

CERTIFICATION OF OWNERSHIP

MERVYN LAPIN REVOCABLE TRUST & Red Mountain Ranch LLLP being the owners of 100 percent of the property exclusive of streets and alleys described as:

A parcel of land situate in Section 4, Township 5 South, Range 84 West, of the Sixth Principal meridian, being a portion of Tracts 38, 44 and 55, of said Township and Range, County of Eagle, State of Colorado, being more particularly described as follows:

Beginning at a point on the south line of Highway 6 right of way and subject property, thence departing said south line S 73°54'19" E, 166.17 feet to the approximate centerline of the Eagle River; thence along said approximate centerline of the Eagle River N 83°53'41" E, 164.57 feet; thence N 03°16'22" E, 207.75 feet; thence N 88°53'39" E, 1444.68 feet; thence N 00°03'38" E, 1304.45 feet; thence N 89°55'58" E, 1452.88 feet; thence N 01°26'59" W, 410.52 feet; thence S 74°05'52" E, 61.00 feet; thence N 89°29'35" E, 168.06 feet; thence N 60°21'03" E, 237.26 feet; thence N 41°28'58" E, 382.43 feet; thence N 36°38'40" E, 287.00 feet; thence N 47°37'46" E, 301.83 feet; thence N 53°45'15" E, 221.64 feet; thence N 56°52'39" E, 306.49 feet; thence N 67°43'47" E, 487.77 feet; thence S 85°01'04" E, 131.72 feet; thence S 75°53'48" E, 341.87 feet; thence N 83°56'56" E, 341.07 feet; thence N 71°13'30" E, 309.64 feet; thence N 57°40'54" E, 500.75 feet; thence N 42°33'16" E, 259.06 feet; thence N 32°48'42" E, 262.87 feet; thence N 21°21'17" E, 271.70 feet; thence N 18°01'19" E, 171.00 feet; thence N 38°30'01" E, 154.44 feet; thence N 52°39'57" E, 201.11 feet; thence departing said approximate centerline of the Eagle River N 26°50'41" W, 63.81 feet to the south line of Highway 6 right of way; thence along said south line of Highway 6 right of way S 63°08'45" W, 1724.56 feet; thence S 63°07'51" W, 2211.15 feet; thence 816.48 feet along the arc of a non-tangent curve to the left having a radius of 11410.00 feet, a central angle of 04°06'00" and a chord which bears S 61°04'51" W, 816.31 feet; thence S 59°01'51" W, 2572.80 feet; thence 1279.56 feet along the arc of a non-tangent curve to the left having a radius of 2242.00 feet, a central angle of 32°42'00" and a chord which bears S 42°40'51" W, 1262.26 feet; thence S 26°19'51" W, 267.31 feet to the Point of Beginning - Containing 106.218 acres more or less

have by these presents laid out and platted the same as shown hereon and designate the same as RED MOUNTAIN RANCH - PARCEL 1 Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this _____ day of _____, 20____.

Owner: MERVYN LAPIN REVOCABLE TRUST, MERVYN LAPIN, TRUSTEE
232 W MEADOW DR
VAIL, CO 81657-5079

By:
MERVYN LAPIN TRUSTEE OF MERVYN LAPIN REVOCABLE TRUST

Owner: Red Mountain Ranch LLLP
In Care of Name MERVYN LAPIN
Owner Address 232 W MEADOW DR
VAIL, CO 81657-5079

By:
Mervyn Lapin, _____ of Red Mountain Ranch LLLP

STATE OF _____)
COUNTY OF _____)
ss

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D. 20____, by Mervyn Lapin, _____ of Red Mountain Ranch LLLP.

Witness my hand and official seal.
My Commission expires _____.

Notary Public

TITLE CERTIFICATE

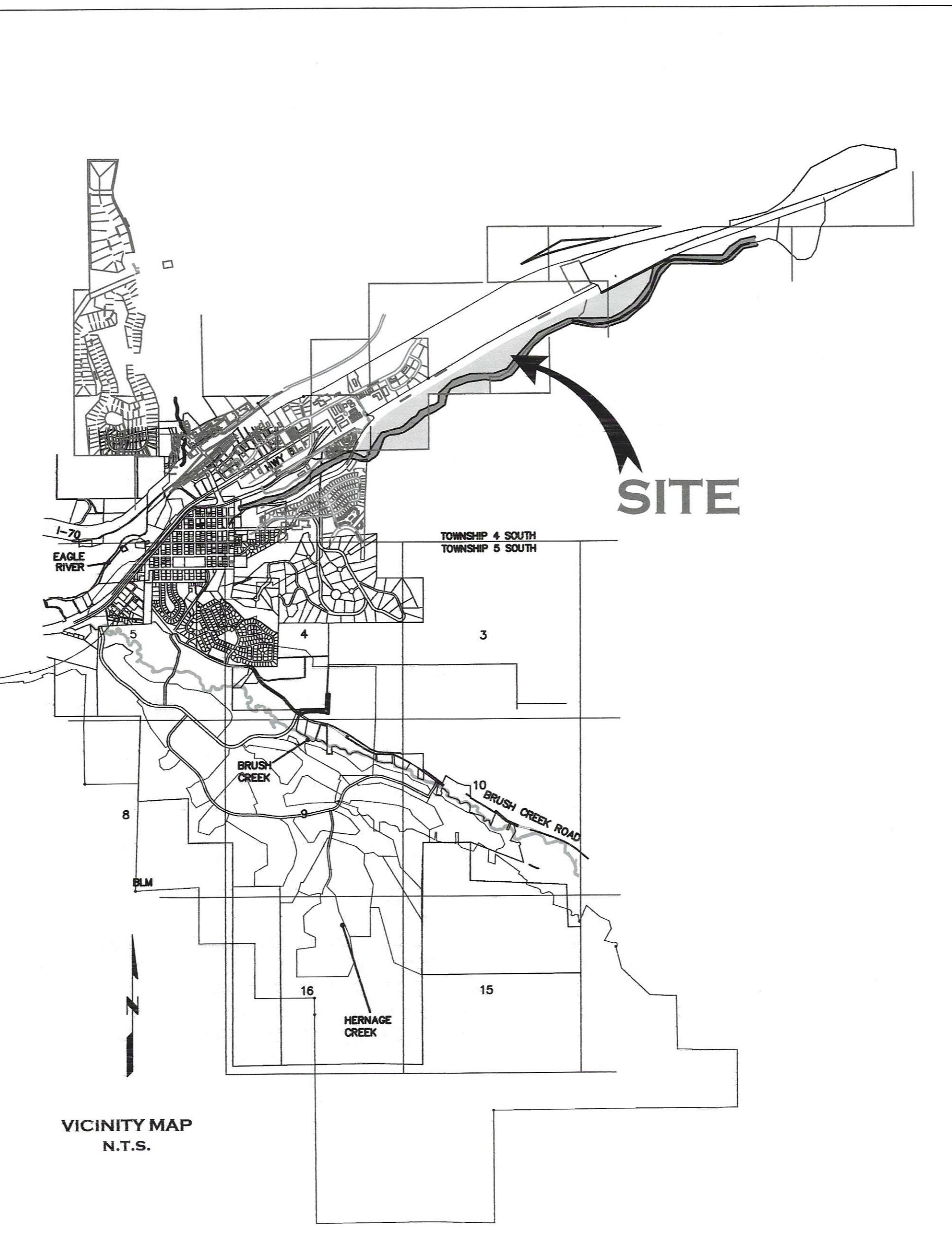
____ does hereby certify that it has examined the title to all lands shown upon this map and that title to such lands is vested in _____, free and clear of all liens and encumbrances, except as follows:

EXECUTED this _____ day of _____, A.D., 20____.

Title Examiner

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

ANNEXATION MAP RED MOUNTAIN RANCH - PARCEL 1 ADDITION TO THE TOWN OF EAGLE



NOTES

1. Survey Date: DECEMBER, 2005 & MAY 2006
2. Basis of Bearings: S59°01'51" W for the north line, as shown and described herein.
3. CONTIGUITY CALCULATION: The overall boundary of the property is 19,485 linear feet and the linear feet of contiguity with the town boundary 7476 linear feet, which meets and exceeds the 1/6 requirement.
4. In accordance with, town code 4.15.010 (G), the external boundary shall be monumented prior to recording of the document.
5. Easements were not researched in the production of this annexation map.

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

REVISED TJA 05-20-19 ACREAGE
REVISED TJA 04-02-19 PER TOWN COMMENTS
REVISED TJA 02-09-18 PER TOWN COMMENTS
REVISED TJA 02-07-18 PER TOWN COMMENTS
REVISED TJA 03-02-17 OWNERSHIP
REVISED TJA 03-02-17 ACREAGE

DRAWN BY: CAP JOB NUMBER: 16109 DRAWING NAME: 16109_ANNEC_2.dwg
SHEET 1 OF 3 DATE: 09-26-12 CHECKED BY: TJA

BOARD OF TRUSTEES CERTIFICATE

The Board of Trustees of the Town of Eagle, Colorado, by Resolution No. _____, duly adopted on the _____ day of _____, 20____, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Eagle. The Board of Trustees of the Town of Eagle, Colorado, by Ordinance No. _____, duly adopted on the _____ day of _____, 20____, did annex the property herein described to the Town of Eagle, Colorado.

Attest:

Town Clerk _____

CLERK AND RECORDER'S CERTIFICATE

This Map was filed for record in the office of the Clerk and Recorder at _____ M o'clock, on the _____ day of _____, 20____, and is duly recorded at Reception No. _____

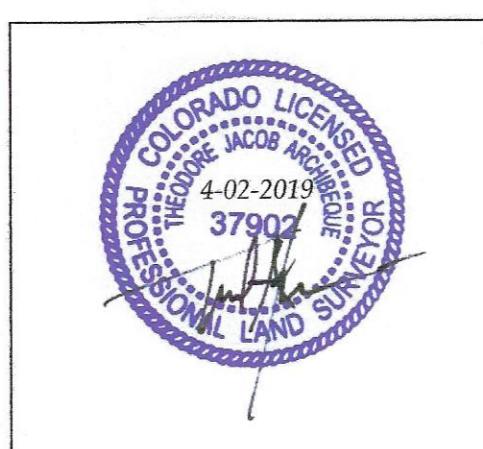
EAGLE COUNTY CLERK AND RECORDER

By: _____ Deputy

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, a professional land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information herein is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown herein is contiguous with the existing boundaries of the Town of Eagle, Colorado. I further certify that the external boundaries of the property shown on this plat have been monumented on the ground in accordance with Section 4.15.010(g) of the Eagle Municipal Code.

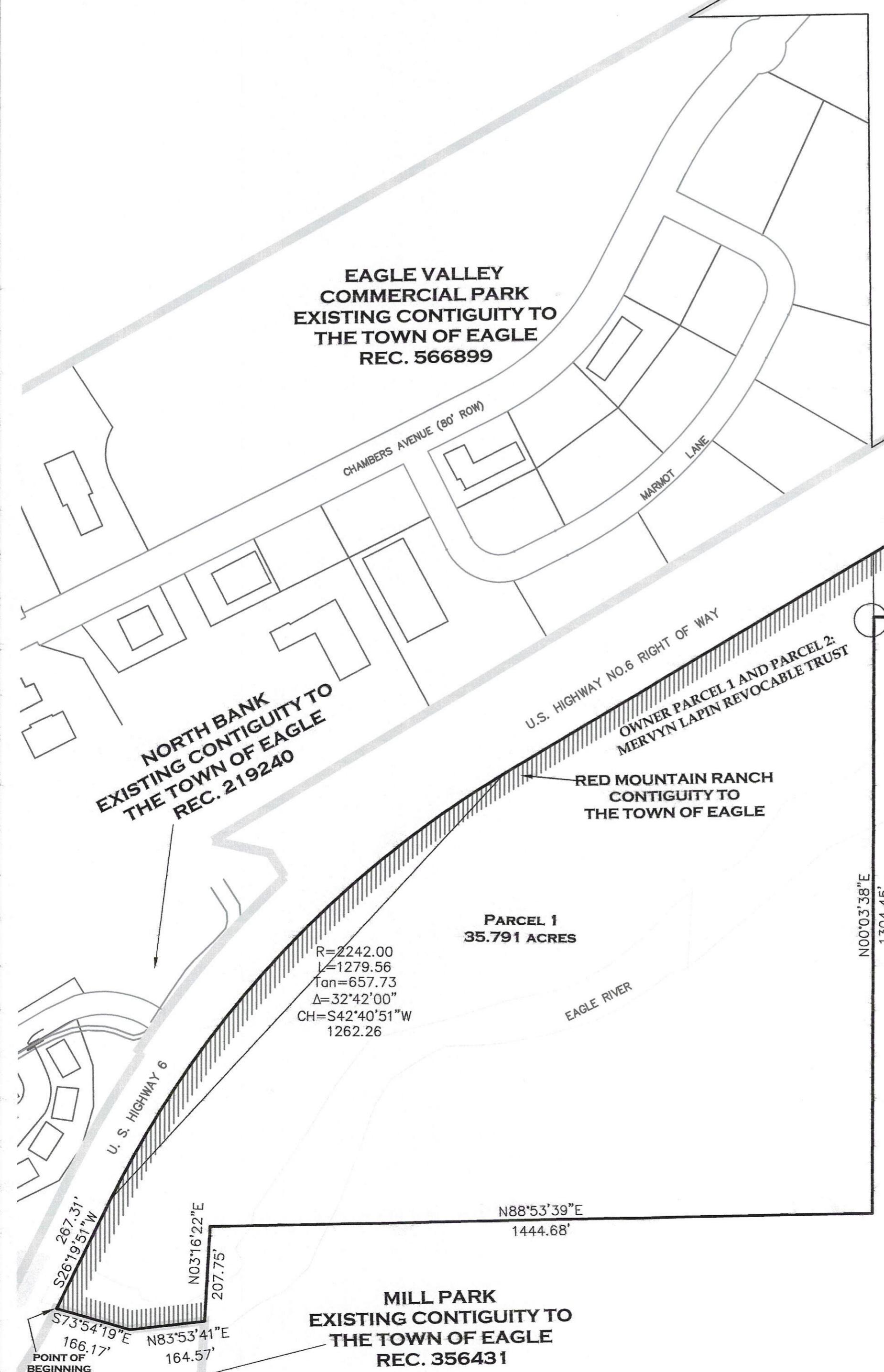
Executed this _____ day of _____, 20____.



Theodore J. Archibeque, PLS 37902
Professional Land Surveyor State of
Colorado

ANNEXATION MAP RED MOUNTAIN RANCH - PARCEL 1 ADDITION TO THE TOWN OF EAGLE

ANNEXATION PLAT
RED MOUNTAIN RANCH - PARCEL 1
ADDITION TO THE TOWN OF EAGLE



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EAGLE RIVER STATION
EXISTING CONTIGUITY TO
THE TOWN OF EAGLE
REC. 200625190

CURRENT
TOWN OF EAGLE
BOUNDARY

U.S. HIGHWAY NO. 6

UNION PACIFIC RAILROAD

S221.15'
S63°07'51"W

RED MOUNTAIN RANCH
CONTIGUITY TO
THE TOWN OF EAGLE

R=11410.00
L=816.48
Tan=408.42
Δ=4°06'00"
CH=S61°04'51"W
816.31

CURRENT
TOWN OF EAGLE
BOUNDARY

UNION PACIFIC RAILROAD

BASIS OF BEARINGS
2572.80
S59°01'51"W

OWNER LANDS EAST OF PARCEL 2:
RED MOUNTAIN RANCH PARTNERSHIP

PARCEL 2
4.405 ACRES

RED MOUNTAIN RANCH - PARCEL 1
ADDITION TO THE TOWN OF EAGLE
106.218 AC.

S74°05'52"E
61.00' N89°29'35"E N60°21'03"E
237.26' 168.06'

N41°28'58"E
362.43'

N47°37'46"E
301.83'

N15°38'40"E
287.06'

N47°37'46"E
301.83'

N67°43'47"E
487.77'

EAGLE RIVER
N56°52'39"E
306.49'

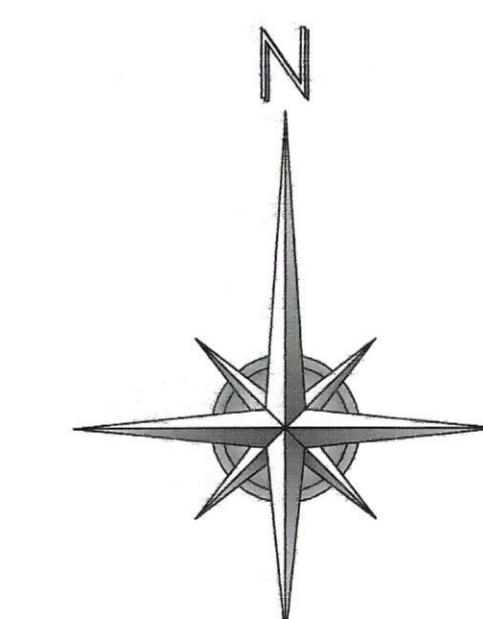
N53°45'15"E
221.64'

N85°01'04"E
131.72'

S75°53'48"E
341.87'

N83°56'56"E
341.07'

N71°13'30"E
309.64"



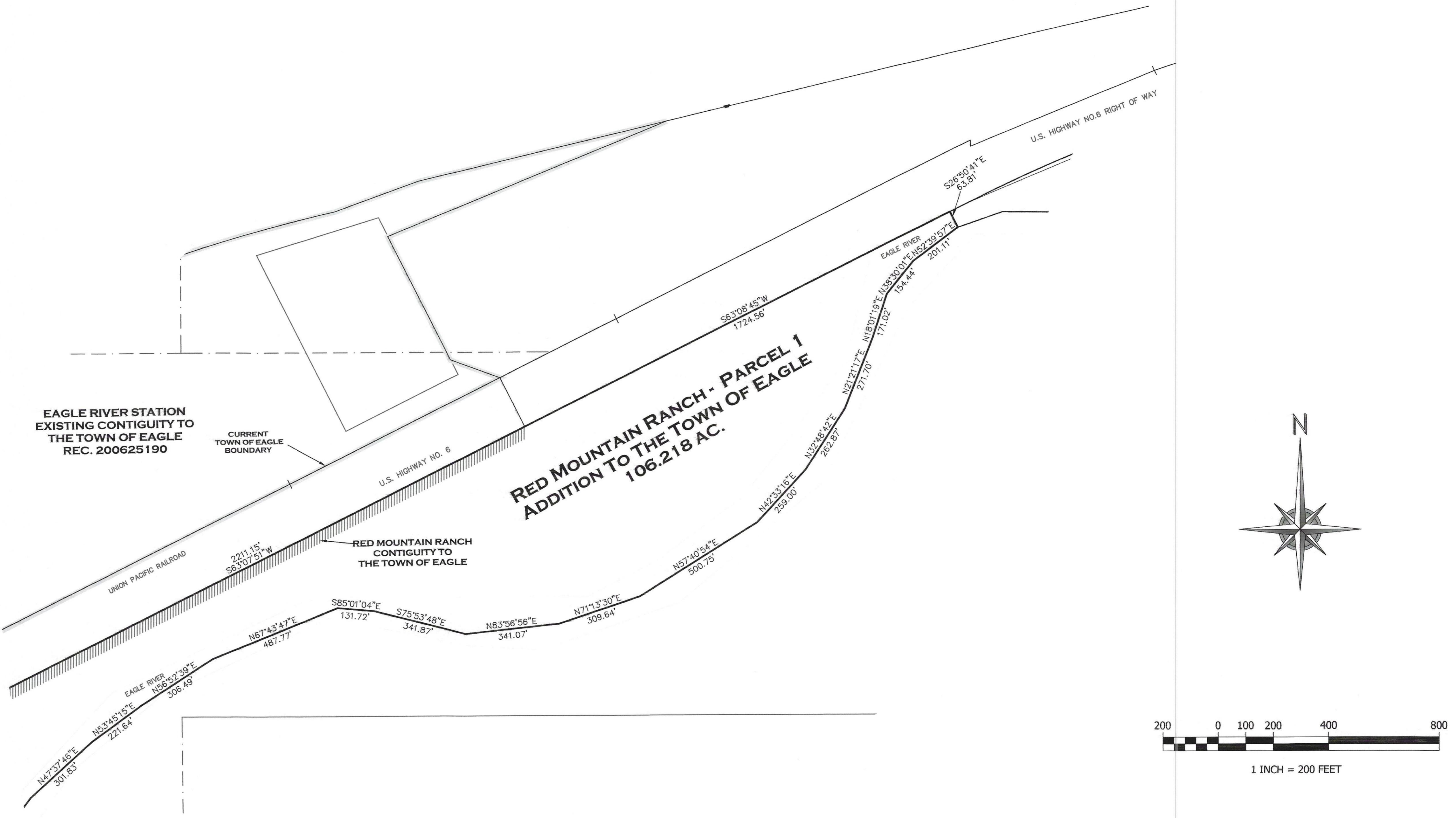
200 0 100 200 400 800
1 INCH = 200 FEET

REVISED TJA 05-20-19 ACREAGE
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ANNEXATION PLAT
RED MOUNTAIN RANCH - PARCEL 1
ADDITION TO THE TOWN OF EAGLE

DRAWN BY:	CAP	JOB NUMBER:	16109	DRAWING NAME:	16109_ANNEP_2.dwg
SHEET	2	OF	3	DATE:	09-26-16
CHECKED BY:					TJA

**ANNEXATION PLAT
RED MOUNTAIN RANCH - PARCEL 1
ADDITION TO THE TOWN OF EAGLE**



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**ANNEXATION PLAT
RED MOUNTAIN RANCH - PARCEL 1
ADDITION TO THE TOWN OF EAGLE**

AWN BY:	CAP	JOB NUMBER:	16109	DRAWING NAME:	16109_ANNEX_2.dwg		
SHEET	3	OF	3	DATE:	09-26-16	CHECKED BY:	TJA