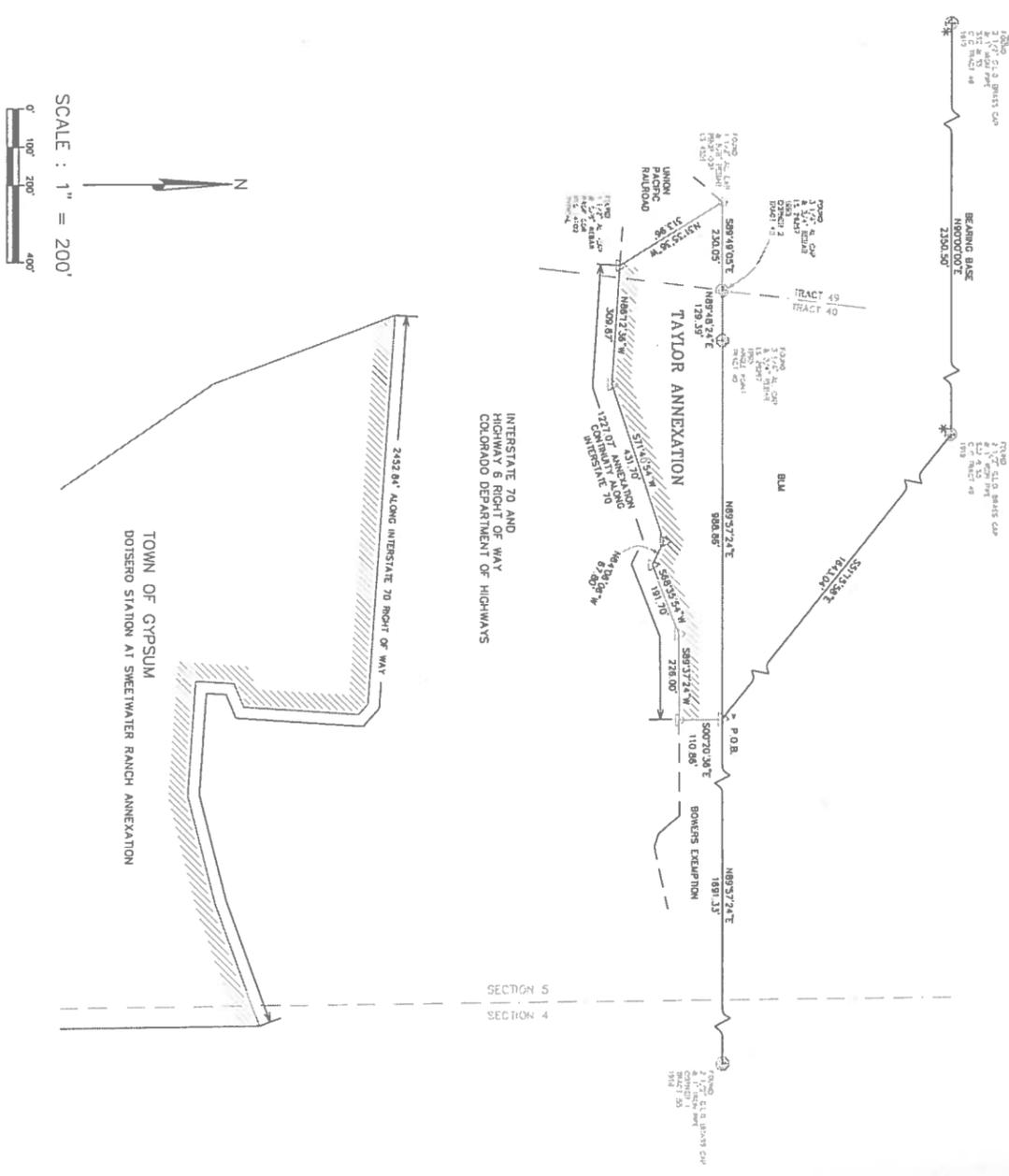


TAYLOR ANNEXATION

TOWN OF GYPSUM,

COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



TAYLOR ANNEXATION

A parcel of land located in Tracts 40 and 49, Section 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, Eagle County, Colorado according to the Independent Resurvey of said Township and Range as approved by the U.S. Survey General in Denver, Colorado on June 20, 1922; said parcel being more particularly described as follows, to wit:

Beginning at a point on the Northern Line of Tract 40 from which Corner No. 1 of Tract 55, a brass cap monument found in place, bears N 89°37'24" E 1691.33 feet distant;

Thence S 00°20'36" E 110.86 feet to the Northern right of way boundary line of U.S. Interstate Highway No. 70;

Thence along said right of way boundary line the following five (5) courses and distances:

- 1) S 89°37'24" W 226.00 feet;
- 2) S 68°35'54" W 191.70 feet;
- 3) N 64°08'06" W 67.80 feet;
- 4) S 71°40'51" W 431.70 feet;
- 5) N 86°12'36" W 309.57 feet to a point on the Easterly right of way boundary line of the Union Pacific Railroad;

Thence along said Easterly right of way boundary line, N 31°35'36" W 313.96 feet;

Thence departing said Easterly right of way boundary line, S 89°49'05" E 230.05 feet to Corner No. 2 of Tract 40;

Thence along the aforesaid Northern line of Tract 40 the following two (2) courses and distances: 120.39 feet to an Angle Point of Tract 40;

- 1) N 89°37'24" E 988.88 feet to the point of beginning;
- 2) N 89°37'24" E 988.88 feet to the point of beginning.

A perimeter of 3000.19 feet of which 1227.07 feet (41%) is contiguous with the equivalent of the present boundary of the Town of Gypsum.

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 "P".

SURVEYOR'S CERTIFICATE

I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plot was made by me and under my supervision and that the information herein is correct to the best of my knowledge. I state that the boundary lines of the TAYLOR 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 TAYLOR ANNEXATION.

Executed this _____ day of _____ 2016.

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

TOWN OF GYPSUM APPROVAL

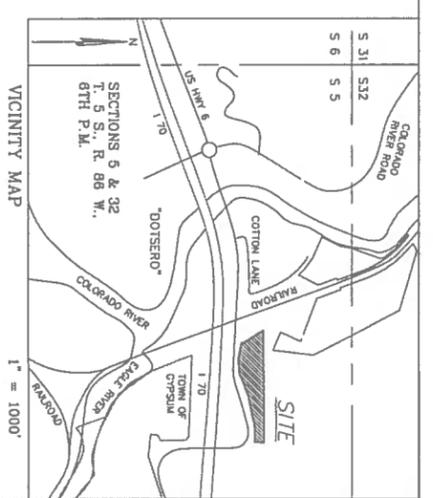
Passed and Adopted by Ordinance No. _____ by _____ the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____ 2016.

Mayor _____
 Attest _____

CLERK AND RECORDER'S CERTIFICATE

This plot 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 the defect. Any action brought after this period may be barred. The date of certification given herein.

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

Starbuck Surveyors

TAYLOR ANNEXATION
 TOWN OF GYPSUM,
 COUNTY OF EAGLE, STATE OF COLORADO

P.O. Box 1294 • 67021 Eagle, Beck, Bent, Beyer, Borch, Co. Auden, & Associates, P.C.

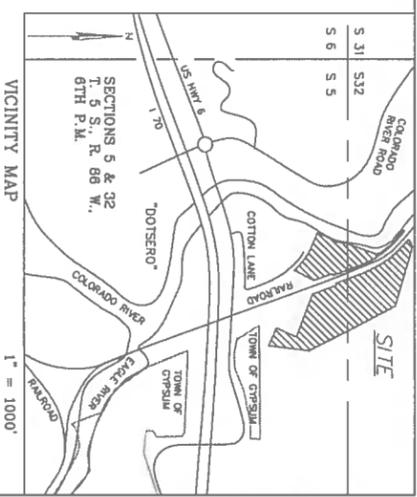
DRN. RB	C:\R214\COVOTE\ANNEX.DWG P20454
CHK. _____	SHEET 1 OF 1
DATE AUG. 26, 2016	JOB NO. 20754

COYOTE RIVER RANCH ANNEXATION

TOWN OF GYPSUM,

COUNTY OF EAGLE, STATE OF COLORADO

SHEET ONE OF ONE



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. or G.L.O. Brass Cap and from pipe:

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

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

1. S 27°10'53" E 599.22 feet;
2. S 08°59'00" W 494.33 feet;
3. N 64°42'55" E 268.00 feet;
5. N 68°20'12" W 555.53 feet to the point of beginning.

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

1. N 20°24'33" W 311.00 feet;
2. S 68°52'27" W 25.00 feet;
3. N 20°24'33" W 382.63 feet;
4. S 20°24'33" E 382.63 feet;
5. along a curve to the left, a distance of 599.04 feet, with a radius of 1182.49 feet, a central angle of 28°48'58" 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" W 754.29 feet;
3. S 27°41'52" E 683.22 feet to the point of beginning.

Said parcel contains 19.292 acres, more or less.

A perimeter of 4987.85 feet of which 1182.25 feet (23.5%) 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 as recorded January 6, 2014 as Reception Number 201400196 and a parcel of land recorded 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. or G.L.O. Brass Cap and from pipe:

Thence N 90°00'00" E 2350.50 feet to a point whence line B-9 of Tract 49 intersects with the northerly line of Section 5, Township 5 South, Range 86 West of the 6th P.M., or G.L.O. Brass Cap and from pipe, this line being the base 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 15°28'23" E 381.62 feet;
5. N 39°41'23" W 195.59 feet;
6. N 50°29'35" W 201.75 feet;
7. N 61°59'31" E 154.43 feet to a point on the aforesaid COYOTE RIVER RANCH;

Thence along solid Union Pacific Railroad right of way the following line (3) courses:

1. Along a curve to the right a distance of 589.91 feet, with a radius of 54019.27 feet, a central angle of 31°18'19" and a chord bearing S 24°40'18" E 83.39 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 237.07 feet;
- Thence S 28°50'37" W 268.53 feet;

Thence along a curve to the left a distance of 280.21 feet, with a radius of 12725.00 feet, a central angle of 31°18'19" and a chord bearing N 50°31'33" W for 279.55 feet;

Thence along the boundary line of said LOT 1, COYOTE RIVER RANCH N 68°42'48" W 287.73 feet to the point of beginning.

Said parcel contains 8.918 acres, more or less.

A perimeter of 3347.90 feet of which 1301.27 feet (38.9%) is contiguous with the equivalent of the present boundary of the Town of Gypsum.

TOWN OF GYPSUM APPROVAL

Passed and Adopted by Ordinance No. _____ by _____ of 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. _____

By: _____
Eagle County Clerk and Recorder
Deputy _____

STARBUCK SURVEYORS

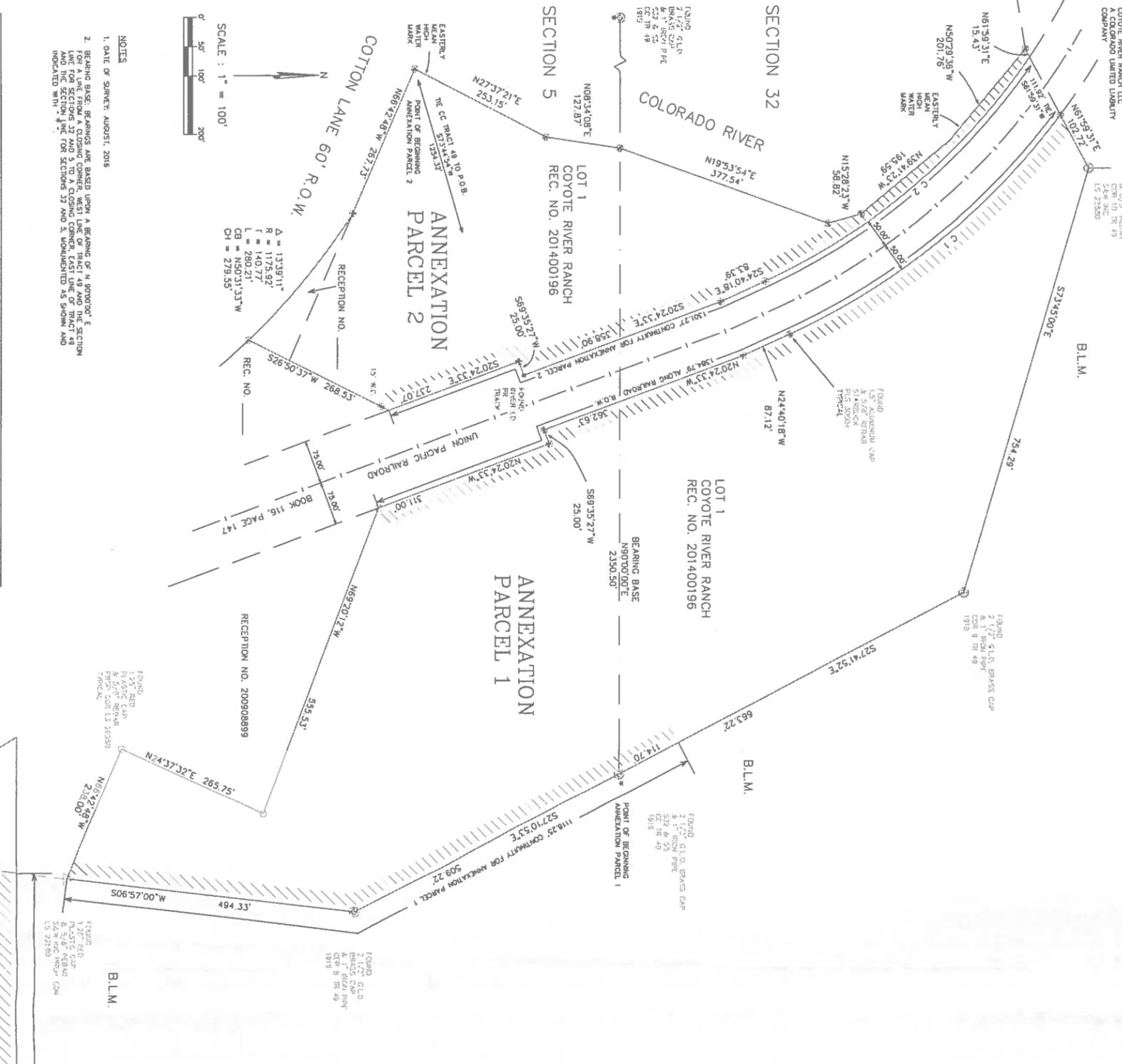
COYOTE RIVER RANCH ANNEXATION
TOWN OF GYPSUM,
COUNTY OF EAGLE, STATE OF COLORADO

DRN. RB
CHK. _____
DATE AUG. 26, 2016

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 commence more than ten years from the date of certification shown hereon.

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



NOTES

1. DATE OF SURVEY: AUGUST, 2016
2. BEARING BASE: BEARINGS ARE BASED UPON A BEARING OF N 89°00' 00" E TO THE POINT OF BEGINNING OF THE LINE OF SECTION 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 MONUMENTED WITH _____

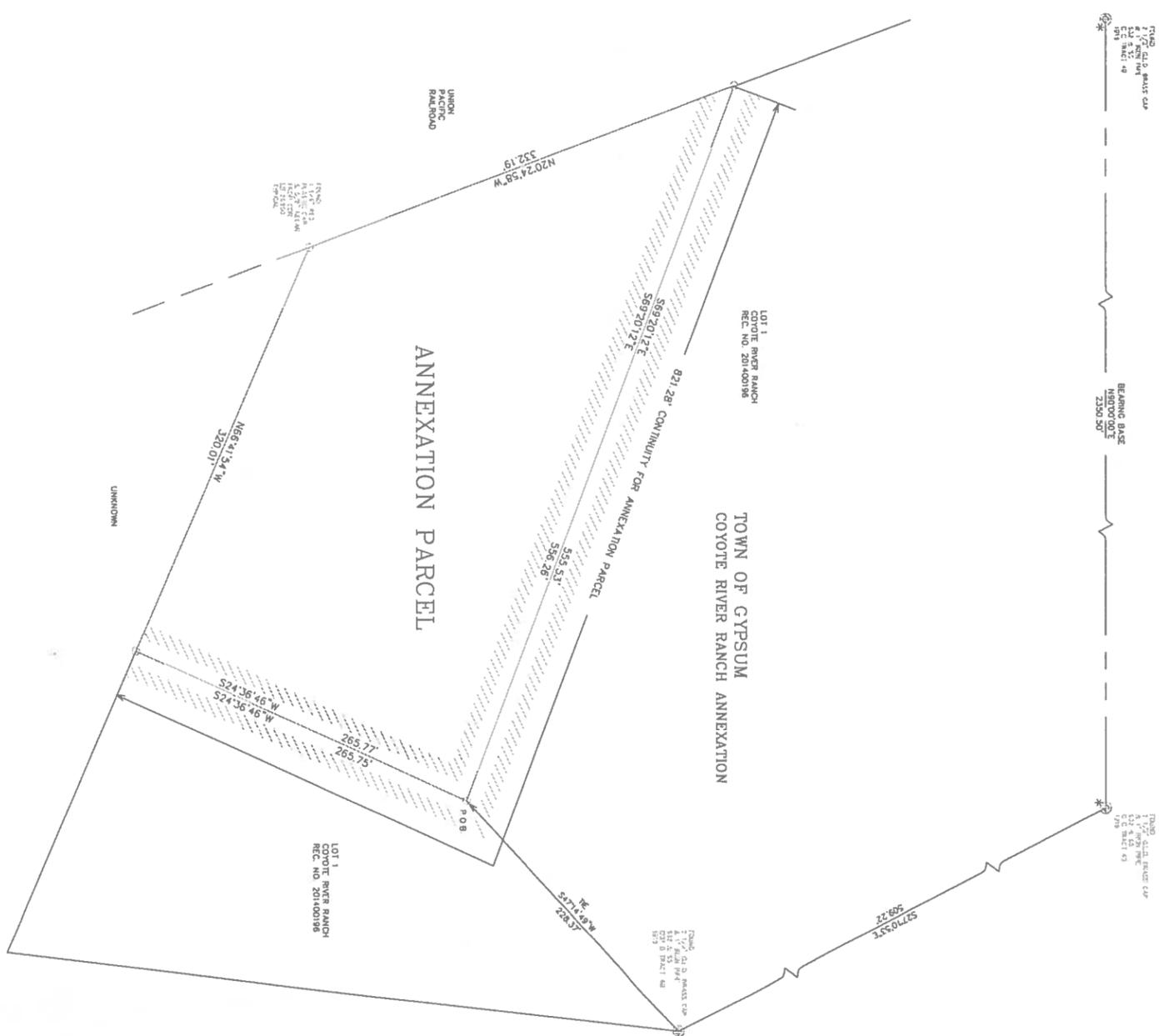
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C 1	1192.49'	599.04'	305.38'	392.77'	N39°03'43"W	28°48'58"
C 2	1092.49'	599.31'	306.11'	393.51'	S40°19'27"E	31°18'19"

SCALE : 1" = 100'

1" = 100'

1" = 100'

MILLER ANNEXATION
 TOWN OF GYPSUM,
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET ONE OF ONE



MILLER ANNEXATION
 A parcel of land located Section 5, Township 5 South, Range 86 West of the Sixth Principal Meridian, as recorded May 12, 2009 as Reception Number 2009088899 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. or G.L.O. Brass Cap and iron pipe, this line being the basis of bearings:
 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 27°10'53" E 509.22 feet to Corner 8 Tract 49, a G.L.O. Brass Cap and iron pipe;
 Thence S 47°14'48" W 228.37 feet to the point of beginning;
 Thence S 24°36'46" W 285.77 feet;
 Thence N 66°41'54" W 320.01 feet to a point on the easterly right of way of the Union Pacific Railroad;
 Thence along said Union Pacific Railroad right of way N 20°24'58" W 332.19 feet;
 Thence S 69°20'12" E 556.26 feet to the point of beginning.
 Said parcel of land containing 2,575 acres, more or less.
 A perimeter of 1474.23 feet of which 821.28 feet (56%) is contiguous with the present boundary of the Town of Gypsum.

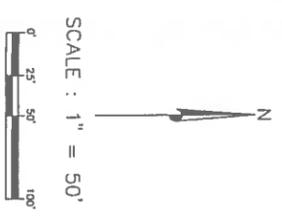
SURVEYOR'S CERTIFICATE
 I, Richard E. Borden, a Professional Land Surveyor licensed in the State of Colorado, that this plot was made by me and under my supervision and that the information hereon is correct to the best of my knowledge. I state that the boundary lines of the MILLER ANNEXATION are contiguous 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 MILLER ANNEXATION.
 Executed this _____ day of _____ 2016.
 Richard E. Borden P.L.S. #30084



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 - * -

CLERK AND RECORDER'S CERTIFICATE
 This plot 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

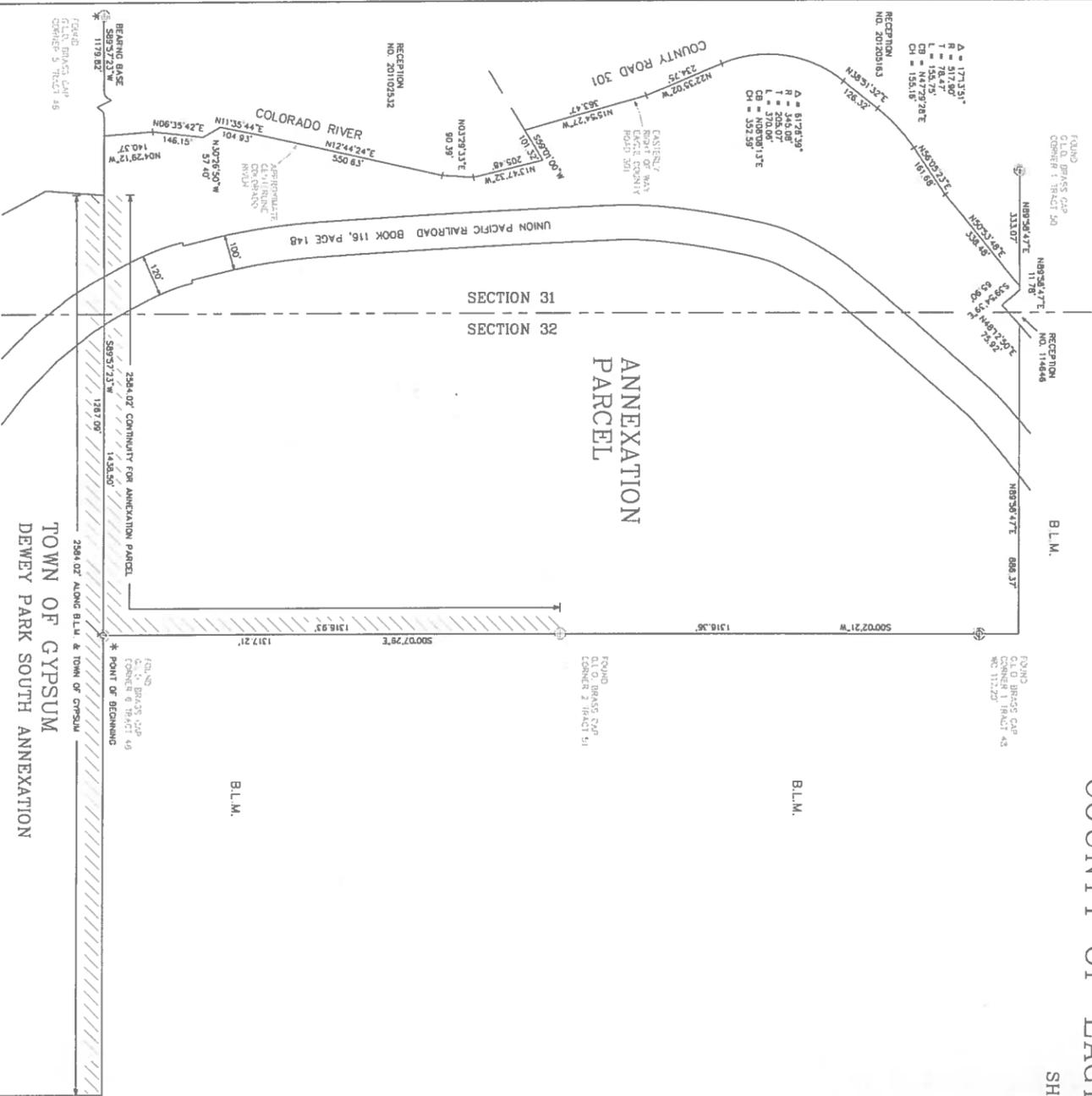
TOWN OF GYPSUM APPROVAL
 Passed and Adopted by Ordinance No. _____ by _____ of the Town Council of the Town of Gypsum, Colorado, on the _____ day of _____ 2016.
 Mayor _____
 Attest _____



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 completion shown hereon.
 The unit of measure is the U.S. Survey Foot.

Starbuck Surveyors
 P.O. Box 1438 • 60701 Starbuck, Eagle County, Colorado, 81631 • (970)258-2700
 MILLER ANNEXATION
 TOWN OF GYPSUM,
 COUNTY OF EAGLE, STATE OF COLORADO
 DRN. RB
 CHK. _____
 DATE AUG. 25, 2016
 SHEET 1 OF 1
 JOB NO. 20754

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



- 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 49 TO CORNER 5 TRACT 48, MONUMENTED AS SHOWN AND INDICATED WITH "4"

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 08°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 19°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 04°29'12" W A DISTANCE OF 363.47 FEET;
2. N 22°35'02" W A DISTANCE OF 64.75 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 195.18 FEET;
6. N 89°58'47" E A DISTANCE OF 151.68 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 83.90 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°07'21" W A DISTANCE OF 1316.36 FEET;
2. 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 118 AT PAGE 148 IN THE RECORDS OF THE EAGLE COUNTY CLERK AND RECORDER, CONTAINING 6150 ACRES MORE OR LESS.

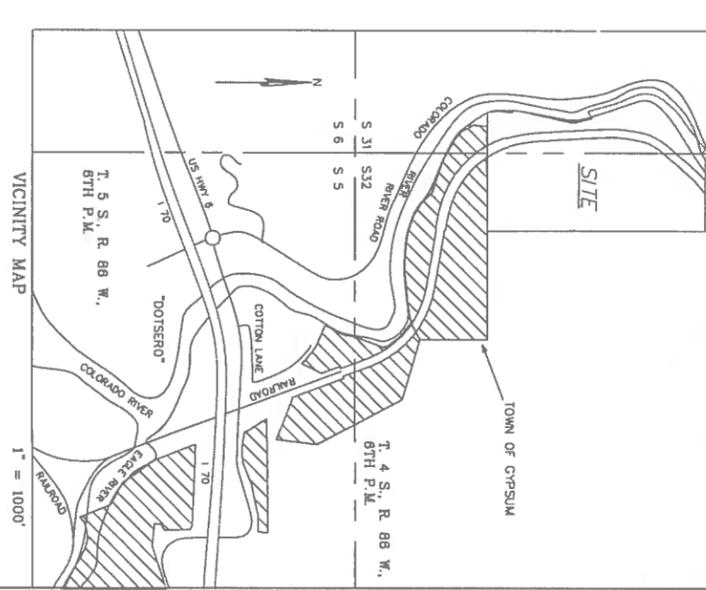
THE TOTAL AREA FOR THE DEWEY PARK NORTH ANNEXATION IS 80,150 ACRES MORE OR LESS. A PERMETER OF 8259.23 FEET OF WHICH 2584.02 FEET (31.3%) IS CONTIGUOUS WITH THE EQUIVALENT AND PRESENT BOUNDARY OF THE TOWN OF GYPSUM.

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 herein 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



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

Starbuck Surveyors

P.O. Box 1548 • 60701 Dewey Park Blvd. Delta, CO 81401 • (970)820-7259

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

DRN. RB	G:\R214\GOVOTE\ANNEXOPN.DWG_P20454
CHK.	SHEET 1 OF 1
DATE AUG. 29, 2016	JOB NO. 20754

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 the defect. If you do not discover the defect within three years from the date of certification, your claim shall be barred. The unit of measure is the U.S. Survey Foot.