FINAL PLAT
BRIGHTWATER CLUB FILING 4
CREEKSIDE
PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that Clearwater Development, Inc. a Colorado corporation, and Marshall Investments Corporation, a Delaware corporation, being owners or lienholders of the following described real property, to wit:

PARCEL G and , PARCEL H, according the the Final Plat for BRIGHTWATER CLUB FILING 1, as filed for recorded on May 18, 2005 at Reception Number 916179 of the Eagle County Clerk and Recorders Office.

said parcels containing 65.440 acres, more or less, and has caused the same to be surveyed, laid out, subdivided, and designated as BRIGHTWATER CLUB FILING 4 and has caused this Plat to be made, filed and further declares: 1.The street rights-of-way and easements shown hereon are [redacted] 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 plat, 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 7th day of April, 2006

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

By: _____

Title: C.O.O.
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 7th day of April, 2006 by JAN KHAUSE as C.O.O. of Clearwater Development, Inc. a Colorado corporation.

Witness my hand and official seal.

My commission expires: _____ Julie Hunter
Notary Public

JULIE HUNTER
Notary Public
State of Colorado
My Commission Expires December 19, 2009

Mortgagee: Marshall Investments Corporation, a Delaware corporation
150 S. Fifth Street, STE 3000
Minneapolis, Minnesota 55402

By: Karen S. McGuire

Title: Vice President
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 10 day of APRIL, 2006 by KAREN S. McGUIRE as VICE-PRESIDENT of Marshall Investments Corporation, a Delaware corporation.

Witness my hand and official seal. Bonnie Rogers

My commission expires: 2-26-07
Notary Public

BONNIE ROGERS
COMM...1402083
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Feb. 26, 2007

TITLE CERTIFICATE

Land 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, free and clear of all liens, and encumbrances, except as follows:
Deed of Trust to Marshall Investments Corporation, A Delaware Corporation recorded September 01, 2005 under reception no. 928082

Executed this 27th day of March, 2006.

Agent: Tran Ruth agent for Land Title

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of April 12, 2006 upon all parcels of real estate described on this Plat are paid in full.

Dated this 12th day of April, A.D. 2006

Karen Stoffel by [illegible]
Treasurer of Eagle County, Colorado

NOTES:

1) The purpose of this Final Plat is to (i) create Tracts, Lots, 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.

2) BASIS OF BEARING: S89°36'18"W between found monuments as shown and further described herein.

3) SURVEY DATE: April, 2005.

4) Record Easements and Rights-of-Way shown on this Plat were derived from title commitment order No.v50013031-2, dated January 16, 2006, provided by Land Title Guarantee Co. and the Final Plat for Brightwater Club Filing 1.

5) 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.

6) 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.

7) The platted lands herein are subject to a Permit for Access Roadway for Colorado-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.

8) 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.

9) 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.

10) 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.

11) The platted lands herein are subject to Declaration of Covenants, Conditions, Restrictions and Easements for Brightwater Club described in the document filed for record in the office of the Eagle County Clerk and Recorder on September 8, 2005, at Reception Number 928910.

12) Each single family residence is restricted to lawn irrigation of not more than 18% of each lot, with an average of not more than 2,500 square feet per lot, up to a maximum cumulative residential and/or commercial lawn irrigation of not more than 68.6 acres with water provided by the Town of Gypsum through its municipal system.

13) All portions of the real property identified and depicted on the within Plat as Irrigation Easements are hereby reserved, dedicated and set apart for the joint use and benefit of Clearwater Development, Inc. and its successors and assigns including, without limitation, the owner of the Golf/Recreation Parcels as may be depicted on the Final Plat of Brightwater Club Filing 1 , the Brightwater Club Property Owners Association, a Colorado nonprofit corporation, and the other owners of water rights in the respective ditches that are the subject of the Irrigation Easements. The easements may be used for the installation, operation, maintenance, repair, removal, improvement or replacement of drainage, ditch, and irrigation systems and facilities for the conveyance, distribution, and use of water for irrigation and other decreed purposes for the water rights decreed to the ditches within the easements. The specific interests of the aforesaid parties in and to the said Drainage Easements and Irrigation Easements, and the parties' rights and obligations with respect to the operation, maintenance and repair thereof, and the payment of costs therefor, may be set forth in ditch operation and maintenance agreements among the parties with interests therein that may be entered into from time to time and recorded in the official records of the Clerk and Recorder of Eagle County.

14) All portions of the real property identified and depicted on the within Plat as Irrigation Access Easement are hereby reserved, dedicated and set apart for the joint use and benefit of Clearwater Development, Inc. and its successors and assigns including, without limitation, the owner of the Golf/Recreation Parcels as may be depicted on the Final Plat of Brightwater Club Filing 1, the Brightwater Club Property Owners Association, a Colorado nonprofit corporation, and the other owners of water rights in the respective ditches that are the subject of the Irrigation Easements. The easements may be used for the installation, operation, maintenance, repair, removal, improvement or replacement of vehicular paths and facilities for the decreed purposes for the water rights decreed to the ditches within the Irrigation Easements. The specific interests of the aforesaid parties in and to the said Irrigation Access Easement, and the parties' rights and obligations with respect to the operation, maintenance and repair thereof, and the payment of costs therefor, may be set forth in ditch operation and maintenance agreements among the parties with interests therein that may be entered into from time to time and recorded in the official records of the Clerk and Recorder of Eagle County.

15) Clearwater Development Inc., for itself, its successors and assigns, hereby reserves the following perpetual and non-exclusive easements and rights-of-way:

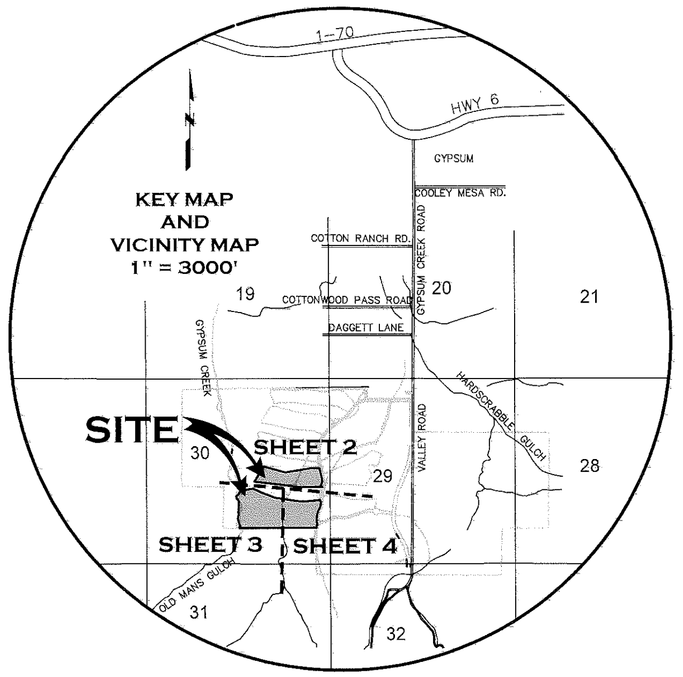
Utility & Drainage Easements on, over, under, above, across and through those areas designated hereon as "Utility Easement", "Drainage Easements" "Utility & Drainage Easements, "Private Right-of-Way", respectively, as well as blanket easements on all lands designated as Tracts herein, for the purpose 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, irrigation ditches, drainage structures, 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.

16) 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.

17) The easements which are granted by Clearwater Development, Inc. 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.

18) 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.

19) 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.



SECTION 30 - TOWNSHIP 5 SOUTH - RANGE 85 WEST
OF THE SIXTH PRINCIPAL MERIDIAN

PLANNING COMMISSION CERTIFICATE

This Plat and the statements hereon are approved this 12th day of April, 2006 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 12th day of April, 2006 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.

By: _____
Mayor Pro Tem

APPROVAL TO RECORD

Having ascertained that the conditions of approval have been satisfactorily completed on this 12th day of April, 2006 the Town Council approves this Plat for recording by the County Clerk and Recorder.

By: _____
Mayor Pro Tem

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This Plat was filed for record in the office of the Eagle County Clerk and Recorder at 1:45 o'clock P.M. on the 13 day of APRIL, 2006 and is duly recorded in Reception No. 200609481

EAGLE COUNTY CLERK & RECORDER

By: Pam Imre Deputy

Heath P. Simpson

LAND USE SUMMARY

PARCEL	AREA	LAND USE	ADDRESS
LOT 1	0.840 ACRES	SINGLE FAMILY	0022 TALLGRASS
LOT 2	0.798 ACRES	SINGLE FAMILY	0060 TALLGRASS
LOT 3	0.768 ACRES	SINGLE FAMILY	0084 TALLGRASS
LOT 4	0.806 ACRES	SINGLE FAMILY	0118 TALLGRASS
LOT 5	0.904 ACRES	SINGLE FAMILY	0148 TALLGRASS
LOT 6	0.640 ACRES	SINGLE FAMILY	0172 TALLGRASS
LOT 7	0.600 ACRES	SINGLE FAMILY	0202 TALLGRASS
LOT 8	0.663 ACRES	SINGLE FAMILY	0232 TALLGRASS
LOT 9	0.623 ACRES	SINGLE FAMILY	0262 TALLGRASS
LOT 10	0.613 ACRES	SINGLE FAMILY	0290 TALLGRASS
LOT 11	0.782 ACRES	SINGLE FAMILY	0316 TALLGRASS
LOT 12	0.852 ACRES	SINGLE FAMILY	0325 TALLGRASS
LOT 13	0.504 ACRES	SINGLE FAMILY	0311 TALLGRASS
LOT 14	0.642 ACRES	SINGLE FAMILY	0287 TALLGRASS
LOT 15	0.590 ACRES	SINGLE FAMILY	0257 TALLGRASS
LOT 16	0.489 ACRES	SINGLE FAMILY	0231 TALLGRASS
LOT 17	0.505 ACRES	SINGLE FAMILY	0207 TALLGRASS
LOT 18	0.484 ACRES	SINGLE FAMILY	0181 TALLGRASS
LOT 19	0.499 ACRES	SINGLE FAMILY	0159 TALLGRASS
LOT 20	0.491 ACRES	SINGLE FAMILY	0135 TALLGRASS
LOT 21	0.506 ACRES	SINGLE FAMILY	0117 TALLGRASS
LOT 22	0.641 ACRES	SINGLE FAMILY	0099 TALLGRASS
LOT 23	0.591 ACRES	SINGLE FAMILY	0071 TALLGRASS
LOT 24	0.645 ACRES	SINGLE FAMILY	0045 TALLGRASS
LOT 25	0.693 ACRES	SINGLE FAMILY	0023 TALLGRASS
LOT 26	0.721 ACRES	SINGLE FAMILY	0046 CREEKSIDE
LOT 27	0.715 ACRES	SINGLE FAMILY	0068 CREEKSIDE
LOT 28	0.727 ACRES	SINGLE FAMILY	0094 CREEKSIDE
LOT 29	0.721 ACRES	SINGLE FAMILY	0120 CREEKSIDE
LOT 30	0.761 ACRES	SINGLE FAMILY	0136 CREEKSIDE
LOT 31	0.730 ACRES	SINGLE FAMILY	0174 CREEKSIDE
LOT 32	0.715 ACRES	SINGLE FAMILY	0202 CREEKSIDE
LOT 33	1.157 ACRES	SINGLE FAMILY	0238 CREEKSIDE
LOT 34	1.000 ACRES	SINGLE FAMILY	0272 CREEKSIDE
LOT 35	1.050 ACRES	SINGLE FAMILY	0320 CREEKSIDE
LOT 36	1.045 ACRES	SINGLE FAMILY	0328 CREEKSIDE
LOT 37	1.180 ACRES	SINGLE FAMILY	0356 CREEKSIDE
LOT 38	1.347 ACRES	SINGLE FAMILY	0372 CREEKSIDE
LOT 39	1.105 ACRES	SINGLE FAMILY	0371 CREEKSIDE
LOT 40	1.126 ACRES	SINGLE FAMILY	0339 CREEKSIDE
LOT 41	0.977 ACRES	SINGLE FAMILY	0313 CREEKSIDE
LOT 42	1.002 ACRES	SINGLE FAMILY	0287 CREEKSIDE
LOT 43	1.056 ACRES	SINGLE FAMILY	0257 CREEKSIDE
LOT 44	1.291 ACRES	SINGLE FAMILY	0233 CREEKSIDE
LOT 45	1.060 ACRES	SINGLE FAMILY	0197 CREEKSIDE
LOT 46	0.984 ACRES	SINGLE FAMILY	0161 CREEKSIDE
LOT 47	1.037 ACRES	SINGLE FAMILY	0137 CREEKSIDE
LOT 48	0.970 ACRES	SINGLE FAMILY	0107 CREEKSIDE
LOT 49	0.987 ACRES	SINGLE FAMILY	0081 CREEKSIDE
LOT 50	1.185 ACRES	SINGLE FAMILY	0055 CREEKSIDE
TRACTS			
TRACT MM	0.130 ACRES	OPEN SPACE	
TRACT NN	0.273 ACRES	IRRIGATION/OPEN SPACE	
TRACT OO	1.206 ACRES	IRRIGATION/OPEN SPACE	
TRACT PP	1.231 ACRES	IRRIGATION/OPEN SPACE	
TRACT QQ	17.260 ACRES	IRRIGATION/OPEN SPACE	
TRACT RR	2.132 ACRES	PRIVATE RIGHT OF WAY	
TRACT SS	2.391 ACRES	PRIVATE RIGHT OF WAY	
TOTAL:	65.440 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 4 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
THEODORE JACOB ARCHIBEQUE
04-06-06
37902
PROFESSIONAL LAND SURVEYOR

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

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: 04-05-06 Per Town Comments
Revised: 03-29-06 Per client revisions
Revised: 02-06-06

FINAL PLAT
BRIGHTWATER CLUB FILING 4
PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

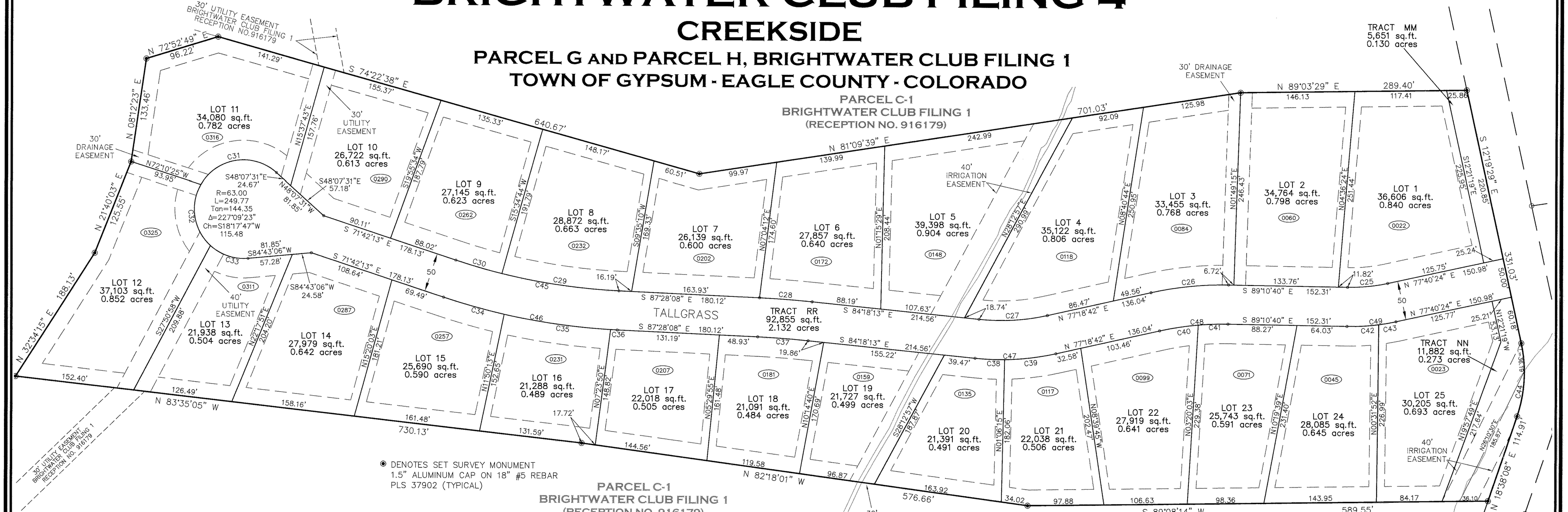
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
TJA	04007-F4	04007_PLAT-F4
SHEET 1 OF 4	DATE: 01-20-06	CHECKED BY: CAP

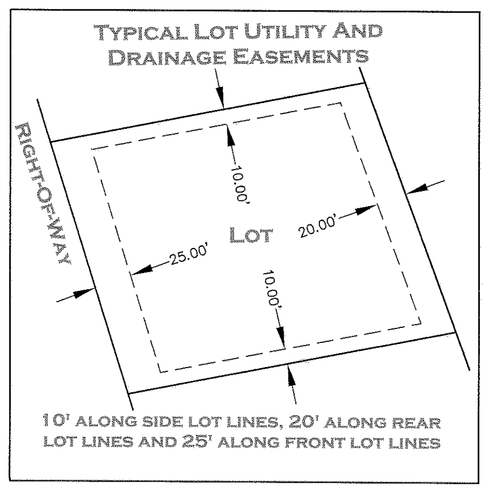
FINAL PLAT

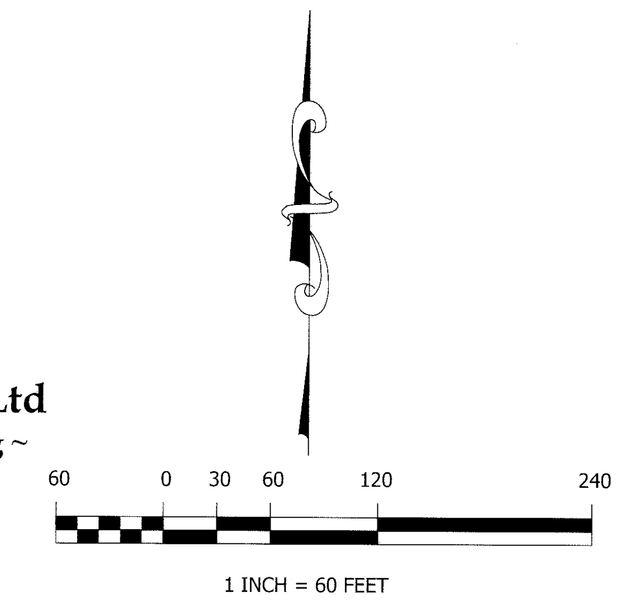
BRIGHTWATER CLUB FILING 4

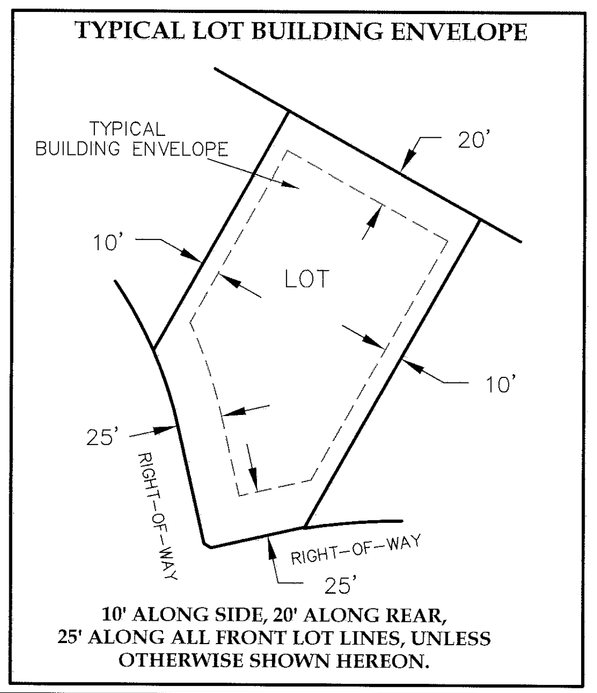
CREEKSIDE

PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO









CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	325.00	71.24	35.76	12°33'32"	N74°36'40"W 71.09
C2	325.00	70.76	35.52	12°28'28"	N87°07'39"W 70.62
C3	475.00	76.95	38.56	9°16'56"	S88°43'25"E 76.87
C4	475.00	78.10	39.14	9°25'15"	S79°22'20"E 78.01
C5	525.00	69.24	34.67	7°33'25"	N78°26'24"W 69.19
C6	525.00	62.51	31.29	6°49'19"	N85°37'46"W 62.47
C7	475.00	83.94	42.08	10°07'31"	S83°58'40"E 83.83
C8	475.00	57.57	28.82	6°56'38"	S75°26'35"E 57.53
C9	325.00	28.98	14.50	5°06'29"	N74°31'31"W 28.97
C10	63.00	52.25	27.74	47°31'25"	N87°01'47"W 50.77
C11	63.00	74.09	42.00	67°22'43"	S35°31'10"W 69.89
C12	63.00	105.60	70.02	96°02'22"	S46°11'22"E 93.67
C13	63.00	17.83	8.97	16°12'54"	N77°41'00"E 17.77
C14	275.00	33.05	16.54	6°53'07"	N75°24'50"W 33.03
C15	525.00	132.62	66.66	14°28'23"	S79°12'28"E 132.26
C16	525.00	23.79	11.90	2°35'46"	S87°44'32"E 23.79
C17	475.00	58.98	29.53	7°06'50"	N85°29'00"W 58.94
C18	475.00	60.23	30.15	7°15'53"	N78°17'38"W 60.19
C19	525.00	150.30	75.67	16°24'11"	S82°51'47"E 149.79
C20	525.00	21.08	10.54	2°18'01"	N87°47'07"E 21.07
C21	275.00	38.97	19.52	8°07'12"	N89°18'18"W 38.94
C22	275.00	81.18	40.89	16°54'48"	N76°47'18"W 80.88
C23	525.00	50.02	25.03	5°27'32"	S21°40'06"W 50.00
C24	525.00	32.70	16.36	3°34'09"	S26°10'56"W 32.70
C25	225.00	51.64	25.93	13°08'56"	N84°14'52"E 51.52
C26	425.00	100.22	50.34	13°30'38"	S84°04'01"W 99.98
C27	275.00	88.24	44.50	18°23'05"	N86°30'15"E 87.86
C28	1225.00	67.67	33.85	3°09'55"	N85°53'11"W 67.67
C29	775.00	151.59	76.04	11°12'25"	S81°51'55"E 151.35
C30	775.00	61.66	30.84	4°33'30"	S73°58'58"E 61.64
C31	63.00	112.32	78.01	102°09'10"	S80°47'54"W 98.03
C32	63.00	85.26	50.60	77°32'38"	S09°03'00"E 78.90
C33	63.00	52.18	27.69	47°27'35"	S71°33'07"E 50.71
C34	825.00	80.85	40.46	5°36'54"	S74°30'40"E 80.82
C35	825.00	137.64	68.98	9°33'32"	S82°05'53"E 137.48
C36	825.00	8.51	4.26	0°35'28"	S87°10'24"E 8.51
C37	1175.00	64.91	32.46	3°09'55"	N85°53'11"W 64.90
C38	325.00	37.90	18.97	6°40'56"	S87°38'41"E 37.88
C39	325.00	66.38	33.31	11°42'09"	N83°09'47"E 66.27
C40	375.00	50.16	25.12	7°39'48"	S81°08'36"W 50.12
C41	375.00	38.27	19.15	5°50'49"	S87°53'55"W 38.25
C42	275.00	40.64	20.35	8°27'59"	N86°35'20"E 40.60
C43	275.00	22.47	11.24	4°40'57"	N80°00'53"E 22.47
C44	175.00	94.56	48.47	30°57'37"	N03°09'19"E 93.42
C45	775.00	213.25	107.30	15°45'55"	S79°35'10"E 212.57
C46	825.00	227.00	114.22	15°45'55"	S79°35'10"E 226.29
C47	325.00	104.28	52.59	18°23'05"	N86°30'15"E 103.84
C48	375.00	88.43	44.42	13°30'38"	S84°04'01"W 88.22
C49	275.00	63.11	31.69	13°08'56"	N84°14'52"E 62.97
C50	325.00	142.00	72.15	25°02'00"	N80°50'54"W 140.87
C51	525.00	131.75	66.22	14°22'44"	N81°51'04"W 131.41
C52	475.00	141.51	71.28	17°04'09"	S80°30'21"E 140.99
C53	525.00	156.40	78.79	17°04'09"	S80°30'21"E 155.83
C54	475.00	119.20	59.92	14°22'44"	N81°51'04"W 118.89
C55	525.00	171.38	86.46	18°42'12"	S84°00'48"E 170.62
C56	275.00	120.15	61.05	25°02'00"	N80°50'54"W 119.20

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

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Revised: 04-05-06 Per Town Comments
Revised: 03-29-06 Per client revisions
Revised: 02-06-06

COLORADO REGISTERED 37902 T. JACOB ARCHIBEQUE PROFESSIONAL LAND SURVEYOR

FINAL PLAT
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PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

DRAWN BY: CAP	JOB NUMBER: 04007-F4	DRAWING NAME: 04007_PLAT-F4
SHEET 2 OF 4	DATE: 01-20-06	CHECKED BY: TJA

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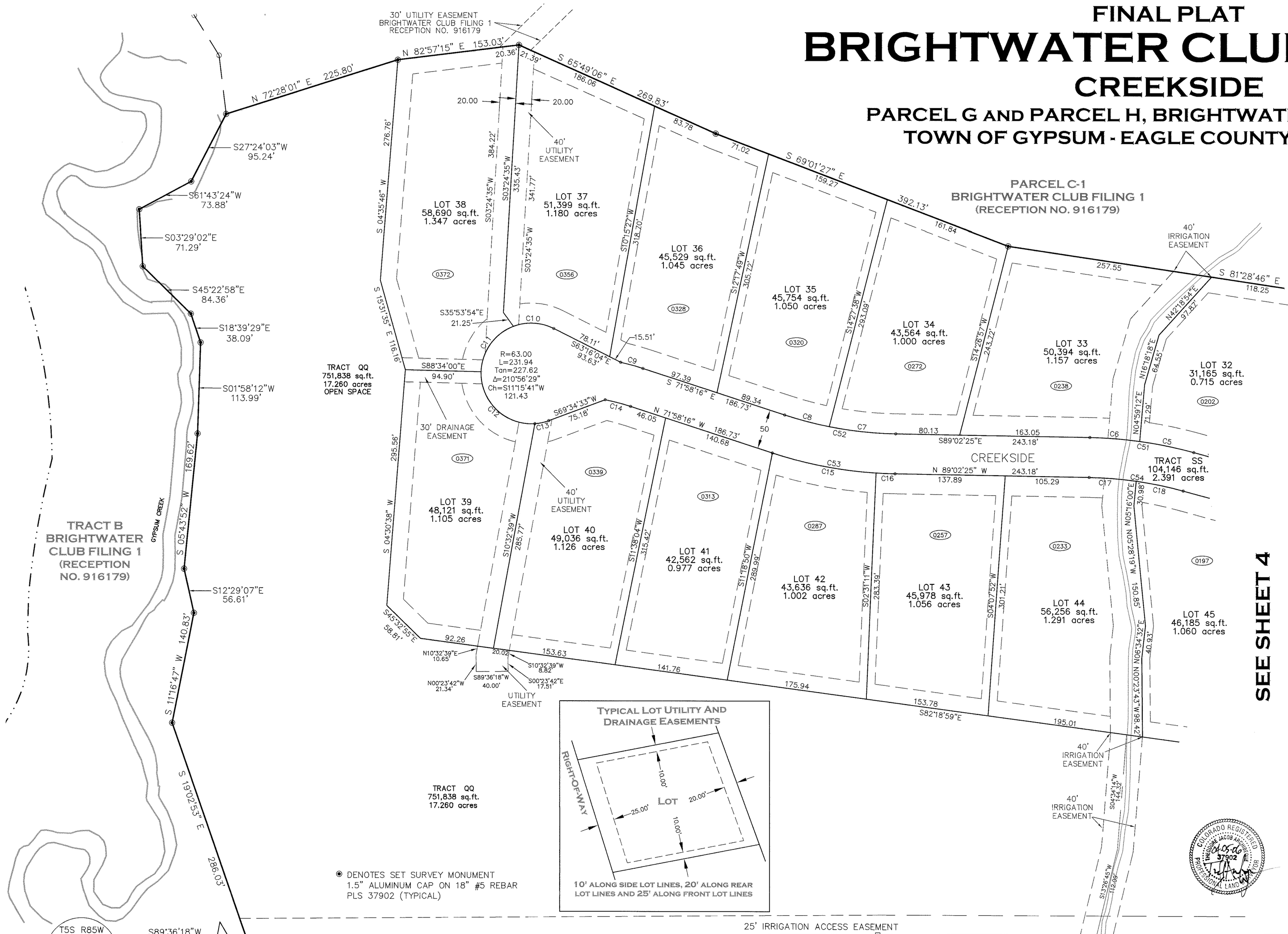

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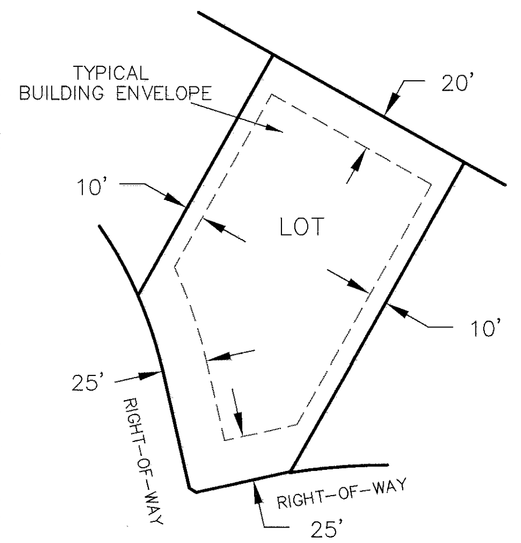
C3	475.00	76.95	38.56	9°16'56"	S88°43'25"E 76.87
C4	475.00	78.10	39.14	9°25'15"	S79°22'20"E 78.01
C5	525.00	69.24	34.67	7°33'25"	N78°26'24"W 69.19
C6	525.00	62.51	31.29	6°49'19"	N85°37'46"W 62.47
C7	475.00	83.94	42.08	10°07'31"	S83°58'40"E 83.83
C8	475.00	57.57	28.82	6°56'38"	S75°26'35"E 57.53
C9	325.00	28.98	14.50	5°06'29"	N74°31'31"W 28.97
C10	63.00	52.25	27.74	47°31'25"	N87°01'47"W 50.77
C11	63.00	74.09	42.00	67°22'43"	S35°31'10"W 69.89
C12	63.00	105.60	70.02	96°02'22"	S46°11'22"E 93.67
C13	63.00	17.83	8.97	16°12'54"	N77°41'00"E 17.77
C14	275.00	33.05	16.54	6°53'07"	N75°24'50"W 33.03
C15	525.00	132.62	66.66	14°28'23"	S79°12'28"E 132.26
C16	525.00	23.79	11.90	2°35'46"	S87°44'32"E 23.79
C17	475.00	58.98	29.53	7°06'50"	N85°29'00"W 58.94
C18	475.00	60.23	30.15	7°15'53"	N78°17'38"W 60.19
C19	525.00	150.30	75.67	16°24'11"	S82°51'47"E 149.79
C20	525.00	21.08	10.54	2°18'01"	N87°47'07"E 21.07
C21	275.00	38.97	19.52	8°07'12"	N89°18'18"W 38.94
C22	275.00	81.18	40.89	16°54'48"	N78°47'18"W 80.88
C23	525.00	50.02	25.03	5°27'32"	S21°40'06"W 50.00
C24	525.00	32.70	16.36	3°34'09"	S26°10'56"W 32.70
C25	225.00	51.64	25.93	13°08'56"	N84°14'52"E 51.52
C26	425.00	100.22	50.34	13°30'38"	S84°04'01"W 99.98
C27	275.00	88.24	44.50	18°23'05"	N86°30'15"E 87.86
C28	1225.00	67.67	33.85	3°09'55"	N85°53'11"W 67.67
C29	775.00	151.59	76.04	11°12'25"	S81°51'55"E 151.35
C30	775.00	61.66	30.84	4°33'30"	S73°58'58"E 61.64
C31	63.00	112.32	78.01	102°09'10"	S80°47'54"W 98.03
C32	63.00	85.26	50.60	77°32'38"	S09°03'00"E 78.90
C33	63.00	52.18	27.69	47°27'35"	S71°33'07"E 50.71
C34	825.00	80.85	40.46	5°36'54"	S74°30'40"E 80.82
C35	825.00	137.64	68.98	9°33'32"	S82°05'53"E 137.48
C36	825.00	8.51	4.26	0°35'28"	S87°10'24"E 8.51
C37	1175.00	64.91	32.46	3°09'55"	N85°53'11"W 64.90
C38	325.00	37.90	18.97	6°40'56"	S87°38'41"E 37.88
C39	325.00	66.38	33.31	11°42'09"	N83°09'47"E 66.27
C40	375.00	50.16	25.12	7°39'48"	S81°08'36"W 50.12
C41	375.00	38.27	19.15	5°50'49"	S87°53'55"W 38.25
C42	275.00	40.64	20.35	8°27'59"	N86°35'20"E 40.60
C43	275.00	22.47	11.24	4°40'57"	N80°00'53"E 22.47
C44	175.00	94.56	48.47	30°57'37"	N03°09'19"E 93.42
C45	775.00	213.25	107.30	15°45'55"	S79°35'10"E 212.57
C46	825.00	227.00	114.22	15°45'55"	S79°35'10"E 226.29
C47	325.00	104.28	52.59	18°23'05"	N86°30'15"E 103.84
C48	375.00	88.43	44.42	13°30'38"	S84°04'01"W 88.22
C49	275.00	63.11	31.69	13°08'56"	N84°14'52"E 62.97
C50	325.00	142.00	72.15	25°02'00"	N80°50'54"W 140.87
C51	525.00	131.75	66.22	14°22'44"	N81°51'04"W 131.41
C52	475.00	141.51	71.28	17°04'09"	S80°30'21"E 140.99
C53	525.00	156.40	78.79	17°04'09"	S80°30'21"E 155.83
C54	475.00	119.20	59.92	14°22'44"	N81°51'04"W 118.89
C55	525.00	171.38	86.46	18°42'12"	S84°00'48"E 170.62
C56	275.00	120.15	61.05	25°02'00"	N80°50'54"W 119.20

TYPICAL LOT BUILDING ENVELOPE



10' ALONG SIDE, 20' ALONG REAR, 25' ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE SHOWN HEREON.

T5S R85W | TR107 | 5 / S30 | 2 | TR108 — 1918

S89°36'18"W 1305.66'
BASIS OF BEARINGS

TRACT 108 - UNPLATTED

DENOTES FOUND SURVEY MONUMENT 2.5" USGLO BRASS CAP AS INDICATED ON 1" IRON PIPE (TYPICAL)

T5S R85W | TR107 | TR106 / 6 | 5 / TR108 — 1918

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.

Revised: 04-05-06 Per Town Comments
Revised: 03-29-06 Per client revisions
Revised: 02-06-06

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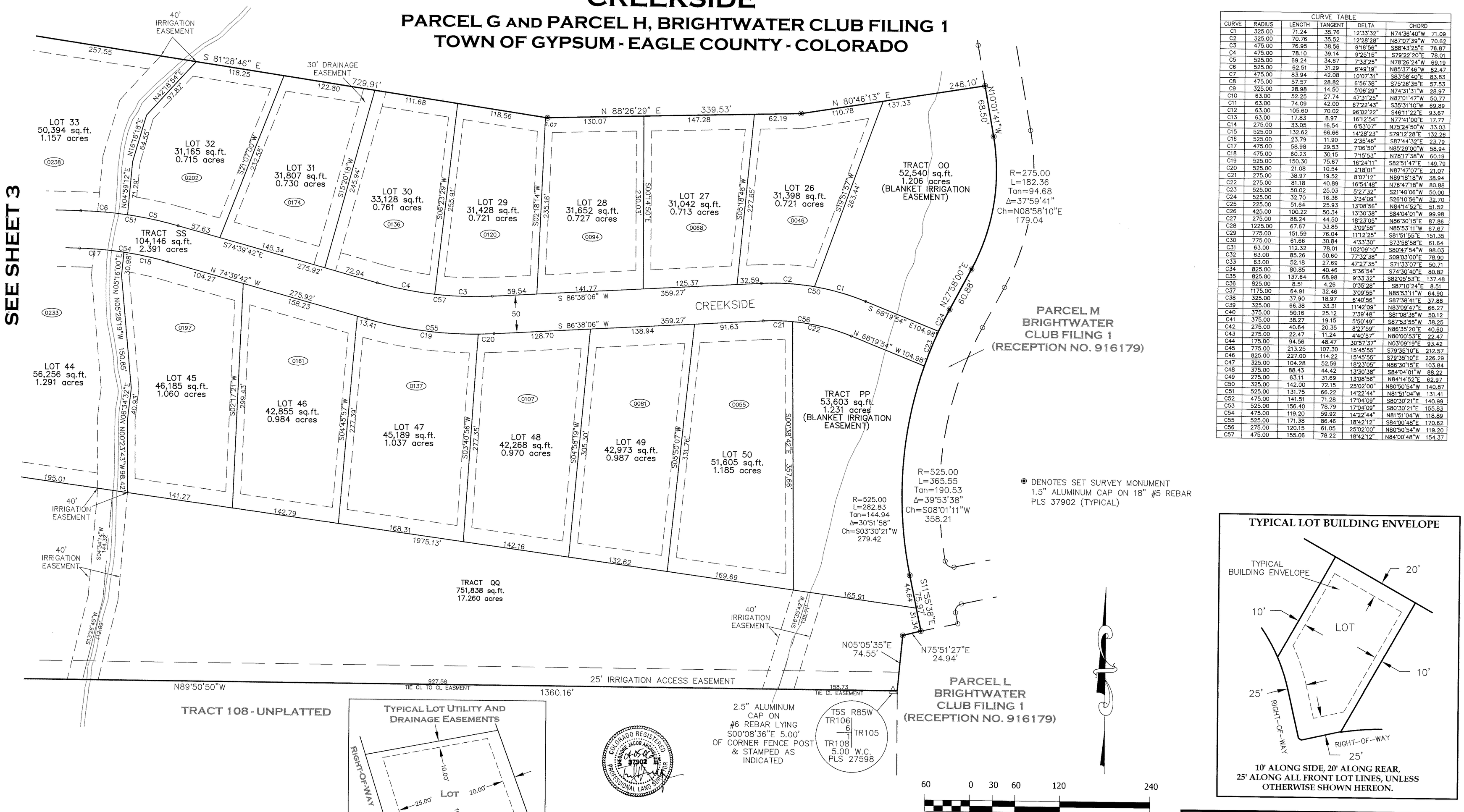
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

FINAL PLAT
BRIGHTWATER CLUB FILING 4
PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
CAP	04007-F4	04007_PLAT-F4
SHEET 3 OF 4	DATE: 01-20-06	CHECKED BY: TJA

FINAL PLAT
BRIGHTWATER CLUB FILING 4
CREEKSIDE
PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	325.00	71.24	35.76	12°33'32"	N74°36'40"W 71.09
C2	325.00	70.76	35.52	12°28'28"	N87°07'39"W 70.62
C3	475.00	76.95	38.56	9°16'56"	S88°43'25"E 76.87
C4	475.00	78.10	39.14	9°25'15"	S79°22'20"E 78.01
C5	525.00	69.24	34.67	7°33'25"	N78°26'24"W 69.19
C6	525.00	62.51	31.29	6°49'19"	N85°37'46"W 62.47
C7	475.00	83.94	42.08	10°07'31"	S83°58'40"E 83.83
C8	475.00	57.57	28.82	6°56'38"	S75°26'35"E 57.53
C9	325.00	28.98	14.50	5°06'29"	N74°31'31"W 28.97
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C22	275.00	81.18	40.89	16°54'48"	N76°47'18"W 80.88
C23	525.00	50.02	25.03	5°27'32"	S21°40'06"W 50.00
C24	525.00	32.70	16.36	3°34'09"	S26°10'56"W 32.70
C25	225.00	51.64	25.93	13°08'56"	N84°14'52"E 51.52
C26	425.00	100.22	50.34	13°30'38"	S84°04'01"W 99.98
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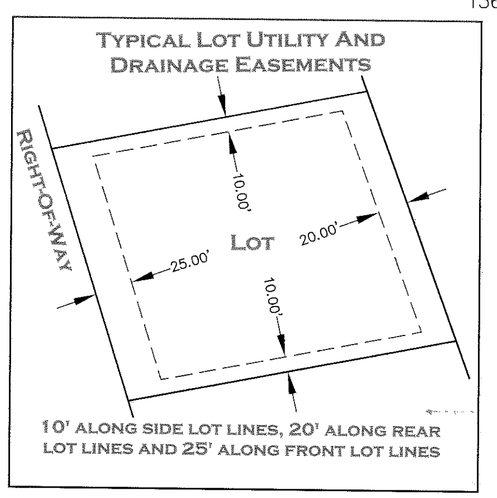
C55	525.00	171.38	86.46	18°42'12"	S84°00'48"E 170.62
C56	275.00	120.15	61.05	25°02'00"	N80°50'54"W 119.20
C57	475.00	155.06	78.22	18°42'12"	N84°00'48"W 154.37

◉ DENOTES SET SURVEY MONUMENT
1.5" ALUMINUM CAP ON 18" #5 REBAR
PLS 37902 (TYPICAL)

TYPICAL LOT BUILDING ENVELOPE

10' ALONG SIDE, 20' ALONG REAR,
25' ALONG ALL FRONT LOT LINES, UNLESS
OTHERWISE SHOWN HEREON.

TYPICAL LOT UTILITY AND DRAINAGE EASEMENTS



10' ALONG SIDE LOT LINES, 20' ALONG REAR
LOT LINES AND 25' ALONG FRONT LOT LINES

COLORADO REGISTERED WILLIAM JACOB ARCHIBEQUE 04-05-06 37902 PROFESSIONAL LAND SURVEYOR

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Revised: 04-05-06 Per Town Comments
Revised: 03-29-06 Per client revisions
Revised: 02-06-06

FINAL PLAT
BRIGHTWATER CLUB FILING 4
PARCEL G AND PARCEL H, BRIGHTWATER CLUB FILING 1
TOWN OF GYPSUM - EAGLE COUNTY - COLORADO

DRAWN BY: CAP	JOB NUMBER: 04007-F4	DRAWING NAME: 04007_PLAT-F4	
SHEET 4 OF 4	DATE: 01-20-06	CHECKED BY: TJA	