

September , 2025

Re: 215 Lindbergh Drive – Lot Line Adjustment

Mr. James Wooldrige

Town of Gypsum

Dear James:

In connection with our anticipated development. We would like for you to consider the associated lot line adjustment.

In connection, we would anticipated vacating 1 utility easement and relocating the other utility easement to the new lot line.

I have reached out to **Comcast, Black Hills Energy, Holy Cross Energy, Lumen and Vero** for Utility Vacation letters, and I will upload upon receipt. We have asked them to verify that (a) nothing is contained with the current easements and (b) they don't have needs for the current easements.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Chris Manley". The signature is written in a cursive style with a long, sweeping underline.

Chris Manley

Owner

Cc: Bryan Desmond, Desmond Home Builders

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
LOT 30, LOT 31 AND LOT 32
AIRPORT GATEWAY CENTER
 SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M.,
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

DESCRIPTION:
 Lot 30, Lot 31 and Lot 32, Airport Gateway Center, according to the Final Plat thereof, recorded August 15, 1996, in Book 703 Page 36, at the Office of the Clerk and Recorder, County of Eagle, State of Colorado.

- NOTES:**
- 1) Date of Survey: April 24, 2025.
 - 2) Address: 215 Lindbergh Drive - Lot 30, 165 Lindbergh Drive - Lot 31 and 215 Lindbergh Drive - Lot 32 (Posted)
 - 3) Benchmark: Town of Gypsum Control Network - TOG 13 Aluminum Cap Elevation = 6510.81' (NAVD 88).
 Site benchmark - Sanitary Manhole Rim Elev. = 6486.73'
 - 4) 1' Contours shown hereon.
 - 5) U.S. Survey Feet used for this survey.
 - 6) Basis of Bearings: An assumed bearing of S 80° 42' 52" W, between the southeast corner of Lot 31, Airport Gateway Center, Book 703 Page 36 - 1.25" Yellow Plastic Cap, stamped LS #37935, HCE and southwest corner of Lot 32, Airport Gateway Center, Book 703 Page 36 - 1.25" Yellow Plastic Cap, stamped LS #19598, HCE.
 - 7) Location of improvements, lot lines and easements are based upon the Final Plat and Survey Monuments found at the time of this survey as shown hereon.
 - 8) Utility As-Built drawings provided by the Town of Gypsum. All utilities should be field verified.
 - 9) Property Zoned as Light Industrial.
 - 10) Flood Zone X - Area of minimal flood hazard per Firmette 08037C0369D effective 12/4/2007.
 - 11) Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.
 - 12) Title Commitment provided by Land Title Guarantee Company Order No. ABH50074316-3 with a commitment date of 6-12-25. Per commitment this property is subject to:

Easement for perpetual aerial easement as granted to Electric Association, Inc., a Colorado Corporation by the Eagle River 1978 Trust, in instrument recorded April 8, 1981 in book 321 at page 364.

Easements, conditions, covenants, restrictions, reservations and notes on the annexation plats recorded November 19, 1992 in book 594 at page 759 and 760.

Terms, conditions and provisions of subdivision improvements agreement recorded August 15, 1996 in book 703 at page 42.

Easements, conditions, covenants, restrictions, reservations and notes on the plat of Airport Gateway Center recorded August 15, 1996 in book 703 at page 36.

Restrictive covenants which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law as contained in instrument recorded August 15, 1996, in book 703 at page 37 and amendment recorded September 25, 1996 in book 706 at page 283.

Terms, conditions and provisions of underground right of way as granted to Holy Cross Electric Association, Inc. recorded September 12, 1996 in book 705 at page 90.

CERTIFICATION:

I, Randall P. Kipp, a Professional Land Surveyor in the State of Colorado, do hereby certify that this land survey plat was prepared for Gypsum Hotel Partners, LLC, and is the result of a survey performed by me or under my direct supervision, responsibility and checking. I further certify that this land survey plat is in conformance with 38-51-106 C.R.S.; minimum standards for land plats, and is based on the land surveyors knowledge and belief, in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied.



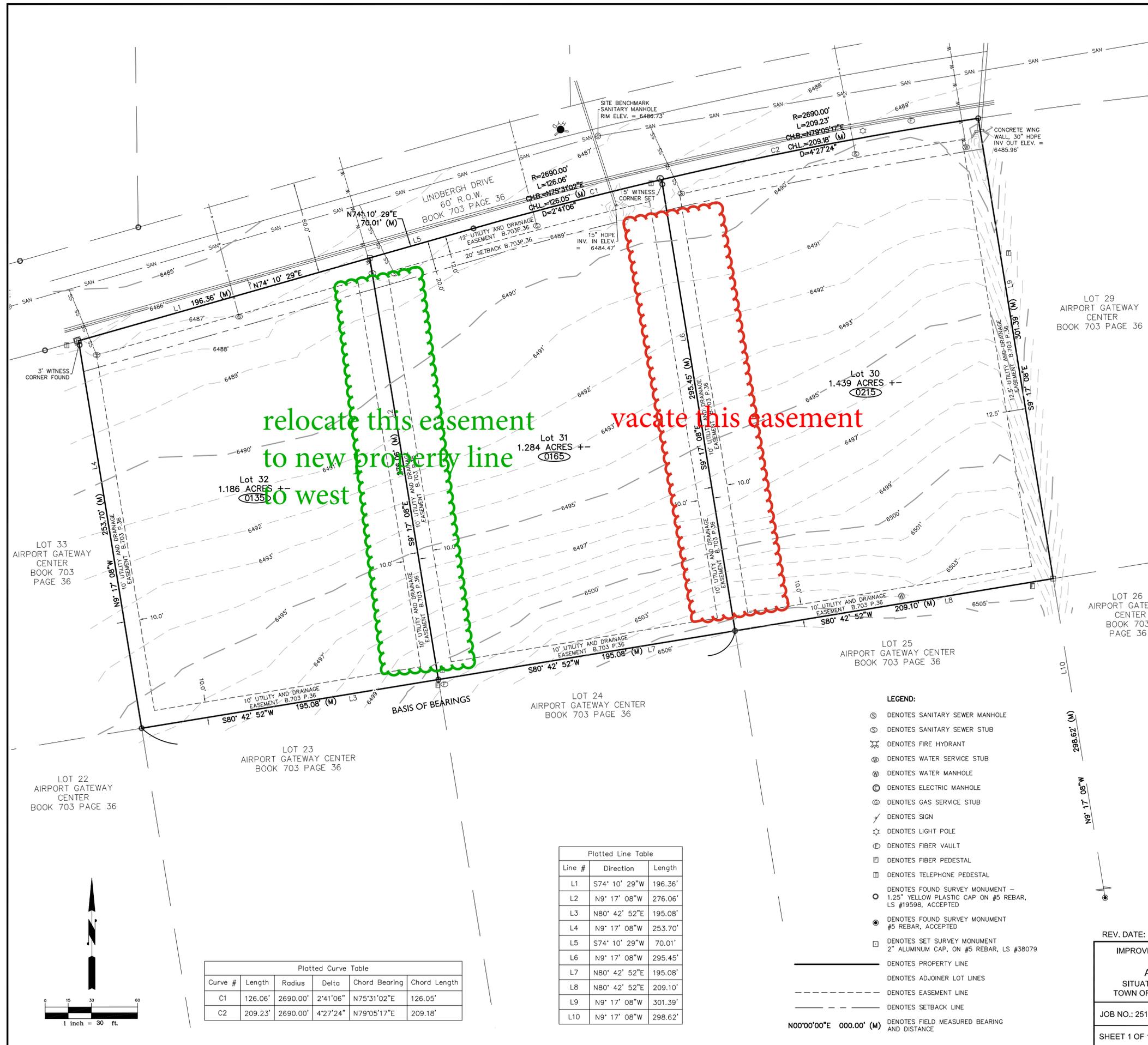
Randall P. Kipp P.L.S. #38079
 Colorado Professional Land Surveyor

COUNTY SURVEYOR CERTIFICATION:

Deposited this _____ day of _____, 2025, at _____ in Book 1 of the Eagle County Surveyor's Land Survey Plats, Rights-of-Way Surveys at Page _____. This Land Survey Plat complies with Section 38-51-102, of the Colorado Revised Statutes.

REV. DATE: 06-23-25 UPDATED TITLE COMMITMENT AND SCHEDULE B EXCEPTIONS

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY LOT 30, LOT 31 AND LOT 32 AIRPORT GATEWAY CENTER SITUATED IN SECTION 2, T.5S., R.85W., 6TH P.M. TOWN OF GYPSUM, COUNTY OF EAGLE, COLORADO		KIPP LAND SURVEYING RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 251013 SHEET 1 OF 1	DATE: 04-30-25 DWG. NAME 251013-LOTS 30-32 AGS ISP	



relocate this easement
to new property line
to west

vacate this easement

Platted Line Table

Line #	Direction	Length
L1	S74° 10' 29"W	196.36'
L2	N9° 17' 08"W	276.06'
L3	N80° 42' 52"E	195.08'
L4	N9° 17' 08"W	253.70'
L5	S74° 10' 29"W	70.01'
L6	N9° 17' 08"W	295.45'
L7	N80° 42' 52"E	195.08'
L8	N80° 42' 52"E	209.10'
L9	N9° 17' 08"W	301.39'
L10	N9° 17' 08"W	298.62'

Platted Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	126.06'	2690.00'	2°41'06"	N75°31'02"E	126.05'
C2	209.23'	2690.00'	4°27'24"	N79°05'17"E	209.18'

- LEGEND:**
- ⊙ DENOTES SANITARY SEWER MANHOLE
 - ⊕ DENOTES SANITARY SEWER STUB
 - ⊕ DENOTES FIRE HYDRANT
 - ⊕ DENOTES WATER SERVICE STUB
 - ⊕ DENOTES WATER MANHOLE
 - ⊕ DENOTES ELECTRIC MANHOLE
 - ⊕ DENOTES GAS SERVICE STUB
 - ⊕ DENOTES SIGN
 - ☆ DENOTES LIGHT POLE
 - ⊕ DENOTES FIBER VAULT
 - ⊕ DENOTES FIBER PEDESTAL
 - ⊕ DENOTES TELEPHONE PEDESTAL
 - ⊕ DENOTES FOUND SURVEY MONUMENT - 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS #19598, ACCEPTED
 - ⊕ DENOTES FOUND SURVEY MONUMENT #5 REBAR, ACCEPTED
 - ⊕ DENOTES SET SURVEY MONUMENT 2" ALUMINUM CAP, ON #5 REBAR, LS #38079
 - DENOTES PROPERTY LINE
 - DENOTES ADJOINER LOT LINES
 - - - DENOTES EASEMENT LINE
 - - - DENOTES SETBACK LINE
 - 000°00'00"E 000.00' (M) DENOTES FIELD MEASURED BEARING AND DISTANCE

