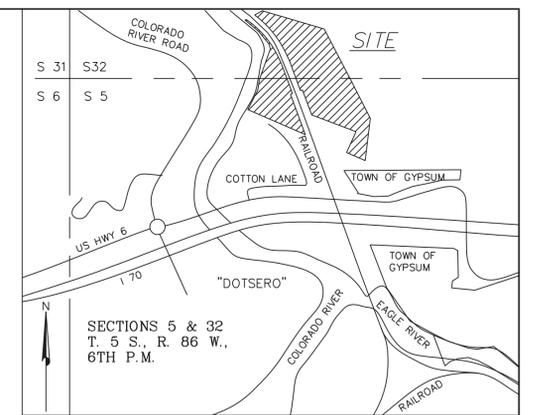


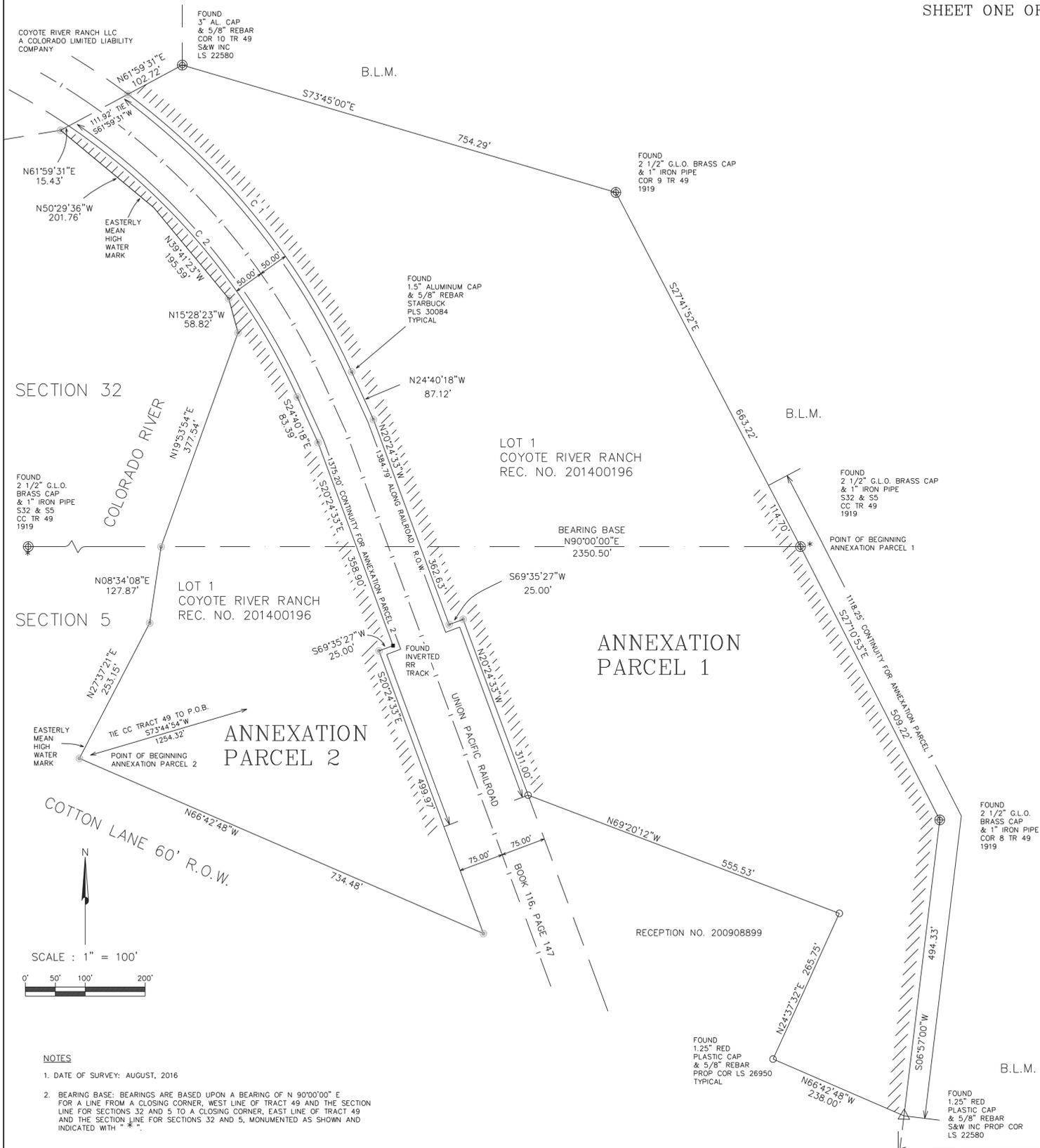
COYOTE RIVER RANCH ANNEXATION

TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



VICINITY MAP 1" = 1000'



ANNEXATION PARCEL 1

A parcel of land located Sections 32 and 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, a portion of LOT 1, COYOTE RIVER RANCH as recorded January 6, 2014 as Reception Number 201400196 in the office of the Eagle County Clerk and Recorder.

Commencing at a point whence the line 3-4 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M. a G.L.O. Brass Cap and iron pipe;

Thence N 90°00'00" E 2350.50 feet to the point of beginning, a point whence line 8-9 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., a G.L.O. Brass Cap and iron pipe, this line being the basis of bearings;

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH the following five (5) courses:

1. S 27°10'33" E 509.22 feet;
2. S 06°57'00" W 494.33 feet;
3. N 66°42'48" W 238.00 feet;
4. N 24°37'32" E 265.75 feet;
5. N 69°20'12" W 555.53 feet to a point on the Union Pacific Railroad right of way as shown on the aforesaid COYOTE RIVER RANCH;

Thence along said Union Pacific Railroad right of way the following five (5) courses:

1. N 20°24'33" W 311.00 feet;
2. S 69°35'27" W 25.00 feet;
3. N 20°24'33" W 362.63 feet;
4. N 24°40'18" W 87.12 feet;
5. along a curve to the left a distance of 599.04 feet, with a radius of 1192.49 feet, a central angle of 28°46'56" and a chord bearing N 39°03'47" W for 592.77 feet;

Thence along the boundary line of said Lot 1, COYOTE RIVER RANCH the following three (3) courses:

1. N 61°59'31" E 102.72 feet;
2. S 73°45'00" E 754.29 feet;
3. S 27°41'52" E 663.22 feet to the point of beginning

Said parcel contains 19.292 acres, more or less.

A perimeter of 4967.85 feet of which 1118.25 feet (22.5%) is contiguous with the equivalent of the present boundary of the Town of Gypsum.

ANNEXATION PARCEL 2

A parcel of land located Sections 32 and 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, a portion of LOT 1, COYOTE RIVER RANCH recorded January 6, 2014 as Reception Number 201400196 in the office of the Eagle County Clerk and Recorder.

Commencing at a point whence the line 3-4 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M. a G.L.O. Brass Cap and iron pipe;

Thence N 90°00'00" E 2350.50 feet to a point whence line 8-9 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., a G.L.O. Brass Cap and iron pipe, this line being the basis of bearings;

Thence S 73°44'54" W 1254.32 feet to the point of beginning, a point on the boundary line of the aforesaid LOT 1, COYOTE RIVER RANCH;

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH the following seven (7) courses:

1. N 27°37'21" E 253.15 feet;
2. N 08°34'08" E 127.87 feet;
3. N 19°53'54" E 377.54 feet;
4. N 15°28'23" W 58.82 feet;
5. N 39°41'23" W 195.59 feet;
6. N 50°29'36" W 201.76 feet;
7. N 61°59'31" E 15.43 feet to a point on the Union Pacific Railroad right of way as shown on the aforesaid COYOTE RIVER RANCH;

Thence along said Union Pacific Railroad right of way the following five (5) courses:

1. Along a curve to the right a distance of 596.91 feet, with a radius of 1092.49 feet, a central angle of 31°18'18" and a chord bearing S 40°19'27" E for 589.51 feet;
2. S 24°40'18" E 83.39 feet;
3. S 20°24'33" E 358.90 feet;
4. S 69°35'27" W 25.00 feet;
5. S 20°24'33" E 499.97 feet;

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH N 66°42'48" W 734.48 feet to the point of beginning.

Said parcel contains 7.131 acres, more or less.

A perimeter of 3528.81 feet of which 1375.20 feet (39%) is contiguous with the equivalent of the present boundary of the Town of Gypsum.

SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plat was made by me and under my supervision and that the information hereon is correct to the best of my knowledge. I state that the boundary lines of the COYOTE RIVER RANCH ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the contiguous boundary is greater than one-sixth of the total perimeter of the COYOTE RIVER RANCH ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Borden P.L.S. #30084

TOWN OF GYPSUM APPROVAL

Passed and Adopted by Ordinance No. _____ by the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____, 2016.

Mayor
Attest

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock _____ M. on this _____ day of _____, 2016, and is duly recorded as Reception No. _____

Eagle County Clerk and Recorder
By: _____
Deputy

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.

The unit of measure is the U.S. Survey Foot.

Starbuck Surveyors
P.O. Box 1584 • 0031 Eagle Park East Drive, Eagle, CO 81631 • (970)328-7208

COYOTE RIVER RANCH ANNEXATION
TOWN OF GYPSUM,
COUNTY OF EAGLE, STATE OF COLORADO

DRN. RB	C:\R214\COYOTE\ANNEX.DWG P20454
CHK.	SHEET 1 OF 1
DATE OCT. 14, 2016	JOB NO. 20754

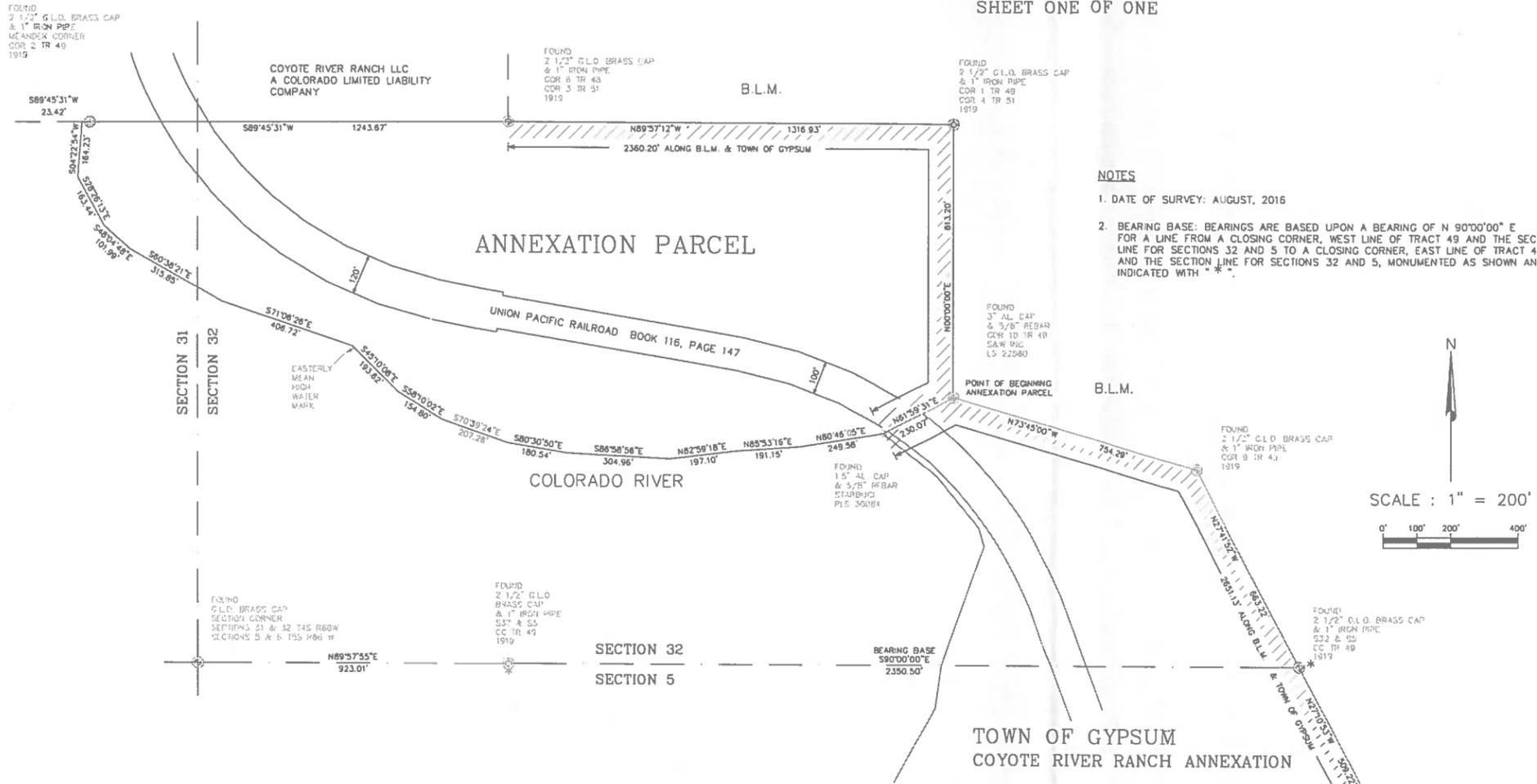
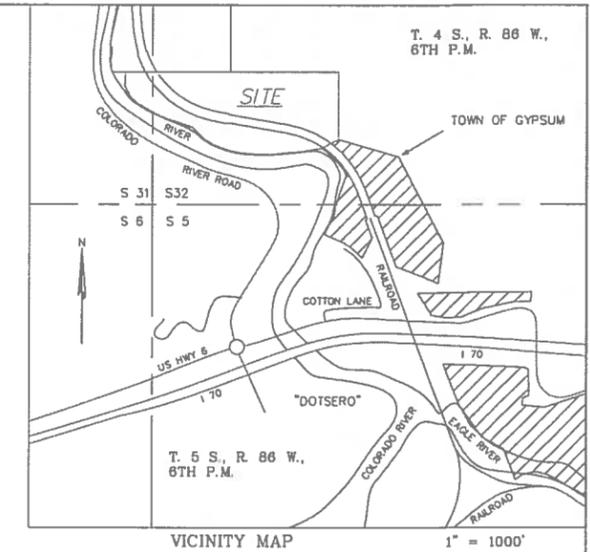
NOTES

1. DATE OF SURVEY: AUGUST, 2016
2. BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF N 90°00'00" E FOR A LINE FROM A CLOSING CORNER, WEST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 5 TO A CLOSING CORNER, EAST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 5, MONUMENTED AS SHOWN AND INDICATED WITH * * *

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C 1	1192.49'	599.04'	305.98'	592.77'	N39°03'47"W	28°46'56"
C 2	1092.49'	596.91'	306.11'	589.51'	S40°19'27"E	31°18'18"

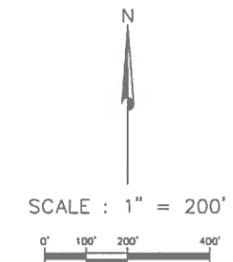
DEWEY PARK SOUTH ANNEXATION TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



NOTES

- DATE OF SURVEY: AUGUST, 2016
- BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF N 90°00'00" E FOR A LINE FROM A CLOSING CORNER, WEST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 5 TO A CLOSING CORNER, EAST LINE OF TRACT 49 AND THE SECTION LINE FOR SECTIONS 32 AND 5, MONUMENTED AS SHOWN AND INDICATED WITH " * " .



TOWN OF GYPSUM APPROVAL

Passed and Adopted by Ordinance No. _____ by
the Town Council of the Town of Gypsum, Colorado, on the _____
day of _____, 2016.

Mayor _____

Attest _____

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder
at _____ o'clock _____ M. on this _____ day of _____
2016, and is duly recorded as Reception No. _____

Eagle County Clerk and Recorder

By _____
Deputy

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.

The unit of measure is the U.S. Survey Foot.

ANNEXATION PARCEL

THAT PORTION OF TRACT 49 IN SECTION 31 AND SECTION 32 IN TOWNSHIP 4 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO, ACCORDING TO THE INDEPENDENT RESURVEY APPROVED BY THE U.S. SURVEYOR GENERAL'S OFFICE JUNE 20, 1922 AND ACCEPTED NOVEMBER 20, 1923, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND U.S.C.L.O. BRASS CAP IN PLACE FOR THE SECTION CORNER COMMON TO SECTIONS 31 AND 32 OF SAID TOWNSHIP 4 SOUTH, RANGE 86 WEST AND SECTIONS 5 AND 6 OF SAID TOWNSHIP 5 SOUTH, RANGE 86 WEST;

THENCE ALONG THE SOUTH LINE OF SECTION 32 N 89°57'55" E 923.01 FEET TO A FOUND G.L.O. BRASS CAP IN PLACE FOR A CLOSING CORNER AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID TRACT 49 AND SAID SOUTH LINE OF SAID SECTION 32;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 32 EAST, 2350.50 FEET (THE BASIS OF BEARINGS) TO A FOUND G.L.O. BRASS CAP IN PLACE FOR A CLOSING CORNER AT THE INTERSECTION OF THE EAST BOUNDARY OF SAID TRACT 49 AND THE SOUTH LINE OF SECTION 32;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT 49 N 27°41'52" W 663.22 FEET TO A FOUND G.L.O. BRASS CAP IN PLACE FOR CORNER NO.9 OF SAID TRACT 49;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY N 73°45'00" W 754.29 FEET TO A REBAR AND ALUMINUM CAP LS#22580 IN PLACE FOR CORNER NO.10 OF SAID TRACT 49, THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH, 813.20 FEET TO A FOUND G.L.O. BRASS CAP IN PLACE FOR CORNER NO.1 TRACT 49 AND CORNER NO.4 TRACT 51;

THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 49 N 89°57'12" W 1316.93 FEET TO A FOUND G.L.O. BRASS CAP FOR CORNER NO.6 TRACT 48, CORNER NO.3 TRACT 51 AND THE NORTH LINE OF SAID TRACT 49;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY S 89°45'31" W 1243.67 FEET TO A FOUND G.L.O. BRASS CAP FOR A MEANDER CORNER AND CORNER NO.2 OF SAID TRACT 49;

THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 49 S 89°45'31" W 23.42 FEET TO A POINT ON THE EASTERLY MEAN HIGH WATER LINE OF THE COLORADO RIVER AS DETERMINED DECEMBER 16, 1992 BY FIELD SURVEY.

THENCE ALONG SAID EASTERLY MEAN HIGH WATER LINE THE FOLLOWING 13 COURSES:

- 1) S 04°22'54" W 164.23 FEET;
- 2) S 28°26'13" E 163.44 FEET;
- 3) S 48°04'48" E 101.99 FEET;
- 4) S 60°38'21" E 315.85 FEET;
- 5) S 71°06'26" E 406.72 FEET;
- 6) S 45°10'08" E 193.62 FEET;
- 7) S 58°10'02" E 154.80 FEET;
- 8) S 70°39'24" E 207.26 FEET, WHEN A REBAR AND CAP SET FOR A MEANDER CORNER AND CORNER NO.3 OF SAID TRACT 49 BEARS N 00°01'30" W 26.32 FEET;
- 9) S 80°30'50" E 180.54 FEET;
- 10) S 85°58'56" E 304.96 FEET;
- 11) N 82°59'18" E 197.10 FEET;
- 12) N 85°53'16" E 191.15 FEET;
- 13) N 80°46'05" E 249.58 FEET;

THENCE N 61°59'31" E 230.07 FEET TO THE TRUE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 47.083 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO:

- 1) A STRIP OF LAND FOR THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY CONTAINING 6.002 ACRES MORE OR LESS, SAID STRIP OF LAND BEING A PORTION OF THE DENVER AND SALT LAKE RAILROAD PARCEL DESCRIBED IN BOOK 116 AT PAGE 147 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.

THE AREA FOR DEWEY PARK SOUTH ANNEXATION, LESS THE EXCEPTION, IS 41.081 ACRES, MORE OR LESS.

A PERIMETER OF 6458.53 FEET OF WHICH 2360.20 FEET (36.5%) IS CONTIGUOUS WITH THE EQUIVALENT AND PRESENT BOUNDARY OF THE TOWN OF GYPSUM.

SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plat was made by me and under my supervision and that the information hereon is correct to the best of my knowledge. I state that the boundary lines of the DEWEY PARK SOUTH ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the contiguous boundary is greater than one-sixth of the total perimeter of the DEWEY PARK SOUTH ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Borden P.L.S. #30084

Starbuck Surveyors

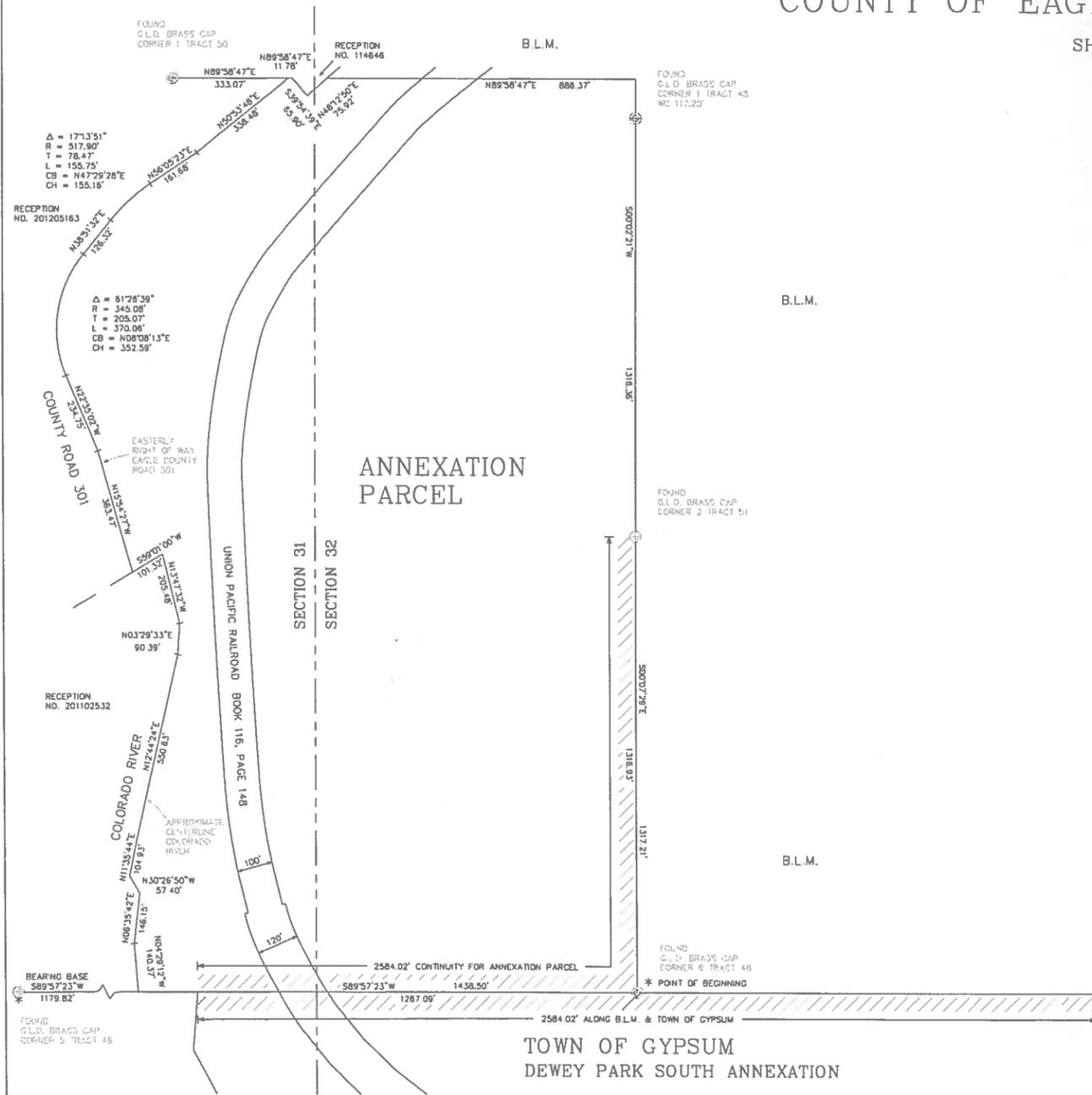
P.O. Box 1584 • 6070 Dewey Park East Drive, Eagle, CO 81601 • (970) 329-7700

DEWEY PARK SOUTH ANNEXATION
TOWN OF GYPSUM,
COUNTY OF EAGLE, STATE OF COLORADO

DRN. RB	C:\R214\COYOTE\ANNEX.DWG P20454
CHK.	SHEET 1 OF 1
DATE AUG. 28, 2016	JOB NO. 20754

DEWEY PARK NORTH ANNEXATION TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



**ANNEXATION
PARCEL**

**TOWN OF GYPSUM
DEWEY PARK SOUTH ANNEXATION**

NOTES

1. DATE OF SURVEY: AUGUST, 2016
2. BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF S 89°57'23" W FOR A LINE FROM CORNER 6 TRACT 48 TO CORNER 5 TRACT 48, MONUMENTED AS SHOWN AND INDICATED WITH * * *

SCALE : 1" = 200'



ANNEXATION PARCEL

A PARCEL OF LAND SITUATED IN TRACT 48 AND TRACT 50, SECTIONS 31 AND 32, TOWNSHIP 4 SOUTH, RANGE 86 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO.6 OF SAID TRACT 48 BEING A G.L.O. BRASS CAP FOUND IN PLACE AND PROPERLY MARKED; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 48 S 89°57'23" W A DISTANCE OF 1438.50 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE COLORADO RIVER AND THE EASTERLY LINE OF A PARCEL DESCRIBED IN BOOK 217 AT PAGE 754 OF THE EAGLE COUNTY RECORDS;

THENCE ALONG SAID CENTERLINE AND EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. N 04°29'12" W A DISTANCE OF 140.37 FEET;
2. N 06°35'42" E A DISTANCE OF 146.15 FEET;
3. N 30°26'50" W A DISTANCE OF 57.40 FEET;
4. N 11°35'44" E A DISTANCE OF 104.93 FEET;
5. N 12°44'24" E A DISTANCE OF 550.63 FEET;
6. N 03°29'33" E A DISTANCE OF 80.39 FEET;
7. N 13°47'32" W A DISTANCE OF 205.48 FEET;

THENCE LEAVING SAID CENTERLINE AND EASTERLY LINE AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 217 AT PAGE 754 OF THE EAGLE COUNTY RECORDS S 59°01'00" W A DISTANCE OF 101.32 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EAGLE COUNTY ROAD 301 THE FOLLOWING SEVEN (7) COURSES:

1. N 15°54'27" W A DISTANCE OF 363.47 FEET;
2. N 22°35'02" W A DISTANCE OF 234.75 FEET;
3. ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 370.06 FEET, WITH A RADIUS OF 345.08 FEET, WITH A CHORD BEARING OF N 08°08'13" E AND WITH A CHORD LENGTH OF 352.59 FEET;
4. N 38°51'32" E A DISTANCE OF 126.32 FEET;
5. ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 155.75 FEET, WITH A RADIUS OF 517.90 FEET, WITH A CHORD BEARING OF N 47°29'28" E AND WITH A CHORD LENGTH OF 155.16 FEET;
6. N 56°05'23" E A DISTANCE OF 161.68 FEET;
7. N 50°53'48" E A DISTANCE OF 338.48 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 48;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF SAID TRACT 48 N 89°58'47" E A DISTANCE OF 11.78 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF A PARCEL DESCRIBED IN BOOK 219 AT PAGE 34 OF THE EAGLE COUNTY RECORDS S 39°54'39" E A DISTANCE 65.90 FEET;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 219 AT PAGE 34 OF THE EAGLE COUNTY RECORDS N 48°12'50" E A DISTANCE OF 75.92 FEET TO A POINT ON SAID NORTHERLY LINE OF TRACT 48; THENCE ALONG SAID NORTHERLY LINE N 89°58'47" E A DISTANCE OF 886.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 48;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S 00°02'21" W A DISTANCE OF 1316.36 FEET TO CORNER NO.2 OF TRACT 51 SECTION 32, TOWNSHIP 4 SOUTH, RANGE 86 WEST OF THE 6TH P.M. BEING A G.L.O. BRASS CAP FOUND IN PLACE AND PROPERLY MARKED;
2. S 00°07'29" E A DISTANCE OF 1317.21 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 86.980 ACRES MORE OR LESS.

EXCEPTING THE RIGHT-OF-WAY FOR THE DENVER AND SALT LAKE WESTERN RAILROAD COMPANY DESCRIBED IN BOOK 116 AT PAGE 148 IN THE RECORDS OF THE EAGLE COUNTY CLERK AND RECORDER, CONTAINING 6.830 ACRES MORE OR LESS.

THE TOTAL AREA FOR THE DEWEY PARK NORTH ANNEXATION IS 80.150 ACRES MORE OR LESS.

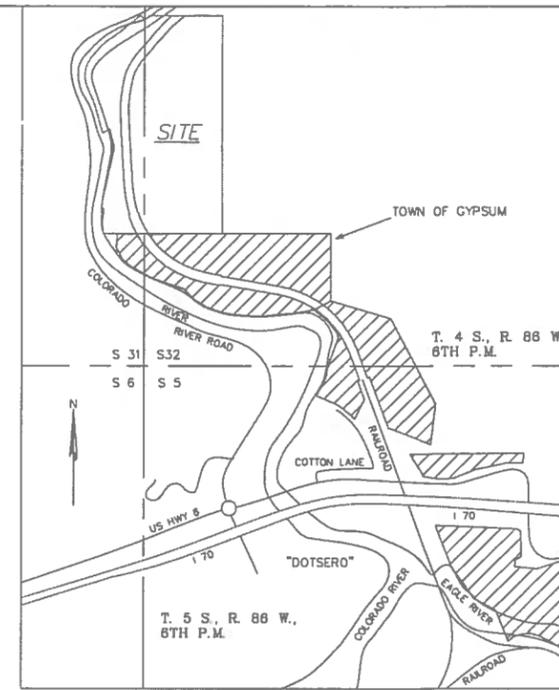
A PERIMETER OF 8259.23 FEET OF WHICH 2584.02 FEET (31.3%) IS CONTIGUOUS WITH THE EQUIVALANT AND PRESENT BOUNDARY OF THE TOWN OF GYPSUM.

SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plat was made by me and under my supervision and that the information hereon is correct to the best of my knowledge. I state that the boundary lines of the DEWEY PARK NORTH ANNEXATION are contiguous with the present boundary of the Town of Gypsum and that the contiguous boundary is greater than one-sixth of the total perimeter of the DEWEY PARK NORTH ANNEXATION.

Executed this _____ day of _____, 2016.

Richard E. Borden P.L.S. #30084



VICINITY MAP

1" = 1000'

TOWN OF GYPSUM APPROVAL

Passed and Adopted by Ordinance No. _____ by
the Town Council of the Town of Gypsum, Colorado, on the _____
day of _____, 2016.

Mayor

Attest

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder
at _____ o'clock _____ M. on this _____ day of _____
2016, and is duly recorded as Reception No. _____

Eagle County Clerk and Recorder

By: _____
Deputy

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.

The unit of measure is the U.S. Survey Foot.

Starbuck Surveyors
P.O. Box 1584 • 6001 Eagle Park East Drive, Eagle, CO 81631 • (970) 328-7253

DEWEY PARK NORTH ANNEXATION
TOWN OF GYPSUM,
COUNTY OF EAGLE, STATE OF COLORADO

DRN. RB	C:\R214\COYOTE\ANNEXDPN.DWG P20454	SHEET 1 OF 1
CHK.		JOB NO. 20754
DATE AUG. 29, 2016		