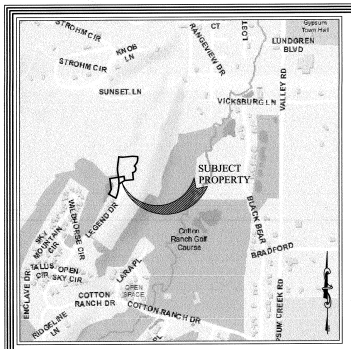
S-369 1/1

AMENDED FINAL PLAT
SKY LEGEND AT COTTON RANCH, FILING 1

A RE-SUBDIVISION OF TRACT H, ACCORDING TO THE SKY LEGEND AT COTTON RANCH, FILING 1 FINAL PLAT RECORDED APRIL 12, 2005 AS RECEPTION NO. 911879 AND PARCEL 2-A ACCORDING TO THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AS RECEPTION NO. 201521808 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 800'

SURVEYOR'S CERTIFICATE

I, JASON R. NEIL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE AMENDED FINAL PLAT, SKY LEGEND AT COTTON RANCH, FILING 1, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 3TH DAY OF OCTOBER A.D., 2016.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR JASON R. NEIL 37685 PLS

JASON R. NEIL, P.L.S. 37685 ON BEHALF OF PEAK SURVEYING, INC.

PARCEL 2
RECEPTION NO. 201521808
GYPSUM D.R.M.S., LLC.
P.O. BOX 7902
ASPEN, CO 81612

PARCEL 2
RECEPTION NO. 201521808
GYPSUM D.R.M.S., LLC.
P.O. BOX 7902
ASPEN, CO 81612

#5 REBAR & CAP L.S. #19598 (TYP.)

#5 REBAR & CAP L.S. #37935 (TYP.)

N 84°40'55" E 140.79'

S 83°55'23" E 71.54'

S 84°11'44" E 50.01'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	530.00'	38.67'	19.35'	38.66'	N10°54'27"W	04°10'51"
C2	325.00'	117.09'	59.19'	116.46'	S02°40'36"E	20°38'34"
C3	375.00'	12.04'	6.02'	12.04'	N06°43'28"E	01°50'23"
C4	150.00'	18.50'	9.26'	18.49'	S02°52'39"W	07°04'02"
C5	100.00'	63.66'	32.95'	62.59'	N17°14'59"E	36°28'27"
C6	50.00'	121.19'	133.30'	93.63'	N14°55'35"E	138°52'42"
C8	530.00'	101.04'	50.67'	100.89'	S03°21'21"E	10°55'23"
C10	530.00'	98.81'	49.55'	98.67'	N07°26'49"E	10°40'55"
C11	530.00'	98.62'	49.45'	98.48'	N18°07'06"E	10°39'40"
C12	530.00'	203.35'	103.05'	202.30'	N12°26'47"E	22°00'10"

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°59'19"E	12.87'
L2	N59°48'03"W	27.68'
L3	S42°36'59"W	6.84'
L4	S22°29'05"W	35.22'
L5	S16°34'39"W	29.32'
L6	S23°28'40"W	12.98'
L7	S20°17'44"W	27.06'
L8	S26°55'38"W	16.24'
L9	S09°37'47"W	23.73'
L10	S11°12'26"E	24.88'
L11	S39°55'28"E	27.93'
L12	S64°19'28"E	5.13'
L13	S25°11'47"W	42.67'
L14	N87°29'58"W	50.99'
L15	S25°11'47"W	93.87'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

N 07°39'00" E 117.75'

VARIABLE WIDTH ACCESS AND UTILITY EASEMENT PER REC. NO. 911879

S 45°39'16" W 46.00'

S 44°20'44" E 96.99'

N 61°45'53" W 96.14'

S 85°01'41" W 120.74'

LOT 77-C
PAUL D. NEEDHAM, DYANN M. BENNETT
355 W. 55TH AVENUE - DENVER, CO 80211

PARCEL 3
RECEPTION NO. 201521808
GYPSUM D.R.M.S., LLC.
P.O. BOX 7902
ASPEN, CO 81612

PARCEL 2-A
RECEPTION NO. 201521808
GYPSUM D.R.M.S., LLC.
P.O. BOX 7902
ASPEN, CO 81612

#5 REBAR & CAP L.S. #19598 (TYP.)

N 81°10'54" E 121.91'

10' UTILITY & DRAINAGE EASEMENT

50.72'

L14

LOT 80-T
10,776 S.F.±
0.247 AC.±
(MIN. F.F.E. = 6545.05')
0400

10' UTILITY, DRAINAGE & SIDEWALK EASEMENT

TRACT H BOUNDARY LINE TO BE VACATED

FILING 1 BOUNDARY LINE PER REC NO. 911879 TO BE VACATED WITH THIS PLAT

N 87°53'40" W 116.21'

TRACT H BOUNDARY LINE TO BE VACATED

IRRIGATION POND HIGH WATER LINE ELEV. = 6543.05' AS SHOWN ON REC. NO. 201009489

149.35'

PART OF PARCEL 3, COTTON RANCH P.U.D. FILING 2, REC. NO. 375450 AND DOCUMENTS RECORDED AT REC. NOS. 909911, 909912, 909914, 909915.

LOT 79-T
9,537 S.F.±
0.218 AC.±
(MIN. F.F.E. = 6545.05')
0396

20' REAR SETBACK FROM IRRIGATION POND HIGH WATER LINE

ACCESS, MAINTENANCE & LANDSCAPE EASEMENT PER REC. NO. 201009489

S 72°12'44" E 101.50'

10' UTILITY & DRAINAGE EASEMENT

IRRIGATION POND HIGH WATER LINE ELEV. = 6543.05' AS SHOWN ON REC. NO. 201009489

N 72°12'44" E 76.51'

10' UTILITY, DRAINAGE & SIDEWALK EASEMENT

LOT 78-T
8,906 S.F.±
0.204 AC.±
(MIN. F.F.E. = 6545.05')
0392

N 39°40'05" W 174.02'

ACCESS, MAINTENANCE & LANDSCAPE EASEMENT PER REC. NO. 201009489

LOT 51-T

LEGEND DRIVE R.O.W. WIDTH VARIES

TRACT O

LOT 76-C

LOT 75-C

PLANNING COMMISSION CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS 13 DAY OF April, A.D., 2017 BY THE PLANNING COMMISSION OF THE TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: Scott Murphy
CHAIRMAN

TOWN COUNCIL CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING 2017 COMPLETION OF SPECIFIED IMPROVEMENTS, THIS 18 DAY OF April, A.D., 2017 BY THE TOWN COUNCIL OF THE 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: Jonna Kinnis
MAYOR PRO-TEM

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS 18 DAY OF April, A.D., 2017 THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: Jonna Kinnis
MAYOR PRO-TEM

TITLE CERTIFICATE

FIRST AMERICAN TITLE INSURANCE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS VESTED IN GYPSUM D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY ARE FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS SHOWN IN Policy No. 756CB01-0P dated November 18, 2015

DATED THIS 17th DAY OF Nov., A.D., 2016.

BY AGENT: FIRST AMERICAN TITLE INSURANCE COMPANY
1125 17TH STREET, SUITE 750
DENVER, COLORADO 80202

SURVEYOR'S NOTES

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-756084-CO, DATED EFFECTIVE OCTOBER 14, 2015.

1) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF N00°28'53"E BETWEEN ANGLE POINT #3 AND ANGLE POINT #2 OF TRACT 72, CLO BRASS CAPS IN PLACE.

2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD OR IN PLACE.

3) THIS SURVEY IS BASED ON THE FINAL PLAT OF SKY LEGEND AT COTTON RANCH FILING 1 RECORDED APRIL 12, 2005 AT RECEPTION NO. 911879 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 18, 2015 AS RECEPTION NO. 201521808 OF THE EAGLE COUNTY CLERK AND RECORDERS OFFICE AND CORNERS FOUND IN PLACE.

4) DATE OF THIS SURVEY WAS AUGUST 2013.

5) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

PLAT NOTES

1) NO LOT OWNER SHALL IRRIGATE OR WATER LAWNS, GARDENS, OR OPEN SPACE WITHIN THE COTTON RANCH P.U.D. FROM THE TOWN'S MUNICIPAL SYSTEM. ONLY ONE HOSEBIB VISIBLE ON THE FRONT OF EACH STRUCTURE IS ALLOWED AND SHALL NOT BE USED FOR OUTSIDE IRRIGATION USES OTHER THAN WASHING CARS.

2) OWNER SHALL OBTAIN SUCH PERMISSION AS MAY BE REQUIRED BY LAW PRIOR TO RELOCATION OF ANY IRRIGATION DITCHES. OWNER SHALL NOT DECREASE THE FLOW IN ANY SUCH DITCH AS IT LEAVES THE PROPERTY FROM THE FLOW WHICH WAS HISTORICALLY CARRIED BY THE DITCH EXCEPT AS MAY BE PERMITTED BY LAW.

3) GYPSUM / D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY GRANTS UNTO THE TOWN OF GYPSUM AND EAGLE COUNTY AN AVIGATION EASEMENT FOR THE USE OF THE AIR SPACE ABOVE THE PLANNED COTTON RANCH P.U.D. INCLUDING THE REASONABLE OPERATION OF AIRCRAFT IN AIR, WHILE LANDING AT, OR TAKING OFF FROM EAGLE COUNTY REGIONAL AIRPORT, TOGETHER WITH THE RIGHT TO PROHIBIT ELECTRICAL EMISSIONS WHICH WOULD INTERFERE WITH AIRCRAFT COMMUNICATIONS SYSTEMS OR AIRCRAFT NAVIGATIONAL EQUIPMENT.

4) COVENANTS. REFER TO COVENANTS RECORDED FOR THE COTTON RANCH P.U.D. ON OCTOBER 30, 1995 AT BOOK 679, PAGE 552, AS RECEPTION NO. 575562 EAGLE COUNTY RECORDS AS WELL AS THE SKY LEGEND COVENANTS AND PLANNED UNIT DEVELOPMENT GUIDE RECORDED APRIL 12, 2005 AT RECEPTION NO. 911877.

5) THIS PROPERTY MAY BE SUBJECT TO A RIGHT-OF-WAY FOR APPROXIMATELY 0.20 ACRES THAT WAS GRANTED TO THE TOWN OF GYPSUM MUNICIPAL WATER WORKS ACROSS THE SW1/4NW1/4 OF SECTION 8, T5S, R83W IN BOOK 87 AT PAGE 336 OF THE EAGLE COUNTY RECORDS (1918) FOR A STANDPIPE OR DISTRIBUTION RESERVOIR, THE LOCATION OF WHICH IS NOT DISCERNIBLE FROM RECORD DOCUMENTS NOR VISIBLE EVIDENCE UPON THE GROUND.

6) THIS PROPERTY MAY BE SUBJECT TO A RIGHT-OF-WAY FOR A ROAD THROUGH SECTIONS 4, 5, 8, 9, 17 AND 18, T5S, R83W GRANTED IN BOOK 91 AT PAGE 37 OF THE EAGLE COUNTY RECORDS IN WHICH THE LOCATION OF THE GRANT IS NOT DISCERNIBLE FROM RECORD DOCUMENTS NOR VISIBLE EVIDENCE UPON THE GROUND.

7) THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN BOOK 679 PAGE AT PAGE 444 THAT GRANTS TO THE TOWN OF GYPSUM "A" PERPETUAL RIGHT OF ACCESS TO MAINTAIN THE SWAMP DITCH AND ANY STORM, DRAINAGE, STORM SEWER AND STORAGE FACILITIES, AND ACCESS THE SAME ALONG SUCH FACILITIES AND 10 FEET ON EITHER SIDE OF THE CENTERLINE OF ANY CART PATH, LOCATED ON THE COTTON RANCH GOLF COURSE."

8) GYPSUM D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY, HEREBY DEDICATES THE FOLLOWING PERPETUAL , NON-EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY WITH THIS FINAL PLAT.

9) a) UTILITY AND DRAINAGE EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS, AND THROUGH THOSE AREAS DESIGNATED HEREON AS "UTILITY AND DRAINAGE EASEMENT" AND AS "PUBLIC RIGHT-OF-WAY" AND AS "PRIVATE RIGHT-OF-WAY" AND AS "TYPICAL LOT UTILITY AND DRAINAGE EASEMENT" INSIDE OF ALL LOTS, BEING TEN (10) FEET IN WIDTH ALONG ALL LOT LINES, AS SHOWN ON THE TYPICAL LOT UTILITY AND DRAINAGE EASEMENT FOR THE PURPOSE OF i) THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT, AND MAINTENANCE OF UTILITIES OF ANY KIND WHATSOEVER, INCLUDING BUT NOT LIMITED TO WATERLINES AND HYDRANTS, SANITARY SEWER LINES AND MANHOLES, TELEPHONE LINES, GAS LINES, ELECTRIC LINES, FIBER OPTIC LINES, OTHER COMMUNICATIONS LINES AND ALL RELATED STRUCTURES, TOGETHER WITH A PERPETUAL RIGHT, OF INGRESS AND EGRESS THERETO, ii) STORM DRAINAGE, DRAINAGE OF WATER FLOWING FROM OTHER LANDS ALONG WITH THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF SURFACE DRAINAGE STRUCTURES INCLUDING BUT NOT LIMITED TO DETENTION PONDS, SWALES, GUTTERS, DITCHES, CULVERTS, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO.

b) SIDEWALK EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED HEREON AS "SIDEWALK EASEMENT" OR "TYPICAL SIDEWALK EASEMENT" FOR THE PURPOSE OF THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF SIDEWALKS AND ROAD SIGNS AND ANY SUPPORTING STRUCTURES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS.

c) SEWER EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THESE AREAS DESIGNATED HEREON AS "SEWER EASEMENT" FOR THE PURPOSES OF INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF ALL SEWER STRUCTURES AND FACILITIES AND ANY OTHER APPURTENANT IMPROVEMENTS, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO.

d) WATERLINE EASEMENTS ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THESE AREAS DESSIGNATED HEREON AS "WATERLINE EASEMENT" FOR THE PURPOSES OF INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF ALL WATER STRUCTURES AND FACILITIES AND ANY OTHER APPURTENANT IMPROVEMENTS, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS THERETO.

10) LOT, TRACT, AND RIGHT-OF-WAY AREAS HAVE BEEN ROUNDED INSTEAD OF TRUNCATED AT THE REQUEST OF JOHNSON, KUNKEL & ASSOCIATES, INC.

11) THE TOWN OF GYPSUM ONLY PROVIDES POTABLE, IN-HOUSE WATER TO THE SKY LEGEND SUBDIVISION. ALL IRRIGATION FOR LAWNS, GARDENS, AND ANY OTHER USES OUTSIDE HOMES AND IN OPEN SPACE WILL BE PROVIDED BY A RAW WATER, IRRIGATION SYSTEM CONSTRUCTED AND MANAGED BY THE SKY LEGEND HOMEOWNERS ASSOCIATION THROUGH THE COTTON RANCH METROPOLITAN DISTRICT. THE RAW WATER IRRIGATION IS SUPPLIED BY A COMBINATION OF WATER RIGHTS, WITH VARIOUS PRIORITIES IN THE STATE PRIORITY SYSTEM. THUS, SIMILAR TO MANY OTHER MUNICIPAL AND DISTRICT IRRIGATION SUPPLIES WITH MORE JUNIOR PRIORITIES IN COLORADO, THE RAW WATER IRRIGATION SYSTEM SUPPLY MAY BE SUBJECT TO CURTAILMENT DURING IRRIGATION SEASON. DISCLOSURE IS HEREBY PROVIDED TO ALL PURCHASERS OF PROPERTY WITHIN THIS FINAL PLAT AS FOLLOWS: EACH LOT MAY BE SUBJECT TO WATERING RESTRICTIONS DURING IRRIGATION SEASON WHICH RESULT IN PARTIAL OR FULL CURTAILMENT OF THE IRRIGATION WATER TO EACH LOT. IRRIGATED TURF AREAS FOR BACK YARDS NOT TO EXCEED 900 SQUARE FEET FOR COTTAGE LOTS, 1,200 SQUARE FEET FOR TRADITIONAL LOTS, AND 1,500 SQUARE FEET FOR CUSTOM LOTS. IN ADDITION, THE TOTAL OUTSIDE IRRIGATION FOR LAWNS, GARDENS, ZEROSCAPING AND ANY OTHER USE FOR THE RAW WATER IS LIMITED TO NO MORE THAN 2,500 SQUARE FEET PER LOT.

12) BUILDING SETBACKS FOR TRADITIONAL LOTS WITH FRONT LOADING GARAGES ARE AS FOLLOWS: FRONT 20', REAR 10', SIDES 10'. BUILDING SETBACKS FOR TRADITIONAL LOTS WITH SIDE LOADING GARAGE ARE AS FOLLOWS: FRONT 15', REAR 10' SIDES 10'.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT GYPSUM D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY BEING OWNER OF PARCEL 2-A THE FOLLOWING DESCRIBED REAL PROPERTY, TO WITNESS:

A PARCEL OF LAND BEING TRACT H, ACCORDING TO THE SKY LEGEND AT COTTON RANCH, FILING 1 FINAL PLAT RECORDED ON APRIL 15, 2005 AS RECEPTION NO. 911879 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, SAID TRACT CONTAINING 0.396 ACRES MORE OR LESS:

TOGETHER WITH:

A PARCEL OF LAND BEING PARCEL 2A, AS DESCRIBED IN RECEPTION NO. 201521808, COUNTY OF EAGLE, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT 3 OF TRACT 72, A 2 1/2" GLO BRASS CAP IN PLACE, THENCE N39°19'02"E A DISTANCE OF 3303.05 FEET TO THE POINT OF BEGINNING; THENCE N67°30'08"W A DISTANCE OF 149.36 FEET; THENCE N81°10'54"E A DISTANCE OF 121.91 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET; A CENTRAL ANGLE OF 04°10'51", A DISTANCE OF 38.66 FEET (CHORD BEARS N10°54'27"W A DISTANCE OF 38.66 FEET); THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET; A CENTRAL ANGLE OF 20°38'33", A DISTANCE OF 117.09 FEET, (CHORD BEARS N02°40'36"W A DISTANCE OF 116.46 FEET); THENCE N07°39'40"E A DISTANCE OF 117.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 01°50'24", A DISTANCE OF 12.05 FEET (CHORD BEARS N06°43'25"E A DISTANCE OF 12.05 FEET); THENCE S84°11'44"E A DISTANCE OF 50.01 FEET; THENCE S84°40'55"E A DISTANCE OF 140.79 FEET; THENCE S83°55'23"E A DISTANCE OF 71.54 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 07°04'02", A DISTANCE OF 18.50 FEET (CHORD BEARS S02°52'39"W A DISTANCE OF 18.49 FEET; THENCE S00°59'19"E A DISTANCE OF 12.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 36°28'27", A DISTANCE OF 63.66 FEET, (CHORD BEARS S17°14'59"W A DISTANCE OF 62.59 FEET); THENCE S35°29'16"W A DISTANCE OF 46.30 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 138°52'42", A DISTANCE OF 121.19 FEET; (CHORD BEARS S14°55'35"W, A DISTANCE OF 93.63 FEET); THENCE S65°38'05"E A DISTANCE OF 99.59 FEET, THENCE S85°01'41"W A DISTANCE OF 120.74 FEET; THENCE S35°05'17"W A DISTANCE OF 96.99 FEET; THENCE N58°13'29"W A DISTANCE OF 68.23 FEET; THENCE S27°44'14"W A DISTANCE OF 83.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.092 ACRES MORE OR LESS.

TOTAL AREA = 2.488 ACRES MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS AN AMENDED FINAL PLAT OF SKY LEGEND AT COTTON RANCH, FILING 1, A RESUBDIVISION OF TRACT H AND PARCEL 2-A AND HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARED:

1. THE STREET RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOREVER FOR PURPOSED OF INGRESS & EGRESS, VEHICULAR MOVEMENT, UTILITY LINES AND FACILITIES, DRAINAGE, AND OTHER PUBLIC FACILITIES AS MAY BE DESCRIBED HEREON TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE SUCH LINES AND FACILITIES AS DEEMED APPROPRIATE AND NECESSARY.

WAIVER:

IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE DECLARANTS 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 6TH DAY OF OCTOBER, 2016.

OWNER:
GYPSUM D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY
ADDRESS P.O. BOX 7902
ASPEN, CO 81611
BY: [signature]
AS: Manager
GYPSUM D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)SS
COUNTY OF DENVER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF OCTOBER A.D., 2016.

BY MICHAEL UCCELLI
AS: MANAGER
GYPSUM D.R.M.S., LLC., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: JAN 3 2017

WITNESS MY HAND AND SEAL [signature]

NOTARY PUBLIC

NOTARY PUBLIC ROBERT P. SCHENCK STATE OF COLORADO

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THE THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF 11/10 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 29 DAY OF November A.D., 2016.

20043730
R0057320

BY: Teak Simonton by Anissa Berge
TREASURER OF EAGLE COUNTY

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT 9:23 O'CLOCK A M., ON THE 14th DAY OF April A.D., 2017 AND IS RECEPTION NO. 201706578

CLERK AND RECORDER

BY: Carla Thompson
DEPUTY

LAND USE TABLE

LOT	ACREAGE	LAND USE	ADDRESS
TRACT H / PARCEL 2-A	2.488 AC. ±	FUTURE DEVELOPMENT	
LOT 78-T	0.204 AC. ±	1 SINGLE FAMILY RESIDENCE	0392 LEGEND DRIVE
LOT 79-T	0.218 AC. ±	1 SINGLE FAMILY RESIDENCE	0396 LEGEND DRIVE
LOT 80-T	0.247 AC. ±	1 SINGLE FAMILY RESIDENCE	0400 LEGEND DRIVE
REMAINING PARCEL 4	1.733 AC. ±		

PEAK
Surveying, Inc.
P.O. Box 1746 - Rifle, CO 81650
Phone (970) 625-1954 - Fax (970) 625-2954
www.peaksurveyinginc.com

Drawn By: JRN
Checked By: JRN
Date: OCT 03, 2016
Computer File: 072-F1 AM PLAT

NO.	Date	Revision	By

GYPSUM D.R.M.S., LLC.
TOWN OF GYPSUM, COLORADO
SKY LEGEND AT COTTON RANCH
FILING 1, AMENDED PLAT

Project NO. 10072

1 OF 1

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.

Eagle County, CO
04/14/2017 09:47:20
Page 1 of 1
Doc. $0.00
20170657820170657820