

NOTES:

- 1) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N001517"E BETWEEN THE SOUTHWEST CORNER OF PARCEL A, RECEPTION NO. 648253, A #5 REBAR AND ALUMINUM CAP LS #33428 IN PLACE AND ANGLE POINT 4 OF TRACT 64, A #5 REBAR AND 2 1/2" ALUMINUM CAP LS #5933 IN PLACE AS SHOWN.
2) THIS MAP IS BASED ON THE EXEMPTION PLAT LEHMANN PARCELS RECORDED AT RECEPTION NO. 648253, THE AMENDED EXEMPTION PLAT OF THE LEHMANN PARCELS RECORDED AS RECEPTION NUMBER 200617646, WARRANTY DEED RECORDED AT RECEPTION NO. 501066, AND RECEPTION NO.'S 299152, 306480, 329440 AND 573174 AND BOOK 131 AT PAGE 115.
3) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE AND THE EXCEPTIONS TO THE SUBJECT PROPERTY IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES, INC., COMMITMENT NO. 0809201-0, DATED JUNE 30, 2006.
4) DATE OF SURVEY WAS DECEMBER 2, 2005.

FINAL PLAT
STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1

A RESUBDIVISION OF PARCEL A,
ACCORDING TO THE AMENDED EXEMPTION
PLAT OF THE LEHMANN PARCELS,
RECORDED AS RECEPTION NUMBER 200617646,
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 1 OF 6

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT STRATTON FLATS, LLC., BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL A, AMENDED EXEMPTION PLAT LEHMANN PARCELS, RECORDED AS RECEPTION NUMBER 200617646 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE, CONTAINING 47.403 ACRES MORE OR LESS.

EXCEPTING THERE FROM PARCEL 13 (PROPOSED) BEING A PARCEL OF LAND SITUATED IN TRACT 62 IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT OF TRACT 64, A REBAR AND ALUMINUM CAP L.S. NO. 5933; THENCE S82°58'07"E A DISTANCE OF 632.39 FEET TO THE POINT OF BEGINNING; THENCE N07°09'18"E A DISTANCE OF 79.62 FEET; THENCE N03°55'03"E A DISTANCE OF 30.00 FEET; THENCE N06°02'18"E A DISTANCE OF 82.03 FEET; THENCE S83°57'42"E A DISTANCE OF 86.82 FEET; THENCE N88°03'44"E A DISTANCE OF 162.00 FEET; THENCE N84°28'40"E A DISTANCE OF 82.42 FEET; THENCE N79°38'24"E A DISTANCE OF 120.10 FEET; THENCE S74°44'13"E A DISTANCE OF 6.64 FEET; THENCE N10°21'36"W A DISTANCE OF 69.00 FEET; THENCE N79°38'24"E A DISTANCE OF 21.10 FEET; THENCE N01°56'16"W A DISTANCE OF 61.54 FEET; THENCE N88°03'44"E A DISTANCE OF 15.00 FEET; THENCE N80°56'14"E A DISTANCE OF 15.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 56°47'34", A DISTANCE OF 86.41 FEET (CHORD BEARS N31°56'06"W A DISTANCE OF 63.73 FEET); THENCE N06°40'01"E A DISTANCE OF 92.33 FEET; THENCE N83°19'59"W A DISTANCE OF 222.00 FEET; THENCE S85°03'03"W 16.53 FEET; THENCE N01°56'16"W A DISTANCE OF 17.13 FEET; THENCE N88°03'44"E 421.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 36°51'40", A DISTANCE OF 64.33 FEET (CHORD BEARS S73°30'31"E A DISTANCE OF 63.23 FEET); THENCE S55°04'47"E A DISTANCE OF 189.99 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 46°53'39", A DISTANCE OF 81.85 FEET (CHORD BEARS S31°37'57"E A DISTANCE OF 79.58 FEET); THENCE S08°11'07"E A DISTANCE OF 269.51 FEET; THENCE S87°58'22"W A DISTANCE OF 68.58 FEET; THENCE N02°01'38"W A DISTANCE OF 15.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET AND A CENTRAL ANGLE OF 271°3'56", A DISTANCE OF 4.28 FEET (CHORD BEARS N11°35'20"E A DISTANCE OF 4.24 FEET); THENCE N25°12'18"E A DISTANCE OF 71.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AND A CENTRAL ANGLE OF 33°23'25", A DISTANCE OF 48.37 FEET (CHORD BEARS N08°30'35"E A DISTANCE OF 47.69 FEET); THENCE N08°11'07"W A DISTANCE OF 101.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AND A CENTRAL ANGLE OF 40°30'14", A DISTANCE OF 58.67 FEET (CHORD BEARS N28°26'14"W A DISTANCE OF 57.46 FEET); THENCE N48°41'21"W A DISTANCE OF 266.72 FEET; THENCE S41°18'39"W A DISTANCE OF 20.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND A CENTRAL ANGLE OF 79°15'41", A DISTANCE OF 87.15 FEET (CHORD BEARS N89°13'46"W A DISTANCE OF 80.37 FEET); N48°41'31"W A DISTANCE OF 20.92 FEET; THENCE S41°18'39"W A DISTANCE OF 73.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AND A CENTRAL ANGLE OF 51°36'03", A DISTANCE OF 74.75 FEET (CHORD BEARS S15°30'37"W A DISTANCE OF 72.25 FEET); THENCE S10°17'24"E A DISTANCE OF 52.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AND A CENTRAL ANGLE OF 39°08'14", A DISTANCE OF 56.70 FEET (CHORD BEARS S29°51'31"E A DISTANCE OF 55.60 FEET); THENCE S49°25'38"E A DISTANCE OF 128.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET AND A CENTRAL ANGLE OF 56°06'00", A DISTANCE OF 18.60 FEET (CHORD BEARS S21°22'38"E A DISTANCE OF 17.87 FEET); THENCE S06°40'22"W A DISTANCE OF 131.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET AND A CENTRAL ANGLE OF 08°13'03", A DISTANCE OF 11.90 FEET (CHORD BEARS S02°33'50"W A DISTANCE OF 11.89 FEET); THENCE S87°58'22"W A DISTANCE OF 0.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 242.50 FEET AND A CENTRAL ANGLE OF 45°34'04", A DISTANCE OF 192.86 FEET (CHORD BEARS S65°11'20"W A DISTANCE OF 187.82 FEET); THENCE S42°24'18"W A DISTANCE OF 31.94 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.50 FEET AND A CENTRAL ANGLE OF 79°53'49", A DISTANCE OF 14.64 FEET (CHORD BEARS S82°21'13"W A DISTANCE OF 13.48 FEET); THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 146.50 FEET AND A CENTRAL ANGLE OF 34°19'45", A DISTANCE OF 87.78 FEET (CHORD BEARS N74°51'46"W A DISTANCE OF 86.47 FEET); THENCE S87°58'22"W A DISTANCE OF 268.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 257.50 FEET AND A CENTRAL ANGLE OF 192°7'33", A DISTANCE OF 87.44 FEET (CHORD BEARS N82°17'52"W A DISTANCE OF 87.03 FEET) TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 3.888 ACRES, MORE OR LESS.

ALSO EXCEPTING THERE FROM PARCEL 14 (PROPOSED) BEING A PARCEL OF LAND SITUATED IN TRACTS 61 AND 62 IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT 40F TRACT 64, A REBAR AND ALUMINUM CAP L.S. NO. 5933; THENCE S76°37'37"E A DISTANCE OF 652.69 FEET TO THE POINT OF BEGINNING; THENCE N87°58'22"E A DISTANCE OF 78.28 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.00 FEET AND A CENTRAL ANGLE OF 60°50'32", A DISTANCE OF 18.05 FEET (CHORD BEARS N58°25'15"W A DISTANCE OF 17.22 FEET); THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 307.50 FEET AND A CENTRAL ANGLE OF 03°11'08", A DISTANCE OF 17.10 FEET (CHORD BEARS N89°33'56"E A DISTANCE OF 17.09 FEET); THENCE N87°58'22"E A DISTANCE OF 271.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 96.50 FEET AND A CENTRAL ANGLE OF 56°31'51", A DISTANCE OF 95.21 FEET (CHORD BEARS S63°45'43"E A DISTANCE OF 91.40 FEET); THENCE N54°30'13"E A DISTANCE OF 10.50 FEET; THENCE N53°45'52"E A DISTANCE OF 42.60 FEET; THENCE N42°24'18"E A DISTANCE OF 38.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 192.52 FEET AND A CENTRAL ANGLE OF 45°34'04", A DISTANCE OF 153.10 FEET (CHORD BEARS N65°11'20"E A DISTANCE OF 149.09 FEET); THENCE N87°58'22"E A DISTANCE OF 330.42 FEET; THENCE S08°11'07"E A DISTANCE OF 445.68 FEET; THENCE S11°46'06"E A DISTANCE OF 39.78 FEET; THENCE S78°13'54"W A DISTANCE OF 30.83 FEET; THENCE S51°18'14"W A DISTANCE OF 167.23 FEET; THENCE S87°54'51"W A DISTANCE OF 796.11 FEET; THENCE N02°01'38"W A DISTANCE OF 104.82 FEET; THENCE N06°21'52"W A DISTANCE OF 38.11 FEET; THENCE S87°58'22"W A DISTANCE OF 63.00 FEET; THENCE N02°01'38"W A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 12.146 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS FINAL PLAT OF STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1, A SUBDIVISION IN THE TOWN OF GYPSUM AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS SEWER AND UTILITY EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR PURPOSES SHOWN HEREIN, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

1) THE SEWER AND UTILITY EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO THE PUBLIC FOREVER FOR THE PURPOSE OF UTILITY LINES AND FACILITIES, AS MAY BE DESCRIBED HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE SUCH LINES AND FACILITIES AS DEEMED APPROPRIATE AND NECESSARY. ALL OTHER EASEMENTS SHOWN HEREON, INCLUDING TYPICAL LOT EASEMENTS, ARE PRIVATE EASEMENTS RESERVED FOR THE BENEFIT OF THE OWNERS OF THE PROPERTY.

WAIVER:

IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE DECLARANTS HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST TOWN OF GYPSUM OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS SUBDIVISION PLAT.

EXECUTED THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

OWNER:
STRATTON FLATS, LLC.,
PO BOX 1027
ASPEN, COI 81612

BY: SCOTT RUSSELL

TITLE: MANAGER

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF STRATTON FLATS, LLC.,

MY COMMISSION EXPIRES: \_\_\_\_\_
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

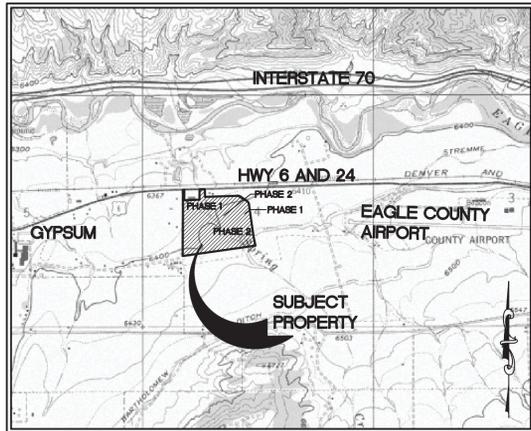
THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_ REC. NO. \_\_\_\_\_

CLERK AND RECORDER

BY: \_\_\_\_\_
DEPUTY

LAND USE SUMMARY

Table with columns: LOT #, SQUARE FEET, ACRES, LAND USE, ADDRESS. Lists lots 1 through 87 with their respective details and a total of 277,673 sq ft and 6.374 acres.



VICINITY MAP
SCALE: 1" = 200'

SHEET INDEX

- PLAT 1 NOTES, SIGNATURES
PLAT 2 BOUNDARY AND EASEMENTS
PLAT 3 PLAT NW1/4
PLAT 4 PLAT SW1/4
PLAT 5 PLAT NE1/4
PLAT 6 PLAT SE1/4

LAND USE SUMMARY

Summary table of land use by parcel, showing counts for townhouse units, multi-family, private, public, and open space, totaling 957,454 sq ft and 21,979 acres.

LAND USE SUMMARY

Summary table of land use by tract, showing counts for single family, multi family, private, public, and open space, totaling 2,064,886 sq ft and 47.403 acres.

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS \_\_\_ DAY OF \_\_\_, A.D., 2007. THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: \_\_\_\_\_
MAYOR

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THE THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF \_\_\_ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

PLANNING COMMISSION CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D., 2007. BY THE PLANNING COMMISSION OF THE 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 \_\_\_ DAY OF \_\_\_, A.D., 2007. BY THE TOWN COUNCIL OF THE 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

LIENHOLDER CERTIFICATE

THE UNDERSIGNED, BEING THE BENEFICIARY OF A DEED OF TRUST UPON THE REAL PROPERTY WHICH IS PLATTED AND SUBDIVIDED AS SHOWN UPON THE WITHIN SUBDIVISION PLAT, HEREBY CERTIFIES THAT IT HAS REVIEWED THE WITHIN FINAL PLAT AND BY THIS CERTIFICATION DOES HEREBY CONSENT TO SAID SUBDIVISION PLAT AND TO THE RECORDING THEREOF, AND TO ALL DEDICATIONS MADE BY AND UPON SAID SUBDIVISION PLAT AS STATED IN THE CERTIFICATION OF DEDICATION AND OWNERSHIP SET FORTH HEREON, AND DOES HEREBY SUBORDINATE AND INTEREST THAT IT MAY HAVE IN AND TO THE PROPERTY SUBJECT TO SUCH DEDICATIONS TO THE ENTITIES TO WHICH SUCH DEDICATIONS ARE MADE.

DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

BY: \_\_\_\_\_

AS: \_\_\_\_\_

OF: \_\_\_\_\_

COMPANY NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND SEAL \_\_\_\_\_

NOTARY PUBLIC

TITLE CERTIFICATE

\_\_\_ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN \_\_\_, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS

DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

BY AGENT: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, FRANK W. HARRINGTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE FINAL PLAT OF STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, A.D., 2007.

FRANK W. HARRINGTON, P.L.S.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #19598

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1197
OR 303-697-0000 IN METRO DENVER
CALL BEFORE DIGGING (G.O.D.) OR
EXCAVATING (G.O.D.)
UNDEGROUND UTILITIES

Table with columns: NO., DATE, REVISION, BY. Includes drawing and check information for STRATTON FLATS, LLC.

HIGH COUNTRY ENGINEERING, INC.
14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112
PHONE (303) 925-0544 FAX (303) 925-0547
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2585
WWW.HCEENGINEERING.COM



FINAL PLAT - FILING 1
GYPSUM, COLORADO
STRATTON FLATS, LLC.,
PO BOX 1027
ASPEN, COLORADO 81612

# STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1

## A RESUBDIVISION OF PARCEL A, ACCORDING TO THE AMENDED EXEMPTION PLAT OF THE LEHMANN PARCELS, RECORDED AS RECEPTION NUMBER 200617646, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

FINAL PLAT  
SHEET 2 OF 6

### TYPICAL LOT DETAILS

#### EASEMENTS

**TYPICAL LOT EASEMENTS**

15' ALONG ALL FRONT LOT LINES FOR UTILITY, DRAINAGE, AND PEDESTRIAN EASEMENT  
5' ALONG ALL SIDE LOT LINES FOR A DRAINAGE EASEMENT  
10' ALONG ALL REAR LOT LINES FOR A DRAINAGE EASEMENT

#### SETBACKS

**TYPICAL LOT SETBACKS**

20' BUILDING SETBACK ALONG ALL FRONT LOT LINES  
5' BUILDING SETBACK ALONG ALL SIDE LOT LINES  
10' BUILDING SETBACK ALONG ALL REAR LOT LINES

#### EASEMENTS / SETBACKS

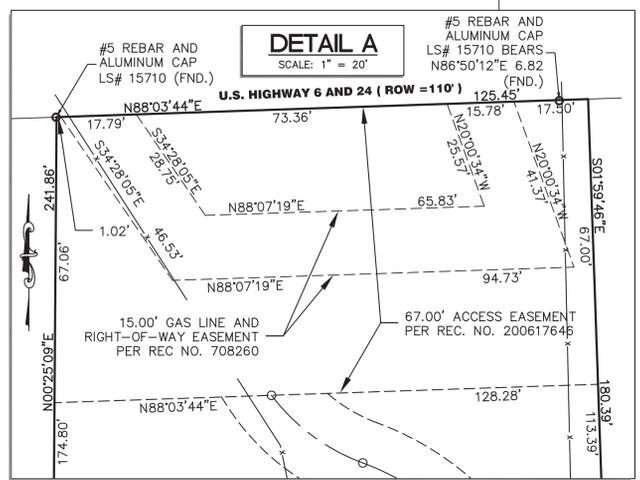
**CORNER LOT SETBACKS AND EASEMENTS ON EAST/WEST PART OF SUNNY AVENUE/WAXMING ROAD**

20' SETBACK ALONG FRONT ACCESS LOT LINE & 15' SETBACK ALONG FRONT NON-ACCESS LOT LINE  
SIDE YARD & REAR SETBACKS ARE SAME AS TYPICAL  
10' UTILITY EASEMENT ALONG SUNNY AVENUE & WAXMING ROAD LOT LINES  
ALL OTHERS SAME AS TYPICAL

#### EASEMENTS / SETBACKS

**CORNER LOT SETBACKS AND EASEMENTS ON EAST/WEST PORTION OF STRATTON CIRCLE**

20' SETBACK ALONG FRONT ACCESS LOT LINE & 15' SETBACK ALONG FRONT NON-ACCESS LOT LINE  
SIDE YARD & REAR SETBACKS ARE SAME AS TYPICAL  
15' ALONG ALL FRONT LOT LINES (ACCESS & NON-ACCESS) FOR UTILITY, DRAINAGE, AND PEDESTRIAN EASEMENT, ALL OTHERS SAME AS TYPICAL



LEGEND	
○	ANGLE POINT (MONUMENT NOT SET)
●	SET/FOUND #5 REBAR AND ALUM. CAP LS# 37935
○	FOUND MONUMENT AS Labeled
SQ. FT.	SQUARE FEET
NO.	NUMBER
LS	LAND SURVEYOR
ROW	RIGHT-OF-WAY
REC	RECEPTION
IRR	IRRIGATION
PED	PEDESTRIAN
ESMT	EASEMENT
---	PROPERTY BOUNDARY
---	EASEMENT LINE
---	ADJACENT PROPERTY
---	CENTERLINE
---	PROPOSED ADDRESS

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 934-69700 IN METRO DENVER CALIFORNIA: 800-955-5877 BEFORE ANY DIGGING, GRADING, OR EXCAVATION FOR THE MARKING OF UTILITIES AND NUMBER OF UTILITIES

DRAWN BY: DS/SMS  
CHECKED BY: JRN  
DATE: AUG 30, 2007  
FILE: 11FLAT-PH1.DWG

BY: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_

NO. \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NO. 2061052.00

0932

2 OF 6

FINAL PLAT - FILING 1  
GYPSUM, COLORADO  
STRATTON FLATS, LLC.,  
PO BOX 1027  
ASPEN, COLORADO 81612

**HIGH COUNTRY ENGINEERING, INC.**  
 14 INVERNESS DRIVE EAST, STE F.120, ENGLEWOOD, CO 80112  
 PHONE (303) 925-0544 FAX (303) 925-0547  
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-2555 FAX (970) 945-2555  
 WWW.HCENGINEERING.COM



PARCEL# 2111-042-00-001  
 LAFARGE WEST, INC.  
 10170 CHURCH RANCH WAY, SUITE 200  
 WESTMINSTER, CO 80021

PARCEL# 2111-042-00-018  
 CAROL ANN SCHMIDT  
 PO BOX 399  
 GYPSUM, CO 81637

SCHMIDT RANCH PARTNERSHIP LLP.  
 PARCEL# 2111-041-00-017

PARCEL# 2111-042-00-004  
 ALVIN R. & JOAN MARITHA CHRISTELETT  
 PO BOX 587  
 GYPSUM, CO 81637

PARCEL# 2111-042-00-003  
 J. FRED COLLETT PARTNERSHIP LLP  
 PO BOX 439  
 GYPSUM, CO 81637

PARCEL# 2111-042-02-001  
 DOWNTOWN PARTNERS LLC  
 PO BOX 7927  
 ASPEN, CO 81612

PARCEL# 2111-043-08-001  
 WESTERN EAGLE COUNTY  
 AMBULANCE DISTRICT  
 PO BOX 1809  
 EAGLE, CO 81631

PARCEL# 2111-043-14-001  
 ENRIQUE GARDUNO  
 PO BOX 2762  
 AVON, CO 81620

PARCEL# 2111-043-00-015  
 EAGLE COUNTY  
 PO BOX 850  
 EAGLE, CO 81631

EAGLE COUNTY AIRPORT  
 BOOK 402 PAGE 865 RECEPTION NO. 299152  
 BOOK 410 PAGE 201 RECEPTION NO. 306480  
 BOOK 433 PAGE 184 RECEPTION NO. 329440

PARCEL# 2111-043-00-016  
 WESTERN EAGLE COUNTY  
 AMBULANCE DISTRICT  
 PO BOX 1809  
 EAGLE, CO 81631

PARCEL# 2111-044-02-002  
 GYPSUM INVESTORS LLC  
 C/O JMB FINANCIAL ADVISORS  
 900 NORTH MICHIGAN AVENUE  
 14TH FLOOR  
 CHICAGO, IL 60611

PARCEL# 2111-044-02-003  
 GYPSUM INVESTORS LLC  
 C/O JMB FINANCIAL ADVISORS  
 900 NORTH MICHIGAN AVENUE  
 14TH FLOOR  
 CHICAGO, IL 60611

PARCEL# 2111-044-00-007  
 EAGLE COUNTY  
 PO BOX 850  
 EAGLE, CO 81631

EAGLE COUNTY  
 BOOK 677 PAGE 162  
 RECEPTION NO. 573174

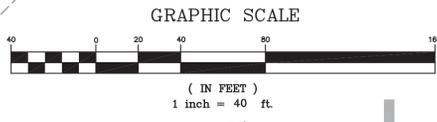
PARCEL# 2111-034-00-048  
 EAGLE COUNTY  
 PO BOX 850  
 EAGLE, CO 81631

# STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1

A RESUBDIVISION OF PARCEL A, ACCORDING TO THE  
AMENDED EXEMPTION PLAT OF THE LEHMANN PARCELS,  
RECORDED AS RECEPTION NUMBER 200617646,  
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

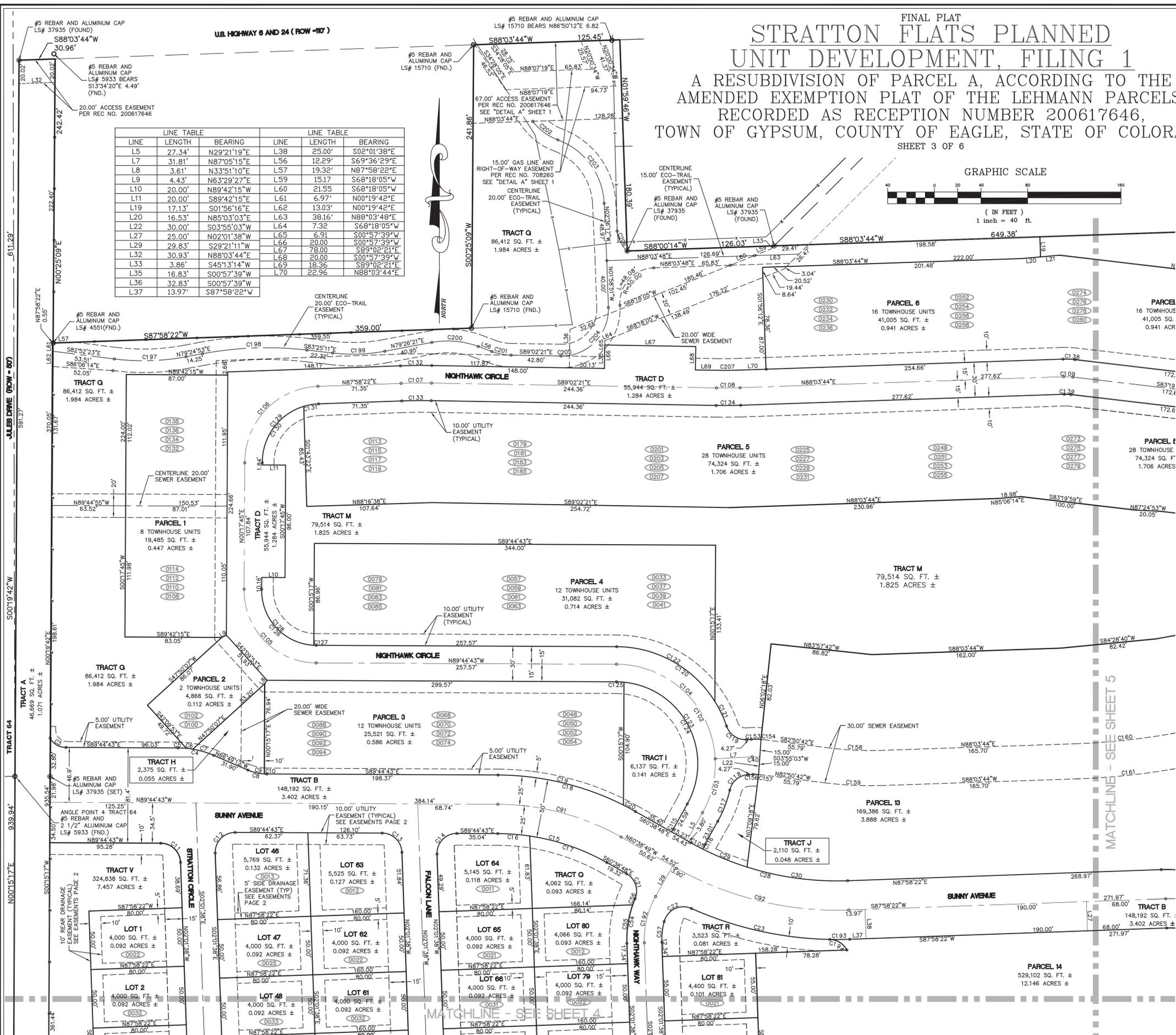
SHEET 3 OF 6

LEGEND	
○	ANGLE POINT (MONUMENT NOT SET)
○	SET/FOUND #5 REBAR AND ALUM. CAP L#5# 37935
○	FOUND MONUMENT AS LABELED
□	SQUARE FEET
○	NUMBER
○	LAND SURVEYOR
○	RIGHT-OF-WAY
○	RECEPTION
○	IRRIGATION
○	PEDESTRIAN
○	EASEMENT
---	PROPERTY BOUNDARY
---	EASEMENT LINE
---	ADJACENT PROPERTY
---	CENTERLINE
---	PROPOSED ADDRESS



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L5	27.34'	N29°21'19"E	L38	25.00'	S02°01'38"E
L7	31.81'	N87°05'15"E	L56	12.29'	S69°36'29"E
L8	3.61'	N33°51'10"E	L57	19.32'	N87°58'22"E
L9	4.43'	N63°29'27"E	L59	15.17'	S68°18'05"W
L10	20.00'	N89°42'15"W	L60	21.55'	S68°18'05"W
L11	20.00'	S89°42'15"E	L61	6.97'	N00°19'42"E
L19	17.13'	S01°56'16"E	L62	13.03'	N00°19'42"E
L20	16.53'	N85°03'03"E	L63	38.16'	N88°03'48"E
L22	30.00'	S03°55'03"W	L64	7.32'	S68°18'05"W
L27	25.00'	N02°01'38"W	L65	6.91'	S00°57'39"W
L29	29.83'	S29°21'11"W	L66	20.00'	S00°57'39"W
L32	30.93'	N88°03'44"E	L68	20.00'	S00°57'39"W
L33	3.86'	S45°13'14"W	L69	18.36'	S89°02'21"E
L35	16.83'	S00°57'39"W	L70	22.96'	N88°03'44"E
L36	32.83'	S00°57'39"W			
L37	13.97'	S87°58'22"W			

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C3	14.82'	16.55'	9.26'	S59°39'11"E	15.70'	63°58'58"
C4	78.50'	31.41'	15.92'	N78°16'58"W	31.20'	22°55'31"
C5	78.50'	7.15'	3.58'	N87°08'13"W	7.14'	51°30'00"
C6	78.50'	5.61'	2.81'	N82°28'48"W	5.61'	40°52'52"
C7	78.50'	18.65'	9.37'	N73°37'32"W	18.60'	13°36'39"
C8	41.50'	16.61'	8.42'	S78°16'58"E	16.49'	22°55'31"
C9	41.50'	14.60'	7.38'	S75°40'05"E	14.53'	20°09'46"
C10	41.50'	2.00'	1.00'	S88°21'51"E	2.00'	2°45'45"
C11	17.00'	26.03'	16.34'	N45°53'11"W	23.56'	87°43'05"
C12	17.00'	27.38'	17.69'	S44°06'49"W	24.52'	82°16'55"
C13	17.00'	26.03'	16.34'	N45°53'11"W	23.56'	87°43'05"
C14	17.00'	27.38'	17.69'	S44°06'49"W	24.52'	82°16'55"
C15	192.50'	97.77'	49.96'	N75°11'42"W	96.72'	29°06'02"
C16	192.50'	27.50'	13.78'	N85°39'08"W	27.48'	81°11'11"
C17	192.50'	70.27'	35.53'	N71°06'07"W	69.88'	20°54'51"
C18	242.50'	123.17'	62.94'	N75°11'42"W	121.85'	29°06'02"
C19	242.50'	111.52'	56.76'	N76°34'15"W	110.54'	26°20'56"
C20	242.50'	11.65'	5.82'	N62°01'14"W	11.64'	2°45'06"
C21	17.00'	24.77'	15.16'	N18°54'43"W	22.63'	83°28'10"
C22	17.00'	29.39'	19.92'	S64°25'41"W	25.86'	99°03'25"
C23	307.50'	122.36'	62.00'	S77°28'54"E	121.56'	22°47'54"
C24	17.00'	25.76'	16.08'	N45°26'04"W	23.56'	86°48'52"
C25	17.00'	18.05'	9.98'	N58°25'15"W	17.22'	60°50'32"
C26	17.00'	7.71'	3.92'	N15°00'49"W	7.64'	25°58'21"
C27	17.00'	26.70'	17.00'	S42°58'22"W	24.04'	90°00'00"
C28	257.50'	140.07'	71.81'	S76°26'39"E	138.35'	31°09'58"
C29	257.50'	40.93'	20.51'	S68°00'52"E	40.89'	9°06'26"
C30	257.50'	87.45'	44.15'	S82°17'52"E	87.03'	19°27'33"
C40	50.00'	6.53'	3.27'	N89°10'09"W	6.53'	72°9'12"
C54	90.00'	39.03'	19.83'	S10°23'52"W	38.73'	24°51'00"
C55	90.00'	33.43'	16.91'	S08°36'47"W	33.24'	21°16'51"
C56	80.00'	5.61'	2.81'	S21°02'17"W	5.61'	33°43'00"
C57	80.00'	17.73'	8.93'	S08°26'10"W	17.66'	16°55'36"
C91	217.50'	110.47'	56.45'	N75°11'42"W	109.28'	29°06'02"
C92	282.50'	153.67'	78.79'	S76°26'39"E	151.78'	31°09'58"
C101	257.50'	11.68'	5.84'	S62°09'40"E	11.68'	2°35'59"
C102	85.00'	176.69'	144.59'	N30°11'42"W	146.55'	119°06'02"
C103	85.00'	47.87'	24.59'	N13°11'17"E	47.24'	32°16'03"
C104	85.00'	128.82'	80.43'	N46°19'44"W	116.84'	86°49'59"
C105	62.00'	98.07'	62.68'	S44°25'54"E	88.16'	90°37'38"
C106	65.00'	100.12'	63.04'	S43°50'53"W	90.51'	88°14'57"
C107	500.00'	26.08'	13.04'	S89°28'00"W	26.07'	2°59'17"
C108	400.00'	20.24'	10.12'	N89°30'41"E	20.23'	2°53'55"
C109	52.00'	7.81'	3.91'	N87°38'08"W	7.80'	83°36'17"
C115	17.00'	2.76'	1.38'	N34°00'43"E	2.76'	9°18'49"
C116	17.00'	4.06'	2.04'	S23°31'12"W	4.05'	13°40'13"
C117	100.00'	28.61'	14.41'	N21°09'28"E	28.52'	16°23'41"
C118	17.00'	21.99'	12.84'	S50°01'27"W	20.49'	74°07'38"
C119	17.00'	21.99'	12.84'	S55°50'56"E	20.49'	74°07'38"
C120	100.00'	123.85'	71.28'	N54°15'55"W	116.08'	70°57'36"
C121	100.00'	23.33'	11.72'	N25°28'09"W	23.28'	13°22'03"
C122	100.00'	100.52'	54.97'	N60°56'57"W	96.34'	57°35'33"
C123	70.00'	145.51'	119.08'	N30°11'42"W	120.69'	119°06'02"
C124	70.00'	139.07'	107.44'	N27°33'33"W	117.30'	113°49'42"
C125	70.00'	6.44'	3.22'	N87°06'34"W	6.44'	51°16'19"
C126	47.00'	74.41'	47.59'	S44°23'18"E	66.88'	90°42'51"
C127	47.00'	2.00'	1.00'	S88°31'33"E	2.00'	2°26'20"
C128	47.00'	72.41'	45.61'	S43°10'08"E	65.46'	88°16'32"
C129	50.00'	77.08'	48.56'	S43°48'29"W	69.67'	88°19'45"
C130	50.00'	64.19'	37.38'	S36°25'24"W	59.87'	73°33'34"
C131	50.00'	12.89'	6.48'	S80°35'16"W	12.85'	14°46'11"
C132	515.00'	26.86'	13.43'	S89°28'00"W	26.85'	2°59'17"
C133	485.00'	25.29'	12.65'	S89°28'00"W	25.29'	2°59'17"
C134	415.00'	20.99'	10.50'	N89°30'41"E	20.99'	2°53'55"
C138	67.00'	10.06'	5.04'	N87°38'08"W	10.05'	83°36'17"
C139	37.00'	5.56'	2.78'	N87°38'08"W	5.55'	83°36'17"
C153	65.00'	8.32'	4.17'	N89°14'41"W	8.32'	72°00'06"
C154	65.00'	3.10'	1.55'	N84°12'40"W	3.10'	24°3'56"
C156	35.00'	4.75'	2.38'	N89°01'42"W	4.74'	74°6'06"
C157	35.00'	1.40'	0.70'	N83°59'40"W	1.40'	21°7'57"
C158	285.00'	45.23'	22.66'	S87°23'29"E	45.18'	9°05'34"
C159	315.00'	49.99'	25.05'	S87°23'29"E	49.94'	9°05'34"
C160	597.00'	87.76'	43.96'	N83°51'04"E	87.68'	82°5'20"
C161	627.00'	92.17'	46.17'	N83°51'04"E	92.08'	82°5'20"
C192	75.00'	41.08'	21.07'	S13°39'46"W	40.57'	31°22'49"
C193	307.50'	17.10'	8.55'	N89°33'56"E	17.09'	31°11'08"
C194	17.00'	18.05'	9.98'	N58°25'15"W	17.22'	60°50'32"
C195	37.00'	4.99'	2.30'	S13°50'47"E	4.98'	70°6'46"
C196	17.00'	7.77'	3.95'	N11°03'44"E	7.70'	26°10'44"
C197	200.00'	61.83'	31.16'	N88°16'15"E	61.58'	17°42'44"
C198	300.00'	89.88'	45.28'	S87°59'51"W	89.54'	17°09'57"
C199	150.00'	44.88'	22.61'	N88°00'35"E	44.71'	17°08'28"
C200	75.00'	40.52'	20.77'	N85°05'04"W	40.03'	30°57'10"
C201	50.00'	16.96'	8.56'	S79°19'25"E	16.88'	19°25'52"
C202	47.67'	27.12'	13.94'	S53°36'41"E	26.76'	32°35'43"
C203	60.58'	71.16'	40.33'	N36°12'25"W	67.14'	67°18'15"
C204	49.50'	52.74'	27.03'	N39°18'13"E	52.70'	82°24'49"
C205	40.00'	7.32'	3.67'	N85°43'08"E	7.31'	102°09'01"
C206	29.39'	19.40'	10.07'	S26°30'55"E	19.05'	37°49'22"
C207	385.00'	19.48'	9.74'	N89°30'41"E	19.47'	2°53'55"



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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES:  
1) SEE "SETBACKS" DETAILS ON SHEET 2 FOR TYPICAL LOT SETBACKS.  
2) SEE "EASEMENTS" DETAILS ON SHEET 2 FOR TYPICAL LOT EASEMENTS.

**HIGH COUNTRY ENGINEERING, INC.**

14 INVERNESS DRIVE EAST, STE F120, GLENWOOD, CO 80112  
PHONE (303) 925-0544 FAX (303) 925-0547  
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8676 FAX (970) 945-2555  
WWW.HCEENGINEERS.COM

**STRATTON FLATS, LLC.,**  
PO BOX 1027  
ASPEN, COLORADO 81612

FINAL PLAT - FILING 1  
GYPSUM, COLORADO  
PROJECT NO.  
**2061052.00**  
0932  
3 OF 6

FINAL PLAT  
**STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1**  
 A RESUBDIVISION OF PARCEL A, ACCORDING TO THE AMENDED EXEMPTION PLAT OF THE  
 LEHMANN PARCELS, RECORDED AS RECEPTION NUMBER 200617646,  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET 4 OF 6



**LEGEND**

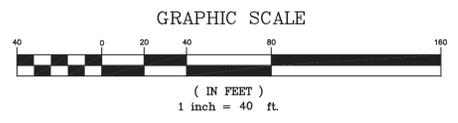
○	ANGLE POINT (MONUMENT NOT SET)
⊙	SET/FOUND #5 REBAR AND ALUM. CAP LS# 37935
○	FOUND MONUMENT AS LABELED
SQ. FT.	SQUARE FEET
NO.	NUMBER
LS	LAND SURVEYOR
ROW	RIGHT-OF-WAY
REC	RECEPTION
IRR	IRRIGATION
PED	PEDESTRIAN
ESMT	EASEMENT
---	PROPERTY BOUNDARY
- - -	EASEMENT LINE
- · - · -	ADJACENT PROPERTY
---	CENTERLINE
(---)	PROPOSED ADDRESS

**LINE TABLE**

LINE	LENGTH	BEARING
L43	23.07	N06°21'52"W
L44	15.04	N06°21'52"W
L47	14.43	N87°54'51"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C45	80.00'	125.66'	80.00'	S 47°01'38" E	113.14'	90°00'00"
C46	80.00'	20.43'	10.27'	S 09°20'34" E	20.37'	14°37'51"
C47	80.00'	45.59'	23.43'	S 32°59'07" E	44.98'	32°39'16"
C48	80.00'	39.13'	19.96'	S 63°19'30" E	38.74'	28°01'30"
C49	80.00'	20.51'	10.31'	S 84°40'57" E	20.45'	14°41'23"
C50	50.00'	49.86'	27.23'	S 30°35'50" E	47.82'	57°08'24"
C51	17.00'	26.70'	17.00'	N 42°58'22" E	24.04'	90°00'00"
C52	17.00'	26.70'	17.00'	S 47°01'38" E	24.04'	90°00'00"
C53	17.00'	26.70'	17.00'	N 42°58'22" E	24.04'	90°00'00"
C58	17.00'	26.70'	17.00'	S 47°01'38" E	24.04'	90°00'00"
C59	17.00'	26.70'	17.00'	N 42°58'22" E	24.04'	90°00'00"
C60	17.00'	26.70'	17.00'	S 47°01'38" E	24.04'	90°00'00"
C97	65.00'	102.11'	65.00'	S 47°01'38" E	91.92'	90°00'00"



- NOTES:**
- 1) SEE "SETBACKS" DETAILS ON SHEET 2 FOR TYPICAL LOT SETBACKS.
  - 2) SEE "EASEMENTS" DETAILS ON SHEET 2 FOR TYPICAL LOT EASEMENTS.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

<p>CALL UTILITY NOTIFICATION CENTER OF COLORADO                  1-800-922-1987                  OR 934-69700 IN METRO DENVER                  CALL BEFORE DIGGING/GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION	BY				
NO.	DATE	REVISION	BY						
<p>DRAWN BY: DS-SMS                  CHECKED BY: JRN                  DATE: AUG 30, 2007                  FILE: IFLAT-PH1.DWG</p>	<p><b>HIGH COUNTRY ENGINEERING, INC.</b>                  14 INVERNESS DRIVE EAST, STE F120, ENGLEWOOD, CO 80112                  PHONE (303) 925-0544 FAX (303) 925-0547                  1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601                  PHONE (970) 945-2555                  WWW.HCENG.COM</p>								
<p>FINAL PLAT - FILING 1                  GYPSUM, COLORADO  <b>STRATTON FLATS, LLC.,</b>                  PO BOX 1027                  ASPEN, COLORADO 81612</p>	<p>PROJECT NO.  <b>2061052.00</b>                  0932  <b>4 OF 6</b></p>								

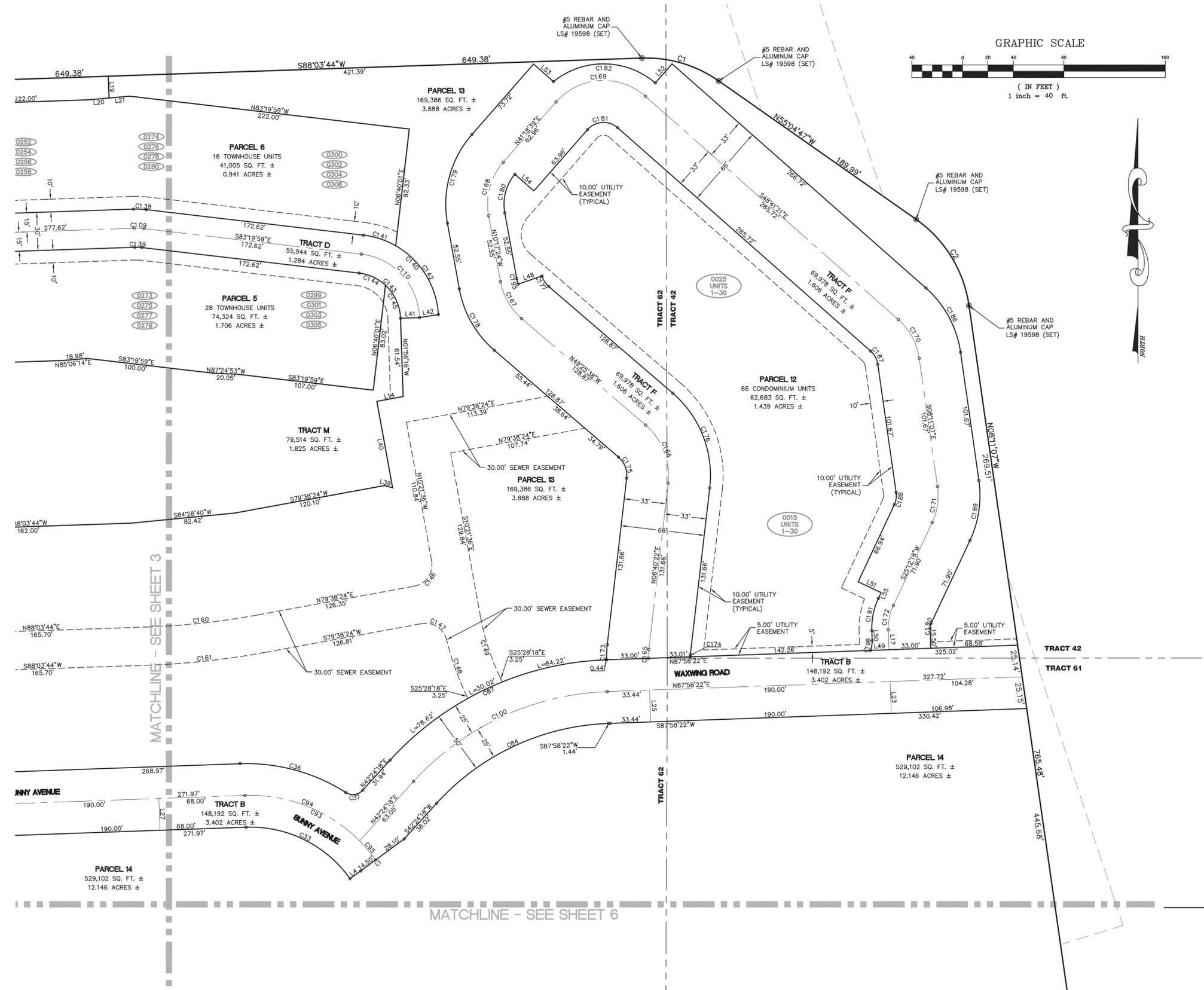
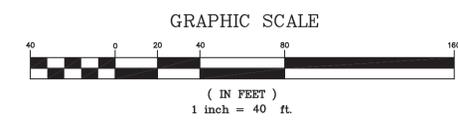
FINAL PLAT  
**STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1**  
 A RESUBDIVISION OF PARCEL A, ACCORDING TO THE AMENDED EXEMPTION PLAT OF THE  
 LEHMANN PARCELS, RECORDED AS RECEPTION NUMBER 200617646,  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO  
 SHEET 5 OF 6

**NOTES:**

- 1) SEE "SETBACKS" DETAILS ON SHEET 2 FOR TYPICAL LOT SETBACKS.
- 2) SEE "EASEMENTS" DETAILS ON SHEET 2 FOR TYPICAL LOT EASEMENTS.

**LEGEND**

○	ANGLE POINT (MONUMENT NOT SET)
●	SET/FOUND #5 REBAR AND ALUM. CAP LS# 37935
○	FOUND MONUMENT AS LABELED
□	SQ. FT.
NO.	NUMBER
LS	LAND SURVEYOR
ROW	RIGHT-OF-WAY
REC	RECEPTION
IRR	IRRIGATION
PED	PEDESTRIAN
ESMT	EASEMENT
---	PROPERTY BOUNDARY
- - -	EASEMENT LINE
- · - · -	ADJACENT PROPERTY
---	CENTERLINE
---	PROPOSED ADDRESS



**LINE TABLE**

LINE	LENGTH	BEARING
L1	42.60'	S53°45'52"W
L4	10.50'	N54°30'13"E
L14	21.10'	N79°38'24"E
L16	0.25'	N02°01'38"W
L17	15.68'	S02°01'38"E
L19	17.13'	S01°56'16"E
L20	16.53'	N85°03'03"E
L21	16.53'	N85°03'03"E
L23	25.00'	N02°01'38"W
L25	25.00'	S02°01'38"E
L27	25.00'	N02°01'38"W
L48	20.02'	N71°02'55"E
L49	14.74'	N87°58'22"E
L50	8.00'	S02°01'38"E
L51	20.00'	N64°47'42"W
L52	20.01'	N41°18'39"E
L53	20.92'	S48°41'21"E
L54	19.99'	S48°41'21"E
L55	4.96'	N25°12'18"E
L39	6.64'	N74°44'13"W
L40	69.00'	N10°21'36"W
L41	15.00'	N88°03'44"E
L42	15.09'	N80°56'14"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C1	100.00'	64.33'	33.32'	N 73°30'31" W	63.23'	36°51'30"
C2	100.00'	81.85'	43.37'	N 31°37'57" W	79.58'	46°53'39"
C33	96.50'	95.21'	51.88'	N 63°45'43" W	91.40'	56°31'51"
C36	146.50'	87.78'	45.25'	N 74°51'46" W	86.47'	34°19'45"
C37	10.50'	14.64'	8.79'	N 82°21'13" E	13.48'	79°53'49"
C84	192.50'	153.10'	80.86'	S 65°11'20" W	149.09'	45°34'04"
C87	242.50'	192.86'	101.86'	S 65°11'20" W	187.82'	45°34'04"
C93	121.50'	119.69'	65.21'	N 63°48'21" W	114.91'	56°26'34"
C94	121.50'	100.04'	53.05'	N 68°26'21" W	97.24'	47°10'36"
C95	121.50'	19.65'	9.85'	N 40°13'04" W	19.63'	9°15'58"
C100	217.50'	172.98'	91.36'	S 65°11'20" W	168.46'	45°34'04"
C109	52.00'	52.00'	7.81'	N 87°38'08" W	7.80'	8°36'17"
C110	52.00'	73.87'	44.72'	N 42°38'08" W	67.81'	81°23'43"
C138	67.00'	10.06'	5.04'	N 87°38'08" W	10.05'	8°36'17"
C139	37.00'	5.56'	2.78'	N 87°38'08" W	5.55'	8°36'17"
C140	67.00'	93.31'	56.02'	N 43°26'09" W	85.95'	79°47'40"
C141	67.00'	26.90'	13.63'	N 71°49'56" W	26.72'	23°00'05"
C142	67.00'	66.41'	36.22'	N 31°56'06" W	63.73'	56°47'34"
C143	37.00'	52.56'	31.82'	N 42°38'08" W	48.25'	81°23'43"
C144	37.00'	23.26'	12.03'	N 65°19'26" W	22.88'	36°01'05"
C145	37.00'	29.30'	15.47'	N 24°37'35" W	28.54'	45°22'38"
C146	17.00'	26.70'	17.00'	N 34°38'24" E	24.04'	90°00'00"
C147	17.00'	25.66'	15.99'	N 57°07'21" W	23.29'	86°28'31"
C148	227.00'	45.91'	23.03'	S 19°40'42" E	45.83'	11°35'13"
C149	197.00'	51.96'	26.13'	S 17°54'57" E	51.81'	15°06'42"
C160	597.00'	87.76'	43.96'	N 83°51'04" E	87.68'	8°25'20"
C161	627.00'	92.17'	46.17'	N 83°51'04" E	92.08'	8°25'20"
C165	42.00'	8.47'	4.25'	S 03°45'03" W	8.46'	11°33'23"
C166	52.00'	50.91'	27.71'	N 21°22'38" W	48.91'	56°06'00"
C167	50.00'	34.15'	17.77'	S 29°51'31"E	33.49'	39°08'14"
C168	50.00'	45.03'	24.17'	S 15°30'37" W	43.52'	51°36'03"
C169	50.00'	78.54'	50.00'	S 86°18'39" W	70.71'	90°00'00"
C170	50.00'	35.35'	18.45'	N 28°26'14" W	34.61'	40°30'14"
C171	50.00'	29.14'	15.00'	N 08°30'35"E	28.73'	33°23'25"
C172	42.01'	19.79'	10.08'	S 11°42'28" W	19.61'	26°59'32"
C173	75.00'	14.19'	7.11'	S 03°23'29" W	14.16'	10°50'14"
C174	9.00'	2.34'	1.17'	S 05°24'32" W	2.33'	14°52'21"
C175	19.00'	18.60'	10.12'	N 21°22'38" W	17.87'	56°06'00"
C176	85.00'	83.23'	45.29'	N 21°22'38" W	79.94'	56°06'00"
C177	17.00'	10.04'	5.17'	S 32°30'12" E	9.90'	33°50'53"
C178	83.00'	56.70'	29.50'	S 29°51'31"E	55.60'	39°08'14"
C179	83.00'	74.75'	40.12'	S 15°30'37" W	72.25'	51°36'03"
C180	37.00'	32.32'	17.27'	S 14°44'10" W	31.30'	50°03'07"
C181	17.00'	26.70'	17.00'	S 86°18'39" W	24.04'	90°00'00"
C182	63.00'	87.15'	52.18'	N 89°13'46" W	80.37'	79°15'41"
C186	83.00'	58.67'	30.62'	N 28°26'14" W	57.46'	40°30'14"
C187	17.00'	12.02'	6.27'	N 28°26'14" W	11.77'	40°30'14"
C188	17.00'	9.91'	5.10'	N 08°30'35"E	9.77'	33°23'25"
C189	83.00'	48.37'	24.89'	N 08°30'35"E	47.69'	33°23'25"
C190	9.00'	4.28'	2.18'	S 11°35'20" W	4.24'	27°13'56"
C191	55.00'	26.14'	13.32'	S 11°35'20" W	25.90'	27°13'56"
C195	37.00'	4.59'	2.30'	S 13°50'47"E	4.59'	7°06'46"
C196	17.00'	7.77'	3.95'	N 11°03'44"E	7.70'	26°10'44"

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**HIGH COUNTRY ENGINEERING, INC.**  
 14 INVERNESS DRIVE EAST, STE F.120, ENGLEWOOD, CO 80112  
 PHONE (303) 925-0544 FAX (303) 925-0547  
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-2585 FAX (970) 945-2585  
 WWW.HCE.ENG.CO

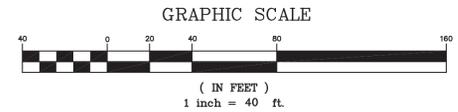
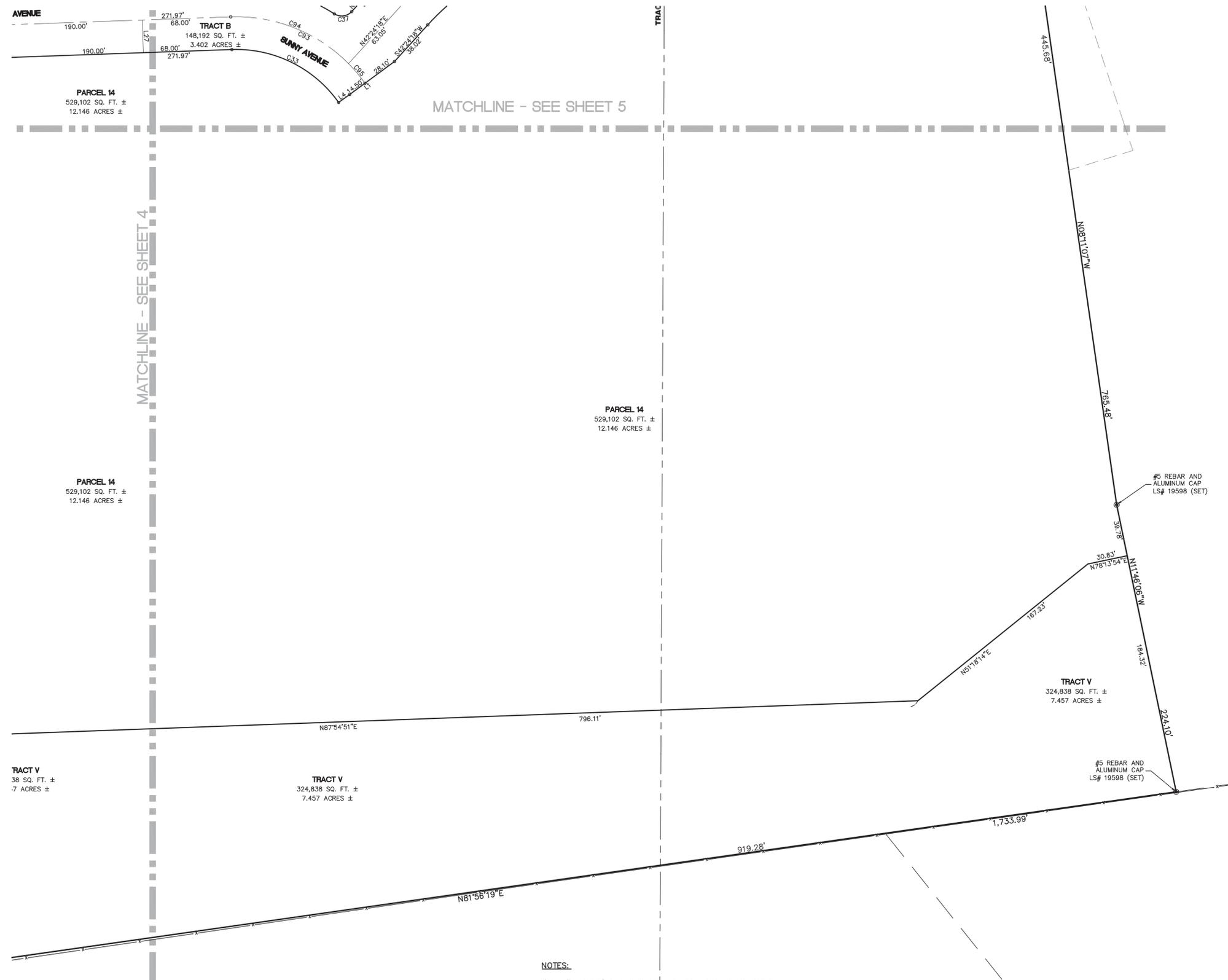
**STRATTON FLATS, LLC.,**  
 PO BOX 1027  
 ASPEN, COLORADO 81612

FINAL PLAT - FILING 1  
 GYPSUM, COLORADO  
 PROJECT NO.  
**2061052.00**  
**0932**  
**5 OF 6**

NO.	DATE	REVISION

DRAWN BY: JDS/SMS  
 CHECKED BY: JRN  
 DATE: AUG 30, 2007  
 FILE: 94558676.FAX (970) 945-2585  
 I:\PLAT\PH1.DWG

FINAL PLAT  
**STRATTON FLATS PLANNED UNIT DEVELOPMENT, FILING 1**  
 A RESUBDIVISION OF PARCEL A, ACCORDING TO THE AMENDED EXEMPTION PLAT OF THE  
 LEHMANN PARCELS, RECORDED AS RECEPTION NUMBER 200617646,  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO  
 SHEET 6 OF 6



**LEGEND**

- ANGLE POINT (MONUMENT NOT SET)
- ⊙ SET/FOUND #5 REBAR AND ALUM. CAP LS# 37935
- FOUND MONUMENT AS LABELED
- SQ. FT. SQUARE FEET
- NO. NUMBER
- LS LAND SURVEYOR
- ROW RIGHT-OF-WAY
- REC RECEPTION
- IRR IRRIGATION
- PED PEDESTRIAN
- ESMT EASEMENT
- PROPERTY BOUNDARY ————
- EASEMENT LINE - - - - -
- ADJACENT PROPERTY - - - - -
- CENTERLINE ————
- PROPOSED ADDRESS (111)

**LINE TABLE**

LINE	LENGTH	BEARING
L1	42.60'	S53°45'52"W
L4	10.50'	N54°30'13"E
L27	25.00'	N02°01'38"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C33	96.50'	95.21'	51.88'	N 63°45'43" W	91.40'	56°31'51"
C37	10.50'	14.64'	8.79'	N 82°21'13" E	13.48'	79°53'49"
C93	121.50'	119.69'	65.21'	N 63°48'21" W	114.91'	56°26'34"
C94	121.50'	100.04'	53.05'	N 68°26'21" W	97.24'	47°10'36"
C95	121.50'	19.65'	9.85'	N 40°13'04" W	19.63'	91°5'58"

**NOTES:**  
 1) SEE "SETBACKS" DETAILS ON SHEET 2 FOR TYPICAL LOT SETBACKS.  
 2) SEE "EASEMENTS" DETAILS ON SHEET 2 FOR TYPICAL LOT EASEMENTS.

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6 OF 6