
C7	355.00	131.83	66.68	21°16'37"	N55°18'15"W	131.07
C8	425.00	190.72	96.99	25°42'40"	S41°15'22"W	189.12
C9	775.00	180.18	90.50	13°19'15"	N33°03'39"E	179.77
C10	825.00	299.85	151.60	20°49'27"	S43°10'54"W	298.20
C11	825.00	280.59	141.66	19°29'13"	S23°01'34"W	279.24
C12	55.99	58.51	32.24	59°52'24"	S70°45'44"E	55.88
C13	825.00	72.33	36.19	5°01'23"	S10°46'16"W	72.30
C14	825.00	296.40	149.81	20°35'04"	S02°01'57"E	294.80
C15	175.00	94.56	48.47	30°57'37"	N03°08'19"E	93.42
C16	625.00	312.67	159.68	28°39'49"	S04°18'14"W	309.42
C17	275.00	182.36	94.68	37°59'41"	N08°58'10"E	179.04
C18	525.00	365.50	190.53	39°53'38"	S08°01'11"W	358.21
C19	400.00	268.34	139.44	38°26'11"	N04°25'23"W	263.33
C20	425.00	260.79	134.65	35°09'29"	S71°41'27"W	256.72
C21	375.00	398.59	220.32	60°52'09"	S58°50'07"W	379.92
C22	825.00	362.76	184.36	25°11'27"	N40°59'51"E	359.85
C23	775.00	613.20	323.67	45°20'03"	S30°56'37"W	597.33
C24	775.00	278.43	140.73	20°35'04"	S02°01'57"E	276.94
C25	225.00	34.37	17.22	8°45'12"	N07°56'53"W	34.34
C26	225.00	87.21	44.16	22°12'26"	N07°31'56"E	86.66
C27	575.00	287.66	146.91	28°39'49"	S04°18'14"W	284.67
C28	325.00	215.52	111.89	37°58'41"	N08°58'10"E	211.59
C29	475.00	321.40	167.12	38°46'04"	S08°54'38"W	315.30
C30	535.00	170.01	85.73	18°12'27"	N68°51'47"E	169.30
C31	325.00	187.64	96.51	33°04'45"	S78°17'56"W	185.04
C32	195.00	75.39	38.17	22°09'02"	N81°45'47"E	74.92
C33	390.00	139.80	70.66	20°32'20"	S86°00'30"W	139.06
C34	95.01	57.71	29.76	34°48'14"	S48°40'21"W	56.84
C35	440.00	222.52	113.70	28°58'35"	S12°28'11"W	220.16
C36	310.00	111.12	56.16	20°32'15"	S86°30'33"W	110.52
C37	245.00	94.72	47.96	22°09'02"	N81°45'47"E	94.13
C38	275.50	158.77	81.67	33°04'45"	S78°17'56"W	156.57
C39	585.00	185.90	93.74	18°12'27"	N68°51'47"E	185.12
C40	95.00	158.16	104.38	95°23'18"	N66°13'32"W	140.52
C41	95.00	215.86	204.62	130°11'26"	S83°38'02"E	172.32
C42	1346.45	849.50	439.42	36°08'56"	N22°46'54"W	835.48
C43	20.00	32.04	20.64	91°47'34"	S50°28'24"W	28.72
C44	750.00	486.25	252.02	37°08'48"	S13°58'48"E	477.78
C45	1550.00	862.77	442.88	31°53'33"	N16°37'26"W	851.68
C46	1450.00	213.88	107.14	8°27'05"	N02°55'25"W	213.69
C47	1450.00	643.33	327.05	25°25'14"	N19°51'35"W	638.06
C48	850.00	574.85	298.90	38°44'55"	S13°31'45"E	563.95
C49	2050.00	640.09	322.67	17°53'24"	S15°18'53"W	637.50
C50	1950.00	776.53	393.48	22°48'59"	N12°51'05"E	771.41
C51	2050.00	816.36	413.66	22°48'59"	N12°51'05"E	810.87
C52	1950.00	608.87	306.93	17°53'24"	S15°18'53"W	606.40
C53	750.00	23.47	11.73	1°47'34"	S00°28'24"W	23.46
C54	1550.00	53.56	26.78	1°58'47"	N00°18'44"E	53.56
C55	775.00	160.59	80.58	11°52'21"	N47°39'27"E	160.31

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°31'27"E	105.98	L59	N04°15'51"E	67.01
L2	N89°20'56"E	149.66	L60	N10°17'39"W	93.41
L3	S71°22'27"E	34.94	L61	N14°40'14"W	137.69
L4	N90°00'00"E	94.62	L62	N28°04'57"W	56.22
L5	S82°32'34"E	148.50	L63	S01°26'36"W	65.05
L6	N81°27'17"E	182.99	L64	N77°33'03"E	65.79
L7	S27°39'56"E	189.08	L65	S89°31'51"W	20.67
L8	N80°14'29"E	196.87	L66	S08°15'35"W	137.43
L9	N90°00'00"E	56.04	L67	S12°19'29"E	350.81
L10	S07°49'07"W	52.00	L68	S12°19'29"E	168.78
L11	N00°30'36"E	316.33	L69	S18°38'08"W	114.91
L12	N58°21'35"W	76.20	L70	S10°01'41"E	9.72
L13	N53°35'38"E	217.48	L71	S10°01'41"E	113.92
L14	S87°00'25"E	83.12	L72	S27°58'00"W	60.88
L15	N07°30'32"E	87.92	L73	N59°45'34"E	86.40
L16	N02°01'36"W	125.03	L74	S87°09'42"E	271.03
L17	N03°54'10"W	181.14	L75	N56°50'03"E	55.92
L18	N86°42'11"W	112.05	L76	S83°43'19"E	92.94
L19	N75°15'52"W	136.58	L77	S00°56'54"W	40.08
L20	N79°41'47"E	44.32	L78	N83°45'19"W	92.82
L21	N08°15'36"E	137.43	L79	S89°43'17"W	49.99
L22	N82°18'01"W	110.47	L80	N87°09'42"W	271.03
L23	N21°40'03"E	125.55	L81	S59°45'34"W	86.40
L24	N08°12'23"E	133.46	L82	N77°58'00"E	71.15
L25	N72°52'49"E	96.22	L83	S77°58'00"W	71.36
L26	N12°19'29"W	331.03	L84	S06°22'11"W	77.16
L27	N18°36'08"E	114.91	L85	N48°55'31"W	134.14
L28	N10°01'41"W	55.14	L86	S65°03'14"W	67.87
L29	N10°01'41"W	68.50	L87	S55°04'32"E	103.03
L30	N27°58'00"E	60.88	L88	S00°56'32"E	140.87
L31	N11°55'36"W	75.97	L89	N37°44'20"W	39.26
L32	S77°58'00"W	50.00	L90	S85°17'09"W	49.25
L33	N75°51'27"E	24.94	L91	S47°51'46"W	118.31
L34	N05°05'35"E	74.55	L92	S52°42'31"W	105.00
L35	S12°29'07"E	56.61	L93	S54°53'26"E	108.96
L36	S01°58'12"W	113.99	L94	S38°41'40"E	45.83
L37	S18°39'29"E	38.09	L95	N81°15'32"E	144.55
L38	S45°27'56"E	84.36	L96	N79°01'14"W	82.13
L39	S02°29'02"E	71.29	L97	S27°58'09"W	18.78
L40	S61°43'24"W	73.86	L98	S01°02'00"W	51.66
L41	S27°24'03"W	95.24	L99	S28°20'17"W	127.35
L42	N06°49'02"W	73.81	L100	S10°34'15"E	55.96
L43	N31°49'43"W	58.73	L101	S00°03'34"W	45.72
L44	N28°26'09"W	28.58	L102	S34°33'33"W	157.07
L45	N03°07'15"E	54.60	L103	S01°58'46"E	127.97
L46	N67°45'50"W	80.27	L104	S24°27'41"E	83.11
L47	N04°59'07"W	75.73	L105	S09°36'40"E	83.56
L48	N12°58'01"E	75.26	L106	N32°34'12"W	134.50
L49	N03°28'57"W	148.66	L107	S01°18'07"W	240.33
L50	N15°57'16"E	123.49	L108	S32°12'12"E	134.50
L51	N03°41'52"E	109.82	L109	N06°22'11"E	193.83
L52	N15°39'46"W	67.54	L110	N24°15'35"E	338.40
L53	N85°33'11"W	135.17	L111	S89°11'11"W	30.02
L54	N55°22'44"W	42.98	L112	N24°15'35"E	338.40
L55	N23°56'58"W	74.71	L113	N01°26'36"E	361.44
L56	N50°45'33"W	62.94	L114	N06°22'11"E	271.00
L57	N06°04'43"W	30.74	L115	N01°18'07"E	238.71
L58	N47°58'37"W	69.11	L116	N53°35'38"E	287.90
			L117	N12°19'29"W	188.57

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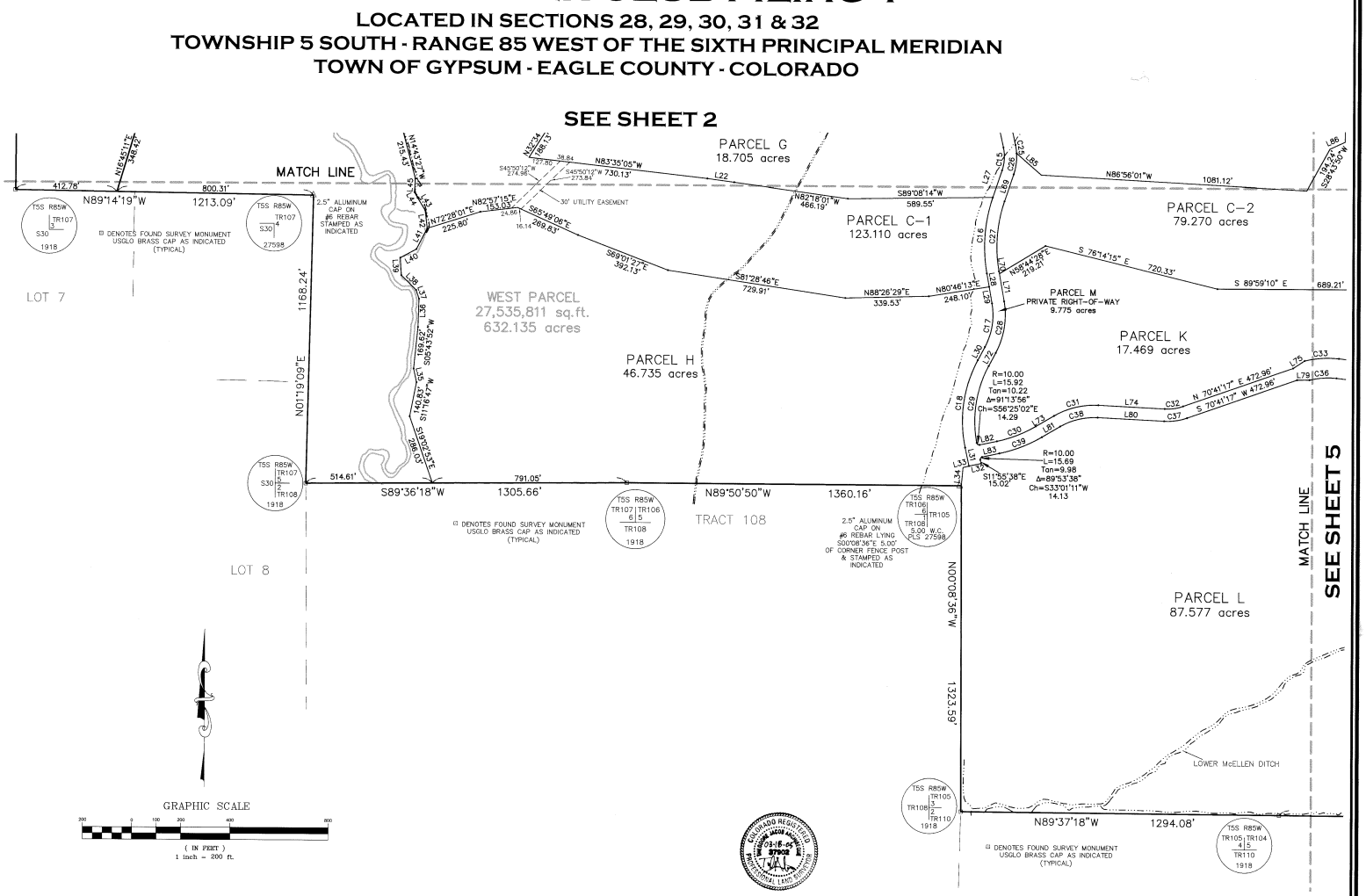
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

Revised: 03-18-05 Town Comments
Revised: 03-14-05 Town Comments
Revised: 02-28-05 Town Comments

FINAL PLAT
BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - COUNTY OF EAGLE
STATE OF COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
CAP	04007	04007_PLAT-F1
SHEET 2 OF 5	DATE: 02-14-05	CHECKED BY: TJA

FINAL PLAT
BRIGHTWATER CLUB FILING 1
LOCATED IN SECTIONS 28, 29, 30, 31 & 32
TOWNSHIP 5 SOUTH - RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	55.00	48.13	25.73	50°08'26"	S64°55'47"W 46.61
C2	225.00	29.28	14.66	7°27'26"	N86°16'17"W 29.26
C3	975.00	272.31	137.05	16°00'09"	N89°27'22"E 271.43
C4	525.00	194.37	98.31	21°12'47"	N87°56'20"W 193.27
C5	775.00	303.35	153.64	22°25'35"	S88°32'43"E 301.41
C6	355.00	209.52	107.91	33°48'57"	N82°31'02"W 206.49
C7	355.00	131.83	66.68	21°16'37"	N55°18'15"W 131.07
C8	425.00	190.72	96.99	25°42'40"	S41°18'22"W 189.12
C9	775.00	180.18	90.50	13°19'15"	N30°03'39"E 179.77
C10	825.00	299.85	151.60	20°49'27"	S43°10'54"W 298.20
C11	825.00	280.59	141.66	19°29'13"	S23°01'34"W 279.24
C12	55.99	58.51	32.24	59°52'24"	S70°45'44"E 55.88
C13	825.00	72.33	36.19	5°01'23"	S10°46'16"W 72.30
C14	825.00	286.40	149.81	20°35'04"	S02°01'57"E 284.80
C15	175.00	94.56	48.47	30°57'37"	N03°09'19"E 93.42
C16	625.00	312.67	159.68	28°39'49"	S04°18'14"W 309.42
C17	275.00	180.36	94.68	37°56'41"	N08°58'10"E 179.04
C18	525.00	365.55	190.53	39°53'38"	S08°01'11"W 358.21
C19	400.00	268.34	139.44	38°26'11"	N04°25'23"W 263.33
C20	425.00	260.79	134.65	35°09'29"	S71°41'27"W 256.72
C21	375.00	398.39	220.32	60°52'09"	S58°50'07"W 379.92
C22	825.00	362.76	184.36	25°11'30"	N40°59'51"E 359.85
C23	775.00	613.20	323.67	45°20'03"	S30°55'37"W 597.33
C24	775.00	278.43	140.73	20°35'04"	S02°01'57"E 276.94
C25	225.00	34.37	17.22	8°45'12"	N07°56'53"W 34.34
C26	225.00	87.21	44.16	22°12'26"	N07°31'55"E 86.66
C27	575.00	287.66	146.91	28°39'49"	S04°18'14"W 284.67
C28	325.00	215.52	111.89	37°59'41"	N08°58'10"E 211.59
C29	475.00	321.40	167.12	38°46'04"	S08°34'58"W 315.30
C30	535.00	170.01	85.73	18°12'27"	N68°51'47"E 169.30
C31	325.00	187.64	96.51	33°04'45"	S76°17'56"W 185.04
C32	195.00	75.39	38.17	22°09'02"	N81°45'47"E 74.92
C33	390.00	139.80	70.66	20°32'20"	S86°00'36"W 139.06
C34	96.01	57.71	29.76	34°26'14"	S48°40'21"W 56.84
C35	440.00	222.52	113.70	28°58'35"	S15°28'11"W 220.16
C36	310.00	111.12	56.16	20°32'15"	S86°00'33"W 110.52
C37	245.00	94.72	47.96	22°09'02"	N81°45'47"E 94.13
C38	275.00	158.77	81.67	33°04'45"	S76°17'56"W 156.57
C39	585.00	185.90	93.74	18°12'27"	N68°51'47"E 185.12
C40	95.00	158.16	104.38	95°23'19"	N66°13'32"W 140.52
C41	95.00	215.86	204.62	130°11'26"	S83°38'02"E 172.33
C42	1348.45	849.50	439.42	36°06'56"	N22°46'54"W 835.48
C43	20.00	32.04	20.64	91°47'34"	S50°28'24"W 28.72
C44	750.00	486.25	252.02	37°08'49"	S13°59'48"E 477.78
C45	1550.00	862.77	442.88	31°53'33"	N16°37'26"W 851.68
C46	1450.00	213.88	107.14	8°27'05"	N02°55'25"W 213.69
C47	1450.00	643.33	327.05	25°25'14"	N19°51'35"W 638.06
C48	850.00	574.65	298.90	38°44'55"	S13°11'45"E 563.95
C49	2050.00	640.09	322.67	17°53'24"	S15°18'53"W 637.50
C50	1950.00	776.53	393.48	22°48'59"	N12°51'05"E 771.41
C51	2050.00	816.36	413.66	22°48'59"	N12°51'05"E 810.97
C52	1950.00	608.87	306.93	17°53'24"	S15°18'53"W 606.40
C53	750.00	23.47	11.73	1°47'34"	S00°28'24"W 23.46
C54	1550.00	53.56	26.78	1°58'42"	N00°18'44"E 53.56
C55	775.00	160.59	80.58	11°52'21"	N47°39'27"E 160.31

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°31'27"E	105.98	L59	N04°15'51"E	67.01
L2	N89°20'56"E	149.66	L60	N10°17'37"W	93.41
L3	S71°22'27"E	34.94	L61	N14°40'14"W	137.69
L4	N90°00'00"E	94.62	L62	N28°04'57"W	56.22
L5	S82°32'34"E	148.50	L63	S01°26'36"W	65.05
L6	N81°27'17"E	162.99	L64	N77°33'03"W	65.79
L7	S77°19'56"E	189.08	L65	S89°16'11"W	20.67
L8	N80°14'29"E	196.87	L66	S08°15'35"W	137.43
L9	N90°00'00"W	56.04	L67	S12°19'25"E	350.81
L10	S03°49'07"W	52.00	L68	S12°19'29"E	168.78
L11	N00°30'36"E	316.33	L69	S18°38'08"W	114.91
L12	N58°21'35"W	76.20	L70	S10°01'41"E	9.73
L13	N53°35'38"E	217.48	L71	S10°01'41"E	113.92
L14	S67°00'25"E	83.12	L72	S27°58'00"E	60.88
L15	N07°30'32"E	87.92	L73	N58°45'34"E	86.40
L16	N92°01'36"W	125.03	L74	S87°09'42"E	271.03
L17	N03°54'10"W	161.14	L75	N56°50'03"E	55.92
L18	N86°42'11"W	112.05	L76	S83°43'19"E	92.94
L19	N75°15'52"W	139.88	L77	S00°08'54"W	40.08
L20	N79°41'47"E	44.32	L78	N83°43'19"W	92.82
L21	N08°15'35"E	137.43	L79	S89°43'17"W	49.99
L22	N82°18'01"W	110.47	L80	N87°09'42"W	271.03
L23	N21°40'03"E	125.55	L81	S58°45'34"W	86.40
L24	N08°12'23"E	133.46	L82	N77°58'00"E	71.15
L25	N72°52'49"E	96.22	L83	S77°58'00"W	71.36
L26	N12°18'29"W	331.03	L84	S06°22'11"W	77.16
L27	N18°38'08"E	114.91	L85	N48°55'31"W	134.14
L28	N10°01'41"W	55.14	L86	S65°03'14"W	67.87
L29	N10°01'41"W	68.50	L87	S55°04'32"E	103.03
L30	N27°58'00"E	60.88	L88	S00°55'32"E	140.87
L31	N11°55'38"W	75.87	L89	N37°44'29"W	39.26
L32	S77°58'00"W	50.00	L90	S85°17'09"W	49.25
L33	N75°51'27"E	24.94	L91	S47°51'46"W	118.31
L34	N05°05'35"E	74.55	L92	S52°42'31"W	105.00
L35	S12°29'07"E	56.61	L93	S54°53'26"E	108.96
L36	S01°58'12"W	113.99	L94	S38°41'40"E	45.83
L37	S18°39'29"E	38.09	L95	N81°15'32"E	144.55
L38	S45°22'58"E	84.36	L96	N79°05'14"W	82.13
L39	S03°29'02"E	71.29	L97	S57°56'09"W	18.78
L40	S61°43'24"W	73.88	L98	S01°02'00"W	51.66
L41	S27°24'03"W	95.24	L99	S29°20'17"W	127.35
L42	N06°49'02"W	73.81	L100	S10°34'15"E	55.96
L43	N31°49'42"W	58.73	L101	S00°20'34"W	45.72
L44	N28°26'09"W	26.58	L102	S34°33'33"W	157.07
L45	N03°07'15"E	54.60	L103	S01°18'46"W	127.97
L46	N67°45'55"W	80.27	L104	S24°27'41"E	83.11
L47	N04°15'07"W	75.73	L105	S09°36'40"E	83.56
L48	N19°58'01"E	75.38	L106	N32°34'12"W	134.50
L49	N03°28'57"W	148.66	L107	S01°18'07"W	240.33
L50	N15°57'16"E	123.49	L108	S32°34'12"E	134.50
L51	N03°41'52"E	109.82	L109	N06°22'11"E	193.83
L52	N15°39'46"W	67.54	L110	N24°15'35"E	338.40
L53	N05°33'11"W	135.17	L111	S89°18'11"W	30.02
L54	N85°32'44"W	42.98	L112	N24°15'35"E	338.40
L55	N23°56'58"W	74.71	L113	N01°26'36"E	361.44
L56	N50°45'33"W	62.94	L114	N06°22'11"E	271.00
L57	N06°04'43"W	30.74	L115	N01°18'07"E	238.71
L58	N47°58'37"W	69.11	L116	N53°35'38"E	287.90
			L117	N12°19'29"W	188.57

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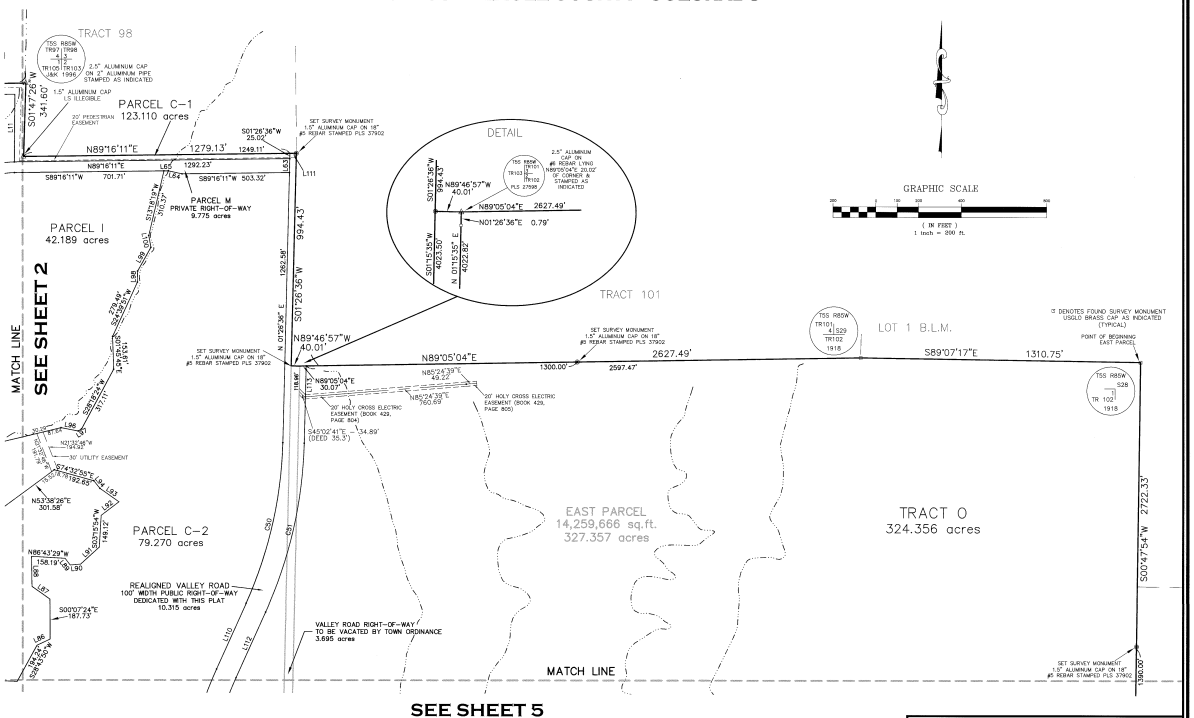
Revised: 03-18-05 Town Comments
Revised: 03-14-05 Town Comments
Revised: 02-28-05 Town Comments

FINAL PLAT
BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - COUNTY OF EAGLE
STATE OF COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
CAP	04007	04007_PLAT-F1
SHEET 3 OF 5	DATE: 02-14-05	CHECKED BY: TJA

FINAL PLAT
BRIGHTWATER CLUB FILING 1

LOCATED IN SECTIONS 28, 29, 30, 31 & 32
TOWNSHIP 5 SOUTH - RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	50.00	48.13	25.73	30°08'26"	S64°55'47"W 46.61
C2	225.00	29.28	14.66	7°27'26"	N86°16'37"W 29.26
C3	925.00	272.31	137.05	16°51'56"	N85°22'22"E 271.43
C4	525.00	184.37	93.31	20°07'47"	N87°36'20"W 183.37
C5	775.00	303.55	153.64	22°26'35"	S86°32'43"E 301.61
C6	350.00	119.83	60.58	19°36'57"	N86°31'32"W 119.23
C7	350.00	139.83	70.68	21°28'31"	N65°18'15"W 131.07
C8	425.00	180.72	91.99	24°22'40"	S61°23'25"E 179.34
C9	775.00	180.18	90.50	13°19'08"	S43°10'38"E 179.77
C10	825.00	299.85	151.60	20°49'22"	S54°03'31"E 298.20
C11	825.00	280.59	141.66	19°29'13"	S33°53'36"W 279.24
C12	55.99	58.51	32.24	59°52'24"	S70°45'44"E 55.88
C13	825.00	72.33	36.19	5°01'47"	S10°46'16"W 72.30
C14	825.00	296.40	149.81	20°35'04"	S02°01'37"E 294.80
C15	175.00	94.56	48.47	30°57'27"	N03°56'16"E 93.43
C16	625.00	312.67	159.68	28°39'49"	S01°51'14"E 309.42
C17	275.00	182.36	94.68	37°58'47"	N68°58'10"E 179.04
C18	525.00	365.55	190.53	39°53'38"	S68°01'11"W 358.21
C19	450.00	268.24	139.44	34°08'11"	N04°25'52"W 264.33
C20	425.00	260.79	134.65	35°09'26"	S71°41'27"E 256.72
C21	375.00	388.29	220.52	60°52'09"	S58°50'07"W 370.32
C22	825.00	362.76	184.36	25°11'37"	N40°59'51"E 359.85
C23	775.00	613.20	323.67	45°20'03"	S30°55'37"W 597.33
C24	775.00	278.43	140.73	20°35'34"	S02°51'57"E 276.94
C25	225.00	34.37	17.22	8°45'12"	N67°56'57"W 34.34
C26	225.00	87.21	44.19	22°12'26"	N07°31'36"E 86.68
C27	575.00	287.66	146.91	28°39'49"	S68°58'14"E 284.67
C28	325.00	215.52	111.89	37°58'47"	N68°58'10"E 211.59
C29	475.00	321.40	167.12	38°46'34"	S68°54'36"W 315.30
C30	535.00	170.01	85.73	18°12'27"	N68°51'47"E 169.30
C31	325.00	187.64	96.51	33°04'45"	S76°17'59"W 185.04
C32	195.00	75.39	38.17	22°09'02"	N81°45'47"E 74.92
C33	380.00	139.80	70.66	20°32'20"	S89°00'30"W 139.08
C34	96.01	57.71	29.76	34°26'14"	S48°46'21"W 56.84
C35	440.00	222.52	113.70	28°58'35"	S13°28'17"W 220.16
C36	310.00	111.12	56.16	20°32'15"	S89°00'37"W 110.52
C37	245.00	94.73	47.96	22°09'02"	N81°45'47"E 94.13
C38	275.00	158.77	81.67	33°04'45"	S76°17'59"W 156.57
C39	585.00	185.90	93.74	18°12'27"	N68°51'47"E 185.12
C40	95.00	158.16	104.38	95°23'19"	N66°13'32"W 140.62
C41	85.00	215.86	204.62	130°21'26"	S83°38'02"E 172.53
C42	1340.45	849.50	439.42	36°18'56"	N32°46'34"W 835.48
C43	20.00	32.04	20.64	91°47'34"	S50°28'24"W 28.72
C44	750.00	486.25	252.02	37°08'49"	N13°59'48"E 477.78
C45	1590.00	862.77	442.88	31°52'37"	N16°37'28"W 851.68
C46	1450.00	213.88	107.14	8°27'05"	N02°50'25"W 213.69
C47	1450.00	643.31	327.05	25°25'14"	N18°35'50"W 638.08
C48	850.00	574.85	298.90	38°44'55"	S13°31'45"E 563.95
C49	1050.00	546.03	332.47	17°52'24"	S13°16'32"W 537.50
C50	1950.00	776.53	393.46	22°48'39"	N12°50'05"E 771.41
C51	1950.00	616.57	311.53	18°06'59"	N13°01'35"E 613.87
C52	1950.00	606.97	306.53	17°50'24"	S13°16'32"W 604.40
C53	1550.00	43.47	21.74	1°36'27"	S03°28'24"W 43.46
C54	1050.00	53.54	26.78	2°55'21"	S02°58'44"E 53.54
C55	775.00	160.59	80.58	11°52'21"	S67°28'27"E 160.31

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°31'27"E	105.98	L59	N04°15'57"E	67.01
L2	N89°20'26"E	146.05	L60	N10°21'23"W	43.41
L3	S71°22'27"E	34.94	L61	N14°40'14"W	137.69
L4	N86°00'00"E	94.62	L62	N08°04'57"W	56.32
L5	S82°22'34"E	148.50	L63	S01°26'36"E	65.05
L6	N81°27'17"E	182.89	L64	N77°13'53"W	65.70
L7	S77°16'46"E	189.08	L65	S89°16'11"W	20.67
L8	N80°14'29"E	196.87	L66	S08°15'30"W	137.43
L9	N89°00'00"W	56.04	L67	S12°19'29"E	350.81
L10	S03°49'07"W	52.00	L68	S12°19'29"E	168.78
L11	N00°26'26"E	394.33	L69	S18°36'08"W	114.91
L12	N88°23'36"W	76.20	L70	S10°01'41"E	9.75
L13	N83°35'38"E	217.46	L71	S10°01'41"E	113.92
L14	S67°00'28"E	83.12	L72	S27°58'05"W	60.88
L15	N07°30'32"E	81.92	L73	N59°45'34"E	86.40
L16	N02°31'36"W	125.03	L74	S87°09'42"E	271.03
L17	N03°54'10"W	165.14	L75	N56°50'03"E	55.92
L18	N86°42'11"W	112.05	L76	S81°47'18"E	93.84
L19	N75°14'24"W	139.88	L77	S00°58'54"W	40.08
L20	N79°41'47"E	44.32	L78	N82°43'18"W	92.82
L21	N08°10'30"E	137.43	L79	S89°43'17"W	49.99
L22	N82°18'04"W	110.87	L80	N87°09'42"W	271.03
L23	N21°40'03"E	120.55	L81	S59°45'34"W	86.40
L24	N08°12'44"E	133.46	L82	N77°58'00"E	71.13
L25	N74°52'49"E	96.22	L83	S27°58'00"W	71.38
L26	N12°19'29"W	333.03	L84	S08°22'11"E	77.10
L27	N18°38'08"E	114.91	L85	N48°50'31"W	134.14
L28	N10°01'41"W	65.14	L86	S85°03'14"E	67.67
L29	N10°01'41"W	68.50	L87	S85°04'32"E	103.03
L30	N27°58'05"E	60.88	L88	S05°55'32"E	160.87
L31	N11°56'38"W	75.07	L89	N37°44'26"W	39.26
L32	N77°58'00"W	50.00	L90	S85°17'08"W	49.37
L33	N75°51'27"E	24.09	L91	S47°51'48"W	116.20
L34	N85°00'00"E	94.55	L92	S12°47'17"E	100.00
L35	S12°28'07"E	58.83	L93	S04°53'26"E	109.96
L36	S01°58'12"W	113.99	L94	S85°06'34"E	45.83
L37	S16°22'28"E	38.09	L95	N85°11'42"E	144.50
L38	S03°22'58"E	84.36	L96	S89°43'18"E	82.13
L39	S03°22'58"E	71.29	L97	N10°21'06"W	18.78
L40	S61°43'24"W	73.88	L98	S01°26'36"E	51.66
L41	S12°43'57"W	85.24	L99	S18°07'07"W	127.35
L42	N06°49'02"W	73.81	L100	S10°34'15"E	35.96
L43	N31°46'42"W	56.73	L101	S09°20'34"W	45.70
L44	N28°28'09"W	26.58	L102	S34°52'43"W	157.07
L45	N03°07'15"E	54.60	L103	S01°26'36"E	127.97
L46	N67°45'55"W	80.27	L104	S24°47'41"E	83.11
L47	N04°10'07"E	75.73	L105	S49°36'40"E	83.98
L48	N18°58'01"E	75.38	L106	N12°34'12"W	134.50
L49	N03°28'37"W	148.66	L107	S01°18'32"W	240.33
L50	N15°57'36"E	123.49	L108	S02°34'12"E	134.50
L51	N03°41'52"E	109.82	L109	N06°22'11"E	193.83
L52	N15°39'46"W	67.54	L110	N24°15'35"E	338.40
L53	N85°32'11"W	135.17	L111	S89°16'11"W	30.02
L54	N85°22'44"W	42.98	L112	N24°15'35"E	338.40
L55	N27°05'58"W	74.71	L113	N01°26'36"E	381.44
L56	N50°45'33"W	62.94	L114	N06°22'11"E	271.00
L57	N06°04'43"W	30.74	L115	N01°18'07"E	238.71
L58	N47°58'37"W	69.11	L116	N53°35'38"E	287.90
			L117	N12°19'29"W	188.57

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.

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

Revised: 03-18-05 Town Comments
Revised: 03-14-05 Town Comments
Revised: 02-28-05 Town Comments

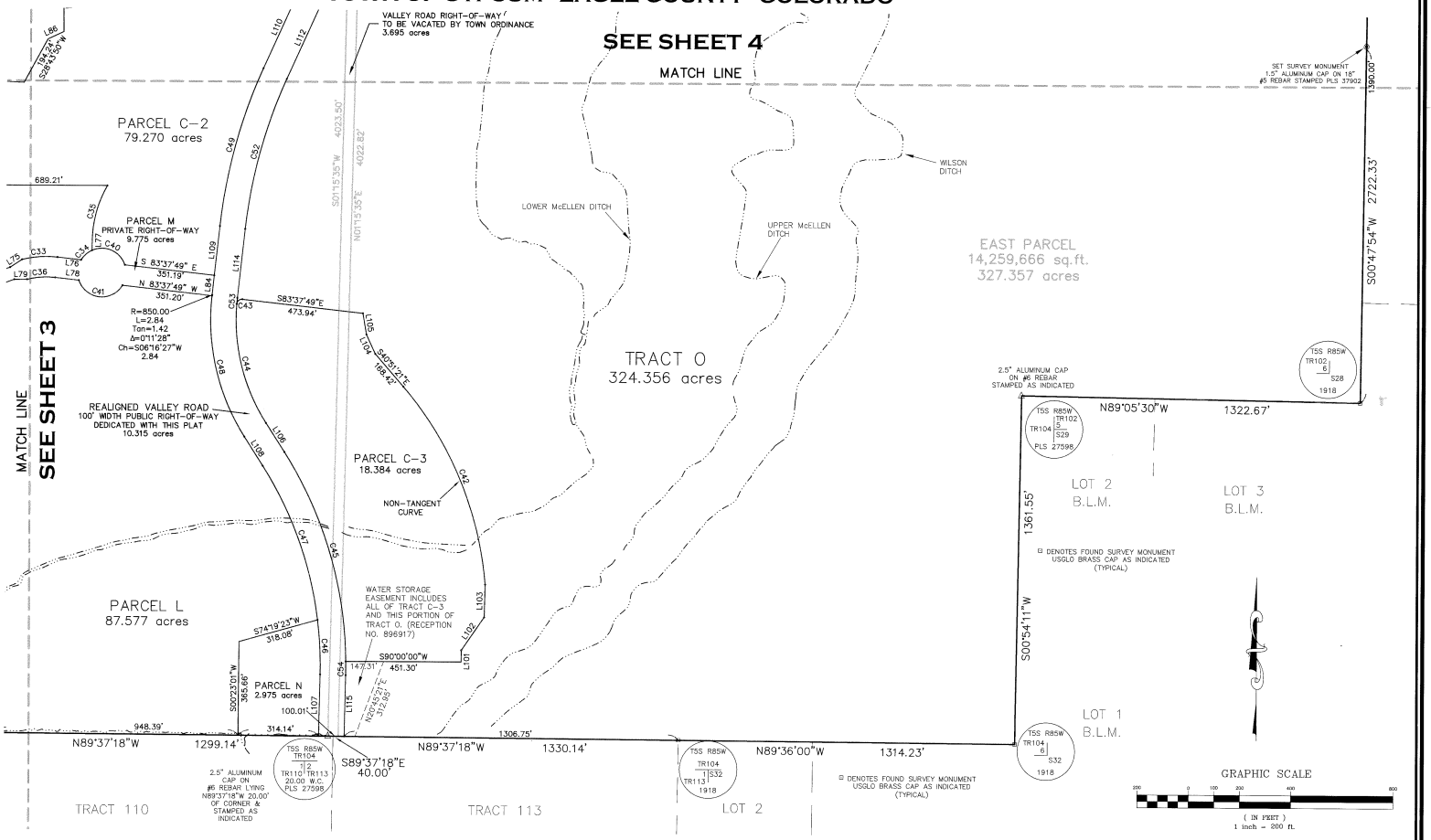
FINAL PLAT
BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - COUNTY OF EAGLE
STATE OF COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
CAP	04007	04007_PLAT-F1
SHEET 4 OF 5	DATE: 02-14-05	CHECKED BY: TJA

FINAL PLAT
BRIGHTWATER CLUB FILING 1
LOCATED IN SECTIONS 28, 29, 30, 31 & 32
TOWNSHIP 5 SOUTH - RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	55.00	48.13	25.73	50°08'26"	S64°55'47"W 46.61
C2	225.00	29.28	14.66	7°27'26"	N86°16'17"W 29.26
C3	975.00	272.31	137.05	16°00'09"	N89°27'22"E 271.43
C4	525.00	194.37	98.31	21°12'47"	N87°58'20"W 193.27
C5	775.00	303.35	153.64	22°25'35"	S88°32'43"E 301.41
C6	350.00	209.52	107.91	33°40'57"	N62°55'02"W 206.49
C7	355.00	131.83	66.68	21°16'37"	N55°18'15"W 131.07
C8	425.00	190.72	96.99	25°42'40"	S41°15'22"W 189.12
C9	775.00	180.18	90.50	13°19'15"	N35°03'39"E 179.77
C10	825.00	299.85	151.60	20°49'27"	S43°10'54"W 298.20
C11	825.00	280.59	141.66	19°29'13"	S23°01'34"W 279.24
C12	55.99	58.51	32.24	59°52'24"	S70°45'44"E 55.88
C13	825.00	72.33	36.19	5°01'24"	S10°46'16"W 72.30
C14	825.00	296.40	149.81	20°35'04"	S02°01'57"E 294.80
C15	175.00	34.56	48.47	303°37'37"	N03°09'19"E 53.42
C16	625.00	312.67	159.68	28°39'49"	S04°18'14"W 309.42
C17	275.00	182.36	94.68	37°58'41"	N08°58'10"E 179.04
C18	525.00	365.55	190.53	39°53'36"	S08°01'11"W 358.21
C19	400.00	268.34	139.44	38°26'11"	N04°25'23"W 263.33
C20	425.00	280.79	134.65	35°38'29"	S71°41'27"W 276.12
C21	375.00	398.39	220.32	60°52'09"	S58°50'07"W 379.92
C22	825.00	362.76	184.36	25°11'37"	N40°59'51"E 359.85
C23	775.00	613.20	323.67	45°20'03"	S30°55'37"W 597.33
C24	775.00	278.43	140.73	20°35'04"	S02°01'57"E 276.94
C25	225.00	34.37	17.22	8°45'12"	N07°56'53"W 34.34
C26	225.00	87.21	44.16	22°12'26"	N07°31'05"E 86.66
C27	575.00	287.66	146.91	28°39'49"	S04°18'14"W 284.67
C28	325.00	215.52	111.89	37°58'41"	N08°58'10"E 211.59
C29	475.00	321.40	167.12	38°46'04"	S08°34'58"W 315.30
C30	535.00	170.01	85.73	18°12'27"	N68°51'47"E 169.30
C31	325.00	187.64	96.51	33°04'45"	S76°17'56"W 185.04
C32	195.00	75.39	38.17	22°09'02"	N81°45'47"E 74.92
C33	390.00	139.80	70.66	20°32'20"	S86°00'30"W 139.06
C34	96.01	57.71	29.76	34°26'14"	S48°40'21"W 56.84
C35	440.00	222.52	113.70	28°58'35"	S15°28'11"W 220.16
C36	310.00	111.12	58.16	20°32'15"	S86°00'33"W 110.52
C37	245.00	94.72	47.96	22°09'02"	N81°45'47"E 94.13
C38	275.00	158.77	81.67	33°04'45"	S76°17'56"W 156.57
C39	585.00	185.90	93.74	18°12'27"	N68°51'47"E 185.12
C40	95.00	158.16	104.38	95°23'19"	N66°13'32"W 140.52
C41	95.00	215.86	204.62	130°11'26"	S83°38'02"E 172.33
C42	1346.45	849.50	439.42	36°08'56"	N22°46'54"W 835.48
C43	20.00	32.04	20.64	91°47'34"	S50°28'24"W 28.72
C44	750.00	486.25	252.02	37°08'49"	S13°59'48"E 477.78
C45	1550.00	862.77	442.88	31°53'33"	N16°13'27"W 851.68
C46	1450.00	213.88	107.14	8°27'05"	N02°55'25"W 213.69
C47	1450.00	643.33	327.05	25°25'14"	N19°51'35"W 638.06
C48	850.00	574.65	298.90	38°44'55"	S13°11'45"E 563.95
C49	2050.00	640.09	322.67	17°53'24"	S15°18'53"W 637.50
C50	1950.00	776.53	393.48	22°48'59"	N12°51'05"E 771.41
C51	2050.00	816.36	413.66	22°48'59"	N12°51'05"E 810.87
C52	1950.00	608.87	306.93	17°53'24"	S15°18'53"W 606.40
C53	750.00	23.47	11.73	1°47'34"	S05°28'24"W 23.46
C54	1550.00	53.56	26.78	1°58'47"	N00°18'44"E 53.56
C55	775.00	160.59	80.58	11°52'21"	N47°39'27"E 160.31

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°31'27"E	105.98	L59	N04°15'51"E	67.01
L2	N89°20'56"E	149.66	L60	N10°17'32"W	93.41
L3	S71°22'27"E	34.94	L61	N14°40'14"W	137.69
L4	N86°00'00"E	94.62	L62	N28°04'57"W	56.22
L5	S82°39'34"E	148.50	L63	S01°26'36"W	65.05
L6	N81°27'17"E	182.99	L64	N77°33'03"W	65.79
L7	S27°39'56"E	189.08	L65	S89°16'11"W	20.67
L8	N80°14'29"E	196.87	L66	S08°15'35"W	137.43
L9	N80°00'00"W	56.04	L67	S12°19'29"E	350.81
L10	S03°49'07"W	52.00	L68	S12°19'29"E	168.78
L11	N00°30'36"E	316.33	L69	S18°38'08"W	114.91
L12	N58°21'35"W	76.20	L70	S10°01'41"E	9.72
L13	N53°35'38"E	217.48	L71	S10°01'41"E	113.92
L14	S67°00'25"E	83.12	L72	S27°58'00"W	60.88
L15	N07°30'32"E	87.92	L73	N58°45'34"E	86.40
L16	N02°01'36"W	125.03	L74	S87°09'42"E	271.03
L17	N03°54'10"W	161.14	L75	N56°50'03"E	55.92
L18	N86°42'11"W	112.05	L76	S83°43'19"E	92.94
L19	N75°15'52"W	139.88	L77	S00°58'54"W	40.08
L20	N79°41'47"E	44.32	L78	N83°43'19"W	92.82
L21	N08°15'35"E	137.43	L79	S89°43'17"E	49.99
L22	N82°18'01"W	110.47	L80	N87°09'42"W	271.03
L23	N21°40'03"E	125.55	L81	S58°45'34"W	86.40
L24	N08°12'23"E	133.46	L82	N77°58'00"E	71.15
L25	N72°52'49"E	96.22	L83	S77°58'00"W	71.36
L26	N12°19'29"W	331.03	L84	S06°22'11"W	77.16
L27	N18°38'08"E	114.91	L85	N48°55'31"W	134.14
L28	N10°01'41"W	55.14	L86	S65°03'14"W	67.87
L29	N10°01'41"W	58.50	L87	S55°04'32"E	103.03
L30	N27°58'00"E	60.88	L88	S00°55'32"E	140.87
L31	N11°55'38"W	75.97	L89	N37°44'26"W	39.26
L32	S77°58'00"W	50.00	L90	S85°17'09"W	49.25
L33	N75°51'27"E	24.94	L91	S47°51'46"W	118.31
L34	N05°05'35"E	74.55	L92	S52°42'31"W	105.00
L35	S12°29'07"E	56.61	L93	S54°53'26"E	108.96
L36	S01°58'12"W	113.99	L94	S38°41'40"E	45.83
L37	S18°39'23"E	38.09	L95	N81°15'32"E	144.55
L38	S45°22'58"E	84.36	L96	N79°05'14"W	82.13
L39	S03°29'32"E	71.29	L97	S57°56'09"W	18.78
L40	S61°43'24"W	73.88	L98	S01°00'00"W	51.66
L41	S27°24'05"W	95.24	L99	S29°20'17"W	127.35
L42	N06°49'02"W	73.81	L100	S10°34'15"E	55.96
L43	N31°49'42"W	58.73	L101	S00°23'34"E	45.72
L44	N28°26'09"W	26.58	L102	S34°33'33"W	157.07
L45	N63°07'15"E	54.60	L103	S01°18'46"W	127.97
L46	N67°45'55"W	80.27	L104	S24°27'41"E	63.11
L47	N04°15'03"W	75.73	L105	S09°36'40"E	83.56
L48	N19°58'01"E	75.38	L106	N32°34'12"W	134.50
L49	N03°28'57"W	148.66	L107	S01°18'07"W	240.33
L50	N15°57'16"E	123.49	L108	S32°34'12"E	134.50
L51	N03°41'52"E	109.82	L109	N06°22'11"E	193.83
L52	N15°39'46"W	67.54	L110	N24°15'35"E	338.40
L53	N05°33'11"W	135.17	L111	S89°16'11"W	30.02
L54	N55°22'44"W	42.98	L112	N24°15'35"E	338.40
L55	N23°56'58"W	74.71	L113	N01°26'36"E	361.44
L56	N50°45'33"W	62.94	L114	N06°22'11"E	271.00
L57	N06°34'43"W	30.74	L115	N01°18'07"E	238.71
L58	N47°58'37"W	69.11	L116	N53°35'38"E	287.90
			L117	N12°19'29"W	188.57



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.

COLORADO REGISTERED LAND SURVEYOR 37902 PROFESSIONAL LAND SURVEYOR 03-18-05

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
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Revised: 03-18-05 Town Comments
Revised: 03-14-05 Town Comments
Revised: 02-28-05 Town Comments

FINAL PLAT
BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - COUNTY OF EAGLE
STATE OF COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
CAP	04007	04007_PLAT-F1
SHEET 5 OF 5	DATE: 02-14-05	CHECKED BY: TJA