

FINAL PLAT
WEST MOUNTAIN FILING NO. 1
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29 AND
THE NORTH HALF OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

DEDICATION AND NOTARY CLAUSE:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT WEST MOUNTAIN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF PARCEL 2, GRAND PARK DRIVE EXEMPTION PLAT RECORDED AT RECEPTION NO. 2016002214 IN THE OFFICIAL RECORDS OF THE GRAND COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WAS ASSUMED TO BEAR SOUTH 89°49'44" WEST, A DISTANCE OF 1,321.23 FEET, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION 29 BY A 1-1/2" STEEL POST WITH 2-1/2" GLO BRASS CAP STAMPED "US GENERAL LAND OFFICE SURVEY 1/4 S29 S28 1933" AND AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 29 BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "DEA INC. T1S R75W E 1/16 C-C S29 2014 PLS 34592".

COMMENCING AT SAID EAST QUARTER CORNER;

THENCE SOUTH 41°08'00" WEST, A DISTANCE OF 910.38 FEET TO THE SOUTHERLY BOUNDARY OF THE 200-FOOT-WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 07°48'24" EAST, A DISTANCE OF 294.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 816.78 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°07'05" EAST;

2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'10", AN ARC LENGTH OF 201.04 FEET TO THE MOST NORTHERLY CORNER OF THAT SPECIAL WARRANTY DEED, EXHIBIT C (TOWN OF FRASER RIGHT-OF-WAY), RECORDED AT RECEPTION NO. 2022001003 IN SAID RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 390.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 36°03'48" EAST;

THENCE ALONG THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°23'19", AN ARC LENGTH OF 138.78 FEET TO THE BEGINNING;

2. TANGENT TO SAID CURVE, SOUTH 33°32'54" WEST, A DISTANCE OF 185.00 FEET;

3. SOUTH 56°27'06" EAST, A DISTANCE OF 80.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 54°18'02" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'46", AN ARC LENGTH OF 175.39 FEET;

THENCE SOUTH 45°21'41" WEST, A DISTANCE OF 204.83 FEET;

THENCE SOUTH 44°52'10" WEST, A DISTANCE OF 200.03 FEET;

THENCE SOUTH 45°27'20" WEST, A DISTANCE OF 843.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 840.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'24", AN ARC LENGTH OF 87.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'58", AN ARC LENGTH OF 8.44 FEET;

THENCE SOUTH 41°43'46" WEST, A DISTANCE OF 83.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°02'34" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°47'55", AN ARC LENGTH OF 77.46 FEET;

THENCE SOUTH 62°31'49" WEST, A DISTANCE OF 120.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 73.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°37'00" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°24'02", AN ARC LENGTH OF 117.73 FEET;

THENCE SOUTH 68°38'59" WEST, A DISTANCE OF 170.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,040.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°00'41" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'05", AN ARC LENGTH OF 346.41 FEET;

THENCE SOUTH 86°04'23" WEST, A DISTANCE OF 445.44 FEET;

THENCE NORTH 03°55'37" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 86°04'23" EAST, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NORTH 03°55'37" WEST, A DISTANCE OF 8.26 FEET;

THENCE NORTH 52°12'55" WEST, A DISTANCE OF 200.13 FEET;

THENCE NORTH 27°58'25" EAST, A DISTANCE OF 102.73 FEET;

THENCE NORTH 37°47'05" EAST, A DISTANCE OF 178.77 FEET;

THENCE NORTH 15°51'37" EAST, A DISTANCE OF 268.33 FEET;

THENCE NORTH 43°06'31" EAST, A DISTANCE OF 242.12 FEET;

THENCE NORTH 68°25'25" EAST, A DISTANCE OF 480.75 FEET;

THENCE NORTH 37°55'55" EAST, A DISTANCE OF 282.21 FEET;

THENCE SOUTH 58°58'37" EAST, A DISTANCE OF 80.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 320.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°31'12", AN ARC LENGTH OF 69.92 FEET;

THENCE NORTH 43°32'35" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 380.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°32'35" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°35'44", AN ARC LENGTH OF 143.23 FEET;

THENCE NORTH 65°25'10" EAST, A DISTANCE OF 299.51 FEET;

THENCE NORTH 23°18'18" WEST, A DISTANCE OF 4.49 FEET;

THENCE NORTH 66°41'42" EAST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 66°41'42" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°34'40", AN ARC LENGTH OF 24.76 FEET;

THENCE NORTH 62°07'01" EAST, A DISTANCE OF 137.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 120.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°51'46", AN ARC LENGTH OF 33.22 FEET;

THENCE NORTH 17°29'08" WEST, A DISTANCE OF 70.91 FEET;

THENCE NORTH 28°01'24" EAST, A DISTANCE OF 79.96 FEET;

THENCE NORTH 43°23'08" EAST, A DISTANCE OF 204.05 FEET;

THENCE NORTH 84°30'09" EAST, A DISTANCE OF 66.55 FEET;

THENCE NORTH 18°22'32" EAST, A DISTANCE OF 431.96 FEET;

THENCE NORTH 74°33'59" EAST, A DISTANCE OF 87.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°54'23" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133°54'35", AN ARC LENGTH OF 140.23 FEET;

THENCE NORTH 46°00'10" EAST, A DISTANCE OF 83.14 FEET;

THENCE SOUTH 89°02'49" EAST, A DISTANCE OF 86.97 FEET;

THENCE SOUTH 72°11'31" EAST, A DISTANCE OF 52.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 47.984 ACRES, (2,090,176 SQUARE FEET), MORE OR LESS.

DEDICATION AND NOTARY CLAUSE CONTINUED:

IN WITNESS WHEREOF, WEST MOUNTAIN DEVELOPMENT, LLC., A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS

_____ DAY OF _____, 20____.

BY: _____
C. CLARK LIPSCOMB, PRESIDENT

STATE OF COLORADO }

COUNTY OF GRAND }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY: C. CLARK LIPSCOMB AS PRESIDENT OF WEST MOUNTAIN DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MORTGAGEE'S CONSENT:

THE UNDERSIGNED, BEING THE AUTHORIZED REPRESENTATIVE OF U.S. BANK, N.A., THE HOLDER OF A BENEFICIAL INTEREST IN AND TO THE PROPERTY DESCRIBED ON THIS PLAT, UNDER DEED OF TRUST RECORDED JUNE 28, 2012 AT RECEPTION NO. 2012-005143 AND RECEPTION NO. 2012-005144 OF THE GRAND COUNTY, COLORADO REAL PROPERTY RECORDS, HEREBY CONSENTS TO THIS PLAT AND AGREES THAT THE LIEN OF THE DEED OF TRUST IS HEREBY SUBORDINATED TO THIS PLAT.

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ } SS

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____ AS _____ OF U.S. BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20____ BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

BY: _____

MAYOR, TOWN OF FRASER

GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH WAS ASSUMED TO BEAR S89°49'44"W, AS MONUMENTED AS SHOWN HEREON.

2. SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 38636" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, AZTEC CONSULTANTS INC., RELIED UPON TITLE COMPANIES OF THE ROCKIES TITLE COMMITMENT NUMBER 0305192-C WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, 7:00 AM.

4. LEGAL DESCRIPTION PREPARED BY ANTHONY K. PEALL, AZTEC CONSULTANTS INC., 300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO, 80122

5. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.

6. TRACT USE SPECIFIED BELOW SHALL BE:

TRACTS A, B, C, D, E, F & G ARE FOR OPEN SPACE, UTILITY, AND DRAINAGE PURPOSES.
TRACTS A, B, C, D, E, F & G SHALL BE OWNED AND MAINTAINED BY GRAND PARK HOMEOWNER'S ASSOCIATION INC.

7. ONSITE EASEMENTS ARE HEREBY DEDICATED BY THIS PLAT IN THE LOCATIONS SHOWN HEREON.

8. FIRE PROTECTION SERVICES FOR WEST MOUNTAIN FILING 1 SHALL BE PROVIDED BY THE EAST GRAND FIRE PROTECTION DISTRICT NO. 4.

9. PERPETUAL NON-EXCLUSIVE 10-FOOT UTILITY EASEMENTS ARE HEREBY GRANTED AND SHALL APPLY UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF ALL UTILITY LINES AND EQUIPMENT. ANY CONSTRUCTION AND PLACEMENT OF LINES, EQUIPMENT, OR BUILDING STRUCTURES OR CHANGES IN GRADE SHALL COMPLY WITH THE STANDARDS OF ALL UTILITY PROVIDERS UTILIZING THE EASEMENT. SNOW STORAGE IS NOT PERMITTED WITHIN 5 FEET OF ABOVE GROUND ELECTRICAL EQUIPMENT.

10. THE TOWN OF FRASER HEREBY AGREES ABOVE GROUND UTILITY EQUIPMENT SHALL BE ALLOWED IN THE FRASER TOWN RIGHT-OF-WAY AS DEPICTED HEREIN WHEN PLACED A MINIMUM OF 2' BEHIND THE SIDEWALK OR BEHIND THE CURB WHERE THERE ARE NO SIDEWALKS.

11. UPON COMPLETION OF ALL REQUIRED IMPROVEMENTS, AND IN ACCORDANCE WITH THE ACCEPTANCE PROCESS DETAILED IN THE SUBDIVISION REGULATIONS, ALL ROADS AND DRAINAGE IMPROVEMENTS SHALL BE PUBLIC AND MAINTAINED BY THE TOWN OF FRASER.

12. WHILE BUILDING PERMITS MAY BE ISSUED PRIOR TO FINAL COMPLETION OF SUBDIVISION IMPROVEMENTS, NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR A STRUCTURE ON ANY LOT, PARCEL OR TRACT UNTIL ALL SUCH IMPROVEMENTS, AS REQUIRED BY THE DIA, HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED BY THE TOWN PURSUANT TO SECTION 19-3-445.

13. TRAIL/SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC ACROSS ANY TRACTS THAT CONTAINS TRAILS OR SIDEWALKS, SUCH TRAILS OR SIDEWALKS WILL BE CONSTRUCTED PER THE CONSTRUCTION PLANS FOR THE PURPOSE OF ACCESSING THE TRAIL SYSTEM. THE WIDTH AND LOCATION OF SAID EASEMENT WILL BE DEFINED BY THE WIDTH AND LOCATION OF SAID CONSTRUCTED TRAIL/SIDEWALK.

14. THE PROPERTY IS SUBJECT TO THE AMENDED AND RESTATED ANNEXATION AGREEMENT RECORDED DECEMBER 30, 2003 AT RECEPTION NO. 2003-016733, AS AMENDED; GRAND PARK PLANNED DEVELOPMENT DISTRICT PLAN RECORDED NOVEMBER 8, 2005 AT RECEPTION NO. 2005-012709; THE FINAL PLANNED DEVELOPMENT PLAN FOR WEST MOUNTAIN FILING NO. 1 RECORDED _____, 2025 AT RECEPTION NO. _____; THE COMMUNITY CHARTER FOR GRAND PARK RESIDENTIAL PROPERTY RECORDED DECEMBER 7, 2005 AT RECEPTION NO. 2005-13834, AS AMENDED AND SUPPLEMENTED; AND THE COVENANT FOR COMMUNITY ENHANCEMENT FEE RECORDED DECEMBER 7, 2007 AT RECEPTION NO. 2005-013836, AS AMENDED AND SUPPLEMENTED.

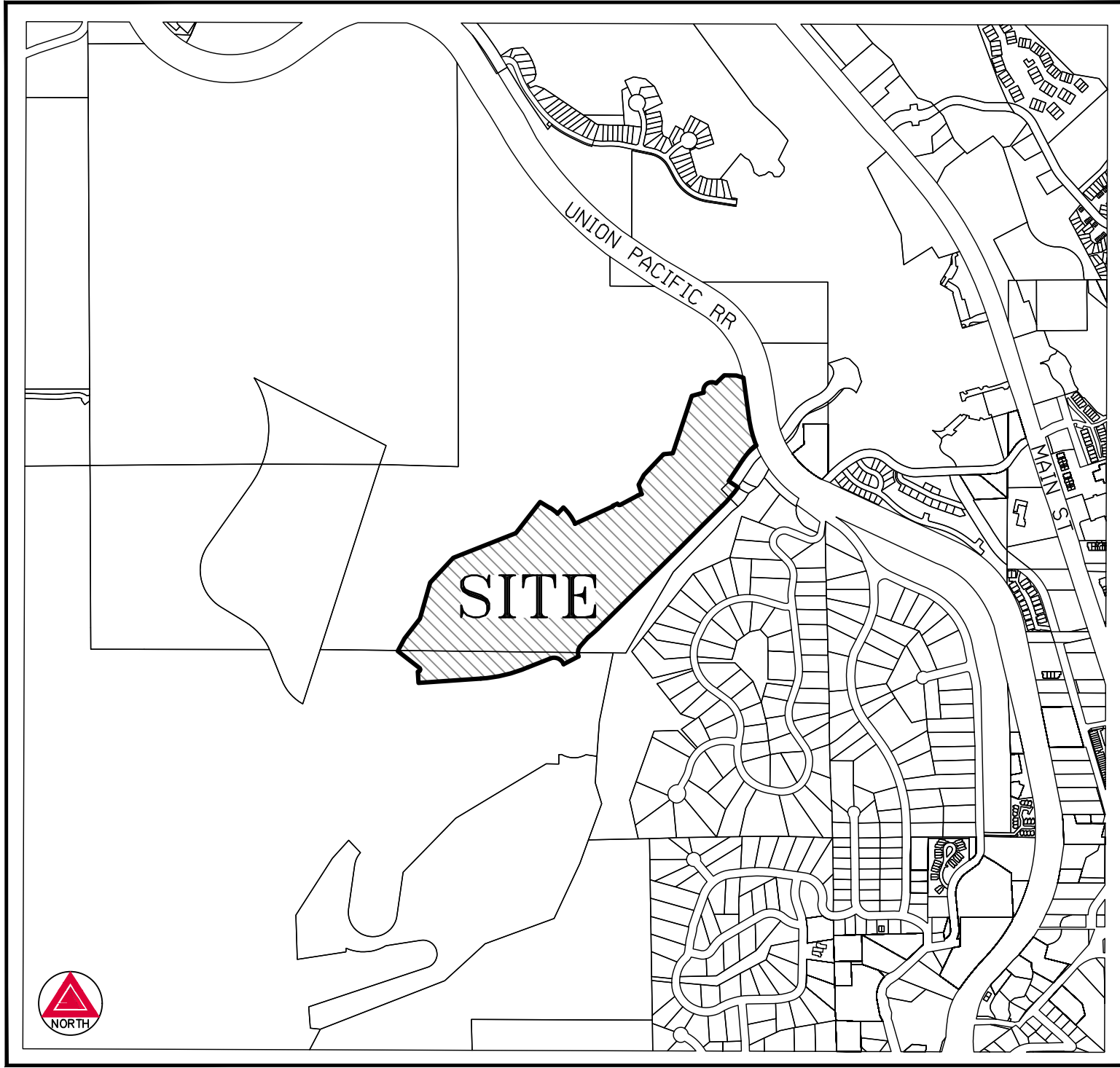
15. SETBACKS:

A. SINGLE FAMILY DETACHED ELIGIBLE IN 11W (LOTS 1-41):
FRONT: 10'
SIDE: 6'
REAR: 10'

SINGLE FAMILY DETACHED ELIGIBLE IN 10W (LOTS 42-52):
FRONT: 10'
SIDE: 6'
NON-ATTACHED SIDE: 6'
REAR: 10'

SINGLE FAMILY DETACHED AND ATTACHED ELIGIBLE IN 10W (LOTS 53-79)
FRONT: 10'
FRONT TO GARAGE: 20'
ATTACHED SIDE: 0'
DETACHED SIDE: MUST MEET BUILDING AND FIRE CODES
REAR: 10'

B. ALTERNATIVELY, ALL SINGLE-FAMILY ATTACHED ELIGIBLE (LOTS 53-79), CAN INCLUDE THE 6' NON-ATTACHED SIDE SETBACK AS LISTED ABOVE IN 11W FOR GREATER CONSISTENCY.



VICINITY MAP

SCALE 1" = 1000'

OWNER/DEVELOPER:

WEST MOUNTAIN DEVELOPMENT, LLC.
P.O. BOX 30
WINTER PARK, CO 80482
CLARK LIPSCOMB 970.948.1883

LAND PLANNER:

TERRACINA DESIGN
10200 E. GIRARD AVE. STE. A-314
DENVER, CO 80231
303-632-8867
DILLON COOK 303.968.4783

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122
TONY PEALL, PLS 720.937.7939

SURVEYOR'S CERTIFICATE:

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WEST MOUNTAIN FILING NO. 2, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF FRASER SUBDIVISION REGULATIONS HAVE BEEN PLACED IN THE GROUND.

ANTHONY K. PEALL, CO PLS 38636
AZTEC CONSULTANTS, INC.

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 THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 16.02, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

LAST REVISED: 02/03/2026



AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (888) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 181122-01

Drawn By: BAM

DEVELOPER
GRAND PARK DEVELOPMENT, LLC

P.O. BOX 30
WINTER PARK, COLORADO 80482
(970) 726-8600

DATE OF PREPARATION: 12-17-2025

SCALE: N/A

SHEET 1 OF 7

FINAL PLAT
WEST MOUNTAIN FILING NO. 1
A PARCEL OF LAND LOCATED IN SECTION 29 AND
THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF
THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°32'54"W	185.00'
L2	S56°27'06"E	80.06'
L3	S45°21'41"W	204.83'
L4	S44°52'10"W	200.03'
L5	S41°43'46"W	83.60'
L6	S68°38'59"W	170.87'
L7	N03°55'37"W	80.00'
L8	N86°04'23"E	2.00'
L9	N03°55'37"W	8.26'
L10	N43°32'35"E	60.00'
L11	N23°18'18"W	4.49'
L12	N66°41'42"E	36.00'
L13	N62°07'01"E	137.41'
L14	N17°29'08"W	70.91'
L15	N28°01'24"E	79.96'
L16	N84°30'09"E	66.55'
L17	N03°55'37"W	8.88'
L18	S03°55'37"E	17.14'
L19	S42°30'30"W	79.16'
L20	N42°30'30"E	79.16'
L21	N13°12'29"E	92.61'
L22	S13°12'29"W	92.61'
L23	N73°31'26"E	80.79'
L24	S16°28'34"E	102.14'
L25	N16°28'34"W	94.49'
L26	S83°00'34"E	2.77'
L27	N06°59'26"E	36.00'
L28	N83°00'34"W	2.77'
L29	N20°31'13"E	101.41'
L30	S20°31'13"W	101.41'
L31	N03°55'37"W	47.29'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N65°56'02"E	63.74'
L33	N50°23'41"E	54.06'
L34	N13°46'23"W	67.20'
L35	N36°55'07"E	51.25'
L36	N36°55'07"E	30.40'
L37	S36°55'07"W	30.40'
L38	N45°23'05"E	83.57'
L39	N18°48'14"E	50.00'
L40	S18°48'14"W	50.00'
L41	S01°11'59"E	120.00'
L42	N67°39'10"E	26.25'
L43	S67°39'10"W	29.84'
L44	S67°39'10"W	29.84'
L45	N59°35'16"E	36.00'
L46	N30°24'13"W	2.56'
L47	S30°24'13"E	2.54'
L48	N17°37'41"E	120.32'
L49	S17°37'41"W	120.32'
L50	N05°49'49"E	22.08'
L51	S05°49'49"W	58.96'
L52	S08°15'55"W	45.37'
L53	S11°28'13"W	66.11'
L54	S13°09'04"W	66.50'
L55	S25°15'16"W	68.94'
L56	S35°16'34"W	74.05'
L57	S43°44'52"W	81.87'
L58	S84°10'11"E	27.97'
L59	N18°48'14"E	50.00'
L60	N35°19'15"W	15.62'
L61	N56°45'10"W	2.00'
L62	N23°00'41"W	36.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	20°23'19"	390.00'	138.78'
C2	9°39'46"	1040.00'	175.39'
C3	5°56'24"	840.00'	87.09'
C4	9°39'58"	50.00'	8.44'
C5	60°47'55"	73.00'	77.46'
C6	92°24'02"	73.00'	117.73'
C7	19°05'05"	1040.00'	346.41'
C8	90°00'00"	15.00'	23.56'
C9	12°31'12"	320.00'	69.92'
C10	21°35'44"	380.00'	143.23'
C11	94°34'40"	15.00'	24.76'
C12	15°51'46"	120.00'	33.22'
C13	133°54'35"	60.00'	140.23'
C14	90°00'00"	15.00'	23.56'
C15	46°28'06"	182.00'	147.50'
C16	46°26'06"	218.00'	176.68'
C17	29°18'01"	282.00'	144.21'
C18	29°18'01"	318.00'	162.62'
C19	60°18'57"	343.00'	361.08'
C20	60°18'57"	307.00'	323.18'
C21	90°00'00"	15.00'	23.56'
C22	82°13'10"	15.00'	21.52'
C23	17°05'14"	382.00'	113.92'
C24	36°59'47"	418.00'	269.91'
C25	96°22'46"	22.00'	37.01'
C26	96°22'46"	22.00'	37.01'
C27	7°09'02"	382.00'	47.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C28	59°36'36"	25.00'	26.01'
C29	59°36'36"	25.00'	26.01'
C30	107°12'19"	15.00'	28.07'
C31	85°26'45"	15.00'	22.37'
C32	47°44'41"	73.00'	60.83'
C33	103°42'07"	73.00'	132.13'
C34	8°42'13"	760.00'	115.45'
C35	80°46'35"	15.00'	21.15'
C36	97°33'33"	15.00'	25.54'
C37	62°04'59"	120.00'	130.03'
C38	73°18'05"	15.00'	19.19'
C39	77°52'28"	15.00'	20.39'
C40	37°07'38"	318.00'	206.06'
C41	37°37'49"	282.00'	185.21'
C42	98°03'23"	22.00'	37.65'
C43	98°50'59"	22.00'	37.96'
C44	50°01'29"	318.00'	277.64'
C45	33°07'07"	282.00'	163.00'
C46	11°47'52"	980.00'	201.79'
C47	11°47'52"	1016.00'	209.21'
C48	79°48'57"	25.00'	34.83'
C49	33°23'21"	25.00'	14.57'
C50	9°29'00"	960.00'	158.90'
C51	89°04'58"	15.00'	23.32'
C52	9°34'35"	1000.00'	167.14'
C53	65°35'08"	15.00'	17.17'
C54	62°10'55"	15.00'	16.28'

LEGEND

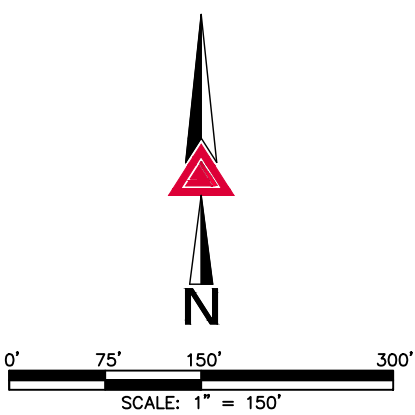
FOUND ALIQUOT CORNER AS SHOWN HEREON

SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"

U.E.* UTILITY EASEMENTS & SNOW STORAGE EASEMENT

(ROW) RIGHT-OF-WAY

(NR) DENOTES NON-RADIAL



FOR REVIEW
DO NOT RECORD

 Aztec Proj. No.: 181122-01	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER GRAND PARK DEVELOPMENT, LLC		DATE OF PREPARATION:	12-17-2025
		P.O. BOX 30 WINTER PARK, COLORADO 80482 (970) 726-8600		SCALE:	1" = 150'
		Drawn By: BAM		SHEET 2 OF 7	

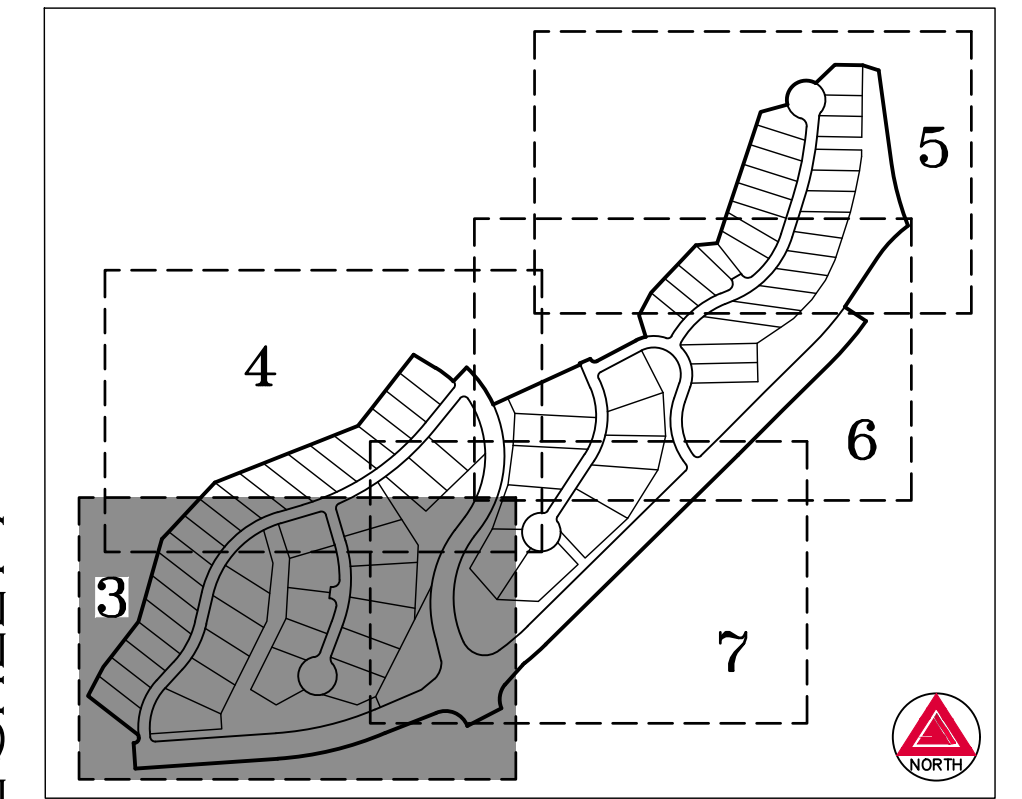
FINAL PLAT
WEST MOUNTAIN FILING NO. 1
A PARCEL OF LAND LOCATED IN SECTION 29 AND
THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

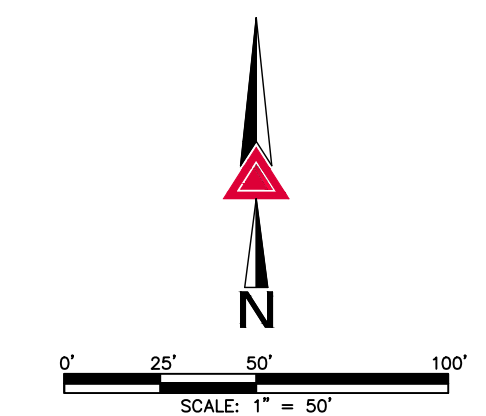
SEE SHEET 7



KEY MAP
SCALE: 1" = 600'

LEGEND	
	FOUND ALIQUOT CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
U.E.*	UTILITY EASEMENTS & SNOW STORAGE EASEMENT
(ROW)	RIGHT-OF-WAY
(NR)	DENOTES NON-RADIAL

SEE SHEET 2
FOR LINE &
CURVE TABLES



FOR REVIEW
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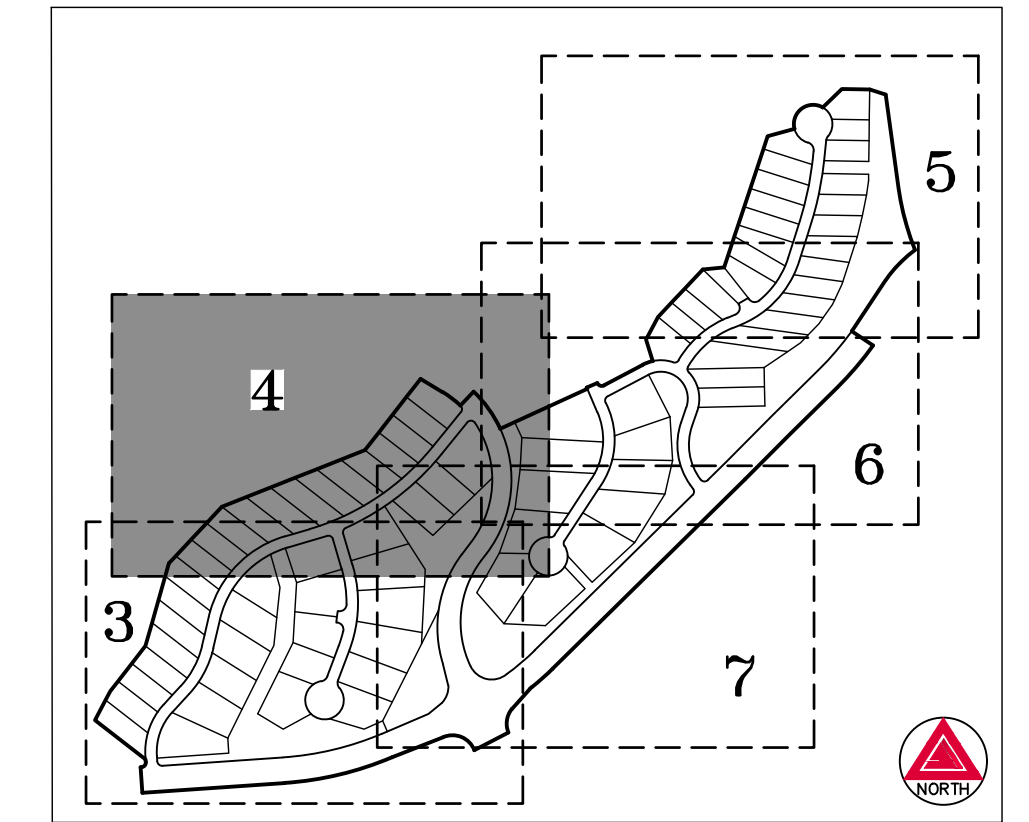
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 181122-01 Drawn By: BAM	DEVELOPER GRAND PARK DEVELOPMENT, LLC P.O. BOX 30 WINTER PARK, COLORADO 80482 (970) 726-8600	DATE OF PREPARATION:	12-17-2025
		SCALE:	1" = 50'
		SHEET 3 OF 7	

FINAL PLAT
WEST MOUNTAIN FILING NO. 1
A PARCEL OF LAND LOCATED IN SECTION 29 AND
THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

SE 1/4 SEC. 29,
T.1S., R.75W., SIXTH P.M.

SW 1/4 SEC. 29,
T.1S., R.75W., SIXTH P.M.



KEY MAP
SCALE: 1" = 600'

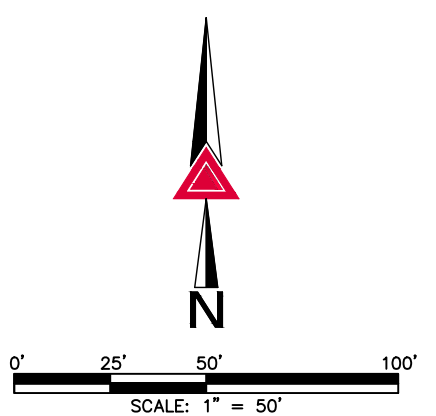
LEGEND

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- (ROW) RIGHT-OF-WAY
- (NR) DENOTES NON-RADIAL

SEE SHEET 2
FOR LINE &
CURVE TABLES

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



SEE SHEET 3

SEE SHEET 3

SEE SHEET 6

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 181122-01

Drawn By: BAM

DEVELOPER
GRAND PARK DEVELOPMENT, LLC

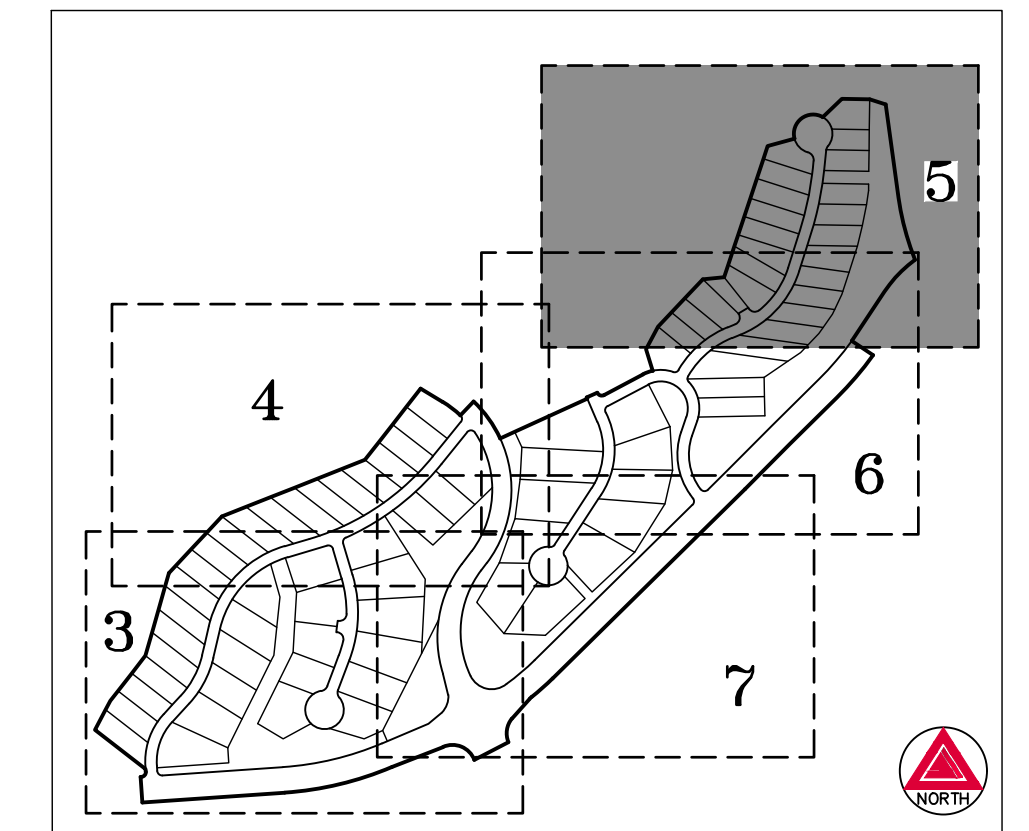
P.O. BOX 30
WINTER PARK, COLORADO 80482
(970) 726-8600

DATE OF PREPARATION: 12-17-2025

SCALE: 1" = 50'

SHEET 4 OF 7

FINAL PLAT
WEST MOUNTAIN FILING NO. 1
A PARCEL OF LAND LOCATED IN SECTION 29 AND
THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

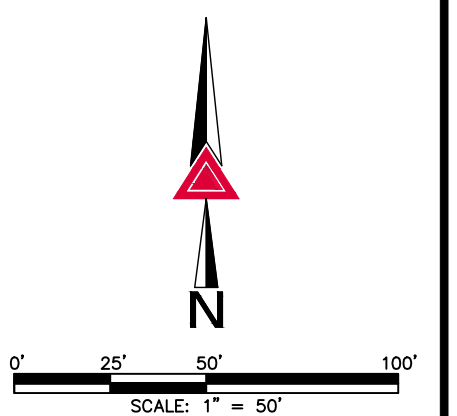


KEY MAP
SCALE: 1" = 600'

LEGEND

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- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
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SEE SHEET 2
FOR LINE &
CURVE TABLES



**FOR REVIEW
DO NOT RECORD**

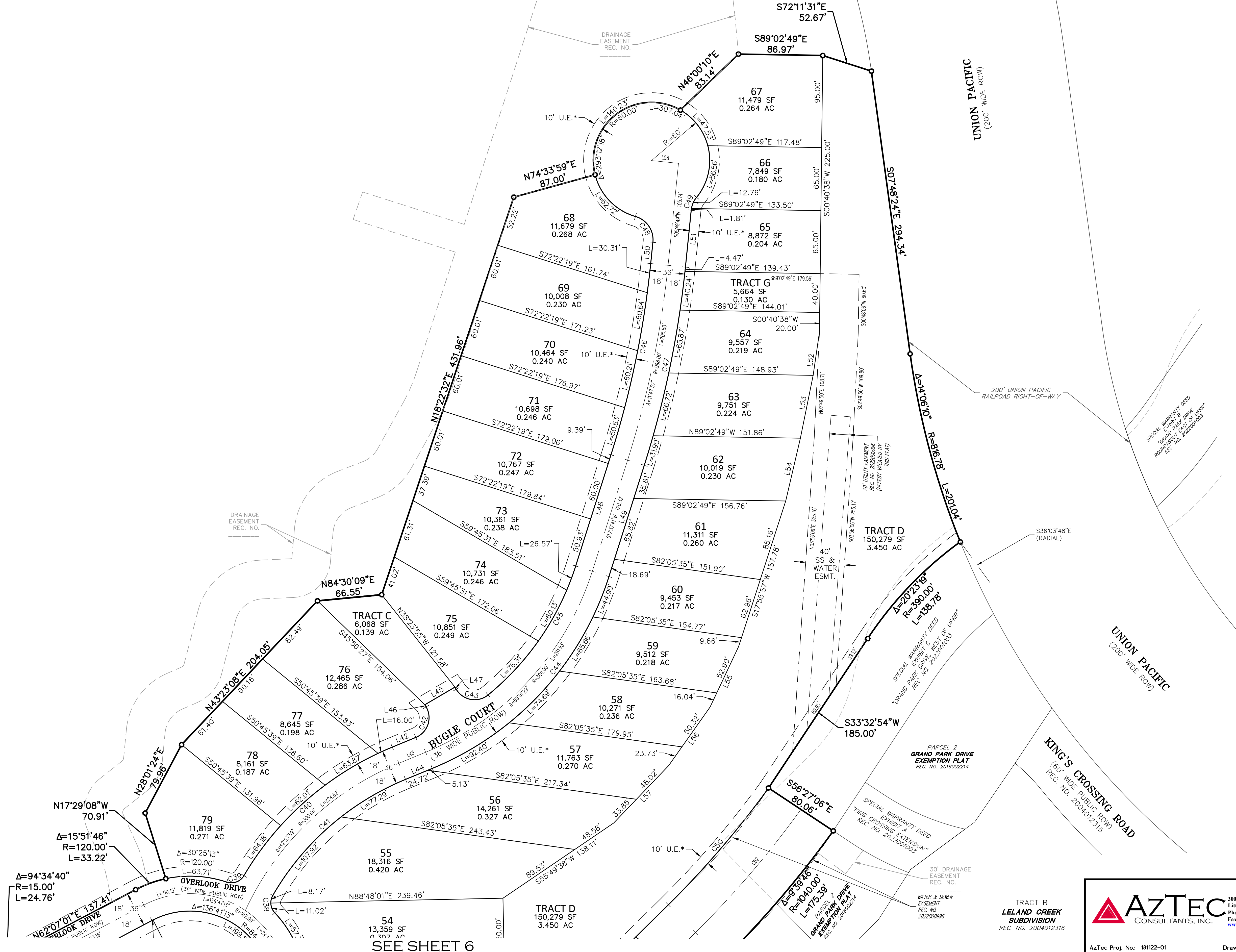
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER GRAND PARK DEVELOPMENT, LLC P.O. BOX 30 WINTER PARK, COLORADO 80482 (970) 726-8600		DATE OF PREPARATION:	12-17-2025
			SCALE:	1" = 50'
			SHEET 5 OF 7	

AzTec Proj. No.: 181122-01

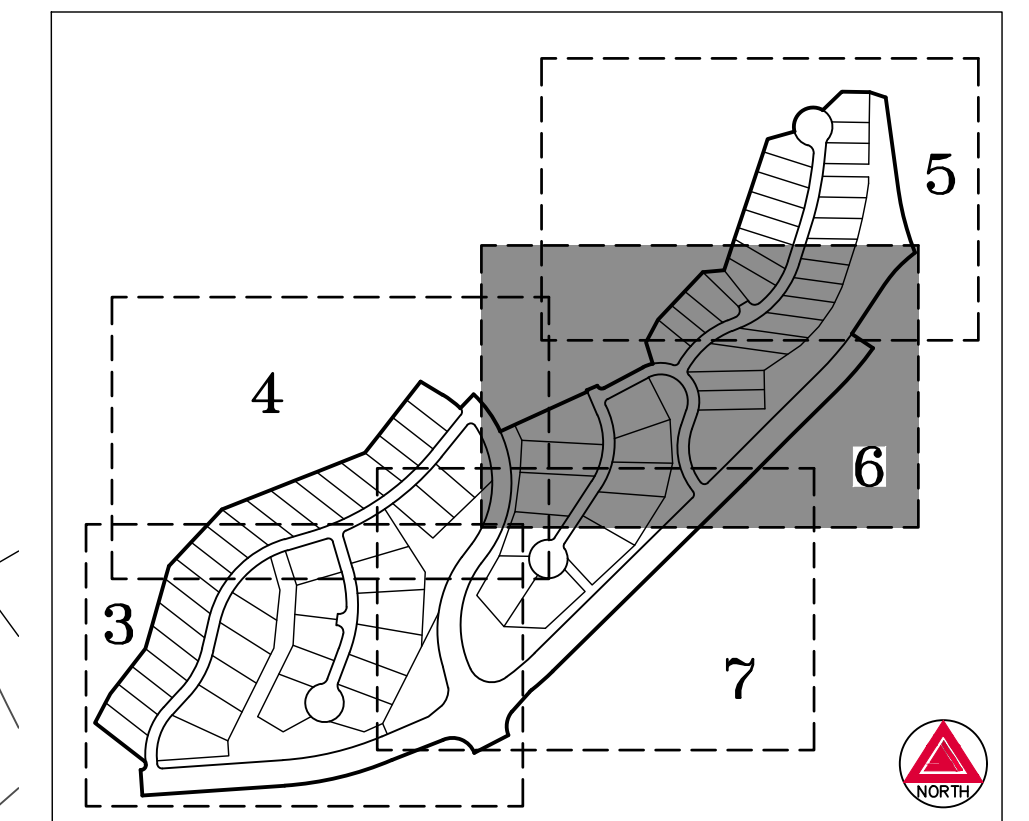
Drawn By: BAM

TRACT B
LELAND CREEK
SUBDIVISION
REC. NO. 2004012316



SEE SHEET 6

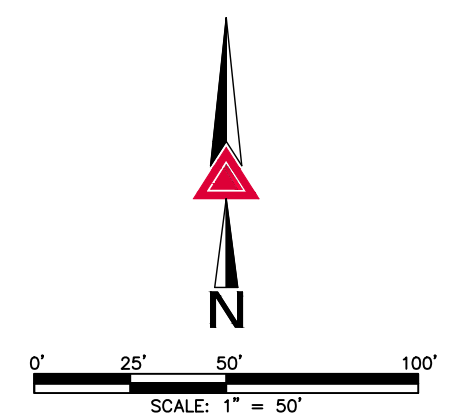
FINAL PLAT
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A PARCEL OF LAND LOCATED IN SECTION 29 AND
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TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 600'

- LEGEND**
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SEE SHEET 2
FOR LINE &
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AzTec Proj. No.: 181122-01

Drawn By: BAM

DEVELOPER
GRAND PARK DEVELOPMENT, LLC

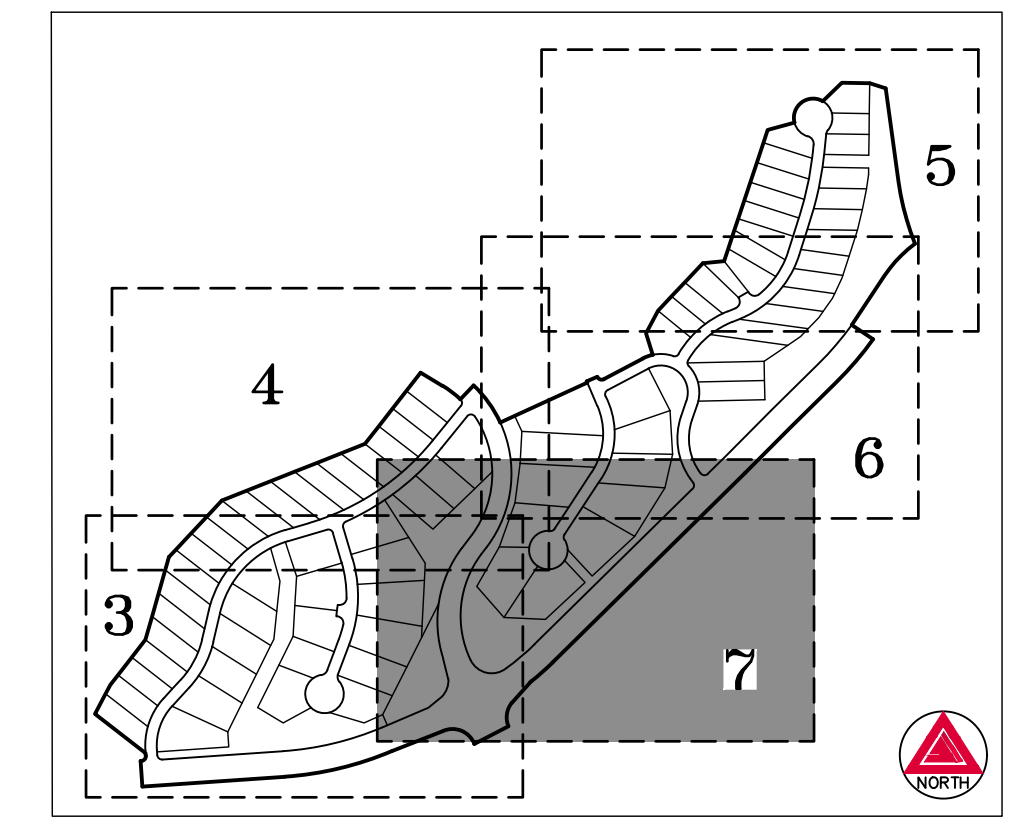
P.O. BOX 30
WINTER PARK, COLORADO 80482
(970) 726-8600

DATE OF PREPARATION: 12-17-2025

SCALE: 1" = 50'

SHEET 6 OF 7

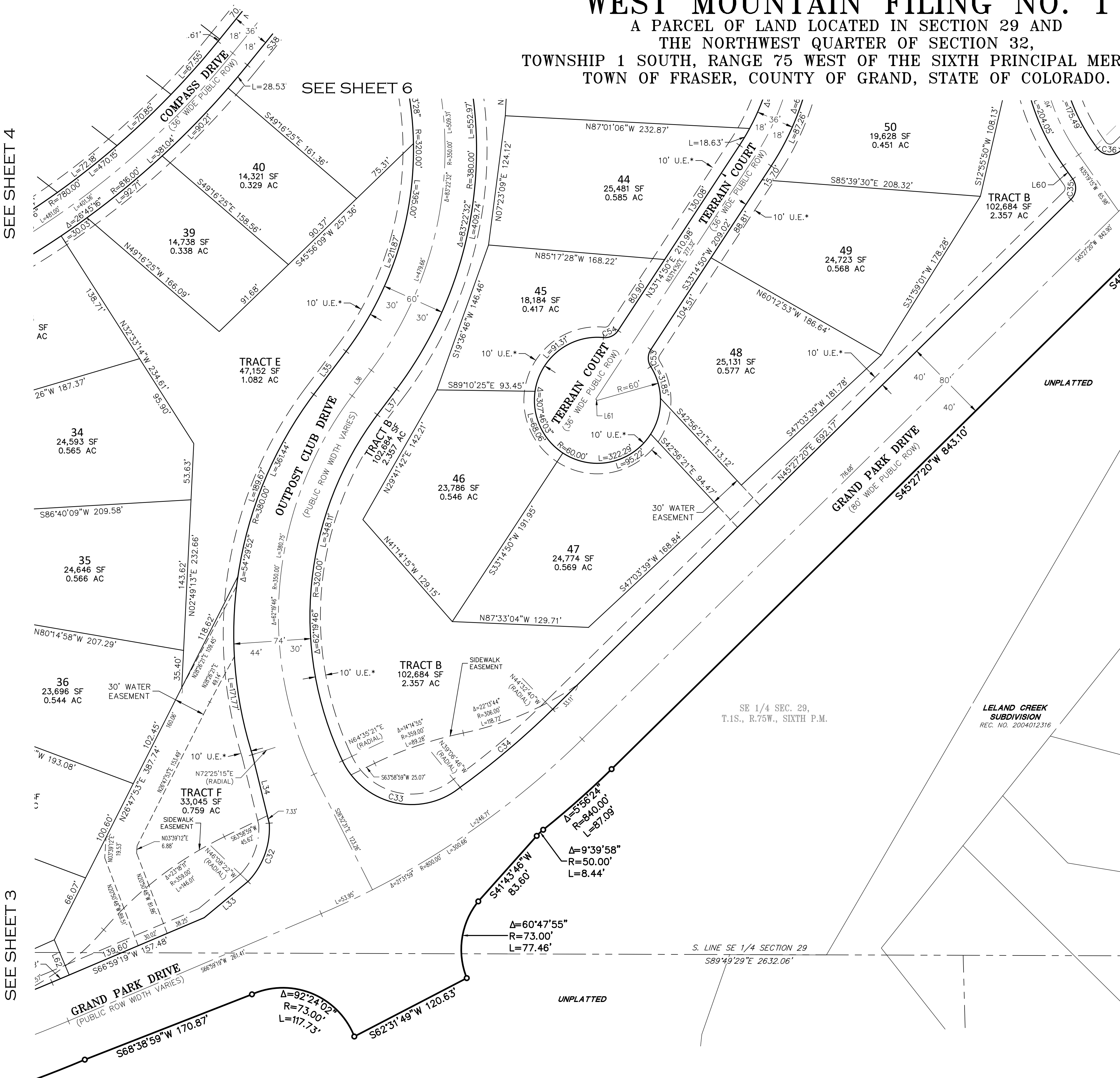
FINAL PLAT
WEST MOUNTAIN FILING NO. 1
A PARCEL OF LAND LOCATED IN SECTION 29 AND
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KEY MAP
SCALE: 1" = 600'

SEE SHEET 4

SEE SHEET 3



LEGEND	
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	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
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		SCALE:	1" = 50'
		SHEET 7 OF 7	