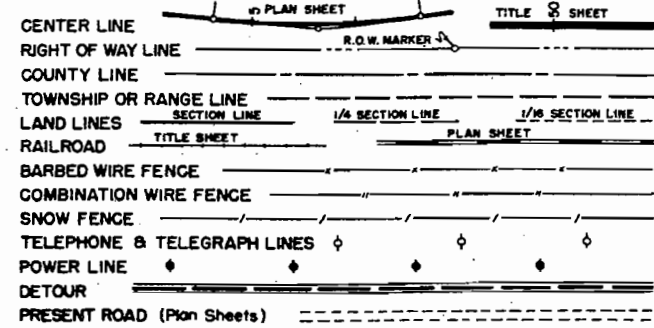


FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	S 0163 (1)	1	

RIGHT OF WAY

CONVENTIONAL SIGNS



Finished buying ROW 11/6/57

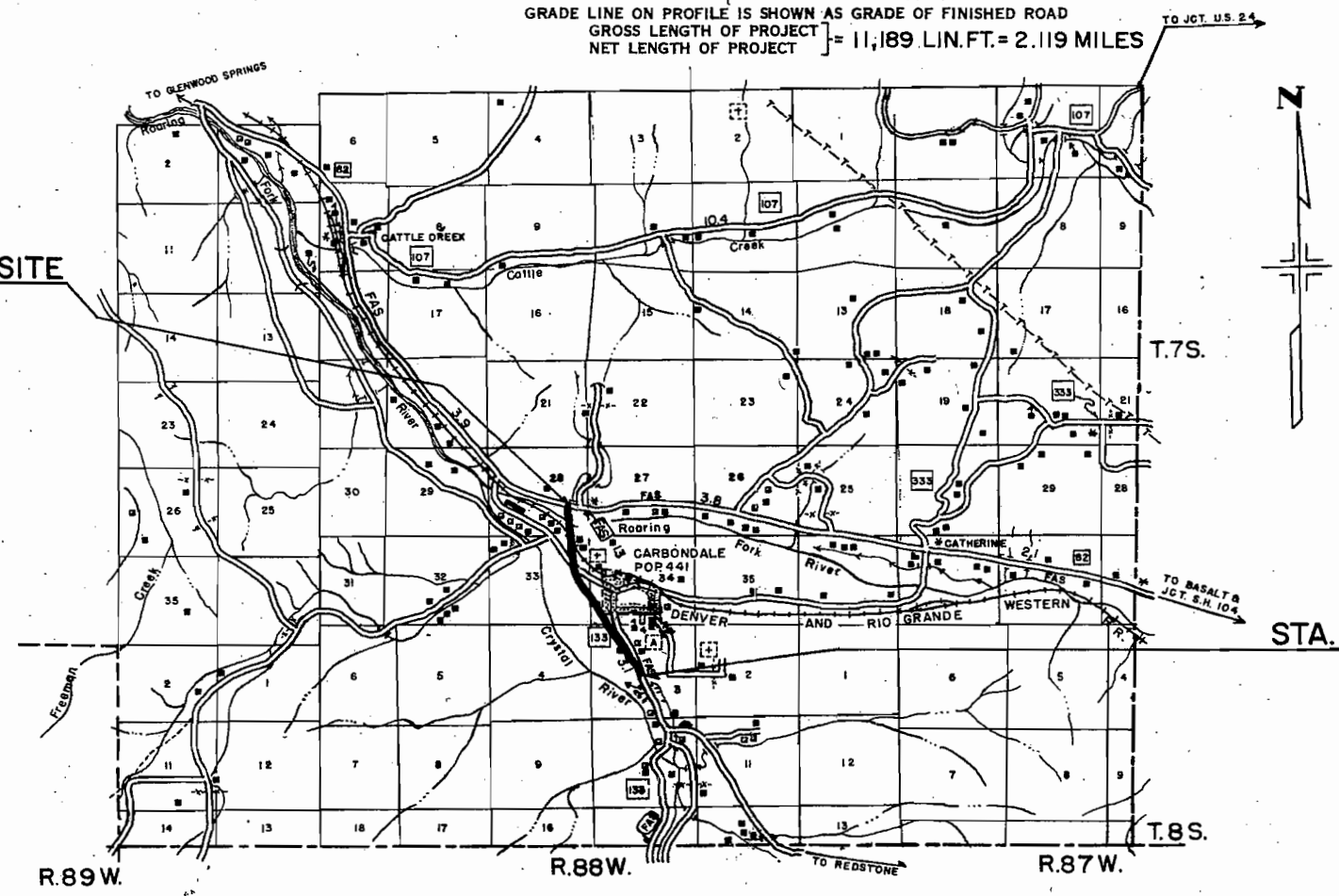


COLORADO DEPARTMENT OF HIGHWAYS

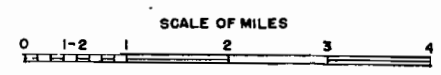
PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. S 0163 (1) STATE HIGHWAY NO. 133 GARFIELD COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
 ON PLAN, 1 IN. = 100 FT.
 ON PROFILE, 1 IN. = 100 FT. HORIZONTAL
 1 IN. = 10 FT. VERTICAL
 GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD
 GROSS LENGTH OF PROJECT = 11,189 LIN. FT. = 2.119 MILES
 NET LENGTH OF PROJECT

STA. 0+11 ~ BEGIN S 0163 (1) = 11' OPPOSITE
 STA. 593+95.2 ON W.P.S.S. 366-C



STA. 112+00 ~ END S 0163 (1)



REV. NOV 15, 1957 R.L.M.

FENCING REQUIREMENTS

STATION	SIDE	REMOVE FENCE	REMOVE & RESET GUARD FENCE	BUILD COMB. WIRE FENCE	DRIVEWAY GATES
		LIN. FT.	LIN. FT.	LIN. FT.	
5+18 0+38 TO 2+55 89+00 TO 102+00	LT. LT. LT.	85 652 1,300			
101+50 TO 102+20 0+14 0+38 12+40 22+85	LT. X X X X	103 360 60 230	75		
24+35 22+20 49+35 53+85	X X X X	235 35 175 345			
54+25 69+65 84+40 05+00	X X X X	350 205 170 170			
93+30 5+18 TO 22+20 24+27 TO 32+00 1+75 TO 2+90	X C C RT.	110 1,702 763 410			
32+00 TO 39+90 102+00 TO 112+00 BK. 0+38 TO 2+90 5+40 TO 5+70	RT. RT. LT. LT.	790 1,000		480 85	
5+70 TO 6+70 6+70 TO 23+90 25+30 TO 54+50 54+95 TO 83+90	LT. LT. LT. LT.			110 1,720 2,950 3,005	
89+00 TO 112+00 0+55 TO 2+90 5+40 TO 5+70 5+70 TO 6+70	LT. RT. RT. RT.			2,300 510 85 110	
6+70 TO 21+80 23+35 TO 53+15 53+55 TO 84+90 85+60 TO 112+00 BK.	RT. RT. RT. RT.			1,510 3,040 3,105 2,040	
12+50 20+75 27+50 47+00	LT. LT. LT. LT.				
58+00 59+75 74+00 93+00	LT. LT. LT. LT.				
12+50 20+75 47+00 74+00 93+12 105+00 1+05 12+00 16+00 20+00 51+80 65+00 82+00 102+50	LT. LT. LT. RT. RT. RT. LT. & RT. LT. LT. & RT. RT. LT. & RT. LT. & RT. LT. & RT. LT.				
TOTALS		9,250	75	7,710	27

TIMBER GUARD POSTS

STATION	SIDE	SPACING	NO.
1+05 TO 1+50 1+50 TO 2+00 2+39 TO 3+03.0	LT. LT. & RT. LT. & RT.	20' FILL 20' FILL BRIDGE	2 3 12
5+20.5 TO 5+84.5	LT. & RT.	BRIDGE	12
22+00 24+20	LT. & RT. LT. & RT.	CULVERT CULVERT	2 2
38+34 42+75 45+10	LT. & RT. LT. & RT. LT. & RT.	CULVERT CULVERT CULVERT	2 2 2
47+58 49+62 52+40	LT. & RT. LT. & RT. LT. & RT.	CULVERT CULVERT CULVERT	2 2 2
53+80 55+00 TO 57+73 56+91	LT. & RT. RT. LT.	CULVERT 1° CURVE CULVERT	2 3 1
60+48 65+00 66+85	LT. & RT. LT. & RT. LT. & RT.	CULVERT CULVERT CULVERT	2 2 2
67+00 75+60 77+00 75+67 TO E2+11	LT. & RT. LT. & RT. RT. LT.	CULVERT CULVERT CULVERT 5° CURVE	2 2 1 2
96+60	LT. & RT.	CULVERT	2
TOTAL			73

R.O.W. MARKERS

STATION	SIDE	NO.
2+00 15+00 31+78.1	RT. LT. LT. & RT.	1 1 2
43+00 56+00 66+75.0	LT. RT. LT. & RT.	1 1 2
76+70 77+64.7 89+41.4	LT. & RT. LT. & RT. LT. & RT.	2 2 2
106+57.6 108+75.9	LT. & RT. LT. & RT.	2 2
TOTAL		18

SURFACING AND SUB BASE MATERIAL PLANS

IT IS ESTIMATED THAT SURFACING AND SUB-BASE MATERIAL FOR THE PROJECT IS AVAILABLE IN THE VICINITY OF THE PIT INDICATED IN THE FOLLOWING TABULATIONS. ESTIMATED QUANTITIES INVOLVED IN THESE OPERATIONS ARE SHOWN BELOW.

ALTERATION OF THE PLANS, AS HERE OUTLINED WILL BE ALLOWED ONLY ON WRITTEN PERMISSION FROM THE DEPARTMENT

SURFACING

MATERIAL TO BE PLACED	SOURCE AVAILABLE & "R" VALUE	GRADING C TONS		TON MILE OVERHAUL	
		TOP COURSE	BASE COURSE	TOP COURSE	BASE COURSE
1+00 TO 3+03.0 -BRIDGE- 5+20.4 TO 7+00.0 7+00.0 TO 11+19.3	PIT NO. 2 (GIANINETTI) 50,000 CU. YDS.	69 61 3,604	143 126 7,420	12 6 3,857	23 11 7,940
ESTIMATED FOR: APPR., 0+11 TO 1+00 APPR'S., 54+10(2), 68+00 & 65+40	HAUL DISTANCE = 350 FT. FROM STA. 7+00	55 225	107 440	11 283	21 553
MINOR ROAD APPROACHES	"R" = 12 BASE COURSE ONLY	--	613	--	694
TOTALS		4,014	8,849	4,169	9,242

* INCLUDES APPROACH TO PROJECT.
Ø FROM LIST OF STRUCTURES

SUB-BASE MATERIAL

MATERIAL TO BE PLACED	SOURCE AVAILABLE & "R" VALUE	THICKNESS "T" Δ	QUANTITY OVERHAUL	
			CLASS 1 TONS	TON MILES
1+00 TO 3+03.0 -BRIDGE- 5+20.4 TO 7+00.0 7+00.0 TO 11+19.3	PIT NO. 2 (GIANINETTI) 50,000 CU. YDS.	4" 4" 4"	155 137 8,056	25 12 8,621
ESTIMATED FOR: APPR., 0+11 TO 1+00 IRREGULARITIES	HAUL DISTANCE = 350 FT. FROM STA. 7+00 "R" = 83 ✓	4"	116 846	22 870
TOTALS			9,310	9,550

Δ DESIGN CURVE NOT APPLICABLE (LEVELING COURSE)
* INCLUDES APPROACH TO PROJECT.

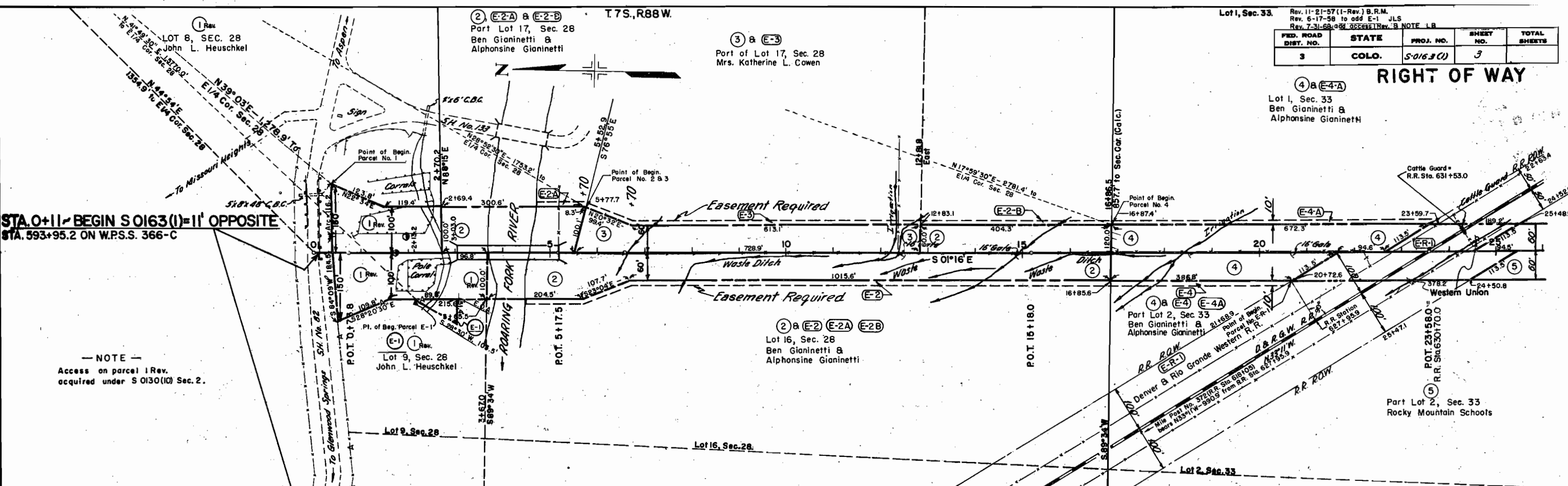
R. O. W. TABULATION OF PROPERTIES IN GARFIELD COUNTY S.H.No.133 PROJ. S 0163(1)

Rev.10-10-57 (S.H.No.)DWS
Rev.11-21-57 (1-Rev.)B.R.M.
Rev.6-17-59 add E-1 J.L.S
Rev.1-14-59 (14 Rev.)DWB.
Rev.9-11-75 Rev. Par. 7 & 9 J.B.

FEDERAL ROAD DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9 COLORADO	S-0163(1)	2	

RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES							REMARKS	NO.
					PARCEL TO BE ACQUIRED							
			T.7S,R.88W, 6th P.M.									
1-Rev	John L. Heuschkel	Carbondale, Colorado.	Lots 8 & 9, Sec. 28.		1.399	1.399						1
2	Ben Gianinetti & Alphonsine Gianinetti		Lots 16 & 17, Sec. 28.		3.286	3.286						2
3	Katherine L. Gowan		Lot 17, Sec. 28		1.038	1.038						3
4	Ben Gianinetti & Alphonsine Gianinetti		Lots 1 & 2, Sec. 33		1.459	1.459						4
5	Rocky Mountain Schools		Lots 1, 2 & 7, Sec. 33		2.126	2.126						5
6	A.E. Kinsall & Sophie Kinsall		Lots 8, 9 & 16, Sec. 33		6.679	6.357						6
7 Rev.	Elmer O. Bair & Ida L. Bair		Lot 16, Sec. 33.		1.338	1.338						7
8	Harry E. Pratt & Myrna Roye Pratt		Lot 13, Sec. 34		0.014	0.014						8
9 Rev.	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		7.160	7.160						9
10	Arthur C. Hackbarth & Marie K. Hackbarth		Town of Carbondale Lots 11 & 12, Block 26, Sec. 34		0.011	0.011						10
11	Gus Darien		Lot 18, Sec. 34		0.525	0.525						11
			T.8S,R.88W, 6th P.M.									
12	Elmer O. Bair & Ida L. Bair		Lot 4, Sec. 3		0.070	0.070						12
13	Lewis R. Thompson		Lots 3, 6 & 7, Sec. 3		5.975	4.897						13
14 Rev.	Harold A. Roberts & Thelma T. Roberts		Lots 6 & 7, Sec. 3		3.164	3.164						14 Rev.
	EASEMENTS		T.7 S, R. 88 W, 6th PM.									
E-R-1	Denver & Rio Grande Western Railroad		Lots 1 & 2, Sec. 33		0.782	0.782					EASEMENT	E-R-1
E-2	Ben Gianinetti & Alphonsine Gianinetti		Lot 16, Sec. 28		0.287	0.287					Void after Construction	E-2
E-2-A	Ben Gianinetti & Alphonsine Gianinetti		Lot 17, Sec. 28		0.025	0.025					" " "	E-2-A
E-2-B	Ben Gianinetti & Alphonsine Gianinetti		Lot 17, Sec. 28		0.093	0.093					" " "	E-2-B
E-3	Katherine L. Cowen		Lot 17, Sec. 28		0.164	0.164					" " "	E-3
E-4	Ben Gianinetti & Alphonsine Gianinetti		Lot 2, Sec. 33		0.089	0.089					" " "	E-4
E-4-A	Ben Gianinetti & Alphonsine Gianinetti		Lot 1, Sec. 33		0.154	0.154					" " "	E-4-A
E-5	Rocky Mountain Schools		Lot 1, Sec. 33		0.062	0.062					" " "	E-5
E-5-A	Rocky Mountain Schools		Lot 7, Sec. 33		0.120	0.120					" " "	E-5-A
E-5-B	Rocky Mountain Schools		Lot 2, Sec. 33		0.103	0.103					" " "	E-5-B
E-6	A.E. Kinsall & Sophie Kinsall		Lot 8, Sec. 33		0.326	0.326					" " "	E-6
E-6-A	A.E. Kinsall & Sophie Kinsall		Lot 8, Sec. 33		0.023	0.023					" " "	E-6-A
E-7	Elmer O. Bair & Ida L. Bair		Lot 16, Sec. 33		0.036	0.036					" " "	E-7
E-7-A	Elmer O. Bair & Ida L. Bair		Lot 16, Sec. 33		0.049	0.049					" " "	E-7-A
E-7-B	Elmer O. Bair & Ida L. Bair		Lot 16, Sec. 33		0.047	0.047					" " "	E-7-B
E-8	Harry E. Pratt & Myrna Roye Pratt		Lot 13, Sec. 34		0.013	0.013					" " "	E-8
E-9	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		0.014	0.014					" " "	E-9
E-9-A	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		0.044	0.044					" " "	E-9-A
E-9-B	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		0.110	0.110					" " "	E-9-B
E-9-C	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		0.013	0.013					" " "	E-9-C
E-9-D	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		0.010	0.010					" " "	E-9-D
E-9-E	Elmer O. Bair & Ida L. Bair		Lot 13, Sec. 34		0.039	0.039					" " "	E-9-E
E-10	Arthur A. Hackbarth & Marie K. Hackbarth		Town of Carbondale Lots 10, 11, & 12, Block 26, Sec. 34		0.010	0.010					" " "	E-10
			T.8S,R.88W, 6th P.M.									
E-13	Lewis R. Thompson		Lots 3, 6 & 7, Sec. 3		0.560	0.560					" " "	E-13
			T.7S., R.88W., 6th P.M.									
E-1	John L. Heuschkel		LOT 9, Sec. 28		0.053	0.053					PERMANENT EASEMENT	E-1

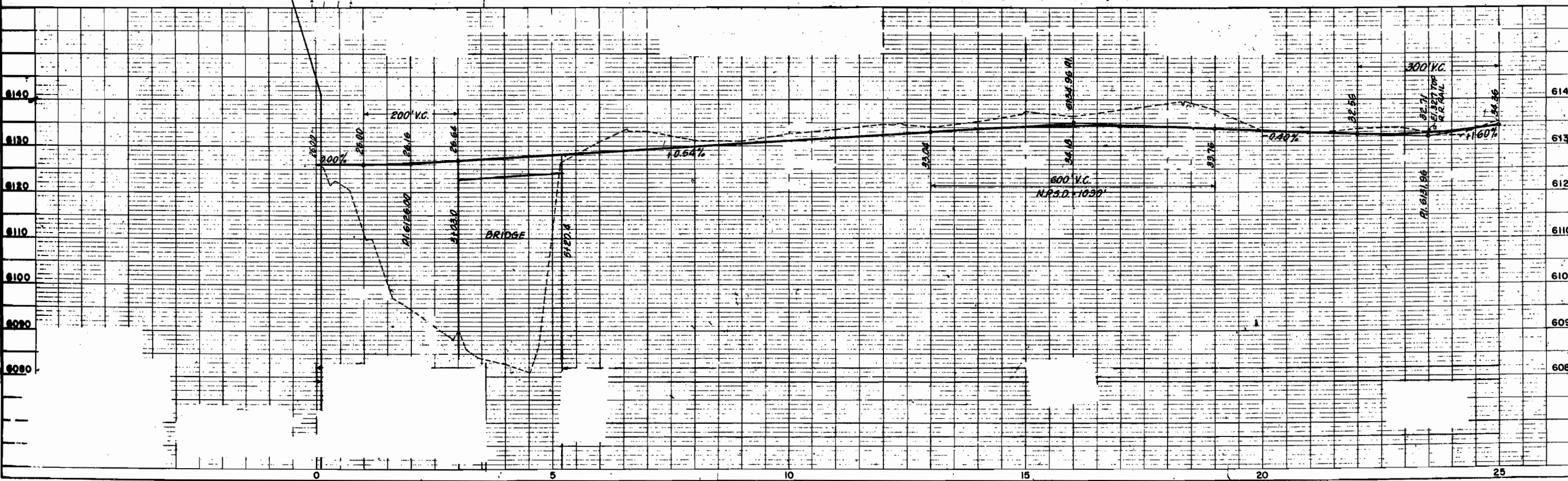


Rev. 11-21-57 (1-Rev.) B.R.M. Rev. 6-17-58 to add E-1 JLS Rev. 7-31-68: add ACCESS Rev. B NOTE 1-B				
FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	S-0163 (1)	3	

RIGHT OF WAY

STA. 0+11.17 BEGIN S 0163 (1)=11' OPPOSITE STA. 593+95.2 ON W.P.S.S. 366-C

NOTE
Access on parcel 1 Rev.
acquired under S 0130 (10) Sec. 2.



⑤ & E-5
Part Lot I, Sec. 33
Rocky Mountain Schools

⑥ (E-6) & (E-6-A)
Lot 8, Sec. 33
A.E. Kinsall &
Sophie Kinsall

Lot 2, Sec. 33
Rocky Mountain Schools

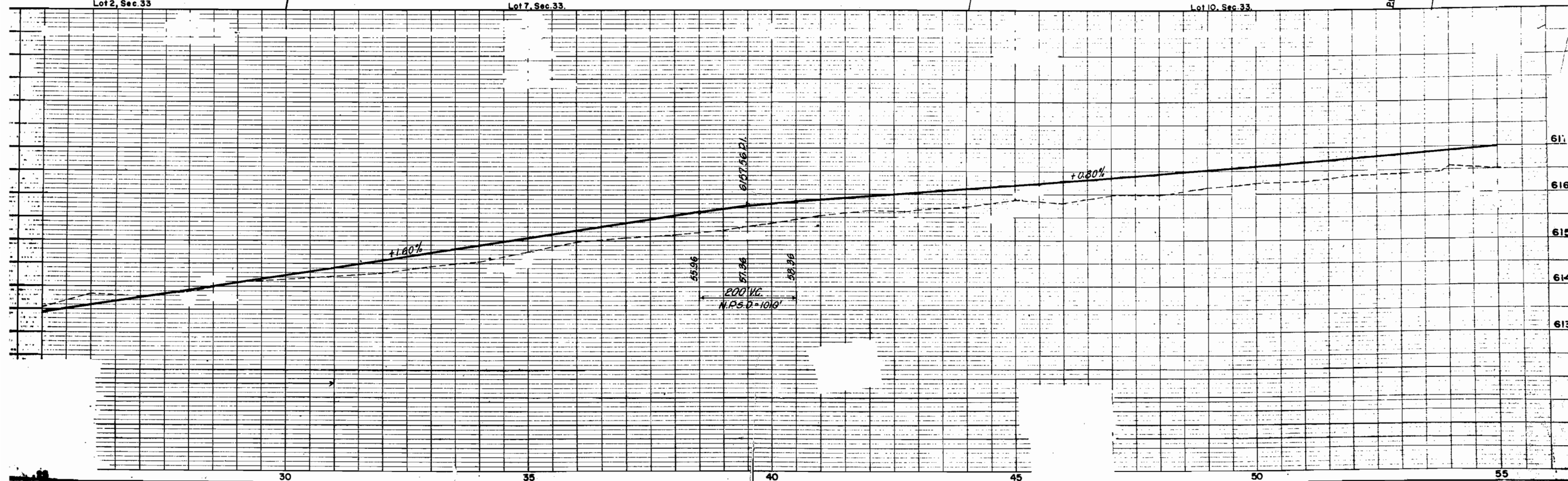
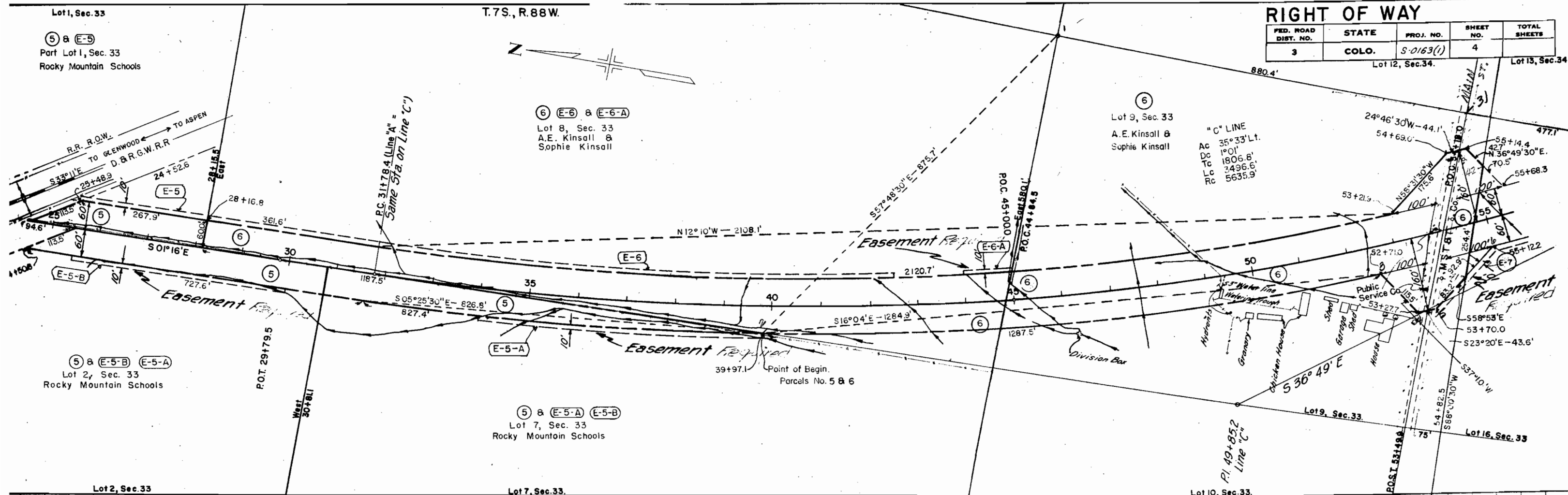
5 & E-5-A E-5-B
Lot 7, Sec. 33
Rocky Mountain Schools

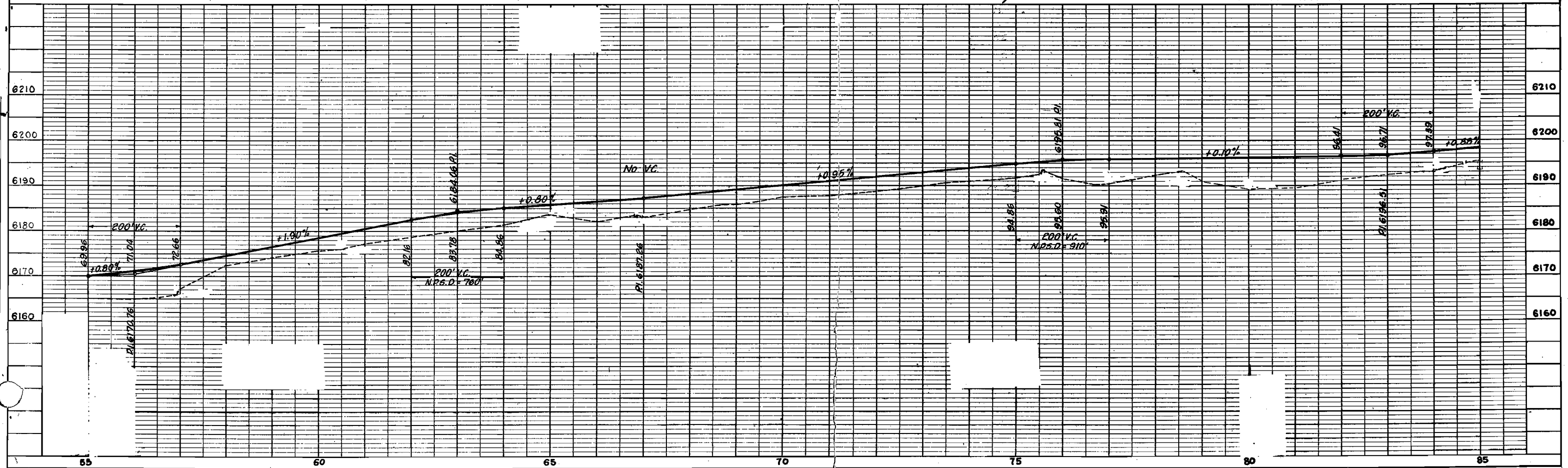
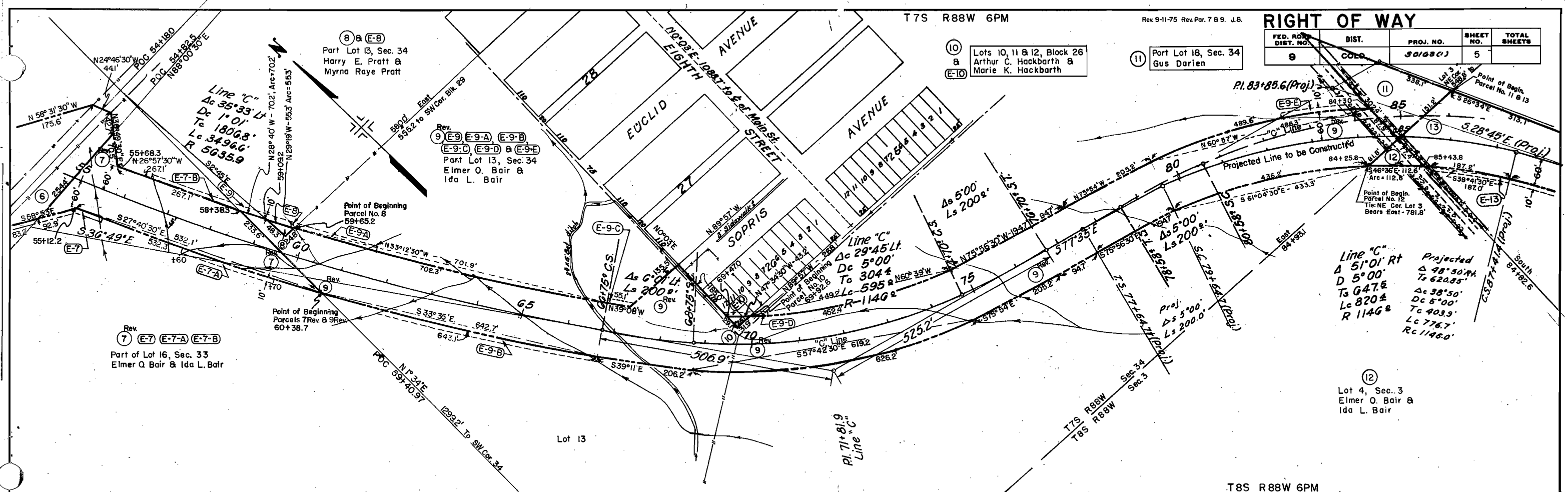
RIGHT OF WAY

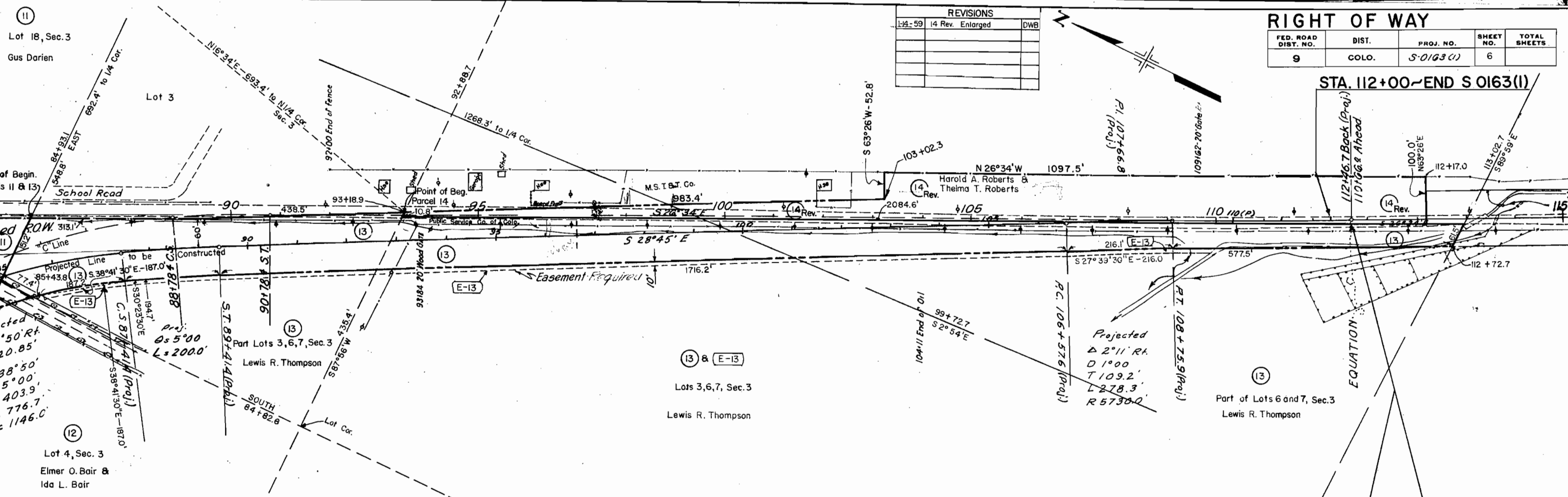
FED. ROAD DIST. NO.	STATE	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	S-0163(i)	4	

Lot 12, Sec.34

Lot 13, Sec. 34



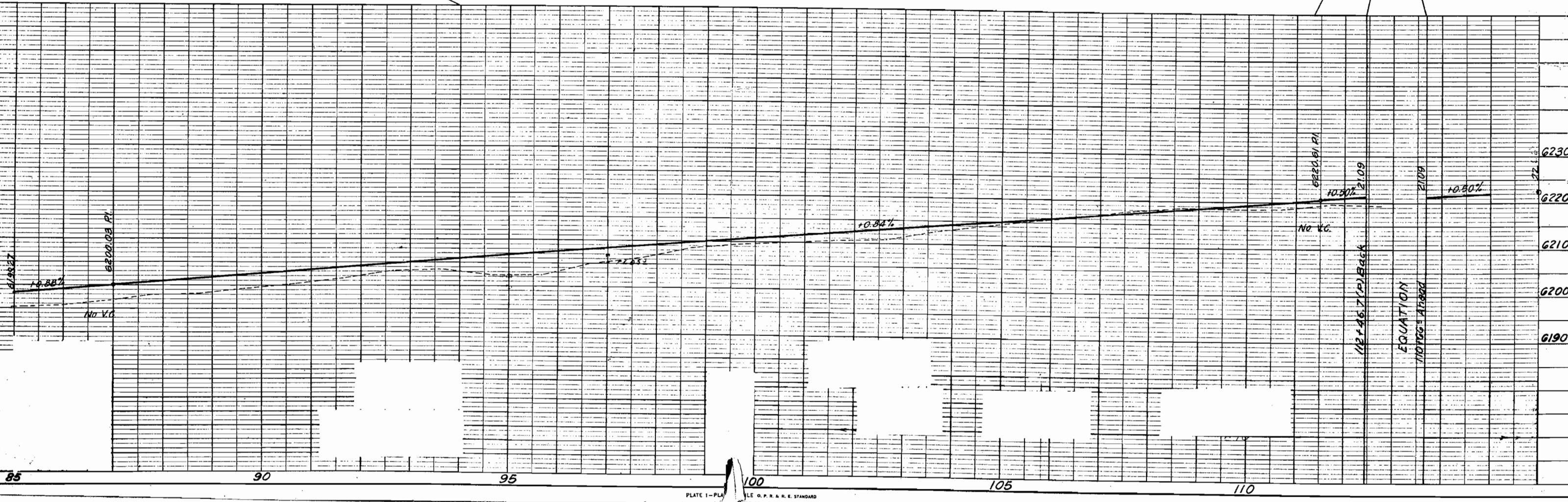




REVISIONS		
1-14-59	14 Rev. Enlarged	DWB

RIGHT OF WAY				
FED. ROAD DIST. NO.	DIST.	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLO.	S-0163 (1)	6	

STA. 112+00~END S 0163(1)



SEE SHEET 4



SCALE: 1" = 100'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LINE	DIRECTION	DISTANCE
L1	N43°51'32"E	75.21'
L2	S30°22'38"E	75.15'
L3	N40°10'52"W	64.48'
L4	N32°42'18"W	68.73'
L5	S31°13'59"E	67.85'
L6	N11°50'11"W	29.55'
L7	N45°07'52"W	28.35'
L8	N55°04'05"W	28.23'
L9	N83°07'53"W	13.91'
L10	S47°48'04"E	59.43'
L11	N42°36'30"W	58.19'
L12	N29°09'31"W	37.99'
L13	N08°44'20"W	36.21'
L14	N02°11'01"E	35.10'
L15	N45°06'23"W	65.96'
L16	S82°12'21"W	8.58'
L17	S85°40'24"E	58.99'
L18	N34°45'21"E	54.63'
L19	S29°59'09"E	15.05'
L20	S30°06'07"E	79.94'
L21	N39°21'30"E	36.65'
L22	S27°05'46"E	80.50'
L23	S05°38'30"E	60.00'
L24	N84°21'30"E	30.00'
L25	S05°38'30"E	50.00'
L26	S02°38'30"E	20.00'
L27	N84°21'30"E	50.00'
L28	N63°41'20"W	38.53'
L29	S74°05'29"E	23.08'
L30	S28°24'38"E	28.44'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	738.00'	95.26'	47.70'	95.19'	N62°52'23"E	07°23'44"
C2	429.50'	98.40'	49.41'	98.31'	N72°27'16"E	11°46'04"
C3	46.03'	31.20'	16.23'	30.61'	N08°00'03"W	38°50'14"
C4	1365.00'	477.48'	241.20'	475.05'	N40°37'14"W	20°02'32"
C5	44.17'	40.24'	21.64'	38.89'	N53°53'42"W	52°12'11"
C6	630.00'	258.50'	130.82'	258.44'	N89°22'54"E	17°34'48"
C7	120.00'	180.12'	111.90'	163.68'	S35°20'17"W	86°06'02"
C8	1430.00'	377.11'	188.65'	378.01'	N44°05'13"W	19°08'34"
C9	250.00'	30.86'	15.45'	30.84'	S47°06'21"E	07°04'17"
C10	315.00'	26.49'	13.25'	26.48'	S10°04'18"E	04°49'04"
C11	315.00'	209.80'	108.96'	205.95'	S31°33'39"E	38°09'42"
C12	250.00'	156.68'	81.01'	154.13'	S25°36'58"E	35°54'29"
C13	185.00'	115.44'	57.72'	115.34'	S78°33'08"W	03°34'25"
C14	185.00'	205.82'	115.03'	195.37'	S24°12'38"W	63°44'38"
C15	185.00'	60.33'	30.43'	60.06'	S65°25'24"W	18°40'59"
C16	425.80'	329.20'	177.32'	322.85'	N44°44'05"W	18°42'11"
C17	127.82'	23.21'	11.84'	23.17'	N68°53'25"W	10°24'08"
C18	113.36'	95.77'	50.95'	92.95'	S48°53'23"E	48°24'11"

SEE SHEET 7

Notice:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SGM
SURVEYORS
ENGINEERS
SCHMUESER
GORDON MEYER

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(303) 945-1004 (FAX) 945-5948
Aspen, Colorado (303) 925-6727

RIVER VALLEY RANCH

NUM- BER	REVISION	DATE	BY

FINAL PLAT
PHASE I

Job No. 93023
Drawn by:
Date: SEPT 96
Appr. by: KW
File: RVRP22

F5
OF 12

498928 FS of 12

RIVER VALLEY RANCH, PHASE I,

TOWN OF CARBONDALE, GARFIELD COUNTY, COLORADO

Certification of Dedication and Ownership:

KNOW ALL MEN BY THESE PRESENTS THAT CRYSTAL RIVER LIMITED PARTNERSHIP, a Delaware Limited Partnership being sole owner in fee simple of all that real property described as:

A tract of land situate in Sections 3,4, and 10 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 16°43'22" E 3882.06 feet; thence N 71°32'55" E 394.70 feet; thence thence S 27°05'56" E 80.50 feet; thence 60.33 feet along the arc of a nontangent curve to the right, having a radius of 185.00 feet, a central angle of 18°40'59", and subtending a chord bearing N 65°25'24" E 60.06 feet; thence N 27°05'56" W 183.82 feet; thence 329.20 feet along the arc of a curve to the left, having a radius of 475.00 feet, a central angle of 39°42'31", and subtending a chord bearing N 46°49'09" W 322.65 feet; thence N 66°40'24" W 58.99 feet; thence N 43°51'52" E 75.21 feet; thence S 55°14'39" E 71.73 feet; thence N 0°36'46" E 1000.04 feet; thence S 30°22'38" E 72.13 feet; thence S 28°44'08" E 1715.47 feet; thence S 27°41'51" E 126.26 feet; thence S 61°44'18" W 784.34 feet; thence 123.11 feet along the arc of a nontangent curve to the right, having a radius of 1430.00 feet, a central angle of 4°55'57", and subtending a chord bearing S 33°03'56" E 123.07 feet; thence S 30°35'57" E 145.26 feet; thence 86.76 feet along the arc of a curve to the left, having a radius of 670.00 feet, a central angle of 7°25'11", and subtending a chord bearing S 34°18'33" E 96.70 feet; thence N 61°44'18" E 622.74 feet; thence S 28°15'42" E 14.68 feet; thence N 61°44'18" E 127.13 feet; thence S 26°34'13" E 785.90 feet; thence S 11°58'10" W 67.80 feet; thence S 6°47'55" E 136.26 feet; thence S 7°45'46" W 99.73 feet; thence S 87°47'47" W 544.21 feet; thence S 47°31'01" E 245.96 feet along the east bank of the Crystal River; thence S 25°19'55" E 44.58 feet along the east bank of the Crystal River; thence S 86°27'09" W 94.31 feet to the center of the Crystal River; thence along the center of the Crystal River the following courses: S 16°02'31" E 116.12 feet; thence S 27°48'07" E 235.74 feet; thence S 46°41'43" E 90.66 feet; thence S 56°56'24" E 331.75 feet; thence S 43°51'57" E 243.66 feet; thence S 34°57'12" E 399.30 feet; thence leaving said river center on a course bearing N 87°44'00" E 175.35 feet; thence S 29°46'00" E 122.32 feet; thence N 87°44'00" E 59.08 feet to the west right-of-way line of Colorado State Highway No. 133; thence 485.05 feet along the arc of a nontangent curve to the right, having a radius of 5149.10 feet, a central angle of 5°23'50", and subtending a chord bearing S 12°13'08" E 484.87 feet; thence 440.03 feet along the arc of a curve to the right, having a radius of 5149.10 feet, a central angle of 4°53'45", and subtending a chord bearing S 07°04'29" E 439.90 feet; thence N 88°39'41" W 113.84 feet to a point on the center of the Carbondale Town Ditch; thence N 16°30'22" W 37.93 feet along the center of said ditch to the southeast corner of a tract of land described in Book 457 at Page 552 of the records of the Clerk and Recorder of Garfield County, Colorado; thence along the east and north boundaries of said parcel the following courses: N 19°42'32" W 53.32 feet; thence N 33°14'25" E 67.54 feet; thence N 56°11'39" W 83.62 feet; thence N 4°16'53" W 133.44 feet; thence N 89°58'45" W 164.82 feet to the center of the Crystal River; thence along the center of the Crystal River the following courses: S 9°16'11" E 194.89 feet; thence S 83°10'1" E 95.52 feet; thence S 77°09'01" E 211.50 feet; thence N 81°58'19" W 138.10 feet; thence N 73°22'50" W 333.18 feet; thence N 81°10'35" W 73.89 feet; thence N 76°15'03" W 69.48 feet; thence N 76°47'11" W 342.20 feet; thence 132.47 feet along the arc of a nontangent curve to the right, having a radius of 165.00 feet, a central angle of 46°00'00", and subtending a chord bearing N 27°31'04" E 128.94 feet; thence N 50°31'04" E 54.10 feet; thence 51.85 feet along the arc of a curve to the right, having a radius of 265.00 feet, a central angle of 11°12'38", and subtending a chord bearing N 56°07'23" E 51.77 feet; thence N 61°43'41" E 17.39 feet; thence N 56°12'22" E 100.00 feet; thence N 84°14'05" E 197.11 feet; thence N 65°17'18" E 83.08 feet; thence N 5°56'03" W 621.39 feet; thence N 39°31'18" W 246.38 feet; thence N 43°38'02" W 33.95 feet; thence S 14°52'15" W 322.92 feet; thence S 49°12'41" W 70.00 feet; thence N 40°47'19" W 81.66 feet; thence 148.15 feet along the arc of a curve to the right, having a radius of 435.00 feet, a central angle of 19°30'48", and subtending a chord bearing N 31°01'55" W 147.43 feet; thence N 21°16'32" W 49.29 feet; thence S 14°52'15" W 258.46 feet; thence S 40°48'28" E 137.89 feet; thence S 36°36'04" E 66.54 feet; thence S 40°48'28" E 55.41 feet; thence S 20°09'48" W 108.39 feet; thence S 38°49'59" E 121.56 feet; thence 37.36 feet along the arc of a nontangent curve to the left, having a radius of 335.00 feet, a central angle of 6°23'24", and subtending a chord bearing S 53°42'46" W 37.34 feet; thence S 50°31'04" W 54.10 feet; thence 221.17 feet along the arc of a curve to the left, having a radius of 235.00 feet, a central angle of 53°55'30", and subtending a chord bearing S 23°33'19" W 213.10 feet; thence S 88°20'53" W 40.81 feet; thence S 29°24'31" W 239.42 feet; thence S 36°16'32" W 552.19 feet; thence S 23°05'43" W 609.49 feet; thence 38.51 feet along the arc of a nontangent curve to the left, having a radius of 180.00 feet, a central angle of 12°15'30", and subtending a chord bearing S 89°51'58" W 38.44 feet; thence N 57°59'13" W 170.67 feet; thence N 49°26'39" W 132.16 feet; thence S 35°16'18" W 496.29 feet; thence S 15°32'20" E 64.18 feet; thence N 67°14'32" E 339.89 feet; thence 34.08 feet along the arc of a nontangent curve to the left, having a radius of 63.00 feet, a central angle of 30°59'41", and subtending a chord bearing N 75°04'58" E 33.67 feet; thence N 59°35'08" E 147.98 feet; thence 95.72 feet along the arc of a curve to the right, having a radius of 120.00 feet, a central angle of 45°42'11", and subtending a chord bearing N 82°28'15" E 93.20 feet; thence S 74°42'39" E 19.14 feet; thence S 18°01'07" W 82.50 feet; thence S 44°36'18" W 594.01 feet; thence S 67°43'41" W 67.22 feet; thence N 79°37'43" W 73.47 feet; thence N 48°46'03" W 68.38 feet; thence N 23°17'35" W 74.10 feet; thence N 5°55'59" W 84.04 feet; thence N 11°22'00" W 193.32 feet; thence N 19°29'06" E 556.82 feet; thence N 15°52'50" E 33.13 feet; thence N 33°06'03" E 35.01 feet; thence N 3°34'40" W 84.40 feet; thence N 47°23'52" E 53.31 feet; thence N 15°44'29" E 46.09 feet; thence N 11°52'25" W 31.27 feet; thence N 21°05'02" W 12.83 feet; thence N 25°50'15" W 263.49 feet; thence N 14°07'03" W 199.84 feet; thence N 66°15'51" E 190.80 feet; thence S 45°37'36" E 155.32 feet; thence S 26°33'15" E 318.55 feet; thence N 50°41'42" E 779.68 feet; thence N 53°54'41" W 134.96 feet; thence S 86°41'41" W 320.50 feet; thence S 80°01'13" W 282.30 feet; thence S 13°07'02" W 37.16 feet; thence 149.79 feet along the arc of a nontangent curve to the left, having a radius of 230.00 feet, a central angle of 37°18'54", and subtending a chord bearing S 84°55'18" W 147.16 feet; thence S 66°15'51" W 228.07 feet; thence N 9°23'02" W 100.19 feet; thence S 84°24'22" W 193.83 feet; thence N 31°27'47" W 3.28 feet; thence 121.68 feet along the arc of a curve to the right, having a radius of 365.00 feet, a central angle of 19°06'00", and subtending a chord bearing N 21°54'47" W 121.11 feet; thence N 67°02'17" E

757.39 feet; thence N 39°35'42" E 179.23 feet; thence S 69°38'22" E 63.33 feet; thence S 80°15'09" E 86.57 feet; thence N 71°58'49" E 46.29 feet; thence S 82°00'58" E 61.66 feet; thence N 79°53'55" E 48.43 feet; thence S 66°34'41" E 33.74 feet; thence N 84°23'32" E 44.49 feet; thence N 11°16'43" E 72.60 feet; thence N 46°19'19" W 425.78 feet; thence S 58°41'41" W 126.62 feet; thence S 47°52'55" E 73.37 feet; thence 43.73 feet along the arc of a nontangent curve to the left, having a radius of 195.00 feet, a central angle of 12°51'01", and subtending a chord bearing S 74°04'58" E 43.64 feet; thence 228.55 feet along the arc of a curve to the right, having a radius of 58.50 feet, a central angle of 22°15'32", and subtending a chord bearing S 30°26'14" W 109.27 feet; thence 86.20 feet along the arc of a curve to the right, having a radius of 421.25 feet, a central angle of 11°43'30", and subtending a chord bearing N 32°45'19" W 86.05 feet; thence 4.13 feet along the arc of 4 curve to the left, having a radius of 195.00 feet, a central angle of 1°12'49", and subtending a chord bearing N 27°29'59" W 4.13 feet; thence N 26°53'35" W 10.73 feet; thence N 47°52'55" W 95.77 feet; thence 79.31 feet along the arc of a curve to the right, having a radius of 330.00 feet, a central angle of 13°46'15", and subtending a chord bearing S 40°59'48" W 79.12 feet; thence N 34°06'41" W 127.54 feet; thence 55.95 feet along the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 2°08'31", and subtending a chord bearing N 48°40'56" W 55.35 feet; thence 26.01 feet along the arc of a nontangent curve to the right, having a radius of 305.00 feet, a central angle of 4°53'10", and subtending a chord bearing S 29°58'42" W 26.00 feet; thence N 57°37'42" W 70.00 feet; thence 269.49 feet along the arc of a nontangent curve to the left, having a radius of 235.00 feet, a central angle of 65°42'15", and subtending a chord bearing N 02°58'50" W 254.96 feet; thence N 33°19'58" W 218.35 feet; thence 302.83 feet along the arc of a curve to the right, having a radius of 435.00 feet, a central angle of 39°53'13", and subtending a chord bearing N 13°23'21" W 296.75 feet; thence N 6°33'15" E 5.11 feet; thence 238.15 feet along the arc of a curve to the right, having a radius of 250.00 feet, a central angle of 54°34'50", and subtending a chord bearing N 33°50'40" E 229.25 feet; thence N 45°30'35" W 220.95 feet; thence N 56°22'27" W 429.05 feet; thence N 5°44'24" W 894.22 feet; thence N 79°21'15" W 487.90 feet; thence S 74°01'42" W 415.23 feet; thence N 56°22'27" W 36.50 feet; thence S 34°28'06" W 141.18 feet; thence 25.09 feet along the arc of a nontangent curve to the right, having a radius of 210.00 feet, a central angle of 6°50'44", and subtending a chord bearing N 51°11'28" W 25.08 feet; thence N 34°28'06" W 138.87 feet; thence N 56°22'27" W 377.34 feet; thence S 38°18'20" W 200.00 feet; thence S 34°23'56" E 122.09 feet; thence S 8°00'20" E 148.50 feet; thence 65.37 feet along the arc of a nontangent curve to the right, having a radius of 190.00 feet, a central angle of 19°42'43", and subtending a chord bearing N 65°34'46" W 65.05 feet; thence N 56°43'25" W 182.63 feet; thence 162.65 feet along the arc of a curve to the left, having a radius of 330.00 feet, a central angle of 28°14'25", and subtending a chord bearing N 70°50'37" W 161.01 feet; thence N 57°59'30" W 646.76 feet; thence N 9°36'48" E 204.11 feet; thence N 23°21'51" W 499.41 feet; thence N 14°43'32" E 84.65 feet; thence S 84°15'38" E 271.98 feet; thence S 43°33'58" E 55.07 feet; thence S 42°33'17" E 605.92 feet; thence S 79°22'05" E 116.60 feet; thence N 9°20'51" W 182.85 feet; thence N 4°32'30" W 220.60 feet; thence 108.39 feet along the arc of a nontangent curve to the left, having a radius of 635.00 feet, a central angle of 9°46'47", and subtending a chord bearing N 88°11'18" W 108.26 feet; thence N 83°17'55" E 131.64 feet; thence 105.24 feet along the arc of a curve to the left, having a radius of 95.00 feet, a central angle of 63°28'25", and subtending a chord bearing N 51°33'42" E 99.94 feet; thence N 19°49'29" E 127.32 feet; thence S 92°03'40" E 65.01 feet; thence S 60°38'15" E 116.83 feet; thence S 23°20'21" E 53.82 feet; thence S 42°33'17" E 53.05 feet; thence S 84°75" E 65.89 feet; thence S 28°32'43" E 23.37 feet; thence S 51°20'51" E 106.66 feet; thence N 83°10'04" E 191.90 feet; thence N 66°45'39" E 55.01 feet; thence S 86°45'08" E 458.81 feet; thence S 59°13'25" E 301.54 feet to the point of beginning, said parcel contains 240.358 acres more or less.

TOGETHER WITH

A tract of land situate in Sections 3,4 and 10 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 14°02'35" E 2923.38 feet; thence N 70°20'43" E 39.74 feet; thence N 77°18'55" E 115.64 feet; thence S 81°06'39" E 114.68 feet; thence N 26°31'49" E 84.95 feet; thence S 56°43'25" E 105.28 feet; thence 240.68 feet along the arc of a curve to the left, having a radius of 210.00 feet, a central angle of 65°40'01", and subtending a chord bearing S 89°33'25" E 227.72 feet; thence N 57°36'34" E 68.24 feet; thence N 80°30'55" E 6.46 feet; thence 30.88 feet along the arc of a curve to the left, having a radius of 270.00 feet, a central angle of 6°33'13", and subtending a chord bearing S 48°27'38" E 30.87 feet; thence S 52°59'27" E 120.07 feet; thence S 37°15'59" E 263.58 feet; thence S 14°34'44" E 320.63 feet; thence S 57°02'39" W 20.79 feet; thence S 21°26'56" E 164.75 feet; thence S 48°38'39" E 186.71 feet; thence S 82°45'36" E 59.80 feet; thence S 43°10'27" E 156.32 feet; thence S 29°04'44" E 55.86 feet; thence S 48°38'39" E 310.40 feet; thence 18.63 feet along the arc of a curve to the left, having a radius of 245.00 feet, a central angle of 4°35'30", and subtending a chord bearing S 4°02'22" W 19.63 feet; thence S 144°37'W 149.02 feet; thence S 83°07'07" W 312.41 feet; thence S 41°24'15" E 403.25 feet; thence S 51°43'23" E 443.09 feet; thence N 45°55'14" E 9.39 feet; thence 164.82 feet; thence 439.80 feet; thence 45.52 feet along the arc of a curve to the left, having a radius of 52.85 feet, a central angle of 49°20'41", and subtending a chord bearing N 16°48'21" W 44.12 feet; thence N 16°48'21" W 159.80 feet; thence S 87°38'02" W 74.88 feet; thence N 144°37" E 142.20 feet; thence 4.08 feet along the arc of a curve to the right, having a radius of 195.00 feet, a central angle of 11°54", and subtending a chord bearing N 22°03'4" E 4.08 feet; thence N 85°38'25" E 161.70 feet; thence S 32°18'06" E 473.12 feet; thence S 34°42'07" E 286.21 feet; thence S 174°14'7" E 180.31 feet; thence S 19°23'23" W 104.41 feet; thence S 43°38'31" E 136.52 feet; thence 145.59 feet along the arc of a curve to the right, having a radius of 235.00 feet, a central angle of 35°29'45", and subtending a chord bearing S 77°41'20" W 143.27 feet; thence N 84°33'48" W 113.65 feet; thence 115.32 feet along the arc of a curve to the left, having a radius of 335.00 feet, a central angle of 19°43'24", and subtending a chord bearing S 85°34'31" W 114.75 feet; thence S 79°42'48" W 19.39 feet; thence S 38°58" W 79.57 feet; thence N 89°29'58" W 609.96 feet; thence S 23°18'06" W 138.76 feet; thence 39.09 feet along the arc of a curve to the right, having a radius of 365.00 feet, a central angle of 6°08'12", and subtending a chord bearing N 54°18'20" W 39.07 feet; thence N 19°39'57" E 134.32 feet; thence S 37°22'31" W 588.46 feet; thence N 14°45'46" W 961.82 feet; thence S 11°04'55" W 154.37 feet; thence N 17°04'45" W 34.46 feet; thence N 11°04'55" W 781.02 feet to the point of beginning containing 37.664 acres more or less.

TOGETHER WITH

A tract of land situate in Sections 3 and 4 Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point whence the southwest corner of said Section 3 bears S 14°02'35" E 2923.38 feet; thence N 70°20'43" E 39.74 feet; thence N 77°18'55" E 115.64 feet; thence S 81°06'39" E 114.68 feet; thence N 26°31'49" E 84.95 feet; thence S 56°43'25" E 105.28 feet; thence 240.68 feet along the arc of a curve to the left, having a radius of 210.00 feet, a central angle of 65°40'01", and subtending a chord bearing S 89°33'25" E 227.72 feet; thence N 57°36'34" E 68.24 feet; thence N 80°30'55" E 6.46 feet; thence 30.88 feet along the arc of a curve to the left, having a radius of 270.00 feet, a central angle of 6°33'13", and subtending a chord bearing S 48°27'38" E 30.87 feet; thence S 52°59'27" E 120.07 feet; thence S 37°15'59" E 263.58 feet; thence S 14°34'44" E 320.63 feet; thence S 57°02'39" W 20.79 feet; thence S 21°26'56" E 164.75 feet; thence S 48°38'39" E 186.71 feet; thence S 82°45'36" E 59.80 feet; thence S 43°10'27" E 156.32 feet; thence S 29°04'44" E 55.86 feet; thence S 48°38'39" E 310.40 feet; thence 18.63 feet along the arc of a curve to the left, having a radius of 245.00 feet, a central angle of 4°35'30", and subtending a chord bearing S 4°02'22" W 19.63 feet; thence S 144°37'W 149.02 feet; thence S 83°07'07" W 312.41 feet; thence S 41°24'15" E 403.25 feet; thence S 51°43'23" E 443.09 feet; thence N 45°55'14" E 9.39 feet; thence 164.82 feet; thence 439.80 feet; thence 45.52 feet along the arc of a curve to the left, having a radius of 52.85 feet, a central angle of 49°20'41", and subtending a chord bearing N 16°48'21" W 44.12 feet; thence N 16°48'21" W 159.80 feet; thence S 87°38'02" W 74.88 feet; thence N 144°37" E 142.20 feet; thence 4.08 feet along the arc of a curve to the right, having a radius of 195.00 feet, a central angle of 11°54", and subtending a chord bearing N 22°03'4" E 4.08 feet; thence N 85°38'25" E 161.70 feet; thence S 32°18'06" E 473.12 feet; thence S 34°42'07" E 286.21 feet; thence S 174°14'7" E 180.31 feet; thence S 19°23'23" W 104.41 feet; thence S 43°38'31" E 136.52 feet; thence 145.59 feet along the arc of a curve to the right, having a radius of 235.00 feet, a central angle of 35°29'45", and subtending a chord bearing S 77°41'20" W 143.27 feet; thence N 84°33'48" W 113.65 feet; thence 115.32 feet along the arc of a curve to the left, having a radius of 335.00 feet, a central angle of 19°43'24", and subtending a chord bearing S 85°34'31" W 114.75 feet; thence S 79°42'48" W 19.39 feet; thence S 38°58" W 79.57 feet; thence N 89°29'58" W 609.96 feet; thence S 23°18'06" W 138.76 feet; thence 39.09 feet along the arc of a curve to the right, having a radius of 365.00 feet, a central angle of 6°08'12", and subtending a chord bearing N 54°18'20" W 39.07 feet; thence N 19°39'57" E 134.32 feet; thence S 37°22'31" W 588.46 feet; thence N 14°45'46" W 961.82 feet; thence S 11°04'55" W 154.37 feet; thence N 17°04'45" W 34.46 feet; thence N 11°04'55" W 781.02 feet to the point of beginning containing 37.664 acres more or less.

EXCEPT

A tract of land situate in Section 3, Township 8 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at a point shence the southwest corner of said Section 3 bears S 28°43'34" W 3405.41 feet; thence S 42°38'19" E 435.27 feet; thence S 29°58'15" E 496.47 feet; thence S 7°39'54" E 68.80 feet; thence S 68°50'11" E 92.10 feet; thence N 38°19'05" E 209.20 feet; thence 337.53 feet along the arc of a curve to the right, having a radius of 735.00 feet, a central angle of 28°18'42", and subtending a chord bearing N 43°45'18" W 334.57 feet; thence N 30°35'57" W 145.26 feet; thence 477.48 feet along the arc of a curve to the left, having a radius of 1365.00 feet, a central angle of 20°02'32", and subtending a chord bearing N 40°37'13" W 475.05 feet; thence N 50°38'30" W 93.15 feet; thence S 39°21'30" W 127.73 feet to the point of beginning, said parcel contains 3.834 acres more or less.

TOTAL AREA 279.728 ACRES MORE OR LESS.

The aforesaid Owner has by these presents laid out, platted and subdivided the above described real property into lots and blocks as shown hereon, and designates the same as River Valley Ranch, Phase I, in the Town of Carbondale, County of Garfield, State of Colorado, and does hereby make the following dedications:

1. All streets, avenues, drives, courts, places, lanes, alleys and pedestrian paths shown on the within Plat are hereby dedicated and set apart to the Town of Carbondale for public use, and for drainage and underground utility purposes. No bridge or pedestrian path shall be used for drainage purposes. That portion of the within Plat identified as Colorado Department of Transportation Right-of-Way Easement is hereby dedicated and set apart to the Colorado Department of Transportation for public highway purposes.

2. The parcels of property identified and depicted on the within Plat as River Front Park No. 1, River Front Park No. 2, River Front Park No. 3, River Front Park No. 4, River Front Park No. 5, River Front Park No. 6, the Crystal River Corridor, Triangle Park, and Orchard Park are hereby dedicated and set apart to the Town of Carbondale as public parks for public use, subject, however, to the terms and conditions set forth in that certain Warranty Deed between Crystal River Limited Partnership as Grantor and the Town of Carbondale as Grantee recorded on September 27, 1996 in the records of the Clerk and Recorder of Garfield County as Reception No. 498945.

3. Except for the "Resident Village Area," all parcels of real property identified and depicted on the within Plat as "Master Common Area" or "M.C.A." or "Limited Common Area" or "L.C.A." are hereby dedicated and set apart to the River Valley Ranch Master Association, a Colorado non-profit corporation, for the use and benefit of the Members thereof, subject to the applicable terms and conditions of the Master Declaration of Protective Covenants for River Valley Ranch recorded on September 27, 1996 in the records of the Clerk and Recorder of Garfield County as Reception No. 498944. As set forth in the Master Declaration, the "Resident Village Area" is also a Master Common Area all or parts of which may in the future be conveyed to the Master Association by separate instrument(s) of conveyance.

4. All parcels of real property identified and depicted within Block G on the within Plat as "Thompson Corner Parks" or Block G Master Common Area are hereby dedicated and set apart to the Thompson Corner Homeowners Association, a Colorado non-profit corporation, for the use and benefit of the Members thereof, subject to the applicable terms and conditions of the Declaration of Protective Covenants for Thompson Corner recorded on September 27, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 498946, and subject further to the terms and conditions set forth in that certain Deed of Easement between Crystal River Limited Partnership as Grantor and the Town of Carbondale as Grantee recorded on September 27, 1996 in the records of the Clerk and Recorder of Garfield County, Colorado, as Reception No. 498945.

5. All portions of the real property identified and depicted on the within Plat as utility easements are hereby reserved, dedicated and set apart as perpetual, non-exclusive utility easements for the use and benefit of the Town of Carbondale or other appropriate utility companies for public use, and the River Valley Ranch Master Association, for the purpose of installation, maintenance, repair and replacement of utility lines and facilities, together with the perpetual right of ingress and egress thereto for the aforesaid purposes, upon the condition that such easements and rights be utilized by the beneficiaries in a reasonable and prudent manner. There are hereby reserved, dedicated and set apart the following additional utility easements for the aforesaid beneficiaries and purposes: (i) a ten (10) foot wide easement along all lot lines adjacent to public roadways on all lots depicted on the within Plat, except for those lots where such ten (10) foot easement would conflict with a building envelope, in which cases the easement shall be only so wide as to avoid encroachment into the building envelope; and (ii) a five (5) foot wide easement along the side lot lines of all lots in Block G depicted on the within Plat, being five (5) feet in width on each side of the side lot line and extending twenty (20) feet from the lot line adjacent to the public roadway. That portion of the within Plat identified as Easement to Public Service Company of Colorado is hereby dedicated and set apart to said Public Service Company of Colorado for the purpose of installation, maintenance, repair and replacement of underground electric utility lines.

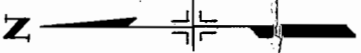
6. All portions of the real property identified and depicted on the within Plat as drainage and/or irrigation easements are hereby reserved, dedicated and set apart for the joint use and benefit of the undersigned Owner and its successors, including, without limitation, the owner of the Golf Course Parcels as depicted on the within Plat, the River Valley Ranch Master Association, a Colorado non-profit corporation, for the use and benefit of its Members, and the Town of Carbondale. The interests of the aforesaid parties in and to the said irrigation easements, and the parties' rights and obligations with respect to the operation, maintenance and repair thereof, and the payment of costs therefor, are as set forth in the Water Rights Operating Agreement between Crystal River Limited Partnership and the Town of Carbondale recorded on September 27, 1996, in the records of the Clerk and Recorder of Garfield County as Reception No. 498942. In addition, easements depicted as being for a specific, identified irrigation ditch are dedicated and set apart for the use and benefit of the owners of said ditches and the water rights decreed thereto.

7. All portions of the real property identified and depicted on the within Plat as untreated water irrigation line easements are hereby reserved, dedicated and set apart for the joint use and benefit of the undersigned Owner, and its successors, including, without limitation, the owner of the Golf Course Parcels as depicted on the within Plat, and the River Valley Ranch Master Association, for the use and benefit of the members thereof, provided, however, the untreated water line easements located within Block G of the within Plat are dedicated and set apart to the Thompson Corner Homeowners Association, for the use and benefit of its Members. The interests of the aforesaid parties in and to the said untreated irrigation water line easements and the facilities installed and located therein, and the parties' rights and obligations with respect to the operation, maintenance and repair of said facilities, and the payment of the cost therefor, are as set forth in the Water Rights Operating Agreement between Crystal River Limited Partnership and the Town of Carbondale recorded on September 27, 1996, in the records of the Clerk and Recorder of Garfield County as Reception No. 498942.

8. All portions of the real property identified and depicted on the within Plat as Secondary drainage collection easements are hereby reserved, dedicated and set apart for the joint use and benefit of the undersigned Owner and the River Valley Ranch Master Association, a Colorado nonprofit corporation, for the use and benefit of its Members and for the use and benefit of the owners of the Lowline Ditch and the water rights decreed thereto. It is declared and acknowledged that the Secondary drainage collection easements may lie beneath public rights of way as dedicated herein

COLORADO DEPARTMENT OF HIGHWAYS
PROJECT S 0163 (I)

R.O.W. OWNERSHIP MAP
GARFIELD COUNTY
T7S, R88W & T8S, R88W 6th PM.
Scale 1" = 400'



FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	S 0163 (I)	7	

RIGHT OF WAY
REV. 11-21-87 (REV.) BRM
REV. 6-17-58 add E-1 JLS
Rev. 1-14-59 (14 Rev.) DWB.
Rev. 9-11-75 Rev. Par. 7 & 9. J.B.

