

PROOF OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF EAGLE)

I, Jenny Rakow, Town Clerk for the Town of Eagle, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE NO. 03 (Series of 2022) AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO ADOPTING THE SIXTH AMENDED PUD GUIDE FOR EAGLE RANCH PLANNED UNIT DEVELOPMENT AND PUD ZONING PLAN on the Town 1of Eagle’s web site, www.townofeagle.org, on the 17th day of January 2022.

Witness my hand and seal this 17th day of January 2022.



Jenny Rakow
Town Clerk



Ordinance Effective Date:
January 28, 2022

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 03
(Series of 2022)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
ADOPTING THE SIXTH AMENDED PUD GUIDE FOR EAGLE RANCH PLANNED UNIT
DEVELOPMENT AND PUD ZONING PLAN

WHEREAS, Eagle Ranch HOA and the Town own the real property as described in Exhibit A, located in the Town of Eagle, Eagle County, Colorado (the "Property");

WHEREAS, on April 5, 2021, Marc Ruh, Community Manager of the Eagle Ranch HOA (the "Applicant") submitted an application for a major amendment to the PUD to amend and update the Eagle Ranch PUD Guide and PUD Zoning Plan (the "Application");

WHEREAS, on November 16, 2021, the Planning and Zoning Commission held a properly-noticed public hearing on the Application and recommended that the Town Council approve the application;

WHEREAS, the Town Council, upon reviewing the recommendation of the Planning and Zoning Commission, and upon hearing the statements of staff and the public, and giving due consideration to the matter, determines as provided below.


NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Town Council finds that the Application complies with 4.11 of the Land Use and Development Code and the 2020 Elevate Eagle Comprehensive Plan.

Section 2. Based on the foregoing findings, the Town Council hereby approves the major PUD amendment amend and update the Eagle Ranch PUD Guide and PUD Zoning Plan.

INTRODUCED, READ, PASSED AND ADOPTED ON JANUARY 11, 2022.

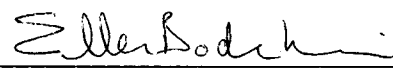
ATTEST:



Jenny Rakow, Town Clerk



TOWN OF EAGLE, COLORADO



Ellen Bodenheimer, Mayor Pro Tem

Exhibit A

EAGLE RANCH No. 1 Legal Description

All of that tract or parcel of land situate in Tracts 43, 44, 47, 48, 49, 53, 54 and 57, Sections 4, 5, 8 and 9, Township 5 South Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey Supplemental Plat thereof as approved by the Survey General on June 20, 1922; County of Eagle, State of Colorado; being a portion of those lands conveyed by special warranty deed from Colorado Eagle Ranch at Brush Creek Limited Liability Company, a Wyoming limited liability company to West Eagle Ranch LLC, a Delaware limited liability company dated February 19, 1997 and recorded in the Eagle County Clerk and Records Office in Book 719 at Page 074 on February 21, 1997; and being more particularly described as follows, with all bearings contained herein based upon N 00°33'00" W between Town of Eagle Street Monuments found at the intersections of Fifth Street and Broadway and at Second Street and Broadway both being an iron pin in a street monument box, to wit:

Beginning at Corner 4 of Tract 47, being also Corner 1 of Tract 49, and being also a point on the West Eagle Addition boundary and Town of Eagle boundary, a 1 inch diameter G.L.O. Iron Pipe found in place upon which was set a 2 1/2 inch diameter Aluminum Pipe Monument, properly marked and stamped "LS 26967-1998" from which said Town of Eagle Street Monument at Fifth Street and Broadway bears N 53°41'45" E, 3548.08 feet; thence along said boundaries N 87°26' 33" E, 1321.54 feet to Corner 7 of said Tract 47, being also Corner 2 of said Tract 48, a 3 1/2 inch diameter Aluminum Cap Monument on a 2 1/2 inch diameter iron pipe, stamped Eagle County Surveyor and dated 1971, found in place; thence departing said boundaries N 87°48'32" E, 242.23 feet along a parcel of land described in Book 135 at Page 085 of the Eagle County Records , being also the 1-2 line of Tract 48 and the 7-8 line of Tract 47; thence departing said Tract line and continuing along said parcel N 01°48'00" E, 55.58 feet to a point on the Eagle Town boundary and The Bull Pasture Subdivision boundary; thence along said boundaries the following eight (8) courses:

- 1) N 88°58'11" E, 124.22 feet
- 2) S 40°07'03" E, 370.67 feet
- 3) S 67°07'15" E, 248.51 feet
- 4) N 58°40'33" E, 94.09 feet
- 5) S 72°21'56" E, 104.82 feet
- 6) S 25°03'38" E, 218.94 feet
- 7) S 62°53'26" E, 535.36 feet
- 8) N 00°00'00" E, 2.92 feet

to the Southwest Corner of The Terrace, Filing 4 as recorded March 31, 1994 in Book 636 at Page 274 of the Eagle County Records; thence departing said The Bull Pasture Subdivision boundary and along the boundary of said The Terrace, Filing 4 the following five (5) courses:

- 1) 125.87 feet along the arc of a curve to the right having a central angle of $05^{\circ}29'31''$, radius of 1313.14 feet, tangent of 62.98 feet and the chord of which bears $S 56^{\circ}43'07'' E$, 125.82 feet
- 2) $S 53^{\circ}58'22'' E$, 56.94 feet
- 3) 443.79 feet along the arc of a curve to the left having a central angle of $13^{\circ}32'53''$, radius of 1876.85 feet, tangent of 222.94 feet and the chord of which bears $S 60^{\circ}44'48'' E$, 442.76 feet
- 4) $S 67^{\circ}31'14'' E$, 257.96 feet
- 5) 144.32 feet along the arc of a curve to the left having a central angle of $7^{\circ}38'37''$, radius of 1081.82 feet, tangent of 72.27 feet and the chord of which bears $S 71^{\circ}20'33'' E$, 144.21 feet

to the Southwest Corner of The Terrace, Filing 6 as recorded October 21, 1994 in Book 652 at Page 993 of the Eagle County Records; thence departing said The Terrace, Filing 4 and along the boundary of said The Terrace, Filing 6, 195.73 feet along the arc of a curve to the left having a central angle of $10^{\circ}21'59''$, radius of 1081.82 feet, tangent of 98.13 feet and the chord of which bears $S 80^{\circ}20'50'' E$, 195.46 feet to the Southwest Corner of those lands described in Quit Claim Deed for Right-of-Way recorded August 13, 1987 in Book 467 at Page 913 in the Eagle County Records; thence departing said The Terrace, Filing 6 and along the boundary of said lands described in Quit Claim Deed the following three (3) courses:

- 1) 56.31 feet along the arc of a curve to the left having a central angle of $2^{\circ}59'02''$, radius of 1081.82 feet and the chord of which bears $S 87^{\circ}00'54'' E$, 56.33 feet
- 2) $S 88^{\circ}30'51'' E$, 285.48 feet
- 3) 171.73 feet along the arc of a curve to the right having a central angle of $25^{\circ}59'34''$, radius of 378.55 feet, tangent of 87.37 feet and the chord of which bears $S 75^{\circ}31'05'' E$, 170.26 feet

to a point on the 1-2 line of Tract 44, being also the South line of Tract 43, from which Corner 4 of said Tract 43, being also Corner 1 of said Tract 44, a 2 1/2" diameter G.L.O. Brass Cap Monument found in place bears $N 89^{\circ}48'05'' E$, 780.65 feet; thence departing said Town of Eagle Boundary and along said Tract line $S 89^{\circ}48'05'' W$, 540.91 feet to Corner 2 of Tract 44, being also Corner 5 of Tract 48, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the 4-5 line of said Tract 48, being also the West line of said Tract 44, $S 00^{\circ}33'34'' W$, 1280.25 feet to Corner 4 of said Tract 48, being also Corner 1 of Tract 54, a 2 1/2" diameter Aluminum Cap Monument, marked "LS 23089", found in place; thence departing said Tract line $S 89^{\circ}39'43'' E$, 1446.19 feet to Corner 8 of said Tract 44, being also Corner 5 of Tract 38,

a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence S 00°23'11" W, 5252.06 feet to a point on the 3-4 line of said Tract 57, being also the 1-2 line of Tract 70; from which Corner 4 of said Tract 57 bears N 89°48'58" E, 4218.48 feet; thence along said line S 89°48'58" W, 1406.16 feet to Corner 3 of said Tract 57, being also Corner 2 of Tract 70, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the 2-3 line of said Tract 57 N 00°06'39" E, 1311.07 feet to Corner 2 of said Tract 57, being also a point on the South line of said Tract 54, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along said South line S 89°52'51" W, 1319.42 feet to Corner 3 of said Tract 54, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the West line of said Tract 54 N 00°02'59" E, 1333.58 feet to Corner 4 of Tract 53, a 2 1/2 inch diameter Aluminum Cap Monument, marked "LS 23089" found in place; thence along the 3-4 line of said Tract 53 S 86°38'34" W, 1500.10 feet to Corner 3 of said Tract 53, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the 2-3 line of said Tract 53 N 01°47'18" E, 2546.97 feet to Corner 2 of said Tract 53, being also Corner 3 of Tract 48 and Corner 4 of Tract 49, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the 3-4 line of said Tract 49 S 89°56'31" W, 1271.85 feet from which Corner 3 of said Tract 49 bears S 89°56'31" W, 1271.85 feet; thence departing said Tract line N 00°52'53" W, 1365.81 feet to Corner 6 of said Tract 49, being also Corner 5 of Tract 47, a 2 1/2 inch diameter Aluminum Cap Monument, marked "LS 23089", found in place; thence along the 1-6 line of said Tract 49, being also the 4-5 line of said Tract 47, N 02°33'00" E, 1225.87 feet to a point on the approximate centerline of Brush Creek, being also a point on the said West Eagle Addition boundary and said Town of Eagle boundary; thence continuing along said Tract line and said boundaries N 02°33'00" E, 83.92 feet to the Point of Beginning; said tract or parcel of land containing 585.532 acres, more or less, in gross.

EAGLE RANCH No. 2
Legal Description

All of that tract or parcel of land situate in Tracts 44, 55, 56, 57, 58 and 70, Sections 9 and 16, Township 5 South Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey Supplemental Plat thereof as approved by the Survey General on June 20, 1922; County of Eagle, State of Colorado; being a portion of those lands conveyed by special warranty deed from Colorado Eagle Ranch at Brush Creek Limited Liability Company, a Wyoming limited liability company to West Eagle Ranch LLC, a Delaware limited liability company dated February 19, 1997 and recorded in the Eagle County Clerk and Records Office in Book 719 at Page 074 on February 21, 1997; and being more particularly described as follows, with all bearings contained herein based upon N 00°33'00" W between Town of Eagle Street Monuments found at the intersections of Fifth Street and Broadway and at Second Street and Broadway both being an iron pin in a street monument box, to wit:

Beginning at Corner 8 of said Tract 44 being also Corner 5 of Tract 38, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place, from which said Town of Eagle Street Monument at Fifth Street and Broadway bears N 28°55'09" W, 5274.65 feet; thence along the 7-8 line of Tract 44, being also the South line of Tract 38 N89°23'19" E, 335.21 feet to the Southerly Right-of-Way line of Brush Creek Road, being also Eagle County Road P-307 as described in Book 470 at Page 381 of the Eagle County Records; thence along said Right-of-Way the following three (3) courses;

- 1) 118.16 feet along the arc of a curve to the left having a central angle of 07°38'59", radius of 885.00 feet, tangent of 59.17 feet and the chord of which bears S 49°22'48" E, 118.07 feet
- 2) S 53°12'17" E, 40.08 feet
- 3) S 57°07'58" E, 123.21 feet

to a point on the extension of the Westerly line of The Colorado River & Eagle Company Rural Homesites Nos. 1, 2 and 3 subdivision as recorded in Book 377 at Page 893 of the Eagle County Records; thence along said extension and continuing along said Right-of-Way S 22°53'36" W, 8.58 feet to the Northwest corner of said subdivision; thence departing said Right-of-Way and along the boundary of said subdivision the following three (3) courses;

- 1) S 22°53'36" W, 30.74 feet
- 2) S 13°43'27" W, 307.62 feet
- 3) S 08°38'23" W, 118.13 feet

to the centerline of Brush Creek; thence along said Brush Creek centerline and

continuing along the boundary of said subdivision the following eight (8) courses;

- 1) S 53°29'25" E, 176.59 feet
- 2) S 66°46'08" E, 196.66 feet
- 3) S 36°25'58" E, 142.34 feet
- 4) S 71°11'41" E, 106.93 feet
- 5) N 59°17'26" E, 89.27 feet
- 6) S 57°35'51" E, 83.00 feet
- 7) N 79°25'00" E, 132.00 feet
- 8) S 45°59'33" E, 185.78 feet

to the Southeast corner of said The Colorado River & Eagle Company Rural Homesites Nos. 1, 2 and 3 subdivision, being a point on the Westerly boundary of a parcel of land known as the Eichler Tract and described in Book 189 at Page 147 of the Eagle County Records; thence departing said subdivision and Brush Creek centerline and along the said Westerly boundary of the Eichler Tract S 00°05'34" E, 251.83 feet to the Southwest corner of said Eichler Tract, an 8 inch diameter Cedar Post with 2" x 4" Aluminum Tag stamped "AP1 EICHLER TRACT" found; thence continuing along said Eichler Tract boundary S 87°14'13" E, 139.19 feet, being also the point of beginning of Brush Creek Stables subdivision as described in Book 404 at Page 163 of the Eagle County Records; thence departing said Eichler Tract boundary and along said Brush Creek Stables subdivision boundary the following eight (8) courses;

- 1) S 00°01'50" W, 519.37 feet
- 2) S 74°23'52" E, 1943.91 feet
- 3) S 01°19'13" W, 1182.39 feet
- 4) N 88°40'47" W, 759.56 feet
- 5) S 01°19'13" W, 150.00 feet
- 6) N 88°40'47" W, 65.00 feet
- 7) S 01°19'13" W, 3802.00 feet
- 8) N 89°55'00" E, 1744.14 feet

to the 4-1 line of Tract 70, being also the 2-3 line of Tract 88 from which Corner 1 of Tract 70, being a 2 1/2" diameter G.L.O. Brass Cap Monument found in place, bears N 00°04'36" W, 2225.20 feet; thence departing said subdivision and along said Tract line S 00°04'36" E, 461.58 feet to Corner 3 of said Tract 88, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence continuing along said 4-1 line of Tract 70 S 00°15'39" E, 2663.76 feet to Corner 4 of said Tract 70, being also Corner 1 of Tract 71, from which a 2 1/2 inch diameter Aluminum Cap Monument properly marked and stamped 10.00' W.C. - LS 23089 - 1992 bears N 88°29'52" W, 10.00 feet; thence along the 3-4 line of Tract 70 being also the 1-2 line of Tract 71, N 88°29'52" W, 1404.69 feet to Corner 2 of Tract 71, a 2 1/2 inch diameter G.L.O. Brass Cap Monument

found in place, thence along said 3-4 line S 89°18'50" W, 2803.24 feet, from which point Corner 3 of Tract 70, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place, bears S 89°18'50" W, 1401.62 feet; thence departing said line N 00°17'22" W, 5333.78 feet to a point on line 1-2 of said Tract 70, being also the 3-4 line of said Tract 57, from which said Corner 1 of Tract 70, bears N 89°48'28" E, 4218.38 feet; thence N 00°23'11" E, 5252.06 feet to the Point of Beginning;

excepting therefrom; a parcel of land known as PARCEL 1719, described in Book 292 at Page 427 of the Eagle County Records containing 1.00 acres, more or less;

said tract or parcel of land containing 689.598 acres, more or less, in gross.

EAGLE RANCH No. 3
Legal Description

All of that tract or parcel of land situate in Tracts 55, 57, 58, 59, 60 and 70, Sections 9, 10, 15 and 16, Township 5 South, Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey Supplemental Plat thereof as approved by the Survey General on June 20, 1922; Eagle County, State of Colorado.; being all of those lands conveyed by warranty deed from Micah, Ltd., a Colorado limited partnership to West Eagle Ranch LLC., a Delaware limited liability company dated 27 February, 1997 and recorded in the Eagle County Clerk and Recorders Office in Book 719 at Page 668 on 28 February 1997; and being a portion of Brush Creek Stables subdivision, according to the Final Plat thereof as recorded in the Eagle County Clerk and Recorders Office in Book 404 at Page 163 on January 4, 1985; and being more particularly described as follows, with all bearings contained herein based upon N 00°33'0" W, between Town of Eagle Street Monuments found at the intersections of Fifth Street and Broadway and at Second Street and Broadway both being an iron pin in a street monument box, to wit:

Beginning at the Northwest corner of said Brush Creek Stables subdivision, and being on the Easterly boundary of a parcel of land known as the Eichler Tract and described in Book 189 at Page 147 of the Eagle County Clerk and Recorder, and being on the centerline of Brush Creek, from which said Town of Eagle Street Monument at Fifth Street and Broadway bears N 35°25'57" W, 7008.66 feet; thence along said centerline of Brush Creek and along the boundary of said Brush Creek Stables, being also the Southerly boundary of the land known as Parcel 2037 and described in Book 298 at Page 803 and in Book 398 at Page 079 of the Eagle County Clerk and Recorder, the following eight (8) courses;

- 1) N 86°24'03" E, 120.10 feet
- 2) S 58°51'44" E, 158.23 feet
- 3) S 85°11'38" E, 94.84 feet
- 4) S 65°46'00" E, 77.04 feet
- 5) S 27°51'02" E, 121.09 feet
- 6) S 85°07'00" E, 88.57 feet
- 7) N 51°47'58" E, 91.31 feet
- 8) N 86°13'14" E, 115.07 feet

to the Southwesterly corner of a parcel of land known as the Yost Parcel and as described in Book 692 at Page 066 of the Eagle County Recorder; thence departing said Brush Creek centerline and along the boundary of said Yost Parcel the following five (5) courses;

- 1) S 77°40'04" E, 50.78 feet

- 2) S 61°46'12" E, 108.64 feet
- 3) S 68° 44'24" E, 177.09 feet
- 4) S 61°30'59" E, 276.03 feet
- 5) N 04°11'33" E, 177.28 feet

to the North line of Tract 58; thence along said North line N 89°13'00" E, 25.10 feet to the Northwest corner of a parcel of land known as the Pearch Parcel and described in Book 135 at Page 087 of the Eagle County Recorder; thence along the Westerly boundary of said Pearch Parcel S 00°45'29" E, 206.20 feet to the centerline of Brush Creek; thence along said centerline of Brush Creek and continuing along the Southerly boundary of said Pearch Parcel the following three (3) courses;

- 1) S 77°28'12" E, 206.56 feet
- 2) N 89°14'20" E, 201.44 feet
- 3) S 72°06'25" E, 52.63 feet

thence departing said Brush Creek centerline and continuing along the Pearch Parcel boundary N 00°46'00" E, 261.49 feet to a point on the Southerly Right-of-Way boundary of Eagle County Road P-103; thence along said Right-of-Way boundary the following two (2) courses

- 1) S 87°23'14" E, 58.33 feet
- 2) 1.77 feet along the arc of a curve to the right having a radius of 507.23 the chord of which bears S 87°17'14" E, 1.77 feet to the Northwest corner of a parcel of land known as the Parcel 2441 and as described in Book 267 at Page 280 of the Eagle County Recorder; thence along the Westerly boundary of said Parcel 2441 S 00°46'00" E, 283.67 feet to the centerline of Brush Creek; thence along said Centerline of Brush Creek and along the Southerly boundary of said Parcel 2441 the following three (3) courses;

- 1) S 44°46'19" E, 103.21 feet
- 2) S 70°55'26" E, 140.37 feet
- 3) S 73°02'09" E, 154.97 feet

thence departing said centerline of Brush Creek and continuing along said Parcel 2441 boundary N 31°58'25" E, 231.83 feet to the Southerly Right-of-Way fence line of Eagle County Road P-307; thence along said fence S 57°18'46" E, 284.09 feet to the extension of the Westerly boundary of a parcel of land known as Parcel 2535 and described in Book 267 at Page 281 of the Eagle County Clerk and Recorder; thence S 02°31'13" W, 13.82 feet to the Northwesterly corner of said Parcel 2535; thence along the Westerly boundary of said Parcel S 02°31'13" W, 285.56 feet to the centerline of Brush Creek; thence along said centerline of Brush Creek and continuing along said boundary S 71°32'40" E, 173.55 feet; thence departing said centerline and along said boundary

N 02°31'13" E, 234.61 feet to the Southerly Right-of-Way fence line of Eagle County Road P-307; thence departing said Parcel and along said fence line S 53°49'02" E, 545.84 feet to the Northwesterly corner of a parcel of land known as Parcel 2677 and described in Book 267 at Page 282 of the Eagle County Records; thence along said Parcel 2677 the following five (5) courses;

- 1) S 11°47'13" W, 353.87 feet
- 2) S 79°10'59" E, 150.04 feet
- 3) N 16°31'05" E, 77.52 feet
- 4) N 22°51'16" W, 59.69 feet
- 5) N 17°33'39" E, 100.00 feet

to the Southwest corner of Lot 21 of said Brush Creek Stables subdivision as conveyed in Book 616 at Page 920 of the Eagle County Records; thence departing said Parcel 2677 boundary and along the Southerly boundary of said Lot 21 the following eleven (11) courses;

- 1) S 61°07'40" E, 92.12 feet
- 2) S 38°10'00" E, 81.00 feet
- 3) S 56°30'00" E, 78.00 feet
- 4) S 05°10'00" W, 100.00 feet
- 5) S 71°10'00" E, 291.00 feet
- 6) S 53°40'00" E, 63.00 feet
- 7) S 06°10'00" E, 67.00 feet
- 8) S 68°00'00" E, 53.00 feet
- 9) N 72°40'00" E, 153.00 feet
- 10) S 61°40'00" E, 77.00 feet
- 11) S 36°55'57" E, 77.71 feet

to the Westerly boundary of a parcel of land known as Parcel 2941 and described in Book 267 at Page 284 of the Eagle County Records; thence departing said Lot 21 and along the boundary of said Parcel 2941 the following two (2) courses;

- 1) S 03°44'56" W, 207.00 feet
- 2) S 72°07'36" E, 429.63 feet

to the centerline of Brush Creek and the Westerly boundary of a parcel of land known as Parcel 3021 and described in Book 267 at Page 285 of the Eagle County Records; thence departing said Parcel 2941 and along the centerline of Brush Creek being the Southerly boundary of said Parcel 3021 the following six (6) courses;

- 1) S 31°39'57" E, 53.39 feet
- 2) S 16°59'49" W, 71.60 feet

- 3) S 53°08'26" E, 47.56 feet
- 4) N 61°23'55" E, 71.52 feet
- 5) S 83°17'34" E, 65.14 feet
- 6) S 13°37'22" E, 160.18 feet

thence departing said centerline of Brush Creek and continuing along said Parcel 3021 N 23°28'24" E, 398.03 feet to the Northeast corner of said Parcel 3021; thence N 23°28'24" E, 12.48 feet to the Southerly Right-of-Way fence line of Eagle County Road P-307; thence along said fence line S 49°34'51" E, 413.93 feet; thence along said fence line S 65°18'22" E, 246.49 feet to the Northwest corner of a parcel of land described in Book 214 at Page 083 of the Eagle County Records; thence along said parcel the following two (2) courses;

- 1) S 11°27'00" E, 127.03 feet
- 2) S 21°52'00" E, 62.00 feet

to the Northwest corner of Lot 33 of said Brush Creek Stables subdivision as conveyed in Book 573 at Page 801 of the Eagle County Records; thence along the boundary said Lot 33 and along the boundary of Tract C of the said Brush Creek Stables subdivision the following four (4) courses;

- 1) S 30°22'05" W, 321.32 feet
- 2) S 73°26'25" E, 226.70 feet
- 3) 182.04 feet along the arc of a non-tangent curve to the right having a radius of 50.00 feet, the chord of which bears S 29°08'32" E, 96.90 feet
- 4) S 14°50'27" E, 528.71 feet

to the South boundary of said Brush Creek Stables; thence along said South boundary N 68°30'00" W, 1707.00 feet to Corner 1 of Tract 88, also being Corner 2 of Tract 60, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the North boundary of said Tract 88 also being the South boundary of Tract 59 S 89°58'55" W, 1401.96 feet to Corner 1 of Tract 57 also being Corner 5 of Tract 59, a 3 1/2 inch diameter Brass Cap on a 2 inch diameter iron pipe, stamped "Eagle County Surveyor -1978", found in place; thence along the East boundary of said Tract 57 being also the West boundary of Tract 88 S 01°58'11" E, 1276.98 feet to Corner 1 of Tract 70 being also Corner 4 of Tract 57, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence along the East boundary of Tract 70 being also the West boundary of Tract 88 S 00°04'36" E, 2225.20 feet from which Corner 3 of Tract 88 bears S 00°04'36" E, 461.58 feet; thence departing said Tract lines and continuing along the boundary of said Brush Creek Stables subdivision the following nine (9) courses;

- 1) S 89°55'00" W, 1744.14 feet
- 2) S 01°19'13" E, 3802.00 feet

- 3) S 88°40'47" E, 65.00 feet
- 4) N 01°19'13" E, 150.00 feet
- 5) S 88°40'47" E, 759.56 feet
- 6) N 01°19'13" E, 1182.39 feet
- 7) N 74°23'52" W, 1943.91 feet
- 8) N 00°01'50" E, 519.37 feet

to the Southeast corner of said Eichler Tract; thence N 00°01'50" E, 216.16 feet to the Point of Beginning; containing 300.002 acres, more or less.

EAGLE RANCH No. 2
Legal Description

All of that tract or parcel of land situate in Tracts 44, 55, 56, 57, 58 and 70, Sections 9 and 16, Township 5 South Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey Supplemental Plat thereof as approved by the Survey General on June 20, 1922; County of Eagle, State of Colorado; being a portion of those lands conveyed by special warranty deed from Colorado Eagle Ranch at Brush Creek Limited Liability Company, a Wyoming limited liability company to West Eagle Ranch LLC, a Delaware limited liability company dated February 19, 1997 and recorded in the Eagle County Clerk and Records Office in Book 719 at Page 074 on February 21, 1997; and being more particularly described as follows, with all bearings contained herein based upon N 00°33'00" W between Town of Eagle Street Monuments found at the intersections of Fifth Street and Broadway and at Second Street and Broadway both being an iron pin in a street monument box, to wit:

Beginning at Corner 8 of said Tract 44 being also Corner 5 of Tract 38, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place, from which said Town of Eagle Street Monument at Fifth Street and Broadway bears N 28°55'09" W, 5274.65 feet; thence along the 7-8 line of Tract 44, being also the South line of Tract 38 N89°23'19" E, 335.21 feet to the Southerly Right-of-Way line of Brush Creek Road, being also Eagle County Road P-307 as described in Book 470 at Page 381 of the Eagle County Records; thence along said Right-of-Way the following three (3) courses;

- 1) 118.16 feet along the arc of a curve to the left having a central angle of 07°38'59", radius of 885.00 feet, tangent of 59.17 feet and the chord of which bears S 49°22'48" E, 118.07 feet
- 2) S 53°12'17" E, 40.08 feet
- 3) S 57°07'58" E, 123.21 feet

to a point on the extension of the Westerly line of The Colorado River & Eagle Company Rural Homesites Nos. 1, 2 and 3 subdivision as recorded in Book 377 at Page 893 of the Eagle County Records; thence along said extension and continuing along said Right-of-Way S 22°53'36" W, 8.58 feet to the Northwest corner of said subdivision; thence departing said Right-of-Way and along the boundary of said subdivision the following three (3) courses;

- 1) S 22°53'36" W, 30.74 feet
- 2) S 13°43'27" W, 307.62 feet
- 3) S 08°38'23" W, 118.13 feet

to the centerline of Brush Creek; thence along said Brush Creek centerline and

continuing along the boundary of said subdivision the following eight (8) courses;

- 1) S 53°29'25" E, 176.59 feet
- 2) S 66°46'08" E, 196.66 feet
- 3) S 36°25'58" E, 142.34 feet
- 4) S 71°11'41" E, 106.93 feet
- 5) N 59°17'26" E, 89.27 feet
- 6) S 57°35'51" E, 83.00 feet
- 7) N 79°25'00" E, 132.00 feet
- 8) S 45°59'33" E, 185.78 feet

to the Southeast corner of said The Colorado River & Eagle Company Rural Homesites Nos. 1, 2 and 3 subdivision, being a point on the Westerly boundary of a parcel of land known as the Eichler Tract and described in Book 189 at Page 147 of the Eagle County Records; thence departing said subdivision and Brush Creek centerline and along the said Westerly boundary of the Eichler Tract S 00°05'34" E, 251.83 feet to the Southwest corner of said Eichler Tract, an 8 inch diameter Cedar Post with 2" x 4" Aluminum Tag stamped "API EICHLER TRACT" found; thence continuing along said Eichler Tract boundary S 87°14'13" E, 139.19 feet, being also the point of beginning of Brush Creek Stables subdivision as described in Book 404 at Page 163 of the Eagle County Records; thence departing said Eichler Tract boundary and along said Brush Creek Stables subdivision boundary the following eight (8) courses;

- 1) S 00°01'50" W, 519.37 feet
- 2) S 74°23'52" E, 1943.91 feet
- 3) S 01°19'13" W, 1182.39 feet
- 4) N 88°40'47" W, 759.56 feet
- 5) S 01°19'13" W, 150.00 feet
- 6) N 88°40'47" W, 65.00 feet
- 7) S 01°19'13" W, 3802.00 feet
- 8) N 89°55'00" E, 1744.14 feet

to the 4-1 line of Tract 70, being also the 2-3 line of Tract 88 from which Corner 1 of Tract 70, being a 2 1/2" diameter G.L.O. Brass Cap Monument found in place, bears N 00°04'36" W, 2225.20 feet; thence departing said subdivision and along said Tract line S 00°04'36" E, 461.58 feet to Corner 3 of said Tract 88, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place; thence continuing along said 4-1 line of Tract 70 S 00°15'39" E, 2663.76 feet to Corner 4 of said Tract 70, being also Corner 1 of Tract 71, from which a 2 1/2 inch diameter Aluminum Cap Monument properly marked and stamped 10.00' W.C. - LS 23089 - 1992 bears N 88°29'52" W, 10.00 feet; thence along the 3-4 line of Tract 70 being also the 1-2 line of Tract 71, N 88°29'52" W, 1404.69 feet to Corner 2 of Tract 71, a 2 1/2 inch diameter G.L.O. Brass Cap Monument

found in place, thence along said 3-4 line S 89°18'50" W, 2803.24 feet, from which point Corner 3 of Tract 70, a 2 1/2 inch diameter G.L.O. Brass Cap Monument found in place, bears S 89°18'50" W, 1401.62 feet; thence departing said line N 00°17'22" W, 5333.78 feet to a point on line 1-2 of said Tract 70, being also the 3-4 line of said Tract 57, from which said Corner 1 of Tract 70, bears N 89°48'28" E, 4218.38 feet; thence N 00°23'11" E, 5252.06 feet to the Point of Beginning;

excepting therefrom; a parcel of land known as PARCEL 1719, described in Book 292 at Page 427 of the Eagle County Records containing 1.00 acres, more or less;

said tract or parcel of land containing 689.598 acres, more or less, in gross.

Legal Description of Annexation Property

A portion of Tract 60, within Section 10, Township 5 South, Range 84 West of the Sixth Principal Meridian, Eagle County, Colorado, being more particularly described as follows:

Beginning at corner number 2 of said Tract 60, being also corner number 1 of Tract 88; thence along the westerly line of Tract 60 S 00° 17' 56" W, 1154.01 feet to corner number 3 of Tract 60, being also corner number 8 of said Tract 88; thence along the southerly line of Tract 60 S 87° 27' 26" E, 2263.31 feet to the southwesterly corner of Tract D, Brush Creek Stables, as recorded in Book 404 at Page 163, Eagle County records; thence departing the southerly line of Tract 60 and along the southwesterly line of Tract D and Tract C, said Brush Creek Stables N 46° 41' 49" W, 916.23 feet to the southeasterly corner of Tract T, Eagle Ranch, Filing No. 8, as recorded at Reception No. 764413, Eagle County records; thence along the southerly line of said Tract T N 68° 30' 00" W, 1707.16 feet to the Point of Beginning, said parcel containing 36.618 acres, more or less