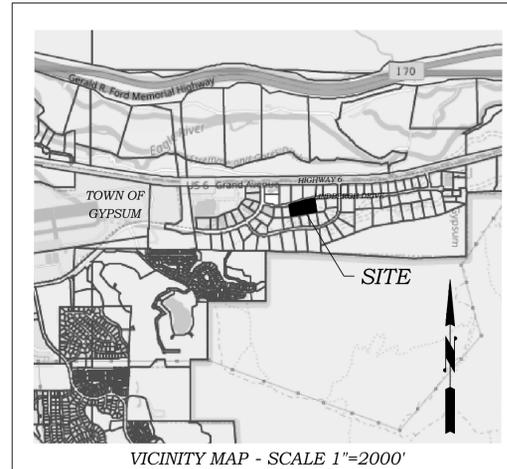


**AMENDED FINAL PLAT - LOT CONSOLIDATION
LOTS 30, 31 AND 32
AIRPORT GATEWAY CENTER
SITUATED IN SECTION 2, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M.,
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO**



CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE GYPSUM HOTEL PARTNERS LLC., A COLORADO LIMITED LIABILITY COMPANY BEING SOLE OWNER IN FEE SIMPLE, MORTGAGEE OR LIENHOLDER OF ALL THAT REAL PROPERTY SITUATED IN TOWN OF GYPSUM, EAGLE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 30, 31 AND 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, CONTAINING 3.909 ACRES, MORE OR LESS:

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS THE AMENDED FINAL PLAT - LOT CONSOLIDATION, LOTS 30, 31 AND 32, AIRPORT GATEWAY CENTER, A SUBDIVISION IN THE TOWN OF GYPSUM, AND HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARED:

1. PUBLIC RIGHT OF WAY AND EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO THE TOWN OF GYPSUM FOR THE BENEFIT OF PUBLIC ACCESS, UTILITY SERVICE PROVIDERS (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SEWER, WATER AND TELECOMMUNICATIONS) FOR THE PURPOSE OF ACCESS TO AND CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, UTILITIES IMPROVEMENTS AND GRADING AND DRAINAGE.

IN WITNESS THEREOF, THIS INSTRUMENT IS EXECUTED THIS ____ DAY OF _____, ____

OWNER: _____
LLC MANAGER

ADDRESS: P.O. BOX 3518
EAGLE, CO 81631

STATE OF COLORADO)
) SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20__ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

LIENHOLDERS CERTIFICATE:

THE UNDERSIGNED, ALPINE BANK, A COLORADO BANKING CORPORATION, HOLDER OF A DEED OF TRUST UPON THE REAL PROPERTY SHOWN ON THIS FINAL PLAT, DEED OF TRUST RECORDED ON JULY 11, 2025 AT RECEPTION NO. 202509129, HEREBY CONSENTS TO THIS AMENDED FINAL PLAT AND SUBORDINATES ITS INTEREST UNDER SUCH DEED OF TRUST IN SUCH REAL PROPERTY TO THE RIGHTS AND OBLIGATIONS CREATED BY THIS AMENDED FINAL PLAT.

EXECUTED THIS ____ DAY OF _____, A.D., 20__

LIENHOLDER: _____ TITLE: _____

ALPINE BANK, A COLORADO BANKING CORPORATION
400 7TH STREET SOUTH
RIFLE, CO 81650

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 20__, BY _____

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

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, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, A.D. 20__

AGENT: _____

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO VACATE THE COMMON LOT LINES FOR LOTS 30, 31 AND 32 ALONG WITH VACATING THE COMMON EASEMENTS RUNNING ALONG SAID COMMON LOT LINES AS SHOWN HEREON SHEET 2 OF 2.
2. DATE OF SURVEY: APRIL 24, 2025.
3. ADDRESS: 215 LINDBERGH DRIVE - LOT 30, 165 LINDBERGH DRIVE - LOT 31 AND 135 LINDBERGH DRIVE - LOT 32 (NOT POSTED)
4. U.S. SURVEY FEET WAS 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 OF RECORD AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
- 8) FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD PER FIRMETTE 08037C0369D EFFECTIVE 12/4/2007.
- 9) 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.
- 10) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. RND50075298 WITH A COMMITMENT DATE OF 8-29-25. PER SAID COMMITMENT, THIS PROPERTY IS SUBJECT TO:

RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 11, 1899, IN BOOK 48 AT PAGE 474.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 11, 1899, IN BOOK 48 AT PAGE 474.

WATER AND/OR WATER RIGHTS AND DITCHES AND/OR DITCH RIGHTS, WHETHER OR NOT OF PUBLIC RECORD.

RESERVATION OF ONE-HALF OF ALL OIL, GAS AND HYDROCARBONS, IN INSTRUMENT RECORDED SEPTEMBER 18, 1951 IN BOOK 131 AT PAGE 437, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

RESERVATION OF ONE-HALF OF ALL OIL, COAL AND OTHER MINERALS WITH APPROPRIATE RIGHTS OF INGRESS AND EGRESS IN INSTRUMENT RECORDED AUGUST 21, 1950 IN BOOK 135 AT PAGE 114, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

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.

LAND USE SUMMARY:

LOT 31 3.909 ACRES 0165 LINDBERGH DRIVE ZONED LIGHT INDUSTRIAL

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 _____, A.D., 20__

TREASURER OF EAGLE COUNTY

TOWN COUNCIL CERTIFICATE:

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS ____ DAY OF _____, 20__ BY THE TOWN COUNCIL OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR BY THE TOWN FOR MAINTENANCE SERVICES OR OPERATION.

BY: _____
MAYOR

PLANNING COMMISSION CERTIFICATE:

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS OR ANY OTHER SERVICE FACILITY.

BY: _____
CHAIRMAN

APPROVAL TO RECORD:

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS ____ DAY OF _____, 20__ THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: _____
MAYOR

SURVEYOR'S CERTIFICATE:

I, RANDALL P. KIPP DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS TRUE, CORRECT AND COMPLETE AMENDED FINAL PLAT - LOT CONSOLIDATION, LOTS 30, 31 AND 32, AIRPORT GATEWAY CENTER, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/ OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS OF WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT SUCH PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RANDALL P. KIPP
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38079

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT ____ O'CLOCK ____ M., ON THIS ____ DAY OF _____, 20__, AND IS DULY RECORDED AT RECEPTION NO. _____

EAGLE COUNTY CLERK AND RECORDER

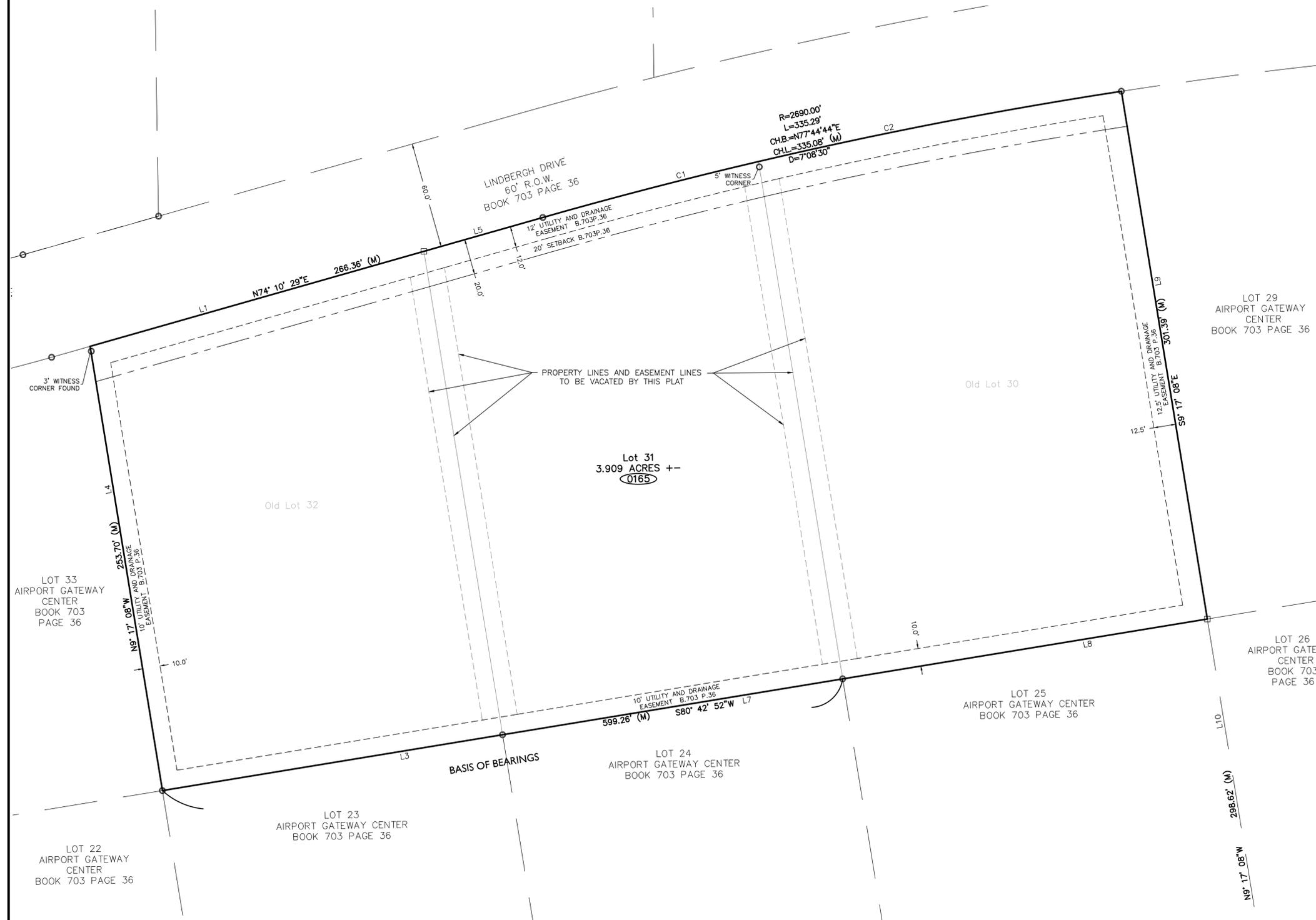
BY: _____
DEPUTY

AMENDED FINAL PLAT - LOT CONSOLIDATION LOTS 30, 31 AND 32 AIRPORT GATEWAY CENTER SITUATED IN SECTION 2, T.5S., R.85W., 6TH P.M., TOWN OF GYPSUM, COUNTY OF EAGLE, COLORADO	
JOB NO.: 251013	DATE: 09-04-25
SHEET 1 OF 2	DWG. NAME 251013-AGS AFP Lot Consolidation

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

AMENDED FINAL PLAT - LOT CONSOLIDATION
LOTS 30, 31 AND 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



Lot 31
 3.909 ACRES +-
 0165

Platted Line Table

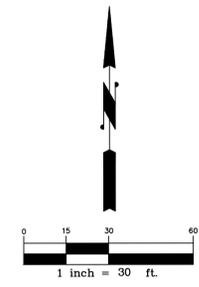
Line #	Direction	Length
L1	S74° 10' 29"W	196.36'
L3	N80° 42' 52"E	195.08'
L4	N9° 17' 08"W	253.70'
L5	S74° 10' 29"W	70.01'
L7	N80° 42' 52"E	195.08'
L8	N80° 42' 52"E	209.10'
L9	N9° 17' 08"W	301.39'
L10	N9° 17' 08"W	298.62'

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 FOUND SURVEY MONUMENT - 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS #19598, ACCEPTED
- DENOTES FOUND SURVEY MONUMENT #5 REBAR, ACCEPTED
- DENOTES FOUND SURVEY MONUMENT 2" ALUMINUM CAP, ON #5 REBAR, LS #38079
- DENOTES PROPERTY LINE
- - - DENOTES ADJOINER LOT LINES
- - - DENOTES EASEMENT LINE
- - - DENOTES SETBACK LINE
- DENOTES FIELD MEASURED BEARING AND DISTANCE



AMENDED FINAL PLAT - LOT CONSOLIDATION
 LOTS 30, 31 AND 32
 AIRPORT GATEWAY CENTER
 SITUATED IN SECTION 2, T.5S., R.85W., 6TH P.M.
 TOWN OF GYPSUM, COUNTY OF EAGLE, COLORADO

JOB NO.: 251013	DATE: 09-04-25
SHEET 2 OF 2	DWG. NAME 251013-AGS AFP Lot Consolidation

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