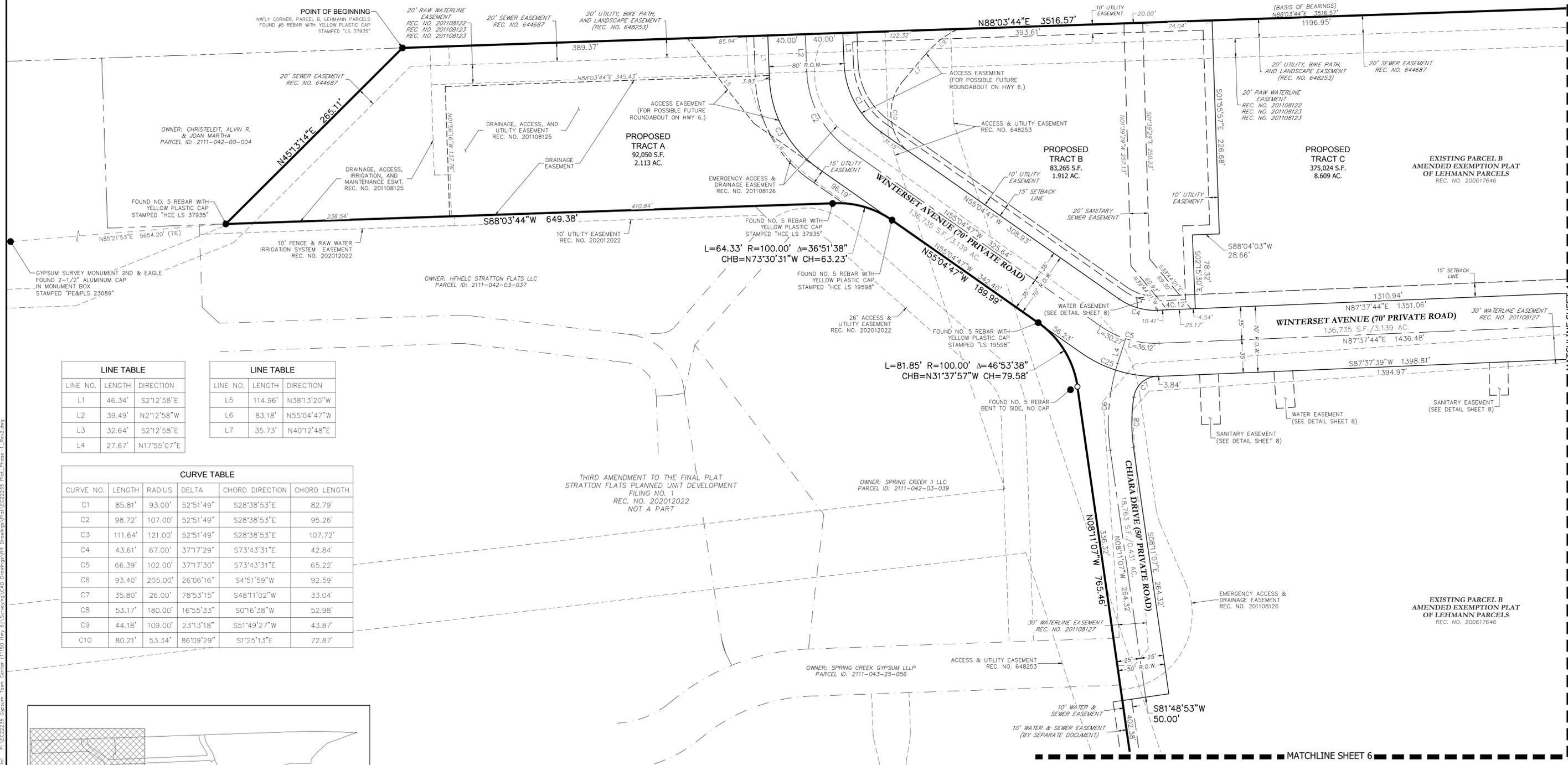


**FINAL PLAT OF
TOWER CENTER FILING NO. 1**
BEING A REPLAT OF PARCELS H & I AND A PORTION OF PARCEL B, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 62, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

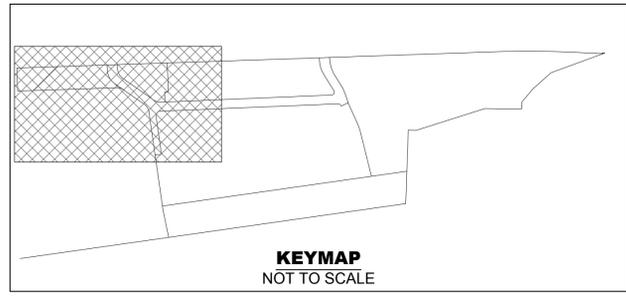
U.S. HIGHWAY 6 (VARYING WIDTH PUBLIC R.O.W.)



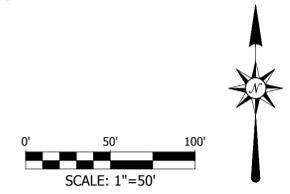
LINE NO.	LENGTH	DIRECTION
L1	46.34'	S2°12'58"E
L2	39.49'	N2°12'58"W
L3	32.64'	S2°12'58"E
L4	27.67'	N17°55'07"E

LINE NO.	LENGTH	DIRECTION
L5	114.96'	N38°13'20"W
L6	83.18'	N55°04'47"W
L7	35.73'	N40°12'48"E

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	85.81'	93.00'	52°51'49"	S28°38'53"E	82.79'
C2	98.72'	107.00'	52°51'49"	S28°38'53"E	95.26'
C3	111.64'	121.00'	52°51'49"	S28°38'53"E	107.72'
C4	43.61'	67.00'	37°17'29"	S73°43'31"E	42.84'
C5	66.39'	102.00'	37°17'30"	S73°43'31"E	65.22'
C6	93.40'	205.00'	26°06'16"	S4°51'59"W	92.59'
C7	35.80'	26.00'	78°53'15"	S48°11'02"W	33.04'
C8	53.17'	180.00'	16°55'33"	S0°16'38"W	52.98'
C9	44.18'	109.00'	23°13'18"	S51°49'27"W	43.87'
C10	80.21'	53.34'	86°09'29"	S1°25'13"E	72.87'



- LEGEND**
- FOUND MONUMENT, AS NOTED
 - SET SURVEY MONUMENT - 5/8" X 1/8" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
 - BOUNDARY LINE / PARCEL LINE
 - - - ADJACENT PROPERTY LINE
 - · - · EASEMENT LINE
 - · - · RIGHT-OF-WAY LINE



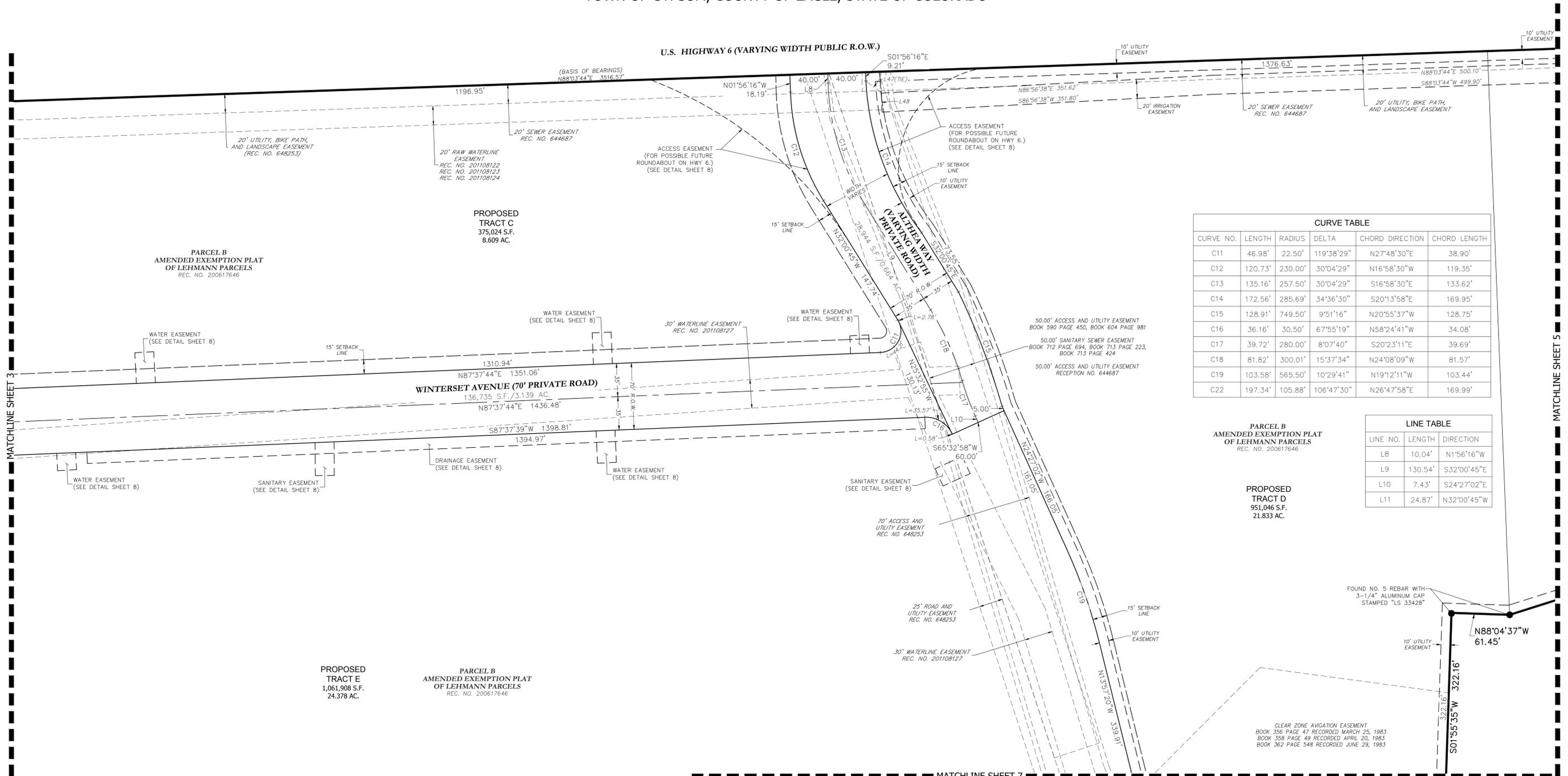
R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVISIONS	File: EC22235-REPLAT1
1	Orig. Issue Date: 8/13/2025
2	Drawn By: MJP
3	Checked By: KJK
4	Project No. EC22235

**FINAL PLAT OF
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BEING A REPLAT OF PARCELS H & I AND A PORTION
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LEHMANN PARCELS SITUATED IN TRACTS 42, 58, 61,
AND 62, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85
WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 3 of 8

08-05-2025 2:10pm Plotted by: mscdiaz@rre.com P:\22235\22235_03\Drawings\DRW\Drawings\DRW\EC22235-REPLAT1-Phase-1-Rev2.dwg

**FINAL PLAT OF
TOWER CENTER FILING NO. 1**
BEING A REPLAT OF PARCELS H & I AND A PORTION OF PARCEL B, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 62, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C11	46.98'	22.50'	119°38'29"	N27°48'30"E	38.90'
C12	120.73'	230.00'	30°04'29"	N16°58'30"W	119.35'
C13	135.16'	257.50'	30°04'29"	S16°58'30"E	133.62'
C14	172.56'	285.69'	34°36'30"	S20°13'58"E	169.95'
C15	128.91'	749.50'	9°51'16"	N20°55'37"W	128.75'
C16	36.16'	30.50'	67°55'19"	N58°24'41"W	34.08'
C17	39.72'	280.00'	8°07'40"	S20°23'11"E	39.69'
C18	81.82'	300.01'	15°37'34"	N24°08'09"W	81.57'
C19	103.58'	565.50'	10°29'41"	N19°12'11"W	103.44'
C22	197.34'	105.88'	106°47'30"	N26°47'58"E	169.99'

LINE TABLE

LINE NO.	LENGTH	DIRECTION
L8	10.04'	N1°56'16"W
L9	130.54'	S32°00'45"E
L10	7.43'	S24°27'02"E
L11	24.87'	N32°00'45"W

**PARCEL B
AMENDED EXEMPTION PLAT
OF LEHMANN PARCELS**
REC. NO. 200617646

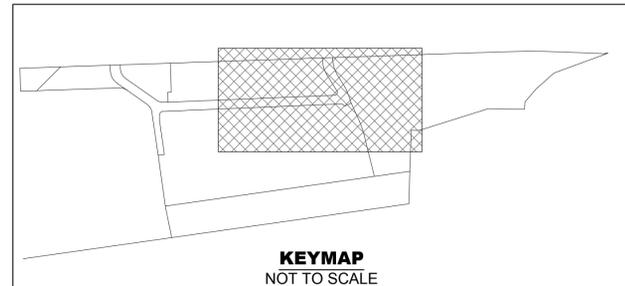
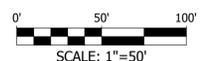
**PROPOSED
TRACT D**
951,046 S.F.
21.833 AC.

**PROPOSED
TRACT E**
1,061,908 S.F.
24.378 AC.

**PARCEL B
AMENDED EXEMPTION PLAT
OF LEHMANN PARCELS**
REC. NO. 200617646

LEGEND

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	Drawn By: MJP
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	Project No. EC22235

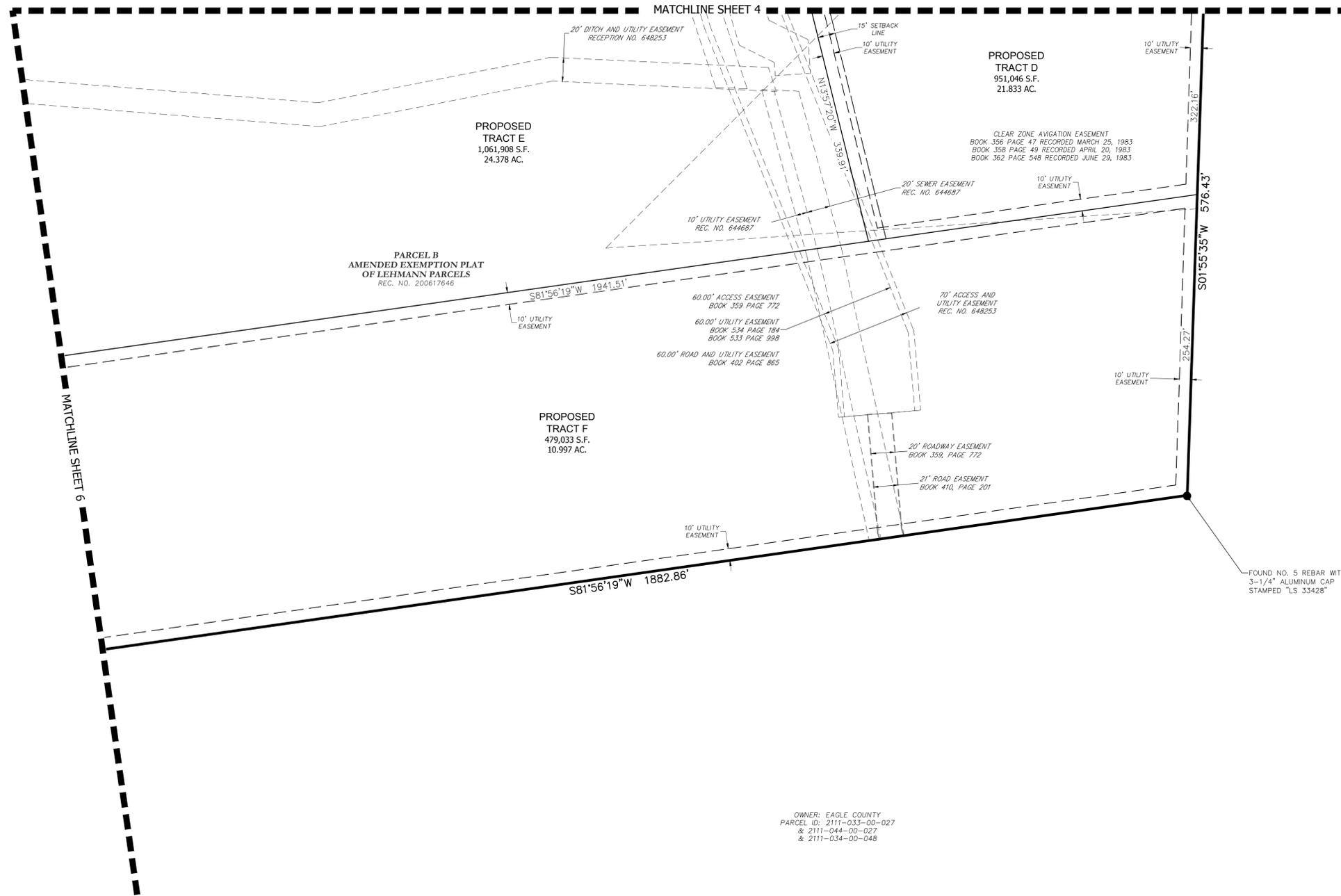
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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

Sheet 4 of 8

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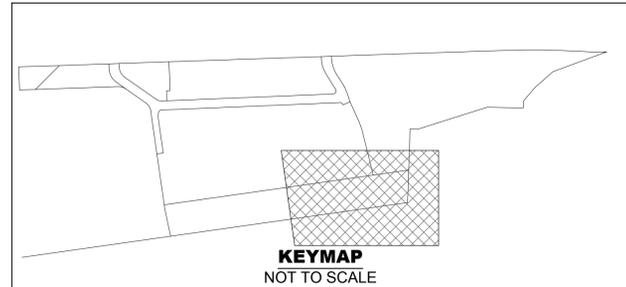
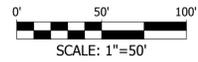
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 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



OWNER: EAGLE COUNTY
 PARCEL ID: 2111-033-00-027
 & 2111-044-00-027
 & 2111-034-00-048

LEGEND

●	FOUND MONUMENT, AS NOTED
○	SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG PLS 34591"
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REVISIONS	

File: EC22235-REPLAT1
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 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
 COLORADO
 Sheet 7 of 8

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