

VICINITY MAP

The map shows the proposed site (hatched area) located near Sylvan Lake Rd and Eagle River. Key roads include Sylvan Lake Rd, Eagle River, Grand Ave, and Highway 8. A north arrow is located in the bottom left corner.

THERMO DYNAMICS INC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24° 34' 06"W	163.46'
L2	S56° 07' 33"W	186.36'
L3	N24° 34' 06"E	223.08'
L4	N62° 34' 09"W	56.92'
L5	S39° 46' 23"W	88.89'
L6	S44° 49' 53"E	136.07'
L7	S46° 23' 13"W	151.71'
L8	S50° 09' 13"W	123.58'
L9	S52° 29' 23"W	161.72'
L10	S46° 52' 03"E	144.06'
L11	S55° 17' 37"W	212.26'
L12	S25° 53' 47"W	198.36'
L13	N25° 53' 47"W	365.73'
L14	N86° 30' 37"E	91.74'
L15	N25° 53' 47"W	50.27'
L16	N55° 17' 13"E	21.30'

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BOUNDARY LINE ESTABLISHED  
BY POWELL PARK FINAL PLAT  
RECEPTION NO. 267605

# CERTIFICATE OF OWNERSHIP

Me, The Powell Family Trust, the owner of 100 percent of the following described property excluding any streets and alleys, to wit:

Lots 1 and 2, Powell Park, according to the plat recorded October 20, 1983 in book 371 at Page 287, County of Eagle, State of Colorado, with surveyed description as follows:

[illegible]

# SURVEYOR'S CERTIFICATE

I, James S. Kunkel, 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 **PONELL PARK ANNEXATION**, to the Town of Eagle, Colorado, as shown hereon, is contiguous with the existing boundaries of the Town of Eagle, Colorado.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020

## TOWN COUNCIL CERTIFICATE

The Town Council of the Town of Eagle, Colorado, by Resolution Number \_\_\_\_\_ duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, found and determined that the 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 Town Council of the Town of Eagle, Colorado, by Ordinance Number \_\_\_\_\_ duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, did annex the property herein described to the Town of Eagle.

Attest

# TITLE CERTIFICATE

\_\_\_\_\_ does hereby certify that I have 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 \_\_\_\_\_, 2020

100

## CLERK AND RECORDER'S CERTIFICATE

This Map was filed for record in the office of the Eagle County Clerk and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_ M on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, and is duly recorded as Reception No. \_\_\_\_\_.

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

STATE OF COLORADO )  
Notally & validly attested  
\_\_\_\_\_  
County Clerk

) COUNTY OF \_\_\_\_\_

2020, by Nancy N. Powell.

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

**Notary Public**

## MONUMENT KEY

◆	FOUND #5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 226930
●	FOUND 2-1/2" G.O. BRASS CAP ON 1" PIPE FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS 220689
○	FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS 141093
☑	SET #5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 220689
●	FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED PLS 4051
□	FOUND #5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED PLS 226927 LEARNING
⊖	

## NOTES

1. The bearing hereon are based on bearing of N0230°00'W between the town monument box at Fifth and Broadway and the town monument box at Second and Broadway, as shown hereon. Said bearings are related counter clockwise 0°47' from the platted bearing to conform to the town, except where the platted bearing is called out for the northerly boundary line.
2. Date of survey: December 26, 2017
3. The legal description and record statements are based on A/LTA Title Commitment No. H0518793 and ETO-FK with an effective date of November 7, 2015.
4. The 100 Year Floodplain is based on Johnson, Kunkel & Associates Eagle County Fairgrounds Floodplain Study dated October 2000.
5. The town boundary is based on the MAP OF THE TOWN OF EAGLE showing the 1905 Annexation of the Town of Eagle and depicts the tract the as the town boundary between the railroad and the approximate centerline of the river.
6. The Contingency Calculations are below:  
Continguous Boundary:  $639.3 / 2,915.8 \times 100 = 21.9\%$   
1/6 Continguity Required:  $1/6 \times 100 = 16.7\%$

OF POWELL PARK ADDITION  
TO THE TOWN OF EAGLE  
COUNTY OF EAGLE, STATE OF COLORADO

**CLIENT:**

THE POWELL FAMILY TRUST

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.



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6551 S. REVERE PARKWAY, SUITE 106 CENTENNIAL, CO 80111 PH: (303)948-6220

[illegible]

SHEET NO.  
**10F1**