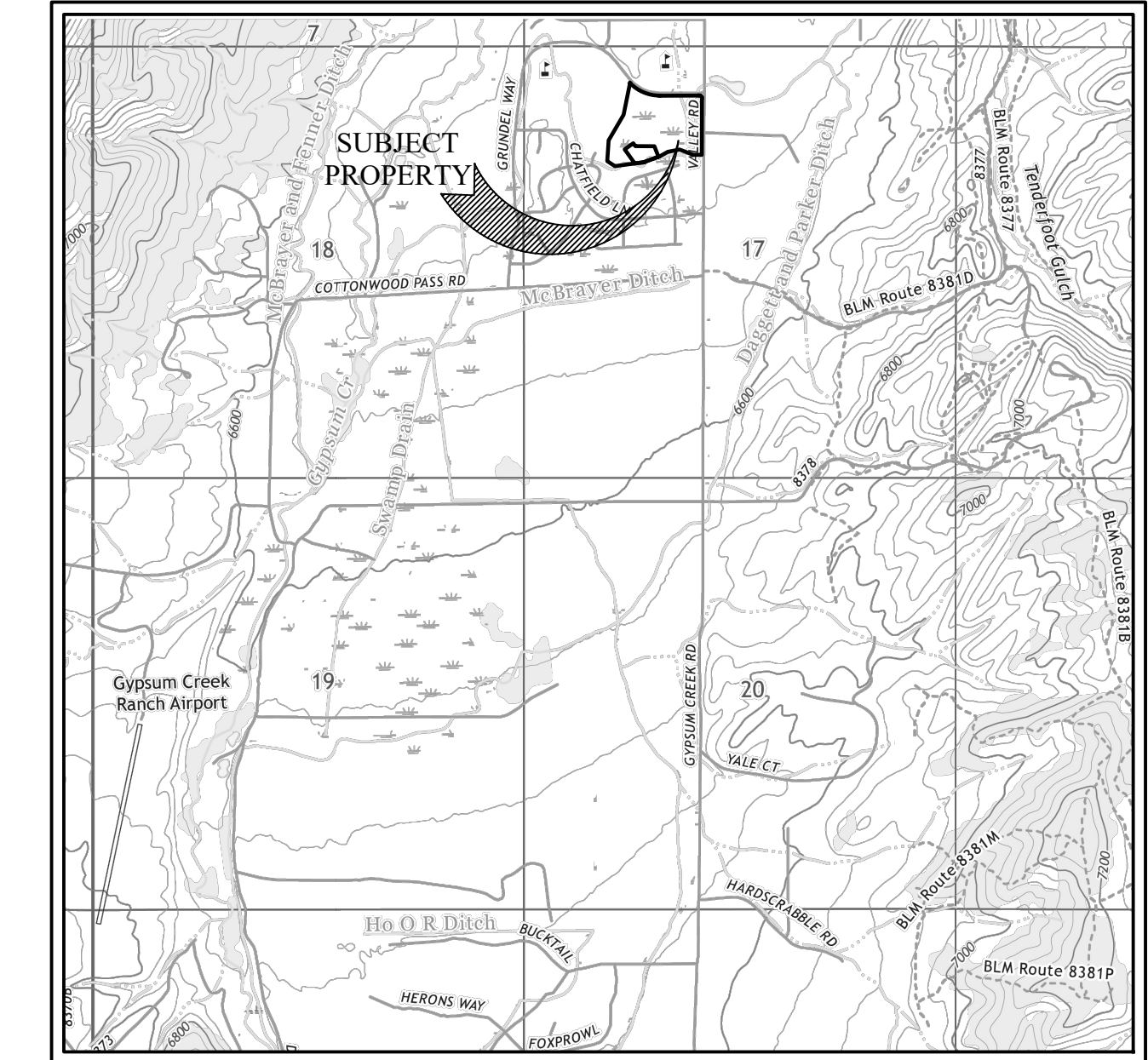


**MINOR PLAT AMENDMENT**  
**I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A**  
 SITUATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



**PLAT NOTES:**

- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 0822257-C, DATED EFFECTIVE JUNE 27, 2025.
- 2) THE DATE OF THIS SURVEY WAS JUNE 25, AND JULY 8, 2025.
- 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 54°39'00" W BETWEEN THE NORTHEASTERLY POINT OF CURVATURE OF LOT 3A, A NO. 5 REBAR AND ALUMINUM CAP NO. P.L.S. NO. 27598 FOUND IN PLACE AND THE SOUTHWEST CORNER OF LOT 3A, A NO. 5 REBAR AND ALUMINUM CAP P.L.S. NO. 27598 FOUND IN PLACE.
- 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 5) THIS SURVEY IS BASED ON THE AMENDED EXEMPTION PLAT I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A, RECORDED AUGUST 12, 2015 AS RECEPTION NO. 201515130 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- 6) THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE LOT 3A INTO 3 LOTS ONE BEING FOR THE NEW SCHOOL DISTRICT, 1 LOT FOR HIGH DENSITY RESIDENTIAL, ONE TO BE DEDICATED TO TOWN FOR WIDTH IMPROVEMENTS TO GRUNDEL WAY, AND TO SHOW ALL EASEMENTS FOR DEVELOPMENT AS SHOWN.
- 7) LOTS WITHIN I K BAR RANCHES MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY FOR THE PURPOSE OF IRRIGATION DITCHES AND MAINTENANCE THEREOF, OTHER THAN THOSE EASEMENTS SHOWN HEREON.
- 8) CLARIFICATION OF EXEMPTIONS: THE DISTRICT, AS POLITICAL SUBDIVISION OF THE STATE OF COLORADO, AND BECAUSE OF ITS USE OF THE PROPERTY FOR A PUBLIC SCHOOL OR PUBLIC BUILDING, HAS CERTAIN POWERS AND AUTHORITIES, INCLUDING POWERS PURSUANT TO SECTIONS 22-32-124, AND 31-23-209, C.R.S., WHICH ALLOW IT TO BE EXEMPT FROM CERTAIN LAND USE AND BUILDING AND FIRE REGULATIONS GENERALLY APPLICABLE WITHIN GYPSUM, GYPSUM AND THE DISTRICT AGREE THAT THE DISTRICT MAY CONSTRUCT, OPERATE, MAINTAIN, ETC. SCHOOLS AND SCHOOL RELATED FACILITIES, BUT NOT INCLUDING HOUSING, ON THE PROPERTY IN ACCORDANCE WITH SECTIONS 22-32-124 AND 31-23-209, C.R.S., PROVIDED HOWEVER THAT GYPSUM SHALL HAVE THE RIGHT AND AUTHORITY TO REVIEW AND APPROVE PRIOR CONSTRUCTION, AND APPROVE AND INSPECT DURING CONSTRUCTION, ANY PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATED TO SUCH SCHOOL FACILITIES THAT WILL ULTIMATELY BE DEDICATED TO GYPSUM, AND ALL WATER AND SEWER SYSTEMS. IT IS FURTHER AGREED THAT THE OWNERS SHALL CONFORM TO ANY APPLICABLE ZONING AND SUBDIVISION REGULATIONS FOR ANY NON-SCHOOL DEVELOPMENT THAT MAY BE PROPOSED FOR THE PROPERTY.
- 9) THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT REGARDING DITCH RELOCATION AND EASEMENT MODIFICATIONS RECORDED NOVEMBER 5, 2008 AT RECEPTION NO. 200823697, AS A 42" IRRIGATION PIPE MAY EXIST ALONG THE SOUTH BOUNDARY LINES OF LOT 3A AND LOT 3A-1 INSIDE THE 20' UTILITY AND DRAINAGE EASEMENT. LOCATION OF THIS PIPE WAS NOT PART OF SURVEY AND ACTUAL LOCATION IS UNKNOWN.
- 10) 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 THE CERTIFICATION SHOWN HEREON.
- 11) ACCORDING TO FEMA PANEL 08037C0575D DATED EFFECTIVE DECEMBER 4, 2007, THE SUBJECT PROPERTY DOES NOT EXIST WITHIN THE MAPS FLOODPLAIN.

**APPROVAL TO RECORD**

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: \_\_\_\_\_  
 STEVE CARVER, MAYOR

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, BY THE PLANNING COMMISSION OF THE TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: \_\_\_\_\_  
 CHAIRMAN

**CERTIFICATE OF TAXES PAID**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
 TREASURER OF EAGLE COUNTY

**TOWN COUNCIL CERTIFICATE**

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, BY THE TOWN COUNCIL OF THE 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 SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION.

BY: \_\_\_\_\_  
 STEVE CARVER, MAYOR

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE COUNTY SCHOOL DISTRICT RE-50J, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3A, AMENDED EXEMPTION PLAT, I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A, ACCORDING TO THE PLAT RECORDED AUGUST 12, 2015 AS RECEPTION NO. 201515130, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL CONTAINING 18.733 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND RE-SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS MINOR PLAT AMENDMENT OF I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A, A RE-SUBDIVISION IN THE TOWN OF GYPSUM, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY FOR THE WIDENING OF GRUNDEL WAY EXISTING ROADWAY AND RELATED IMPROVEMENTS, INCLUDING THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND REPLACE FROM TIME TO TIME ANY STRUCTURES AND IMPROVEMENTS RELATED THERETO.

WAIVER:

IN CONSIDERATION OF THE APPROVAL OF THIS MINOR PLAT AMENDMENT OF I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3, THE DECLARANT HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST TOWN OF GYPSUM OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS SUBDIVISION PLAT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

OWNER: EAGLE COUNTY SCHOOL DISTRICT RE-50J  
 ADDRESS: P.O. BOX 740  
 EAGLE, CO 81631

BY: \_\_\_\_\_  
 NAME AND TITLE

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_ OF EAGLE COUNTY SCHOOL DISTRICT RE-50J.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE**

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, IN BOOK \_\_\_\_\_ ON PAGE \_\_\_\_\_, REC. NO. \_\_\_\_\_.

CLERK AND RECORDER \_\_\_\_\_

BY: \_\_\_\_\_  
 DEPUTY

**TITLE CERTIFICATE**

TITLE COMPANY OF THE ROCKIES AS AGENT FOR STEWART TITLE GUARANTY COMPANY 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 EAGLE COUNTY SCHOOL DISTRICT RE-50J, ARE FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES, EXCEPT AS SET FORTH IN TITLE INSURANCE COMMITMENT NUMBER 0822257-C, DATED EFFECTIVE JUNE 27, 2025.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

BY AGENT: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JASON R. NEIL, 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 A TRUE, CORRECT AND COMPLETE MINOR PLAT AMENDMENT OF I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A 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 RIGHT OF WAYS 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 SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF, THAT SUCH PLAT WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

BY: \_\_\_\_\_  
 JASON R. NEIL, S.D. 47913  
 FOR AND ON BEHALF OF  
 PEAK SURVEYING, INC.



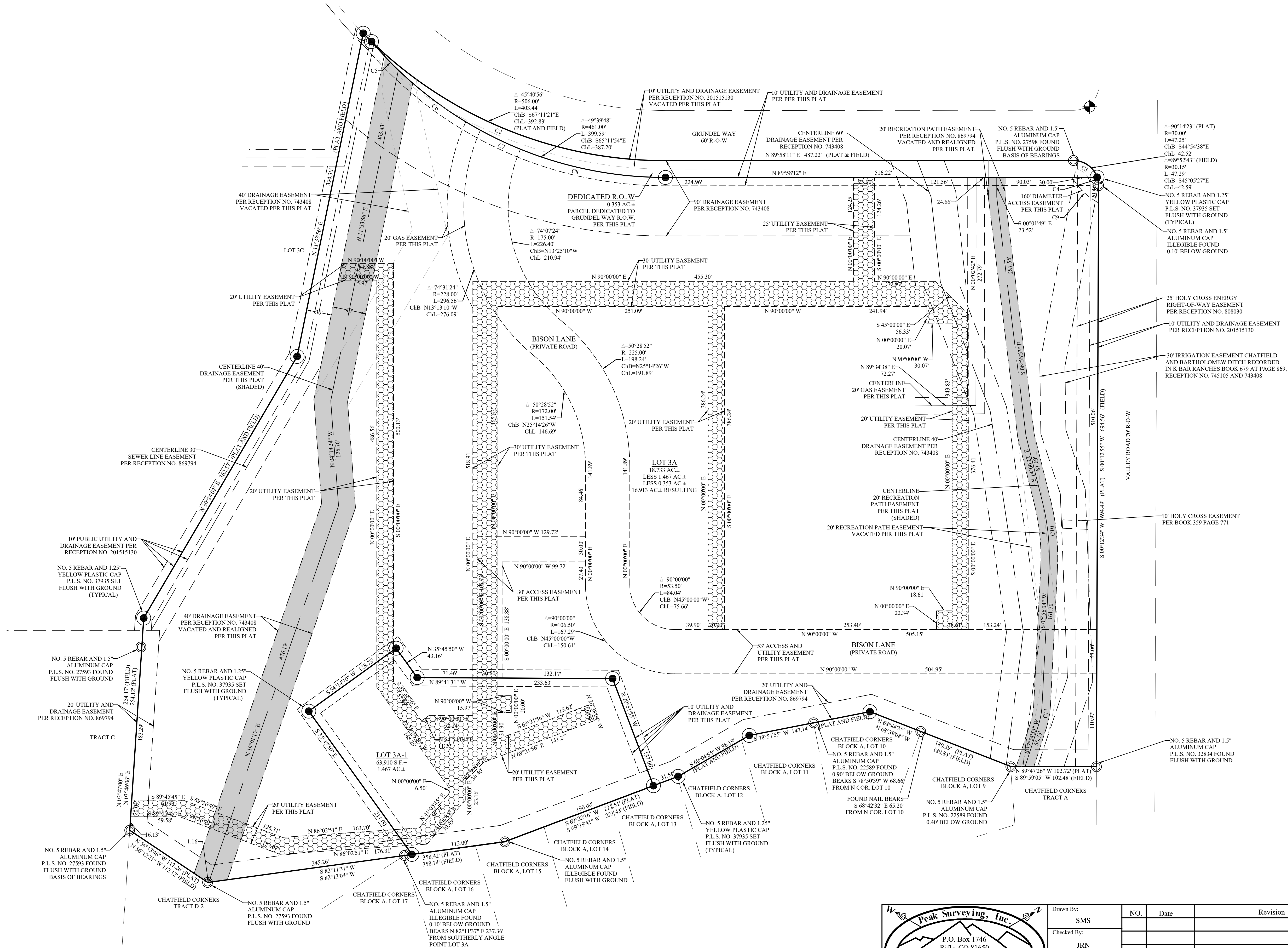
Drawn By: SMS	NO.	Date	Revision	By
Checked By: JRN				
Date: SEPTEMBER 2, 2025				
Computer File: 056.DWG				

EAGLE COUNTY SCHOOL DISTRICT RE-50J  
 EAGLE, COUNTY  
**MINOR PLAT AMENDMENT**  
**AMD EX PLAT I K BAR RANCH LOT 3A**  
**VALLEY ROAD AND GRUNDEL WAY**

Project NO.  
 25056  
 1 OF 2

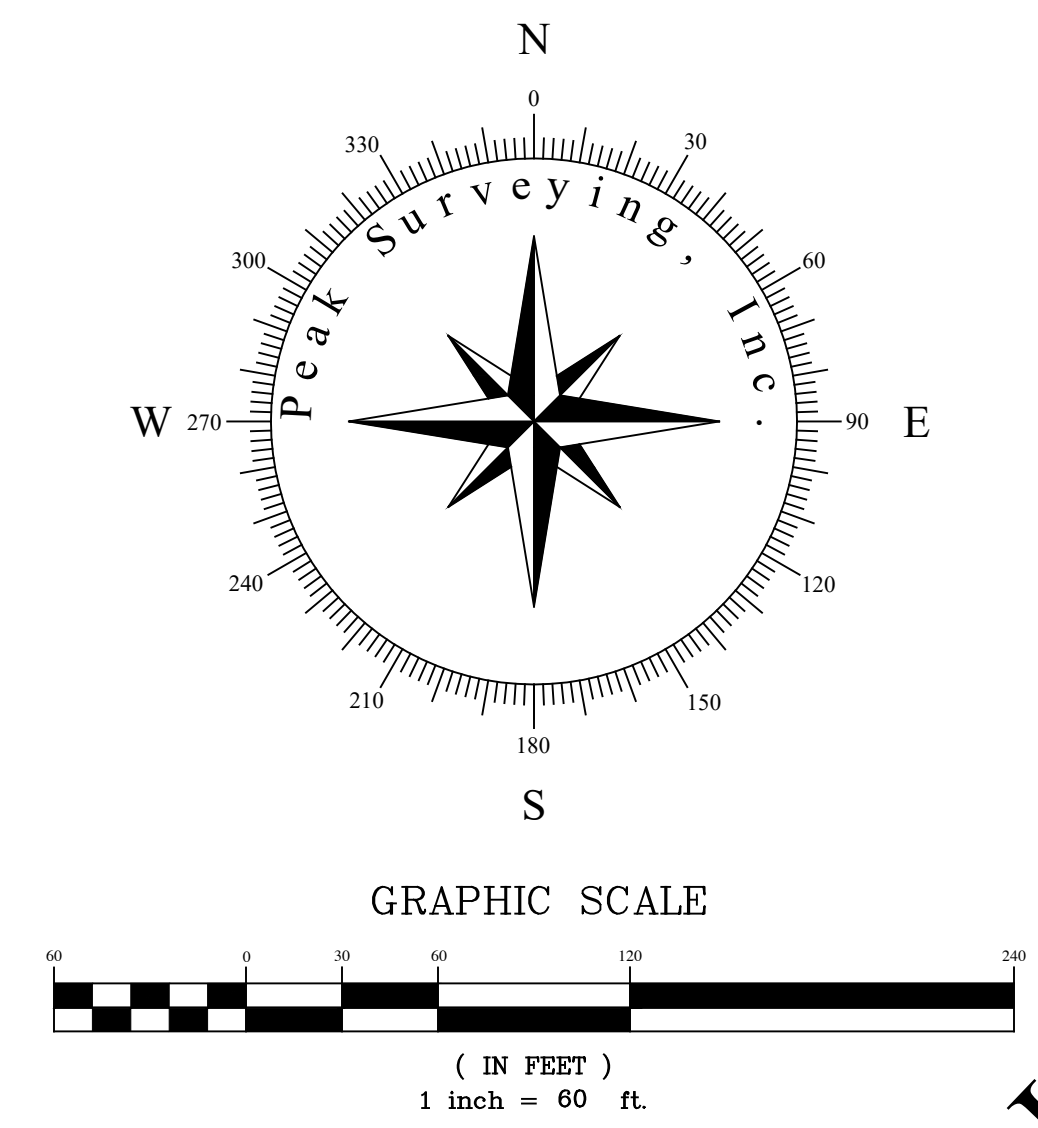
LAND USE TABLE			
PARCEL	ACRES	LAND USE	ADDRESS
LOT 3A	16.913 ACRES ±	SCHOOL	TBD, GYPSUM, CO
LOT 3A-1	1.467 ACRES ±	MULTI-FAMILY RESIDENTIAL	TBD, GYPSUM, CO
DEDICATED R.O.W.	0.353 ACRES ±	RIGHT-OF-WAY	TOWN OF GYPSUM, CO
TOTAL	18.733 ACRES ±		

**MINOR PLAT AMENDMENT**  
**I K BAR RANCH/EAGLE COUNTY SCHOOLS, LOT 3A**  
 SITUATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.00	506.00	1°35'07"	S45°08'27"E	14.00
C2	389.44	506.00	44°05'49"	S67°58'55"E	379.89
C3	36.93	30.00	70°31'55"	N54°45'52"W	34.64
C4	10.32	30.00	19°42'28"	N09°38'40"W	10.27
C5	46.86	461.00	5°49'28"	S43°16'44"E	46.84
C6	121.90	461.00	15°09'00"	S53°45'58"E	121.54
C7	53.05	461.00	6°35'35"	S64°38'15"E	53.02
C8	177.78	461.00	22°05'45"	S78°58'55"E	176.68
C9	44.58	80.00	31°55'31"	S45°59'34"E	44.00
C10	81.31	275.00	16°56'26"	S05°32'09"E	81.01
C11	26.15	100.00	14°58'49"	S10°25'28"W	26.07

HATCH LEGEND		LINE TYPE LEGEND	
	UTILITY EASEMENT		BOUNDARY ADJ. BOUNDARY
	VACATED AND REALIGNED EASEMENT		EASEMENT EXISTING
	FOUND MONUMENT		EASEMENT PROPOSED
	SET MONUMENT		



PRELIM

	Drawn By:	SMS	NO.	Date	Revision	By	EAGLE COUNTY SCHOOL DISTRICT RE-50J EAGLE, COUNTY <b>MINOR PLAT AMENDMENT</b> AMD EX PLAT I K BAR RANCH LOT 3A VALLEY ROAD AND GRUNDEL WAY	Project NO. 25056 2 OF 2
	Checked By:	JRN						
	Date:	SEPTEMBER 2, 2025						
	Computer File:	056.DWG						