

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 hereon and designate the same as THE COLORADO RIVER & EAGLE COMPANY RURAL HOMESITES 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)
COUNTY OF EAGLE) SS

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.

My Commission expires _____
Witness my hand and official seal.

(SEAL) _____
Notary Public

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 hereon.

Mortgagee: _____, as _____.

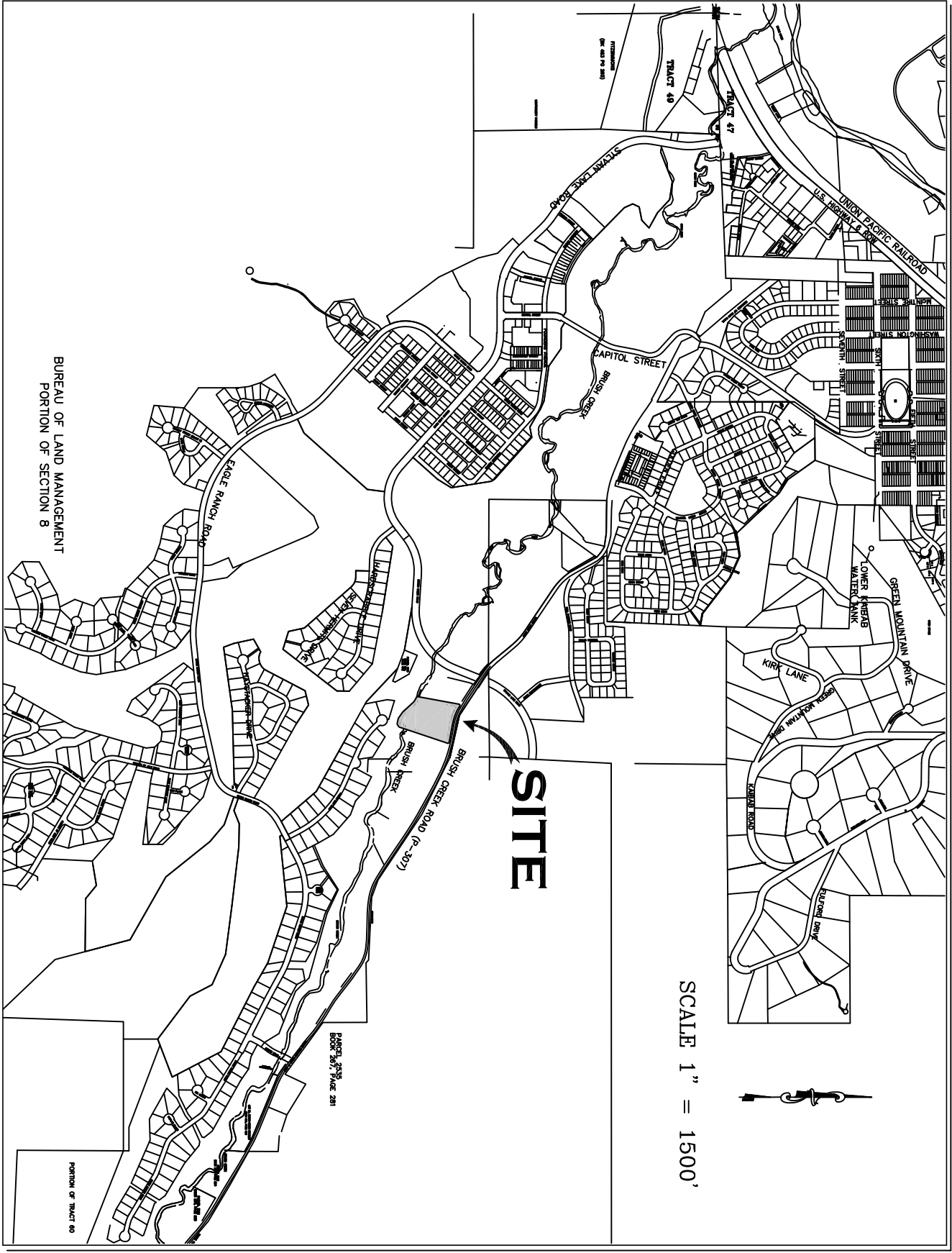
Address: _____

My Commission expires _____
Witness my hand and official seal.

(SEAL) _____
Notary Public

LAND SURVEY PLAT AND ANNEXATION

Homeste 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



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

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

SURVEYORS 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 hereon is contiguous with the existing boundaries of the Town of Eagle, Colorado.

Executed this ____ day of _____, 20__.



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

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 hereon 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:

AGENT _____

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

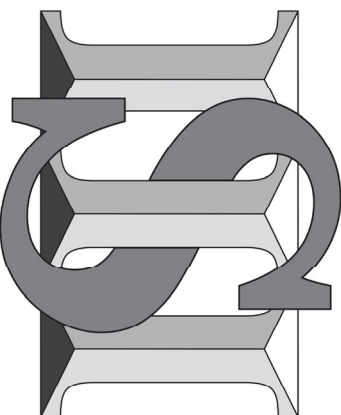
SURVEYOR'S NOTES:

- 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 hereon. This Bearing is based off the hereon 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 38-51-106. 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, recorded as Reception No. 718009 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. 1 and 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 plat 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 RECORDERS 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 duly recorded at Reception No. _____.

By: _____
Clerk and Recorder
Deputy _____



SLAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office mathew@slaglesurvey.com
www.SlagleSurvey.com

LAND SURVEY PLAT AND ANNEXATION

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

DRAWN BY:	ISS NUMBER:	DRAWING NAME:
MSS	19047	15047 Annex.dwg
SHEET 1 OF 2		DATE: 02-10-2021

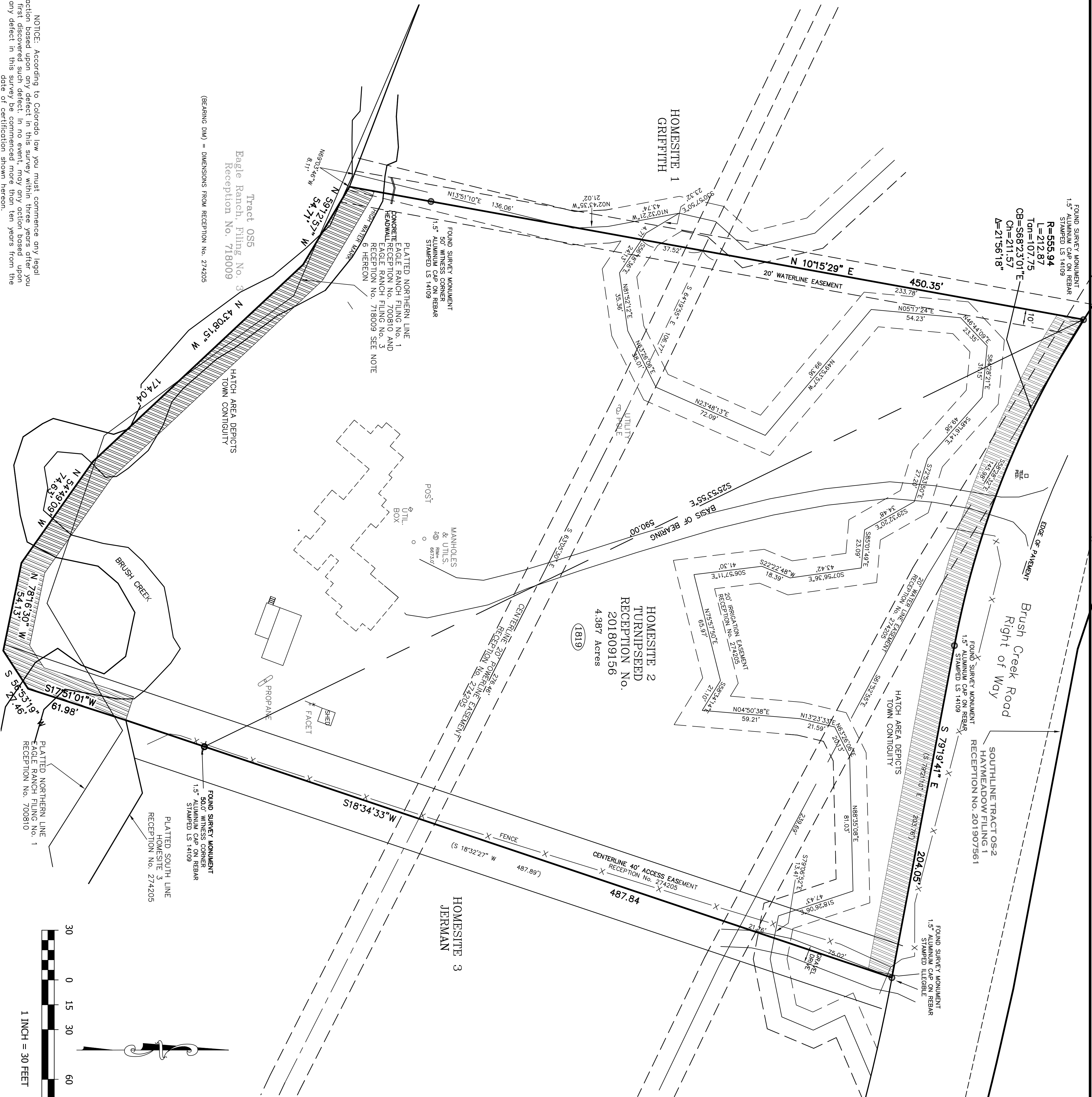
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

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

LAND SURVEY PLAT AND ANNEXATION

Homeste 2,
The Colorado River & Eagle Company
Rural Homestes 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

SHEET 2 OF 2



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado

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

SLAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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Land Survey Plat and Annexation

HOMESITE 2,
The Colorado River & Eagle Company Rural Homestes
County of Eagle, State of Colorado

DRAWN BY:	MSS	329 NUMBER:	19047	DRAWING NAME:	15047 Annexation
SHEET	2	OF	2	DATE:	02-10-2021