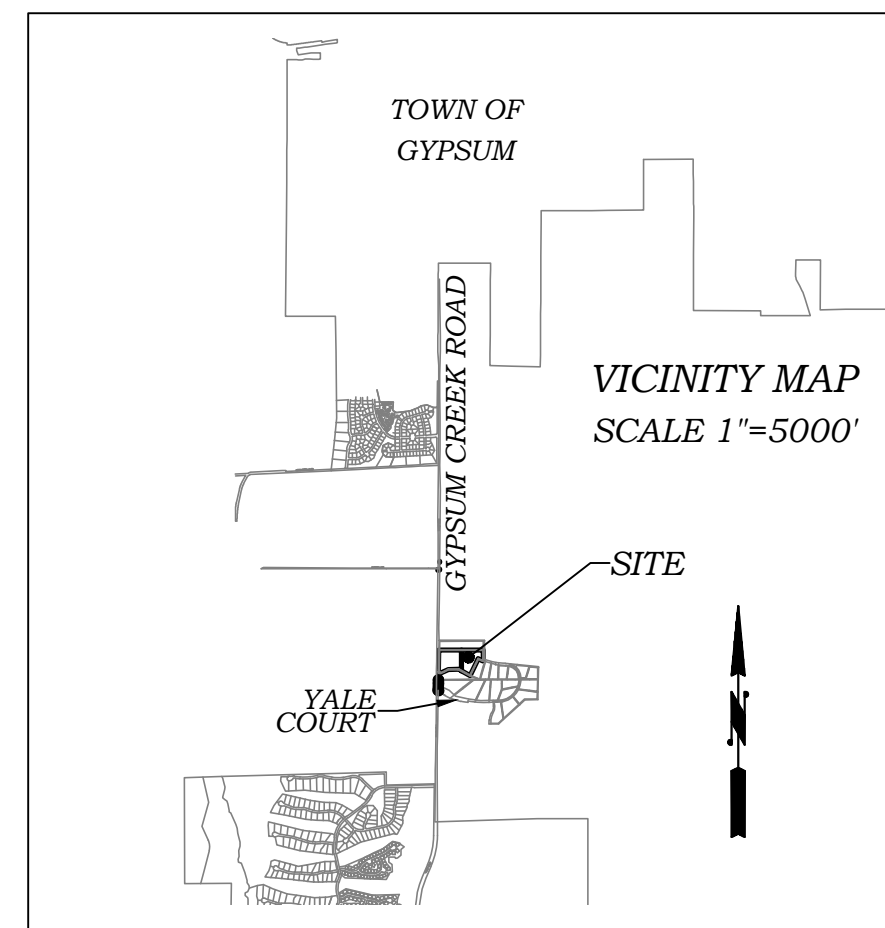


FINAL PLAT  
**GRAVES SUBDIVISION and AMENDED FINAL PLAT**  
**LOT D, HARDCRABBLE RANCH**

Town of Gypsum, County of Eagle, State of Colorado



**CERTIFICATION OF DEDICATION AND OWNERSHIP:**

Know all men by these presents that ROSS GRAVES, being sole owner in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado, described as follows:

LOT D  
 FINAL PLAT, HARDCRABBLE RANCH  
 RECORDED JANUARY 10, 2005 AT RECEPTION NO. 903063,  
 COUNTY OF EAGLE, STATE OF COLORADO  
 containing 13.2805 acres, more or less;

have by these presents laid out, platted and subdivided the same into lots and blocks and condominium units as shown on this final plat, under the name and style of FINAL PLAT, GRAVES SUBDIVISION AND AMENDED FINAL PLAT, LOT D, HARDCRABBLE RANCH a subdivision in the Town of Gypsum, County of Eagle, State of Colorado; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and does hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the 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.

Executed this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

Owner: \_\_\_\_\_  
 ROSS GRAVES

Address: 720 AMHERST ROAD  
 GYPSUM, CO 81637

State of Colorado )  
 ) SS  
 County of Eagle )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022 by \_\_\_\_\_

My commission expires: \_\_\_\_\_

Witness my hand and seal. \_\_\_\_\_  
 Notary Public

**LIENHOLDERS CERTIFICATE:**

The undersigned, CITIBANK, N.A., AS TRUSTEE FOR THE GSR MORTGAGE LOAN TRUST 2006-AR2, holder of a deed of trust upon the real property shown on this final plat, deed of trust recorded on MAY 9, 2019 at reception no. 201906786, hereby consents to this amended final plat and subordinates its interest under such deed of trust in such real property to the rights and obligations created by this amended final plat.

Executed this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Lienholder: \_\_\_\_\_ Title: \_\_\_\_\_  
 CITIBANK, N.A., AS TRUSTEE FOR THE GSR MORTGAGE LOAN TRUST 2006-AR2  
 6801 COLWELL BLVD.  
 IRVING, TX 75039

State of Colorado )  
 ) SS  
 County of Eagle )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022, by \_\_\_\_\_

My commission expires \_\_\_\_\_  
 Witness my hand and official seal.

\_\_\_\_\_  
 Notary Public

**HOME OWNERS ASSOCIATION CERTIFICATE:**

The undersigned, HARDCRABBLE RANCH OWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION, hereby consents to this final plat and amended final plat and subordinates its interest in such real property to the rights and obligations created by this final plat and amended final plat.

Executed this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
 President: Tina Williams

ADDRESS:

State of Colorado )  
 ) SS  
 County of Eagle )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022, by \_\_\_\_\_

My commission expires \_\_\_\_\_  
 Witness my hand and official seal.

\_\_\_\_\_  
 Notary Public

**PLAT NOTES:**

- The purpose of this Final Plat and Amended Final Plat is to (1i) create Graves Subdivision consisting of one lot from a portion of Lot D Hardscrabble Ranch which will be known as Lot 1 (2i) Amend Lot D, Hardscrabble Ranch, the remainder will be known as Lot D1 (3i) create a 20' utility and drainage easement along the newly created property line common to Lot 1, Graves Subdivision and Lot D1 AFP Hardscrabble Ranch and (4i) create a 20' utility easement in Lot 1 for future utilities.
- SURVEY DATE: April 4, 2019.
- ADDRESS: 0720 Amherst Road (Posted)
- U.S. Survey feet was used for this survey.
- The legal description shown hereon was based on a title commitments provided by Title Company of the Rockies, Commitment No. 0820100-c3, with an effective date of November 8, 2021, and survey monuments found at the time of the survey.
- BASIS OF BEARINGS: An assumed bearing of N 89° 54' 29" W, between the northwest corner of Lot D, Hardscrabble Ranch, rec. no. 903063, being a found 1.5" aluminum cap on #5 rebar, ls #23089, and the northeast corner of Lot D, Hardscrabble Ranch, rec. no. 903063, being a found 1.5" aluminum cap on #5 rebar, ls #23089, as shown on sheet 2 of 2. All bearings hereon are relative thereto.
- This property is subject to the following exceptions provided by Title Company of the Rockies:
  - Covenants, conditions, restrictions, notes; easements, reservations and rights of ways as shown on the Plat of Coyote Subdivision recorded December 4, 1991 in Book 568 at page 396 as Reception No. 464517, the Plat of Coyote Subdivision, Lots 1 and 2 recorded August 31, 1998 as Reception No. 667855, the Plat of Coyote Subdivision, a Resubdivision of Lot B recorded September 29, 1999 as Reception No. 710440, and the Plat of Hardscrabble Ranch recorded January 10, 2005 as Reception No. 903063
  - Covenants, conditions, restrictions and easement provisions contained in the Protective Covenants for the Coyote Subdivision recorded August 31, 1993 in Book 618 at page 303 as Reception No. 514374; and Amendment thereto recorded November 23, 2004 as Reception No. 898706.
  - Covenants, conditions, restrictions and easement provisions contained in the Coyote Subdivision Road Adjoiner Agreement recorded November 20, 1995 in Book 681 at Page 267 as Reception No. 577275.
  - Covenants, conditions, restrictions and easement provisions contained in the Hardscrabble Ranch Annexation Agreement recorded November 2, 2004 as Reception No. 896348.
  - Covenants, conditions, restrictions and easement provisions contained in the Subdivision Declaration for Hardscrabble Ranch recorded January 14, 2005 as Reception No. 903529, and Amendment thereto recorded March 12, 2013 as Reception No. 201304573 re-recorded March 14, 2013 as Reception No. 201304736 and Second Amendment thereto recorded December 18, 2018 as Reception No. 201821497.
  - Covenants, conditions, restrictions, notes; easements, reservations and rights of ways as shown on the Plat of Hardscrabble Ranch filed January 10, 2005 as Reception No. 903063.
  - Covenants, conditions, restrictions and easement provisions contained in the Trench, Conduit and Vault Agreement with Holy Cross Energy recorded July 8, 2005 as Reception No. 922032.
  - Holy Cross Energy Underground Right-of-Way Easement recorded July 8, 2005 as Reception No. 922037.
- The portion of the Amended Lot D (To be known from hereon as D1), Hardscrabble Ranch (6.0083 acres+) will remain in the Hardscrabble Ranch Subdivision.
- The remaining portion of Lot D will become Graves Subdivision (Lot 1) and will no longer be part of Hardscrabble Ranch Subdivision and will not be subject to exception E and F noted above.
- Driveway specifications and fire suppression requirements must comply with the fire code in effect at time the application for building permit is made.
- At time of building permit, the 8-inch water main, including a fire hydrant, shall be extended per the fire code and Gypsum Public Works Manual in effect at the time of building permit, for fire suppression requirements. Waterline must be located in public utility easement, inspected with as built drawings provided, warrantied, and dedicated to the Town of Gypsum.
- Electric utility lines that reach the property are high voltage and require a transformer to be installed as part of building permit per HCE energy rules and regulations. Electric line shall be underground per Gypsum Public Works Manual.
- This property will also be subject to the Terms, Conditions, and Provisions of the Subdivision Improvements Agreement recorded on \_\_\_\_\_ 2022, at Reception No. \_\_\_\_\_.
- 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 heron.

**PLANNING COMMISSION CERTIFICATE:**

This plat and the statements hereon are approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022 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

**APPROVAL TO RECORD:**

Having ascertained that the conditions of approval have been satisfactorily completed on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022 the Town Council approves this plat for recording by the County Clerk and Recorder.

By: \_\_\_\_\_  
 Mayor

**TOWN COUNCIL CERTIFICATE:**

This plat and the statements hereon are conditionally approved, pending completion of specified improvements, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022 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

**CERTIFICATE OF TAXES PAID:**

I, the undersigned, do hereby certify that 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., 2022.

\_\_\_\_\_  
 Treasurer of Eagle County

**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, and encumbrances, except as follows:

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

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

**LAND USE SUMMARY:**

LOT	ACREAGE	STREET ADDRESS	USE	SUBDIVISION
LOT D1	6.0083 ACRES	0720 AMHERST ROAD	SINGLE FAMILY RESIDENTIAL	HARDCRABBLE RANCH
LOT 1	7.2768 ACRES	2900 VALLEY ROAD	SINGLE FAMILY RESIDENTIAL	GRAVES SUBDIVISION
TOTAL =	13.2851 ACRES			

**SURVEYOR'S CERTIFICATE:**

I, Randall P. Kipp do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is true, correct and complete FINAL PLAT, GRAVES SUBDIVISION, AND AMENDED FINAL PLAT, LOT D, HARDCRABBLE RANCH as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land; that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

Randall P. Kipp  
 Colorado Professional Land Surveyor No. 38079

**CLERK AND RECORDER'S CERTIFICATE:**

This Plat was filed for record in the Office of the Clerk and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_, on this day of \_\_\_\_\_, 2022 and is duly recorded at Reception No. \_\_\_\_\_.

\_\_\_\_\_  
 Clerk and Recorder

By: \_\_\_\_\_  
 Deputy

<i>Final Plat</i> <b>GRAVES SUBDIVISION</b> and <b>A.F.P. LOT D, HARDCRABBLE RANCH</b> <i>Town of Gypsum, County of Eagle, State of Colorado</i>		<b>KIPP LAND SURVEYING</b>	
JOB NO.: 18125		DATE: 7-22-22	
SHEET 1 OF 2		DWG NAME: 18125-GR SUB-AFP	
RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com			

FINAL PLAT  
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**LOT D, HARDCRABBLE RANCH**

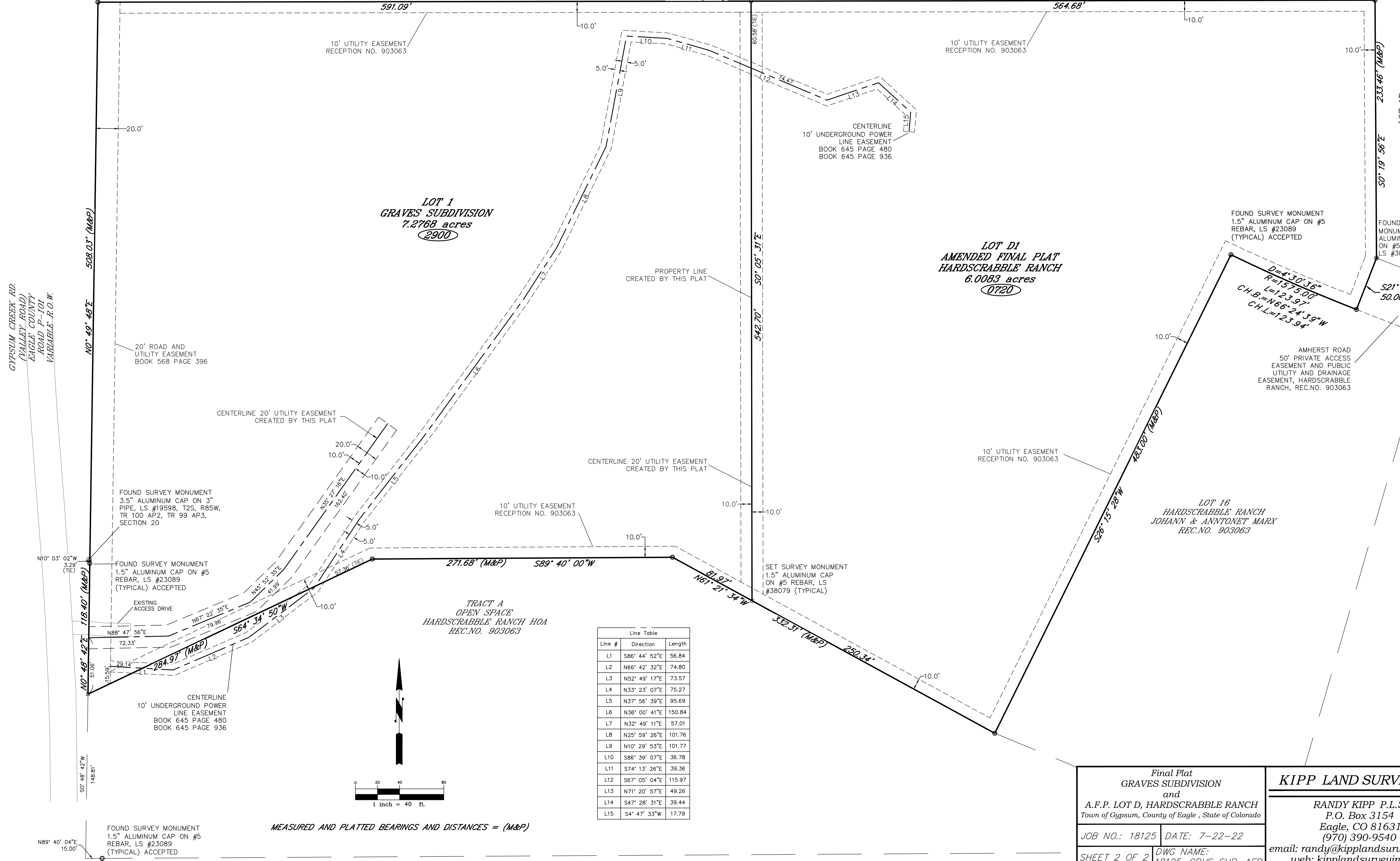
Town of Gypsum, County of Eagle, State of Colorado

LOT 17  
 HARDCRABBLE RANCH  
 CALIRADO LLC  
 REC.NO. 903063

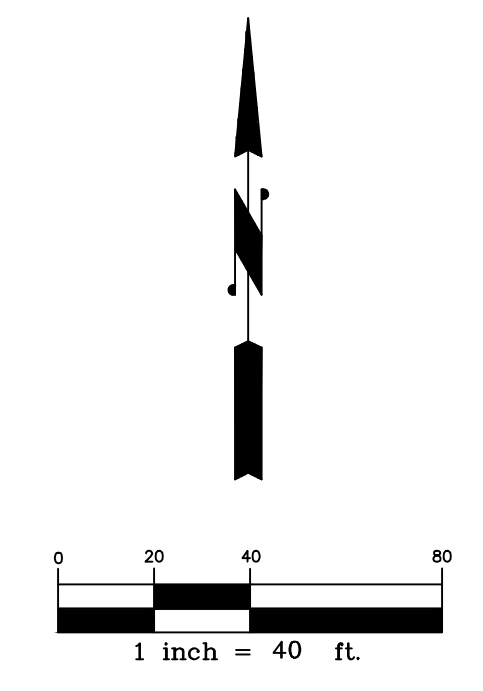
FOUND SURVEY MONUMENT  
 1.5" ALUMINUM CAP ON #5  
 REBAR, LS #23089  
 (TYPICAL) ACCEPTED

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 1.5" ALUMINUM CAP ON #5  
 REBAR, LS #23089  
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BASIS OF BEARINGS  
 1155.77' (M&P) N89° 54' 29"E



Line #	Direction	Length
L1	S86° 44' 52"E	56.84
L2	N66° 42' 32"E	74.80
L3	N52° 49' 17"E	73.57
L4	N33° 23' 07"E	75.27
L5	N37° 56' 39"E	95.69
L6	N36° 00' 41"E	150.84
L7	N32° 49' 11"E	57.01
L8	N25° 59' 26"E	101.76
L9	N10° 29' 53"E	101.77
L10	S86° 39' 07"E	36.78
L11	S74° 13' 26"E	39.36
L12	S67° 05' 04"E	115.97
L13	N71° 20' 57"E	49.26
L14	S47° 28' 31"E	39.44
L15	S4° 47' 33"W	17.79



MEASURED AND PLATTED BEARINGS AND DISTANCES = (M&P)

Final Plat GRAVES SUBDIVISION and A.F.P. LOT D, HARDCRABBLE RANCH Town of Gypsum, County of Eagle, State of Colorado		<b>KIPP LAND SURVEYING</b>  RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 18125 SHEET 2 OF 2	DATE: 7-22-22 DWG NAME: 18125-GRVS SUB-AFP	