

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
THAT EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING OWNER OR LIENHOLDER OF THE
FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

TRACT F,
TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025, AT RECEPTION NO. 202516981,
COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,062,058 SQUARE FEET OR 24.382 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS TOWER CENTER FILING NO. 2 AND
HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARES:

THE STREET IDENTIFIED ON THIS PLAT, BEING THAT TRACT IDENTIFIED HEREON AS WINTerset AVENUE ("STREET"), AND TRACT A
WILL BE CONVEYED BY SEPARATE INSTRUMENT TO THE TOWER CENTER METROPOLITAN DISTRICT OR ITS SUCCESSOR IN INTEREST
FOR THE PRIVATE USE OF THE PROPERTY OWNERS AND RESIDENTS OF THE FINAL PLATS OF TOWER CENTER FILING NO. 1 AND
TOWER CENTER FILING NO. 2, WHICH DISTRICT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE THEREOF,
INCLUDING SURFACE AND DRAINAGE MAINTENANCE AND SNOWPLOWING IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF
GYPSUM FOR EQUIVALENT PUBLIC STREETS LOCATED WITHIN THE TOWN.

ADDITIONALLY, NONEXCLUSIVE PERMANENT EASEMENTS ARE HEREBY DEDICATED ACROSS ALL STREETS AS FOLLOWS, (1) AN
EASEMENT BENEFITING THE TOWN OF GYPSUM FOR THE USE OF THE SURFACE OF SUCH STREETS BY THE TOWN FOR
MUNICIPAL PURPOSES AND DURING EMERGENCY CIRCUMSTANCES AND FOR ACCESS BY EMERGENCY SERVICE AGENCIES AND
PROVIDERS, INCLUDING BUT NOT LIMITED TO ACCESS BY STATE AND LOCAL POLICE, FIRE, RESCUE, AND MEDICAL SERVICE
PROVIDERS; AND (2) A SUBSURFACE EASEMENT TO BE HELD BY THE TOWN OF GYPSUM FOR THE BENEFIT OF THE TOWN OF
GYPSUM AND FOR THE BENEFIT OF PUBLIC 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 AND UTILITIES IMPROVEMENTS, TOGETHER WITH AN ASSOCIATED SURFACE ACCESS AND USE
EASEMENT FOR SUCH PURPOSES; AND (3) FOR USE BY THE BENEFICIARY OF ANY UTILITY, DRAINAGE, ACCESS OTHER
EASEMENTS OF RECORD ON THE SUBJECT PROPERTY.

WAIVER:
IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE OWNER AND LIENHOLDER 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.

OWNER: _____

BY: _____
<SIGNATORY>

PRINT NAME ADDRESS 1

STATE OF _____
) SS
COUNTY OF _____

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 20____ AD, BY _____ AS _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LIEN HOLDER OR MORTGAGEE

LIEN HOLDER / MORTGAGEE: _____

BY: _____
<SIGNATORY>

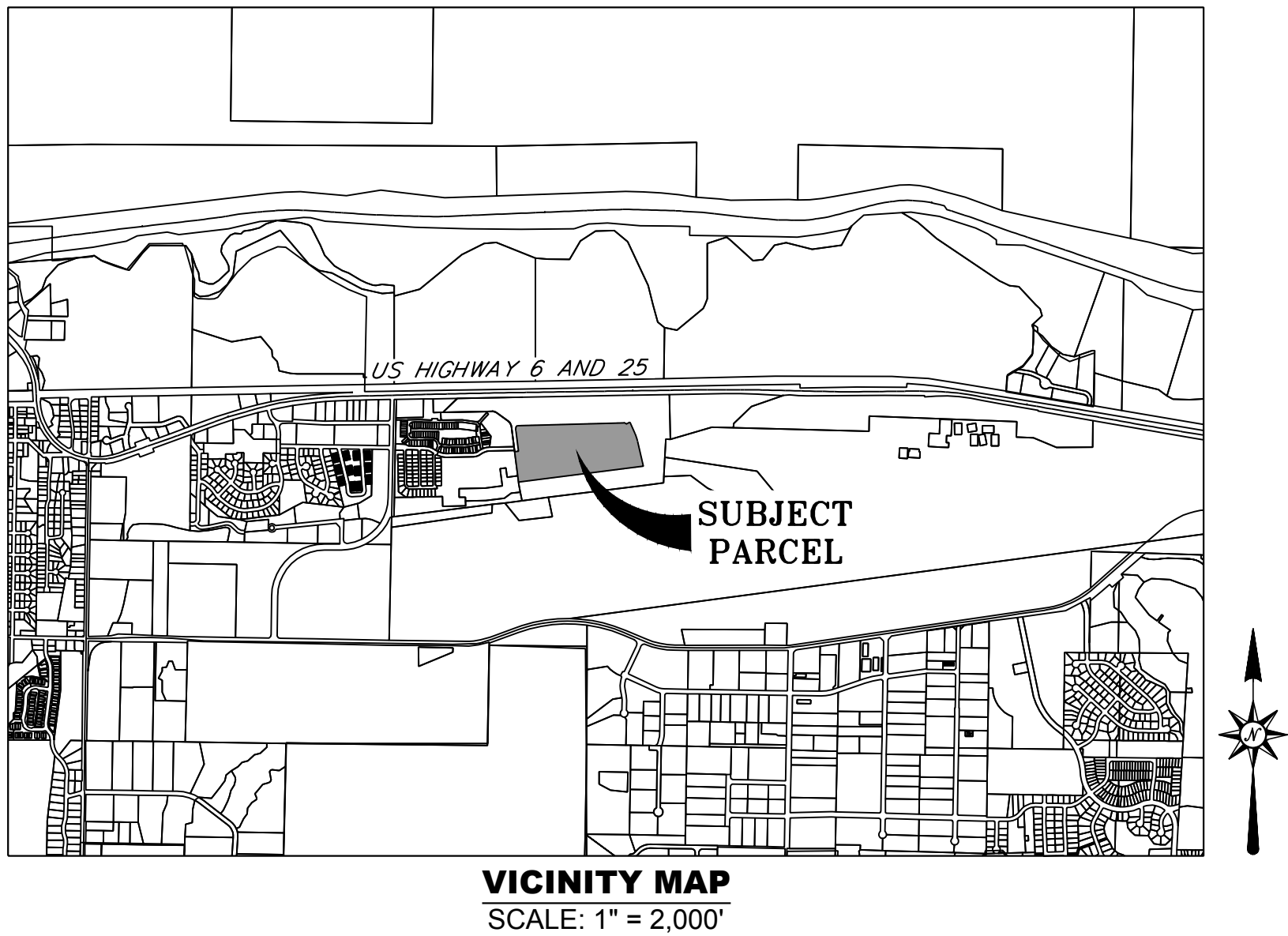
PRINT NAME ADDRESS 1 RECEPTION NO.

STATE OF _____
) SS
COUNTY OF _____

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 20____ AD, BY _____ AS _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTHERLY LINE OF TOWER CENTER FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF,
BEING MONUMENTED AT THE NORTHWESTERLY MOST CORNER OF TRACT D BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP
STAMPED "LS 37935" AND AT THE POINT OF CURVATURE OF THE NORTH LINE OF LOT 2 BY A FOUND NO. 5 REBAR WITH 2"
ALUMINUM CAP STAMPED "LS 38079". SAID LINE IS ASSUMED TO BEAR NORTH 88°03'44" EAST, A DISTANCE OF 3516.57 FEET.
- THIS MAP IS BASED ON THE FINAL PLAT OF TOWER CENTER FILING NO. 1 RECORDED AT RECEPTION NO. 202516981.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY
MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- 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 THE CERTIFICATE SHOWN HEREON.
- LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A
U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT
EXCEPTING THE TOWN OF GYPSUM FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE
EASEMENT ARE PROHIBITED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR
EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R
ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 250003103058-REVISION NO. 2, HAVING A COMMITMENT DATE
OF MAY 05, 2026 AT 5:30 P.M. AND PREPARED BY STEWART TITLE GUARANTY COMPANY COMMERCIAL SERVICES.
- REFERENCE THE TOWER CENTER SUBDIVISION IMPROVEMENT AGREEMENT FOR ADDITIONAL DETAILS REGARDING DEVELOPMENT OF
THE THE REQUIRED SUBDIVISION ELEMENTS AS RECORDED AT REC. NO. _____.
- TRACT B IS NOT ELIGIBLE FOR A BUILDING PERMIT, THE OWNERS OR SUCCESSORS OF TRACT B WILL HAVE TO PURSUE A
SUBDIVISION APPROVAL BY THE TOWN OF GYPSUM COMMUNITY DEVELOPMENT DEPARTMENT BEFORE SUBMITTING FOR ANY BUILDING
PERMITS.
- THIS PLAT IS SUBJECT TO THE TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT
RECEPTION NO. 200617643, FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081, SECOND AMENDMENT
RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976, RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD
AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158, RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE
AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE
ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.
- PER THE TERMS OF THAT CERTAIN QUIT CLAIM DEED RECORDED AS RECEPTION NO. 201108127 ESTABLISHING A TEMPORARY 30'
WATER LINE EASEMENT ("WATER LINE EASEMENT"), SAID WATER LINE EASEMENT IS VACATED BY THE RECORDATION OF THE FINAL
PLAT OF TOWER CENTER FILING NO. 1, EXCEPT WHERE SHOWN THEREON, AND THE PROVISIONS OF SAID PLAT SHALL CONTROL
AND SUPERSEDE SAID WATER LINE EASEMENT.
- THIS PLAT IS SUBJECT TO THOSE CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47,
RECORDED APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND RECORDED JUNE 29, 1983 IN BOOK 362 AT PAGE 548 GRANTING
EASEMENTS AND RIGHTS-OF-WAY, APPURTENANT TO THE EAGLE COUNTY AIRPORT FOR THE UNOBSTRUCTED PASSAGE OF ALL
AIRCRAFT ABOVE THE PROPERTY ALONG WITH ANY EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT,
OR TAKING OFF FROM, OR OPERATING AT OR ON SAID EAGLE COUNTY AIRPORT.

LAND USE SUMMARY				
LOTS AND TRACTS	SQ. FT.	ACRE	USE	ADDRESS
LOT 1	370,417 SF	8.504 AC	MULTI-FAMILY RESIDENTIAL	61 ALTHEA WAY
LOT 2	58,390 SF	1.340 AC	MIXED-USE	310 CHIARA DRIVE
TRACT A	97,836 SF	2.246 AC	NEIGHBORHOOD PARK/OPEN SPACE	N/A
TRACT B	503,348 SF	11.556 AC	FUTURE RESIDENTIAL	N/A
TRACT C	32,067 SF	0.736 AC	PRIVATE ROADWAY	WINTerset AVENUE
TOTAL	1,062,058 SF	24.382 AC		

SURVEY CERTIFICATION

I, KEVIN J. KUCHARCZYK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY
STAMP AND SIGNATURE TO THIS FINAL PLAT OF TOWER CENTER FILING NO. 2, REPRESENTING THAT THE SURVEYING SERVICES
ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND IS BASED UPON THE
PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF
PRACTICE AND WAS MONUMENTED IN ACCORDANCE WITH SECTIONS 38-51-101, ET SEQ., C.R.S. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY ME OR R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP. THIS CERTIFICATION IS
NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KEVIN J. KUCHARCZYK P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

TITLE CERTIFICATE

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 THE OWNERS SET FORTH HEREON, FREE AND CLEAR OF ALL LIENS
AND ENCUMBRANCES, EXCEPT AS SET FORTH IN THE TITLE COMMITMENT REFERENCED HEREON.

DATED THIS _____ DAY OF _____, 20 ____ AD

BY: _____
AGENT

STATEMENT OF PURPOSE

THE PURPOSE OF THIS FINAL PLAT OF TOWER CENTER FILING NO. 2 IS TO ADJUST, CREATE, OR VACATE PROPERTY LINES OF
THE PARCELS AND TRACTS DESCRIBED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP TO BETTER ACCOMMODATE FUTURE
DEVELOPMENT WITHIN THE LANDS SHOWN HEREON.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED DO HEREBY CERTIFY THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF

_____ 20____ UPON THE PARCELS OF REAL ESTATE WITHIN THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, 20 ____ AD.

TREASURER OF EAGLE COUNTY

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: _____
CHAIR

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 SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION.

BY: _____
MAYOR

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

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 _____, 20____ AT RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



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

REVISIONS		File: EC22235-REPLAT2
6/10/2025	UPDATES PER TOWN COMMENTS	Orig. Issue Date: 5/8/2026
7/10/2025	UPDATES PER TOWN COMMENTS	Drawn By: MJP
		Checked By: KJK
		Project No.
		EC22235

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 1 of 5

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

EXCEPTIONS PER TITLE COMMITMENT

EXCEPTIONS NO. 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED OR LISTED HEREON.

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AND SUBJECT TO RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILWAY COMPANY, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 08, 1890 IN BOOK 35 AT PAGE 346. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
10. 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 APRIL 15, 1891, IN BOOK 48AT PAGE 151. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 02, 1890 IN BOOK 35 AT PAGE 406, RECORDED JANUARY 21, 1891 IN BOOK 35 AT PAGE 464, RECORDED MAY 24, 1910 IN BOOK 48AT PAGE 313, AND RECORDED JANUARY 24, 1983 IN BOOK 405 AT PAGE 511. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
12. RESERVATION OF OIL, COAL, GAS AND OTHER MINERALS, AS DEFINED AND DESCRIBED IN WARRANTY DEEDS RECORDED AUGUST 21, 1950 IN BOOK 135 AT PAGE 114 AND RECORDED DECEMBER 20, 1961 IN BOOK 166 AT PAGE 33. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
13. [INTENTIONALLY DELETED.] (CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47 AND APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND CORRECTED CLEAR ZONE AVIGATION EASEMENT RECORDED JUNE 29,1983 IN BOOK 362 AT PAGE 548.)
14. CASE NO. 83CV125, INCLUSION OF SUBJECT PROPERTY IN THE GYPSUM FIRE PROTECTION DISTRICT, RECORDED APRIL 29, 1983, IN BOOK 358 AT PAGE 691. NOTE: ORDER OF INCLUSION RECORDED MAY 4, 2005 AT RECEPTION NO. 914648.
15. WATER RIGHTS, RESERVATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WARRANTY DEEDS RECORDED MAY 16, 1983 IN BOOK 359 AT PAGE 772 AND DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865. NOTE: NON-EXCLUSIVE ROAD EASEMENTS OR RIGHT OF WAYS AS DEFINED AND DESCRIBED IN INSTRUMENTS RECORDED DECEMBER 3, 1984 IN BOOK 401 AT PAGE 459, DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865, AND GRANT OF EASEMENT RECORDED DECEMBER 2, 1996 IN BOOK 712 AT PAGE 694. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 06, 1996 IN BOOK 713 AT PAGE 221. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 424.
16. [INTENTIONALLY DELETED.] (NOTICE REGARDING APPLICATION FOR A MINING AND RECLAMATION PERMIT RECORDED JUNE 27, 1983 IN BOOK 362 AT PAGE 468.)
17. [INTENTIONALLY COMBINED WITH EXCEPTION 15]
18. CIVIL ACTION NO. 80CV193, ORDER OF INCLUSION OF LANDS INTO THE WESTERN EAGLE COUNTY METROPOLITAN RECREATION DISTRICT, RECORDED DECEMBER 22, 1989, IN BOOK 520 AT PAGE 156, RECORDED JANUARY 16, 1991 IN BOOK 545 AT PAGE 782, NOTE: AMENDMENT RECORDED NOVEMBER 18, 1991 IN BOOK 567 AT PAGE 118, RECORDED JANUARY 3, 1994IN BOOK 629 AT PAGE 173, RECORDED MAY 1, 1997 IN BOOK 725 AT PAGE 791, AND RECORDED MARCH 4, 2004 AT RECEPTION NO. 869897.
19. [INTENTIONALLY DELETED.] (TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS ASSET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 21, 1990 IN BOOK 529 AT PAGE 773.)
20. HOLY CROSS ELECTRIC ASSOCIATION, INC., UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED JULY 20, 1990, IN BOOK 533 AT PAGE 998 AND RECORDED JULY 24, 1990 IN BOOK 534 AT PAGE 184.
21. CASE NO. 81CV271, INCLUSION OF SUBJECT PROPERTY IN THE VAIL VALLEY CONSOLIDATED WATER DISTRICT,RECORDED DECEMBER 14, 1990, IN BOOK 543 AT PAGE 942.
22. [INTENTIONALLY DELETED.] (AGREEMENT RECORDED SEPTEMBER 20, 1991 IN BOOK 562 AT PAGE 745.)
23. [INTENTIONALLY DELETED.] (LICENSE AGREEMENT RECORDED DECEMBER 18, 1991 IN BOOK 569 AT PAGE 260.)
24. OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEEDS RECORDED SEPTEMBER 30, 1992 IN BOOK 590 AT PAGE 450, MARCH 25, 1993 IN BOOK 604 AT PAGES 981 AND 982, JUNE 24, 1996 IN BOOK 698 ATPAGE 194, AND AUGUST 12, 1996 IN BOOK 702 AT PAGE 561.
25. [INTENTIONALLY DELETED.] (LEASE AGREEMENT (APPURTENANCE) RECORDED SEPTEMBER 14, 1993 IN BOOK 619 AT PAGE 350.)
26. [INTENTIONALLY DELETED.] (RESOLUTION NO. 95-28 APPROVAL OF SPECIAL USE PERMIT LEHMAN GRAVELPIT, FILE NO. ZS-48-94A, RECORDED MARCH 14, 1995 IN BOOK 663 AT PAGE 228.)
27. THE TERMS AND CONDITIONS OF THE EASEMENT AND RIGHT-OF-WAY AS SET FORTH WARRANTY DEED RECORDED SEPTEMBER 29, 1995 IN BOOK 677 AT PAGE 165.
28. [INTENTIONALLY COMBINED WITH EXCEPTION 15]
29. ORDINANCE NO. 9-1996 (SERIES 1996), ANNEXING SUBJECT PROPERTY INTO THE GYPSUM COMMERCIAL PARK ANNEXATION RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 385. NOTE: ANNEXATION PLAT GYPSUM AIRPARK, LLC DBA GYPSUM COMMERCIAL PARK RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 384. NOTE: ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 386.
30. [INTENTIONALLY COMBINED WITH EXCEPTION 15]
31. [INTENTIONALLY DELETED.] (RESOLUTION NO. 97-002 APPROVAL OF A SPECIAL USE PERMIT FOR GRAVEL EXTRACTION AND PROCESSING AT THE CAROL ANN PIT, FILE NO. ZS-380-5, RECORDED JANUARY 15, 1997 IN BOOK 716 AT PAGE254.)
32. [INTENTIONALLY DELETED.] (DEED OF AVIATION AGREEMENT RECORDED JUNE 03, 1997 IN BOOK 728 AT PAGE 330.)
33. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SEWER LINE AND UTILITY EASEMENT (ERNST LEHMANN PARCEL) MAP RECORDED JANUARY 14, 1998 AT RECEPTION NO. 644687.)
34. EASEMENTS ON THE EXEMPTION PLAT LEHMANN PARCELS RECORDED FEBRUARY 26, 1998 AT RECEPTION NO. 648253.
35. ANY AND ALL WATER RIGHTS AS DEFINED AND DESCRIBED IN DEEDS RECORDED MAY 24, 1999 AT RECEPTION NOS. 697013 AND 697015, RECORDED MAY 25, 1999 AT RECEPTION NOS. 697141 AND 697142, AND RECORDED JUNE 30, 2006 AT RECEPTION NOS. 200617648, 200617651, AND 200617652.
36. [INTENTIONALLY DELETED.] (ORDINANCE NO. 1999-16, INCLUSION OF SUBJECT PROPERTY IN THE JULES DRIVE SPECIAL IMPROVEMENT DISTRICT NO. 1998-1, AS EVIDENCED BY INSTRUMENT RECORDED JULY 30, 1999, AT RECEPTION NO. 704209.)
37. [INTENTIONALLY DELETED.] (HOLY CROSS ENERGY RIGHT-OF-WAY EASEMENT RECORDED AUGUST 23, 2001,AT RECEPTION NO. 765572.)
38. TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. NOTE: FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. NOTE: SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. NOTE: RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. NOTE: RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.
39. [INTENTIONALLY DELETED.] (ORDINANCE NO. 2006-05, APPROVING A PUD ZONE DISTRICT, RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617644.)

EXCEPTIONS PER TITLE COMMITMENT - CONTINUED

40. [INTENTIONALLY DELETED.](RESOLUTION NO. 2006-19, APPROVING THE APPLICATION FOR AN AMENDED EXEMPTION PLAT OF LEHMAN PARCELS AKA TOWER CENTER RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617645.)
41. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED EXEMPTION PLAT LEHMANN PARCELS RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617646. NOTE: QUIT CLAIM DEEDS AS TO CERTAIN EASEMENTS RECORDED MAY 5, 2011 AT RECEPTION NOS. 201108122, 201108123, 201108124 AND 201108125.)
42. DEED OF AVIGATION EASEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617647.
43. [INTENTIONALLY DELETED.] (SUBDIVISION IMPROVEMENT AGREEMENT STRATTON FLATS SUBDIVISION RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806082. NOTE: FIRST AMENDMENT RECORDED OCTOBER 26, 2010 AT RECEPTION NO. 201021876, NOTE: THIRD AMENDMENT RECORDED SEPTEMBER 13, 2016 AT RECEPTION NO. 201616244. NOTE: FOURTH AMENDMENT RECORDED OCTOBER 26, 2018 AT RECEPTION NO. 201818365.)
44. [INTENTIONALLY DELETED.] (STRATTON FLATS PLANNED UNIT DEVELOPMENT GUIDE RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806083.)
45. [INTENTIONALLY DELETED.] (LONG TERM WATER LEASE AGREEMENT GYPSUM/STRATTON FLATS, LLC RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806084.)
46. CASE NO. 2008CV316, INCLUSION OF SUBJECT PROPERTY IN THE TOWER CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 13, 2009, AT RECEPTION NO. 200902467.
47. AGREEMENT FOR RECORDING OF JOINT IMPROVEMENTS AND COST SHARING AGREEMENT RECORDED FEBRUARY 22, 2012 AT RECEPTION NO. 201203488.
48. DITCH RELOCATION AND ALTERATION AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513193.
49. DITCH SHARING AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513194. NOTE: ASSIGNMENT RECORDED JANUARY 4, 2022 AT RECEPTION NO. 202200129.
50. DITCH RELOCATION, OPERATING AND MAINTENANCE AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513195.
51. [INTENTIONALLY DELETED.](RESOLUTION PZ NO. 04 (SERIES OF 2019), APPROVING ACCESS TO PUBLIC HIGHWAY, STREETS AND ROADS FOR EAGLE ROCKS AGGREGATES, INC., RECORDED MARCH 13, 2019 AT RECEPTION NO. 201903378.)
52. [INTENTIONALLY DELETED.](ACCESS EASEMENT RECORDED APRIL 01, 2019 AT RECEPTION NO. 201904194.)
53. UNRECORDED TEMPORARY EASEMENT DEED AND AGREEMENT BY AND BETWEEN DAY3, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND SPRING CREEK APARTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 18, 2020 AT RECEPTION NO. 202007295.
54. [INTENTIONALLY DELETED.](NOTICE REGARDING AGREEMENTS FOR SALE AND PURCHASE OF REAL ESTATE RECORDED AUGUST 16, 2021 AT RECEPTION NO. 202118728.)
55. DECLARATION OF EASEMENTS RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 202128048.
56. [INTENTIONALLY DELETED.](MEMORANDUM OF GROUND LEASE BY AND BETWEEN EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LANDLORD, AND SIGNATURE FLIGHT SUPPORT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TENANT, RECORDED DECEMBER 21, 2021, AT RECEPTION NO. 202128049.)
57. RESOLUTION NO. 06 SERIES 2024, APPROVING THE TOWER CENTER PLANNED UNIT DEVELOPMENT COMBINED PUD SKETCH PLAN AND PUD PRELIMINARY PLAN, RECORDED JANUARY 15, 2025 AT RECEPTION NO. 202500709.
58. ORDINANCE NO. 15 (SERIES OF 2024), APPROVING THE TOWER CENTER PUD GUIDE FOR THE TOWER CENTER PLANNED UNIT DEVELOPMENT RECORDED MAY 08, 2025 AT RECEPTION NO. 202505904.
59. RESOLUTION NO. 19 (SERIES OF 2024), APPROVING THE FIRST AMENDED AND RESTATED SERVICE PLAN FOR TOWER CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 16, 2025 AT RECEPTION NO. 202500743.
60. RESOLUTION APPROVING THE FORMATION OF "SUBDISTRICT NO.1 OF THE TOWER CENTER METROPOLITAN DISTRICT" RECORDED FEBRUARY 03, 2025, AT RECEPTION NO. 202501485. NOTE: CORRECTION THEREOF RECORDED MARCH 27, 2025 AT RECEPTION NO. 202503891.
61. EXISTING LEASES AND TENANCIES: NOTE UPON RECEIPT BY THE COMPANY OF THE COMMERCIAL LIEN AFFIDAVIT, THIS EXCEPTION MAY BE MODIFIED OR DELETED.
62. RESOLUTION NO. 24 (SERIES 2025) APPROVING THE TOWER CENTER FILING NO. 1 FINAL PLAT SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516980.
63. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516981.
64. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION TOWER CENTER, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516982.
65. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED DECEMBER 12, 2025 AT RECEPTION NO. 202517095.

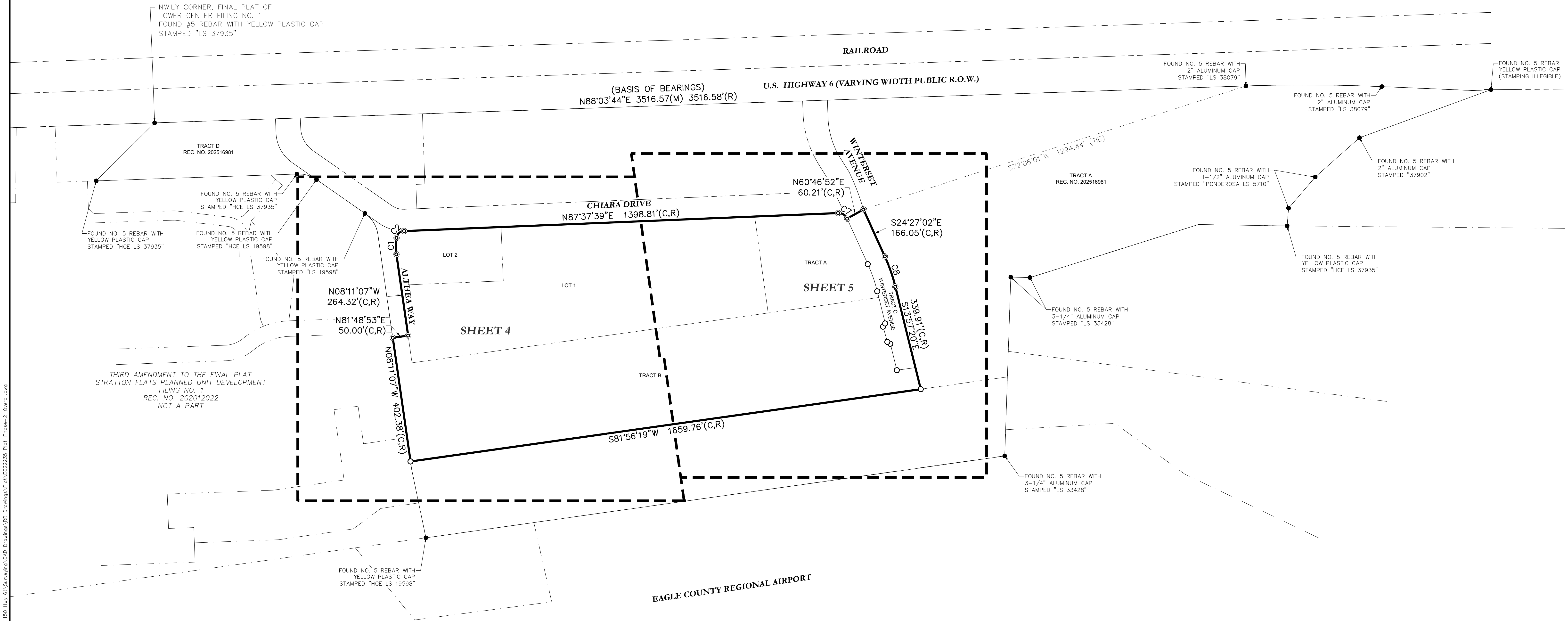


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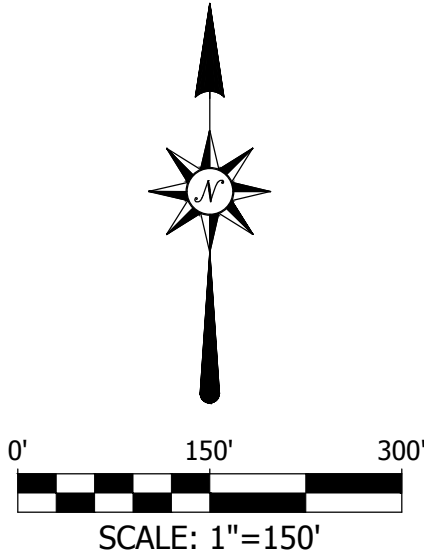
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6/10/2025	UPDATES PER TOWN COMMENTS	Orig. Issue Date: 5/8/2026
7/10/2025	UPDATES PER TOWN COMMENTS	Drawn By: NBP
		Checked By: KJK
		Project No.
		EC22235

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 2 of 5

FINAL PLAT OF
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BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



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



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'



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		Checked By: KJK
		Project No. EC22235

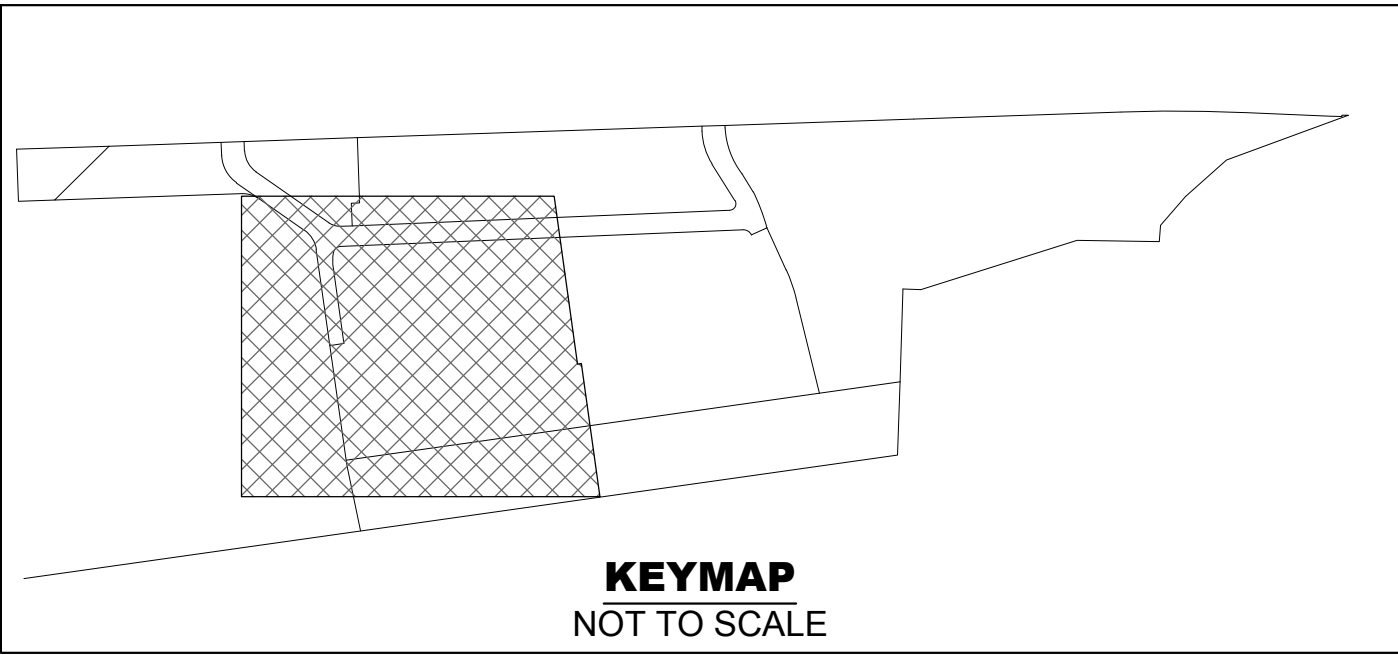
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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	27.67'	S17°55'07"W
L2	275.46'	S87°37'39"W
L3	5.00'	S2°22'16"E
L4	35.83'	N87°37'39"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C3	66.39'	102.00'	37°17'30"	S73°43'31"E	65.22'
C4	93.40'	205.00'	26°06'16"	S4°51'59"W	92.59'
C5	55.86'	170.00'	18°49'42"	S11°3'42"W	55.61'
C6	21.50'	16.00'	76°59'06"	S49°08'06"W	19.92'

LEGEND	
●	FOUND MONUMENT, AS NOTED
⊙	FOUND SURVEY MONUMENT — 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG PLS 34591"
○	SET SURVEY MONUMENT — 5/8" X 18" 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
(M)	MEASURED DISTANCE
(C)	CALCULATED DISTANCE
(R)	RECORD DISTANCE



0' 50' 100'
SCALE: 1"=50'



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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 4 of 5

Jul 10, 2025 6:45am Plotted by: mpattagari C:\Temp\AutoCAD\MapInfo\27540\EC22235 Plot Phase-2 Rev.dwg

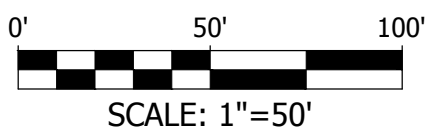
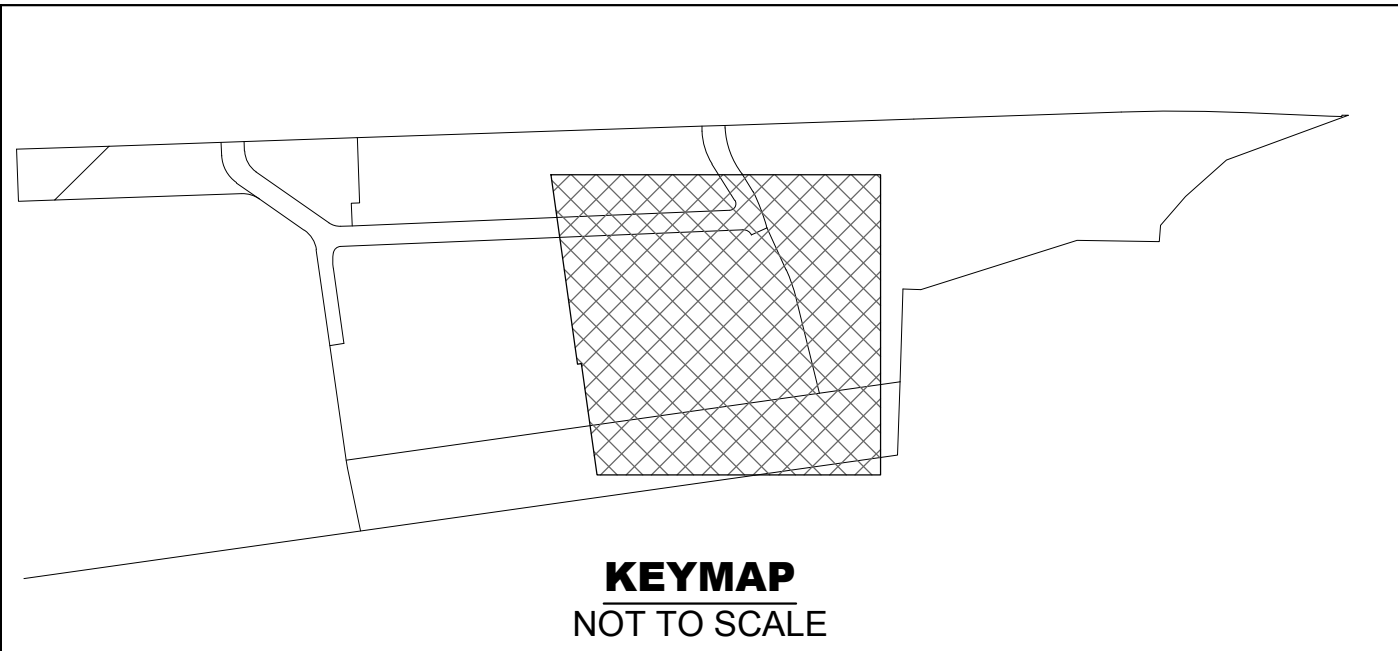
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LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L5	22.37'	N76°02'40"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'
C9	98.09'	535.50'	10°29'41"	S19°12'11"E	97.95'
C10	92.59'	505.50'	10°29'41"	S19°12'11"E	92.46'
C11	14.24'	8.50'	95°59'10"	S34°02'15"W	12.63'
C12	16.14'	200.00'	4°37'26"	N78°21'23"E	16.14'
C13	12.46'	8.50'	84°00'50"	S55°57'45"E	11.38'



LEGEND	
●	FOUND MONUMENT, AS NOTED
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