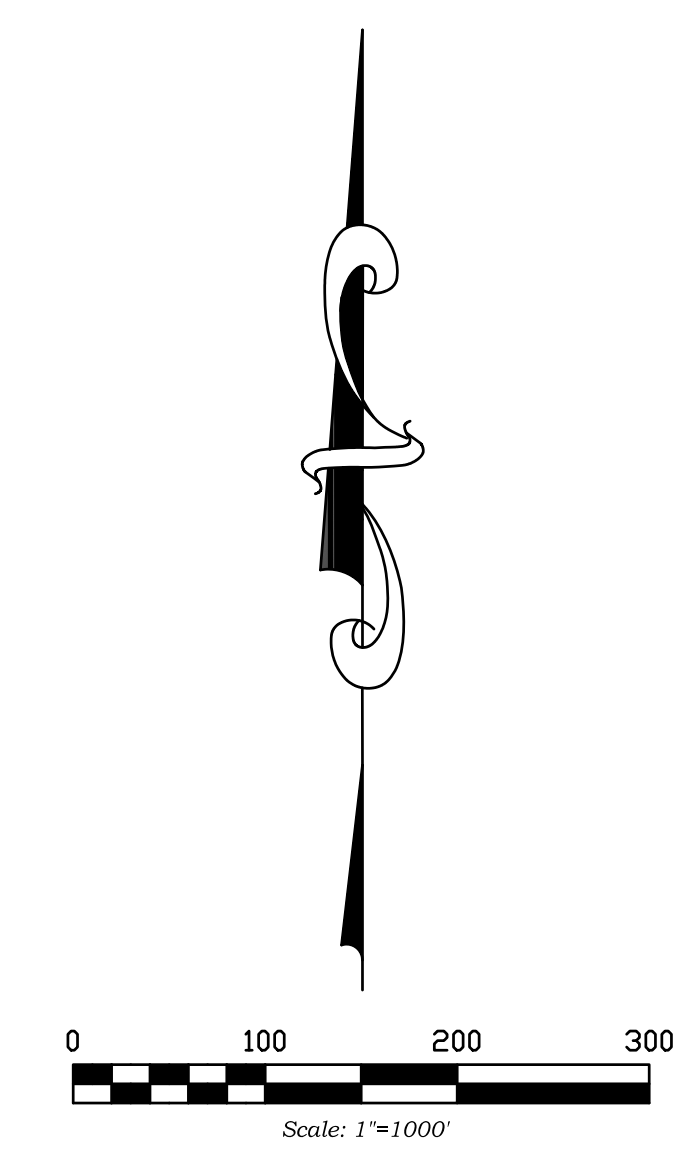
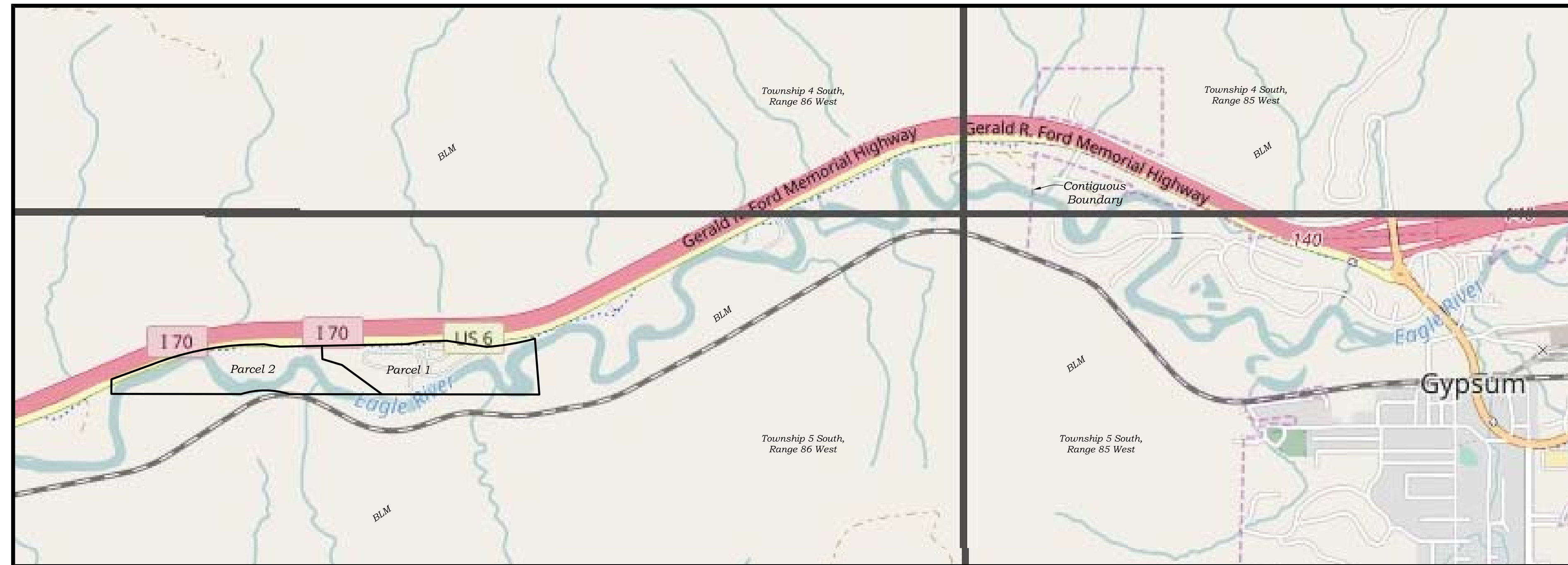


# SERIAL ANNEXATION PLAT RIVER DANCE RV PARK

Parcels of Land Situate in Sections 2 and 3, Township 5 South, Range 85  
West of the 6th P.M., County of Eagle, State of Colorado



**CERTIFICATION OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN EAGLE COUNTY, COLORADO TO BE ANNEXED TO THE TOWN OF GYPSUM AS DESCRIBED HEREIN:

PARCELS AS DESCRIBED ON THE MOGHER PARCELS LAND SURVEY PLAT RECORDED FEBRUARY 14, 2007 AS RECEPTION NO. 200704035 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE:

**PARCEL 1**

A PARCEL OF LAND BEING A PART OF TRACT 37A, SECTION 2, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE RIGHT-OF-WAY OF INTERSTATE 70, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID TRACT 37A WHICH ANGLE POINT 3 BEARS NORTH 89°55'50" WEST 3405.45 FEET; THENCE NORTH 53°48'13" WEST 624.24 FEET; THENCE NORTH 73°15'03" WEST, 258.38 FEET; THENCE NORTH 02°04'24" WEST, 166.67 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70; THENCE NORTH 88°51'00" EAST, 1072.97 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 80°01'00" EAST, 202.40 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 88°39'21" EAST, 300.00 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 81°23'30" EAST, 510.20 FEET ALONG SAID RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3174.80 FEET, A CENTRAL ANGLE OF 11°04'40", AN ARC LENGTH OF 613.83, AND A LONG CHORD OF 612.88 FEET BEARING NORTH 80°18'29" EAST TO THE EASTERLY LINE OF SAID TRACT 37A; THENCE SOUTH 04°24'56" EAST, 705.11 FEET ALONG SAID EASTERLY LINE TO ANGLE POINT 4 OF SAID TRACT 37A; THENCE SOUTH 89°55'00" WEST 1977.67 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT 37A TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

**PARCEL 2**

A PARCEL OF LAND BEING A PART OF TRACT 37A, SECTION 2 AND 3, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE RIGHT-OF-WAY OF INTERSTATE 70, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT 3 OF SAID TRACT 37A; THENCE N 00°25'12"E FEET ALONG THE WESTERLY LINE OF SAID TRACT 37A TO SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70; THENCE N 70°0'00"E, 340.12 FEET ALONG SAID RIGHT-OF-WAY; THENCE N 70°30'30"E, 195.40 FEET ALONG SAID RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3645.00 FEET; A CENTRAL ANGLE OF 15°56'02" AN ARC LENGTH OF 1013.66, AND A LONG CHORD OF 1010.40 FEET BEARING N 73°29'00"E, THENCE N 89°27'00"E, 202.60 FEET ALONG SAID RIGHT-OF-WAY; THENCE N 89°02'35"E, 31.52 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 81°21'30"E, 203.00 FEET ALONG MID RIGHT-OF-WAY; THENCE N 88°51'00"E, 527.03 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 02°04'24"E, 166.67 FEET; THENCE S 73°15'03"E, 258.38 FEET; THENCE S 53°48'13"E, 624.24 FEET TO THE SOUTHERLY LINE OF SAID TRACT 37A; THENCE N 89°55'00"N, 1167.57 FEET ALONG SAID SOUTHERLY LINE TO THE RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 996.75 FEET, A CENTRAL ANGLE OF 35°17'20", AN ARC LENGTH OF 613.90 FEET AND A LONG CHORD OF 604.25 FEET BEARING N 89°55'00"W, TO THE SAID SOUTHERLY LINE OF TRACT 37A; THENCE N 89°55'00"W, 1633.63 FEET ALONG SAID SOUTHERLY LINE OF TRACT 37A TO THE POINT OF BEGINNING, CONTAINING 35.057 ACRES, MORE OR LESS.

COUNTY OF EAGLE, STATE OF COLORADO.

**OWNER:**

GLOBAL ASSET RECOVERY, LLC  
6530 CONSTITUTION DRIVE  
FORT WAYNE, IN 46804-1550

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MANAGER

STATE OF COLORADO )  
                                  )SS  
COUNTY OF EAGLE )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017, BY \_\_\_\_\_

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

NOTARY PUBLIC \_\_\_\_\_

**SURVEYOR'S NOTES**

1.) THE METHOD OF ANNEXATION USED FOR THIS PLAT IS BY USING THE BLM PUBLIC LANDS ADJOINING THE PARCELS TO BE ANNEXED AND THE WESTERLY BOUNDARY OF THE TOWN OF GYPSUM FOR CONTIGUITY AS SHOWN HEREON.

**TITLE CERTIFICATE**

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

\_\_\_\_\_

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**TITLE EXAMINER**

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT AND THE STATEMENTS HEREBON ARE APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY THE PLANNING COMMISSION OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

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

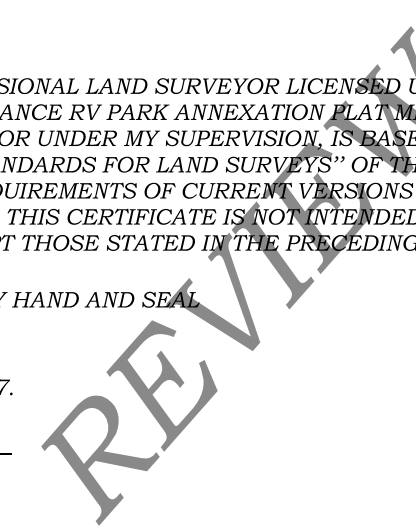
**SURVEYOR'S CERTIFICATE**

I MICHAEL J. LANGHORNE, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS RIVER DANCE RV PARK ANNEXATION PLAT IS THE FINAL PLAT ACCURATELY REPRESENTS A SURVEY, PERFORMED EITHER BY ME OR UNDER MY SUPERVISION, IS BASED ON MY INFORMATION AND BELIEF, AND THAT IT CONFORMS WITH THE CURRENT "STANDARDS FOR LAND SURVEYS" OF THE COLORADO A.S. BOARD OF REGISTRATION, AS WELL AS WITH RELATED SURVEY REQUIREMENTS OF CURRENT VERSIONS OF THE COLORADO REVISED STATUTES AND THE COUNTY OF GARFIELD REGULATIONS. THIS CERTIFICATE IS NOT INTENDED TO BE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE OF ANY MATTERS EXCEPT THOSE STATED IN THE PRECEDING SENTENCE.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MICHAEL J. LANGHORNE, L.S. #36572



**LIENHODLER WAIVER**

IN CONSIDERATION OF THE APPROVAL OF THIS ANNEXATION PLAT, THE OWNER AND LIENHOLDER 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.

IN WITNESS THEREOF, THIS INSTRUMENT IS EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017, BY \_\_\_\_\_

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

NOTARY PUBLIC \_\_\_\_\_

**TOWN COUNCIL CERTIFICATE**

THIS PLAT AND THE STATEMENTS HEREBON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS. THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY THE TOWN COUNCIL OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION.

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

**APPROVAL TO RECORD**

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

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

**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT \_\_\_\_ O'CLOCK \_\_\_\_ ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017, AND IS DULY RECORDED AS RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

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

REVISION	DESCRIPTION

**BOOKCLIFF**  
Survey Services, Inc.  
156 East 3rd Street  
Bldg. Colorado 81650  
Ph. (970) 625-1830  
Fax. (970) 625-2773

**ANNEXATION PLAT**

ZANCANELLA AND ASSOCIATES  
1011 GRAND AVENUE  
GLENWOOD SPRINGS, CO 81601

FILE:	ANNEX
DFT.	TL
CK.	M.JL
DATE:	8/2/17
PROJECT NO.	16124-01
SHEET	1
OF	2