

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION AND OWNERSHIP  
Know all men by these presents that Little Horn LLC, being sole owner(s) in fee simple, of  
100 percent of that real property, exclusive of streets and alleys herein, situated in Eagle  
County, Colorado described as follows:

Homestead 2, The Colorado River & Eagle Company Rural Homesites, Eagle County  
Colorado, according to the Final Plat thereof, as filed for record on February 6, 1984 at Reception  
No. 274205 in the Clerk and Recorder's Office, County of Eagle, State of Colorado.

containing 4.387 Acres more or less, have by these presents laid out and platted the same  
as shown herein and designate the same as THE COLORADO RIVER & EAGLE  
COMPANY RURAL HOMESTEES NOS 1, 2, & 3 Annexation to the Town of Eagle,  
County of Eagle, State of Colorado.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Owner: Little Horn LLC  
P. O. Box 1990  
Eagle, Colorado 81631

STATE OF COLORADO )  
COUNTRY OF EAGLE )  
)  
My Commission expires \_\_\_\_\_

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day  
of \_\_\_\_\_, A.D. 20\_\_\_\_, by Scott Turnipseed as \_\_\_\_\_ of  
Little Horn LLC.

Witness my hand and official seal.

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

(SEAL)

STATE OF COLORADO )  
COUNTRY OF EAGLE )  
)  
My Commission expires \_\_\_\_\_

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day  
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(SEAL)

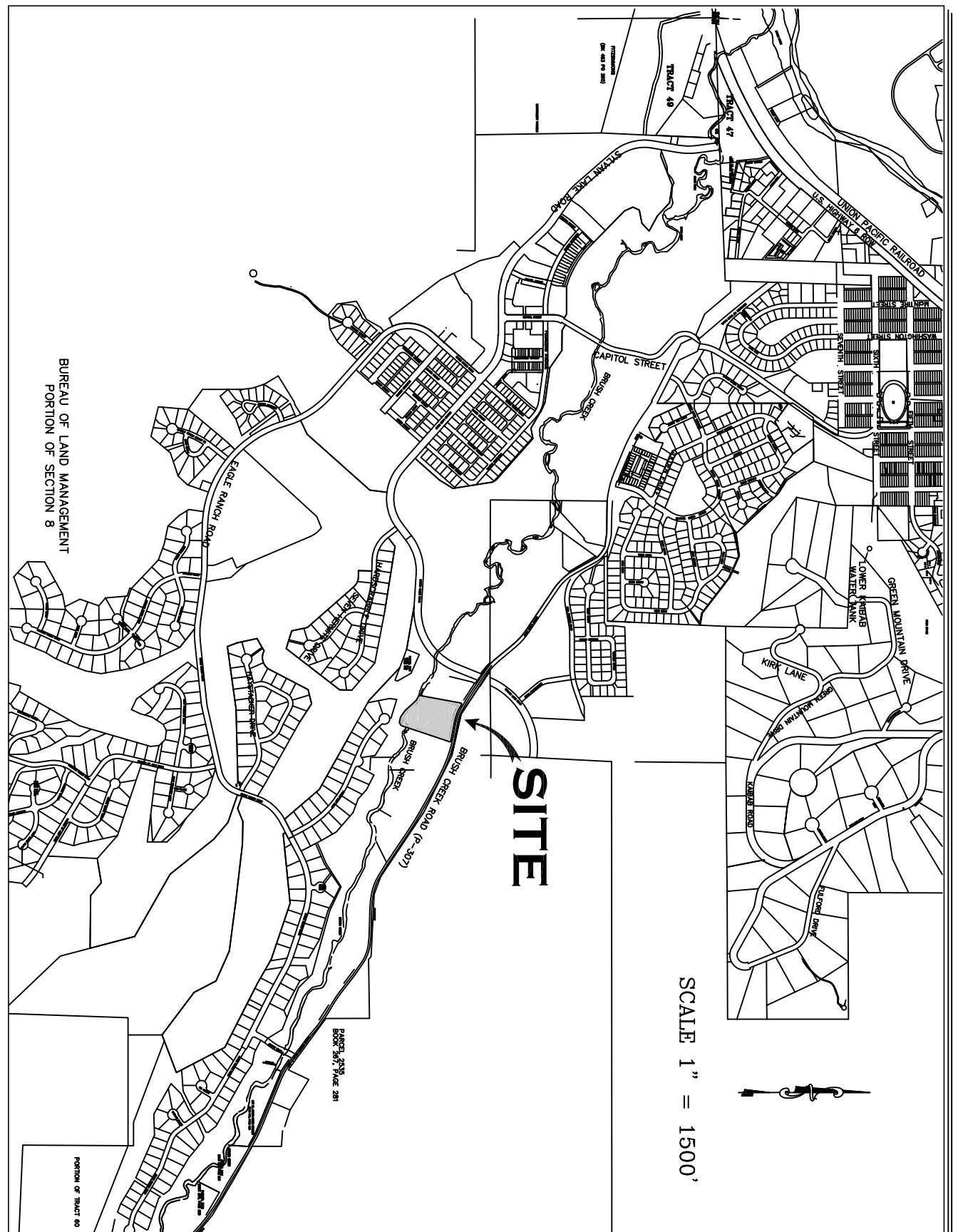
# LAND SURVEY PLAT AND ANNEXATION

## The Colorado River & Eagle Company

### Rural Homesites Nos 1, 2 & 3

#### Part of Northeast Quarter of Section 9, Township 5 South, Range 84 West 6 th P.M.

#### County of Eagle, State of Colorado



LAND USE SUMMARY			
PARCEL	LAND USE	AREA	Address
HOMESITE 2	Residential	4.387 Acres	1819 Brush Creek Rd
TOTAL		4.387 ACRES	

PORTION OF NORTHEAST QUARTER OF SECTION 9  
TOWNSHIP 5 SOUTH, RANGE 84 WEST, 6th P.M.

MORTGAGEE OR LIENHOLDERS CERTIFICATE  
\_\_\_\_ does hereby certify that it is the holder of a Deed of Trust against the  
lands shown on this Plat and hereby consents to the Annexation to the Town of Eagle, of the  
lands shown herein.

Mortgagor: \_\_\_\_\_, as \_\_\_\_\_

Address: \_\_\_\_\_

My Commission expires \_\_\_\_\_

Witness my hand and official seal.

(SEAL)

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

(SEAL)

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

(SEAL)

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

SURVEYOR'S CERTIFICATE  
I, Matthew S. Slagle, 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 hereon 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.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

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

(SEAL)

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

(SEAL)

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

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 \_\_\_\_\_, 20\_\_\_\_ and is recorded at Reception No. \_\_\_\_\_.

Clerk and Recorder  
By: \_\_\_\_\_

SLAGLE SURVEY SERVICES  
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631  
970.471.1499 Office mattew@slaglesurvey.com



Matthew S. Slagle PLS 34998

Professional Land Surveyor

State of Colorado

Revised per Town Comments 5-31-21 MSS  
Revised per Town Comments 4-29-21 MSS

Sheet 1 of 2  
Date: 02-10-2021

TOWN COUNCIL CERTIFICATE  
The Town Council 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  
Town Council of the Town of Eagle, Colorado, by Ordinance No. \_\_\_\_\_, duly adopted on the  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, did annex the property described herein to the town of  
Eagle, Colorado. \_\_\_\_\_

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, taxes and encumbrances, except as follows:  
\_\_\_\_\_

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. 20\_\_\_\_.

Treasurer of Eagle County, Colorado

SURVEYOR'S NOTES:

1) Survey Date: February 2021.

2) Basis of Bearing: S 25°53'55" E between found survey monuments marking the  
Northwest Corner and witness corner to the Southeast corner both of Homestead 2, subject  
parcel, as shown and described herein. This Bearing is based off the bearing referenced  
Final Plat of The Colorado River and Eagle Company Rural Homesites Nos 1, 2, & 3.

3) The purpose of this Land Survey Plat and Annexation is to depict contiguity of the  
subject parcel with the existing Town of Eagle Boundary also in conformance with CRS  
38-1-106. This contiguity is 862.28' / 1802.06' or 1/2.09 and 47.8% of total Boundary  
perimeter.

4) Posted Address: 1819 Brush Creek Road.

5) Location of Boundary lines, Improvements, and Easements are based upon Warranty  
Deed recorded as Reception No. 201809156, Final Plat of The Colorado River and Eagle  
Company Rural Homesites Nos 1, 2, & 3 and survey monuments found, along with reference  
to the Final Plat of Eagle Ranch Filing No. 3, record No. 713009 and Old  
Republic National Title Insurance Company title commitment Order No. V50061035,  
dated March 16, 2021 and provided by Land Title Guarantee Company.  
In regards to the southern Boundary of the subject Parcel, Homestead 2, and its contiguity  
with lands platted with Eagle Ranch Filing No. 3, it is the belief of this surveyor that  
the intention of the plat of The Colorado River and Eagle Company Rural Homesites Nos 1, 2, &  
3 to hold the geometry given on said plat of the then centerline of Brush Creek. This is held due to  
wording in legal description of said plat stating the same. The Eagle Ranch plats hold the  
Boundary of The Colorado River and Eagle Company Rural Homesites Nos 1, 2, & 3 as senior and  
contiguous with.

6) Lineal Units of the U.S. Survey Foot were used herein.

CLERK AND RECORDER'S CERTIFICATE  
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day of \_\_\_\_\_, 20\_\_\_\_ and is recorded at Reception No. \_\_\_\_\_.

Clerk and Recorder  
By: \_\_\_\_\_

SLAGLE SURVEY SERVICES

The Colorado River & Eagle Company  
Rural Homesites Nos 1, 2 & 3

www.SlagleSurvey.com

Matthew S. Slagle PLS 34998  
Professional Land Surveyor  
State of Colorado

Revised per Town Comments 5-31-21 MSS  
Revised per Town Comments 4-29-21 MSS

Sheet 1 of 2  
Date: 02-10-2021

NOTICE: According to Colorado law you must commence any legal  
action based upon only 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.

LAND SURVEY MONUMENT  
1.5" ALUMINUM CAP ON REBAR  
STAMPED LS 14109

**R=555.94**  
**L=212.87**  
**Tan=107.75**  
**Co=S68°33'01"E**  
**Ch=21.57**  
**Δ=215.618'**

HOME SITE 1

HOME SITE 2

HOME SITE 3

HOME SITE 4

HOME SITE 5

HOME SITE 6

HOME SITE 7

HOME SITE 8

HOME SITE 9

HOME SITE 10

HOME SITE 11

HOME SITE 12

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HOME SITE 127

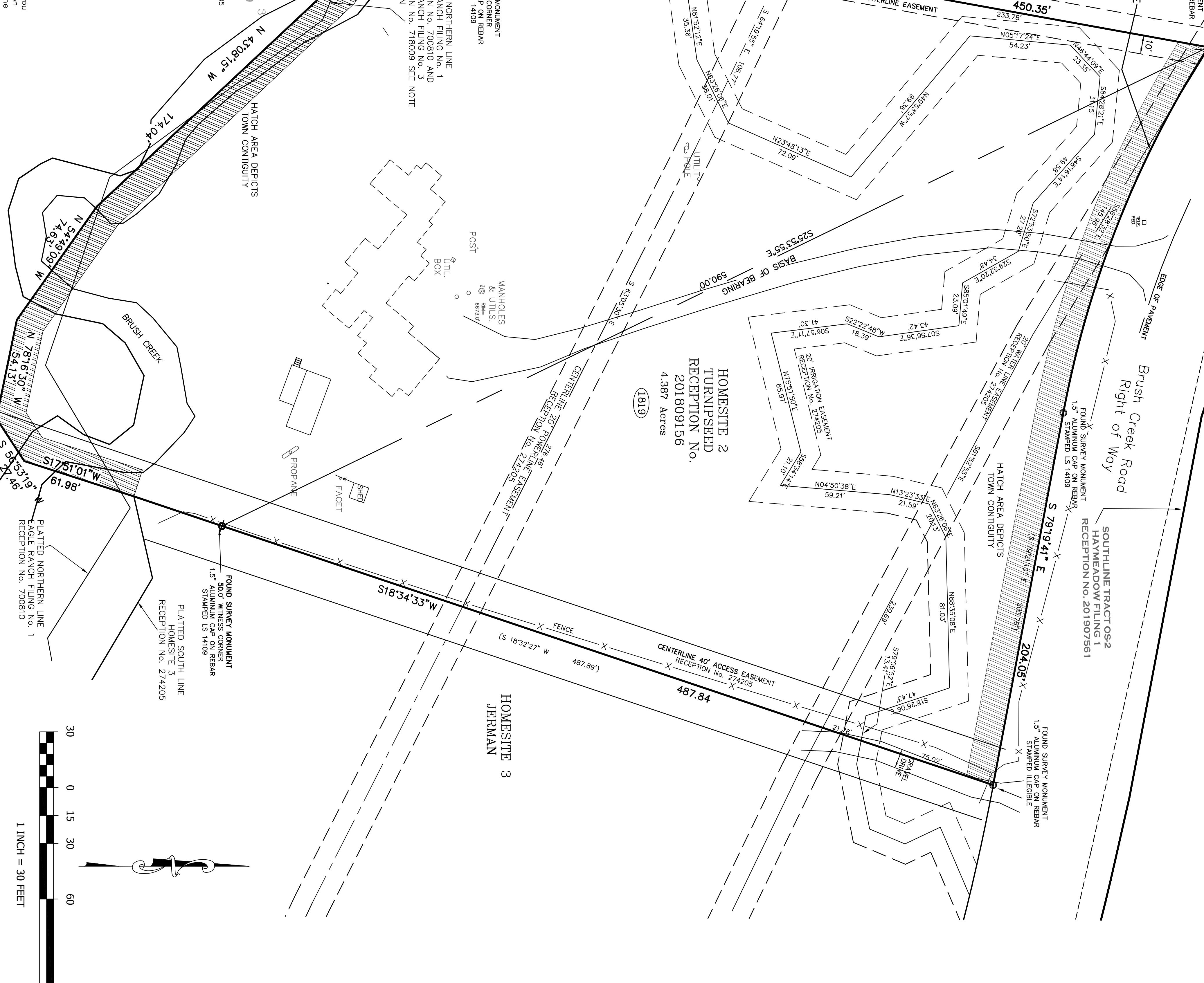
HOME SITE 128

HOME SITE 129

HOME SITE 130

HOME SITE 131

HOME SITE 132



SHEET 2 OF 2

LAND SURVEY PLAT AND ANNEXATION  
Homesite 2,  
The Colorado River & Eagle Company  
Rural Homesites Nos 1, 2 & 3  
Part of Northeast Quarter of Section 9,  
Township 5 South, Range 84 West 6 th P.M.  
County of Eagle, State of Colorado

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PRELIMINARY



Matthew S. Slagle PLS 34998  
Professional Land Surveyor  
State of Colorado

Revised Additional Topo 05-28-2020 MSS  
Revised Setback 01-09-2020 MSS

SLAGLE SURVEY SERVICES

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Land Survey Plat and Annexation

HOMESTE 2,

The Colorado River & Eagle Company, Rural Homesites

County of Eagle, State of Colorado

DRAWN BY: MSS JUN 19047 DRAWN DATE: 19047 Annexation

REVIEWED BY: DATE: 02-10-2021

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