

FINAL PLAT OF  
**TOWER CENTER FILING NO. 1**  
 BEING A REPLAT OF PARCELS B, H & I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS  
 SITUATED IN TRACTS 42, 58, 61, AND 62, SECTIONS 3 AND 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:

PARCEL B AND PARCELS H AND I, AMENDED LEHMANN PARCELS, ACCORDING TO THE AMENDED EXEMPTION PLAT LEHMANN PARCELS RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617646, COUNTY OF EAGLE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF PARCEL B, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 AND 24;  
 THENCE NORTH 88°03'44" EAST, A DISTANCE OF 3516.57 FEET, TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5675.00 FEET, A CENTRAL ANGLE OF 04°25'00", AN ARC LENGTH OF 437.46 FEET, THE CHORD OF WHICH BEARS SOUTH 89°43'46" EAST, 437.35 FEET;  
 THENCE SOUTH 87°31'16" EAST, A DISTANCE OF 287.50 FEET, TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5785.00 FEET, A CENTRAL ANGLE OF 00°25'00", AN ARC LENGTH OF 42.07 FEET, THE CHORD OF WHICH BEARS SOUTH 87°43'46" EAST, 42.07 FEET;  
 THENCE NORTH 02°03'44" EAST, A DISTANCE OF 5.00 FEET, TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5780.00 FEET, A CENTRAL ANGLE OF 00°13'18", AN ARC LENGTH OF 22.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88°02'55" EAST, 22.35 FEET;  
 THENCE SOUTH 69°53'57" WEST, A DISTANCE OF 450.96 FEET;  
 THENCE SOUTH 48°23'29" WEST, A DISTANCE OF 190.69 FEET;  
 THENCE SOUTH 40°31'16" WEST, A DISTANCE OF 131.90 FEET;  
 THENCE SOUTH 04°37'14" WEST, A DISTANCE OF 57.28 FEET;  
 THENCE NORTH 89°05'27" WEST, A DISTANCE OF 285.61 FEET;  
 THENCE SOUTH 72°30'59" WEST, A DISTANCE OF 569.26 FEET;  
 THENCE NORTH 88°27'52" WEST, A DISTANCE OF 61.52 FEET;  
 THENCE SOUTH 01°56'50" WEST, A DISTANCE OF 576.36 FEET;  
 THENCE SOUTH 81°57'10" WEST, A DISTANCE OF 1882.54 FEET;  
 THENCE NORTH 11°46'21" WEST, A DISTANCE OF 224.20 FEET;  
 THENCE NORTH 08°11'07" WEST, A DISTANCE OF 765.46 FEET, TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 46°53'38", AN ARC LENGTH OF 81.85 FEET, THE CHORD OF WHICH BEARS NORTH 31°37'57" WEST, 79.58 FEET;  
 THENCE NORTH 55°04'47" WEST, A DISTANCE OF 189.99 FEET, TO A POINT ON A CURVE;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 99.76 FEET, A CENTRAL ANGLE OF 36°51'38", AN ARC LENGTH OF 64.18 FEET, THE CHORD OF WHICH BEARS NORTH 73°32'31" WEST, 63.08 FEET;  
 THENCE SOUTH 88°04'20" WEST, A DISTANCE OF 649.46 FEET;  
 THENCE NORTH 45°13'01" EAST, A DISTANCE OF 265.05 FEET, TO THE POINT OF BEGINNING,  
 CONTAINING A CALCULATED AREA OF 3,227,567 SQUARE FEET OR 74.095 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS TOWER CENTER FILING NO. 1 AND HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARES:

ALL STREETS IDENTIFIED ON THIS PLAT, BEING THOSE TRACTS IDENTIFIED HEREON AS WINTERSET AVENUE, ALTHEA WAY, AND CHIARA DRIVE ("STREETS"), AND TRACT D 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 PLAT OF TOWER CENTER FILING NO. 1, 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: Eagle County Land Company LLC

BY: [Signature]  
 ANTHONY LAMONIA  
 PRINT NAME

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS  
25 DAY OF NOVEMBER, 2025 AD, BY ANTHONY LAMONIA AS AUTHORIZING REPRESENTATIVE

[Signature]  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 04-30-2029

**LIEN HOLDER OR MORTGAGEE**

LIEN HOLDER / MORTGAGEE: Alpine Bank

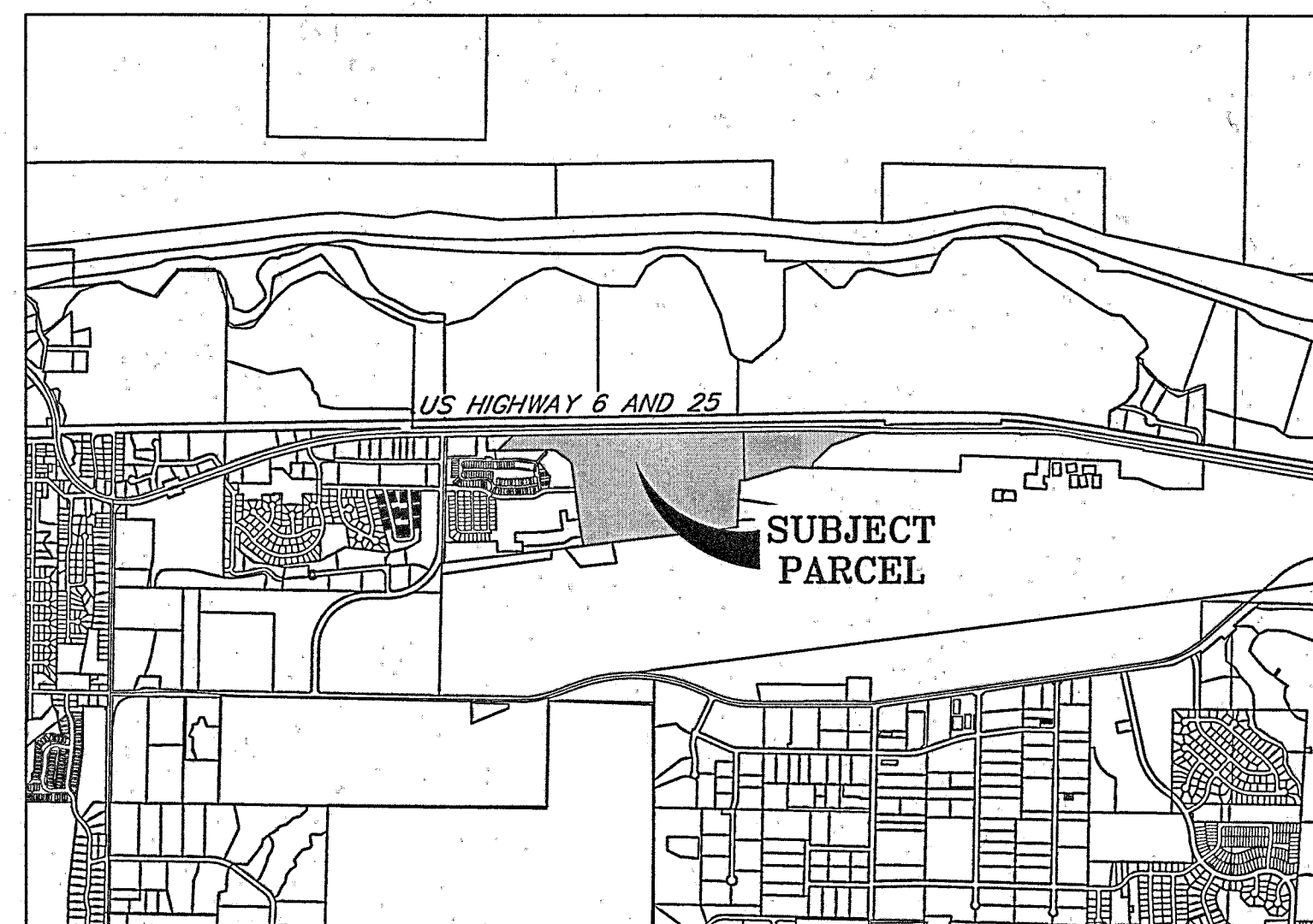
BY: [Signature]  
 MOLLY ALLRED  
 PRINT NAME

STATE OF Colorado )  
 ) SS  
 COUNTY OF Eagle )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS  
2nd DAY OF December, 2025 AD, BY Molly Allred AS Authorized Officer

[Signature]  
 NOTARY PUBLIC

MY COMMISSION EXPIRES July 8th, 2026



**VICINITY MAP**  
 SCALE: 1" = 2,000'

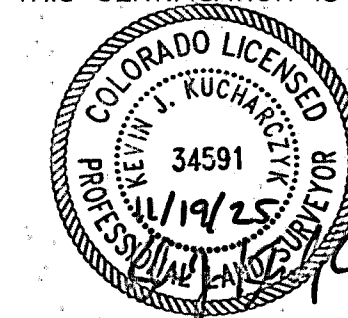
**GENERAL NOTES**

- BEARINGS ARE BASED ON THE NORTHERLY LINE OF AMENDED LEHMANN PARCELS, ACCORDING TO THE AMENDED EXEMPTION PLAT THEREOF, BEING MONUMENTED AT THE NORTHWESTERLY MOST CORNER OF PARCEL B BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 37935" AND AT THE NORTHEAST, SAME BEING A POINT OF CURVE, 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 AMENDED EXEMPTION PLAT OF LEHMANN PARCELS RECORDED AT RECEPTION NO. 200617646, WITH WARRANTY DEEDS RECORDED AT RECEPTION NO.'S 501066, 299152, 306480, 329440, AND 573174 BEING REFERENCED THEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 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. 25000310305, DATED JUNE 26, 2025 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. 202516981.
- TRACTS E, F, AND G ARE NOT ELIGIBLE FOR BUILDING PERMITS, THE OWNERS OR SUCCESSORS OF TRACTS E, F, G WILL HAVE TO PURSUE A SUBDIVISION APPROVAL BY THE TOWN OF GYPSUM COMMUNITY DEVELOPMENT DEPARTMENT BEFORE SUBMITTING FOR A BUILDING PERMIT.
- 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.
- THAT PORTION OF THE 70' ACCESS AND UTILITY EASEMENT DEDICATED BY THAT CERTAIN EXEMPTION PLAT LEHMANN PARCELS, RECORDED AS RECEPTION NO 648253, IS HEREBY RE-LOCATED TO WINTERSET AVENUE AND CHIARA DRIVE AS SHOWN ON THIS PLAT.
- IN ACCORDANCE WITH THAT CERTAIN QUIT CLAIM DEED RECORDED AS RECEPTION NO. 201108126 ESTABLISHING A TEMPORARY NONEXCLUSIVE 70' EMERGENCY ACCESS AND DRAINAGE EASEMENT ("TEMPORARY EASEMENT"), SAID TEMPORARY EASEMENT IS TERMINATED AND VACATED BY THE RECORDED OF THIS PLAT.
- 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 RECORDED OF THIS PLAT, EXCEPT WHERE SHOWN HEREIN, AND THE PROVISIONS OF THIS PLAT SHALL CONTROL AND SUPERSEDE SAID WATER LINE EASEMENT.
- BY THAT CERTAIN DEED RECORDED MAY 16, 1983 AS RECEPTION NO. 256102, BOOK 359, PAGE 772 ("DEED") THE GRANTOR RESERVED A RIGHT OF WAY FOR THE USE AND MAINTENANCE OF A WATER LINE TO SERVE ADJACENT LANDS WITH DOMESTIC WATER FROM THE TOWN OF GYPSUM ("WATERLINE EASEMENT"). SAID DEED EXPRESSLY PERMITTED THE UNDERLYING LANDOWNER TO LOCATE, RELOCATE, OR DESIGNATE THE ROUTE AND ACTUAL LOCATION OF THE WATERLINE EASEMENT BY EXECUTION OF A RECORDABLE EASEMENT MODIFICATION. THE WATERLINE EASEMENT WAS ADDITIONALLY REFERENCED AND DEPICTED ON THAT CERTAIN EXEMPTION PLAN OF THE LEHMANN PARCELS RECORDED FEBRUARY 26, 1995 AS RECEPTION NO. 648253. THIS PLAT NOTE SHALL SERVE AS A FORMAL EASEMENT MODIFICATION AND RELOCATION OF THE WATERLINE EASEMENT TO ANY OF THE PRIVATE ROADWAY / UTILITY CORRIDORS SHOWN HEREON, INCLUDING CHIARA DRIVE, ALTHEA WAY, OR WINTERSET AVENUE.

LAND USE SUMMARY				
LOTS AND TRACTS	SQ. FT.	ACRE	USE	ADDRESS
LOT 1	83,266 SF	1.910 AC	COMMERCIAL	101 CHIARA DRIVE
LOT 2	948,350 SF	21.771 AC	RESIDENTIAL	71 WINTERSET AVENUE
TRACT A	136,735 SF	3.139 AC	PRIVATE ROADWAY TRACT	CHIARA DRIVE
TRACT B	18,763 SF	0.431 AC	PRIVATE ROADWAY TRACT	ALTHEA WAY
TRACT C	28,424 SF	0.653 AC	PRIVATE ROADWAY TRACT	WINTERSET AVENUE
TRACT D	92,067 SF	2.114 AC	DRAINAGE / OPEN SPACE / UTILITIES	
TRACT E	378,323 SF	8.685 AC	FUTURE COMMERCIAL DEVELOPMENT	
TRACT F	1,062,058 SF	24.382 AC	FUTURE DEVELOPMENT	
TRACT G	479,581 SF	11.010 AC	FUTURE AIRPORT DEVELOPMENT	
TOTAL	3,227,567 SF	74.095 AC		

**SURVEY CERTIFICATION**

I, KEVIN J. KUCHARCZYK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE 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 20th DAY OF November, 2025 AD

BY: [Signature]  
 AGENT Commercial Title Officer

**STATEMENT OF PURPOSE**

THE PURPOSE OF THIS FINAL PLAT OF TOWER CENTER FILING NO. 1 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

January 1, 2025 UPON THE PARCELS OF REAL ESTATE WITHIN THIS PLAT ARE PAID IN FULL.

DATED THIS 2 DAY OF December, 2025 AD.

[Signature]  
 TREASURER OF EAGLE COUNTY  
 2058037, 2043716, 2043717

**PLANNING COMMISSION CERTIFICATE**

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS 2 DAY OF December, 2025 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: [Signature]  
 CHAIR

**TOWN COUNCIL CERTIFICATE**

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS 2 DAY OF December, 2025 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: [Signature]  
 MAYOR

**APPROVAL TO RECORD**

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS 2 DAY OF

December, 2025 THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER

BY: [Signature]  
 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 4:57 O'CLOCK P.M., ON THE 10th DAY OF December, 2025 AT RECEPTION NO. 202516981

[Signature]  
 COUNTY CLERK AND RECORDER

[Signature]  
 DEPUTY

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

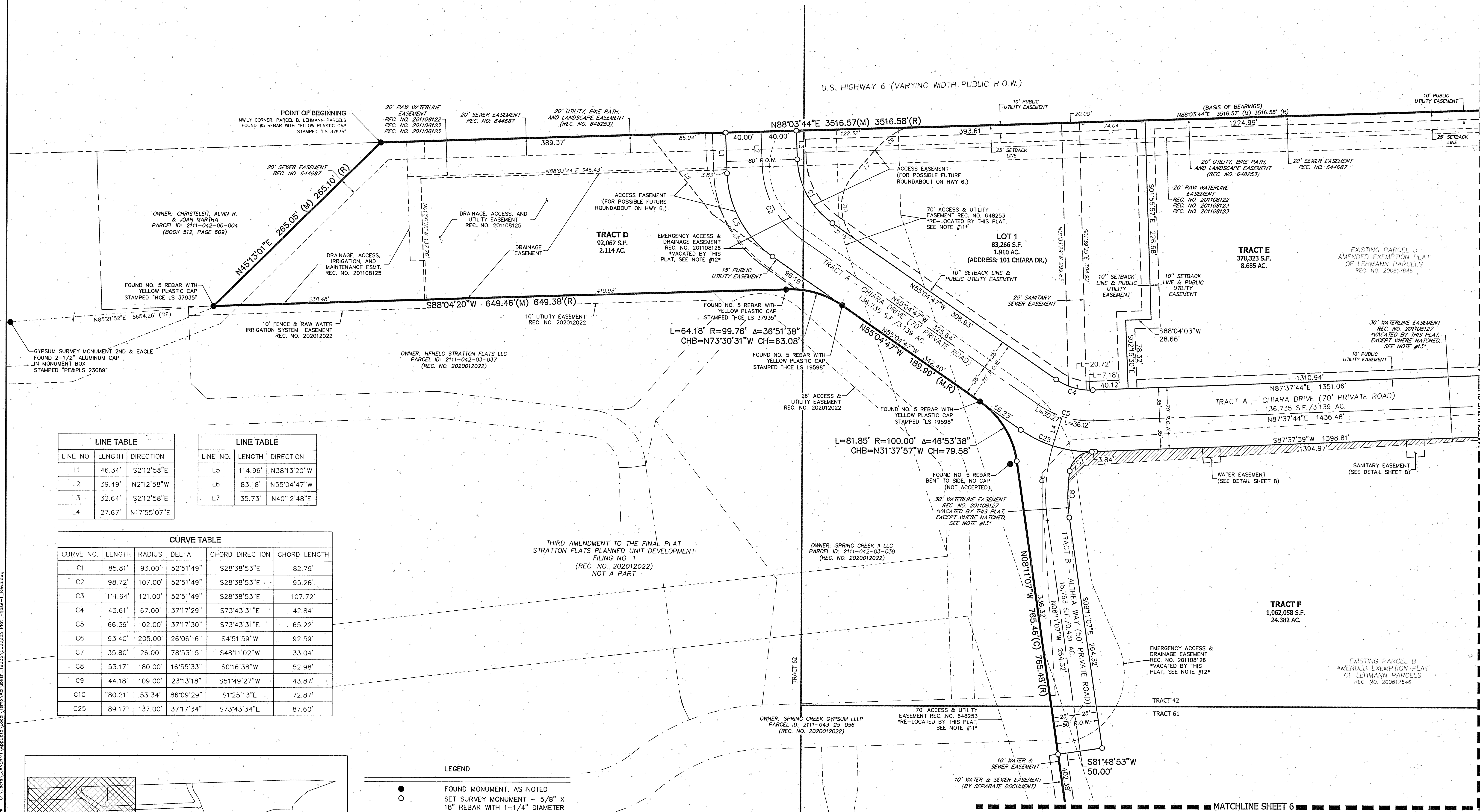
REVISIONS	File: EC22235-REPLAT1
11/09/2025	PLAT COMMENTS ADDRESSED
11/09/2025	PLAT COMMENTS ADDRESSED
11/09/2025	PLAT COMMENTS ADDRESSED
Drawn By:	KJP
Checked By:	KJK
Project No.	EC22235

FINAL PLAT OF  
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 BEING A REPLAT OF PARCELS B, H & I, AMENDED  
 EXEMPTION PLAT OF LEHMANN PARCELS  
 SITUATED IN TRACTS 42, 58, 61, AND 62, SECTIONS 3  
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 6TH PRINCIPAL MERIDIAN  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF  
 COLORADO  
 Sheet 1 of 8



# FINAL PLAT OF TOWER CENTER FILING NO. 1

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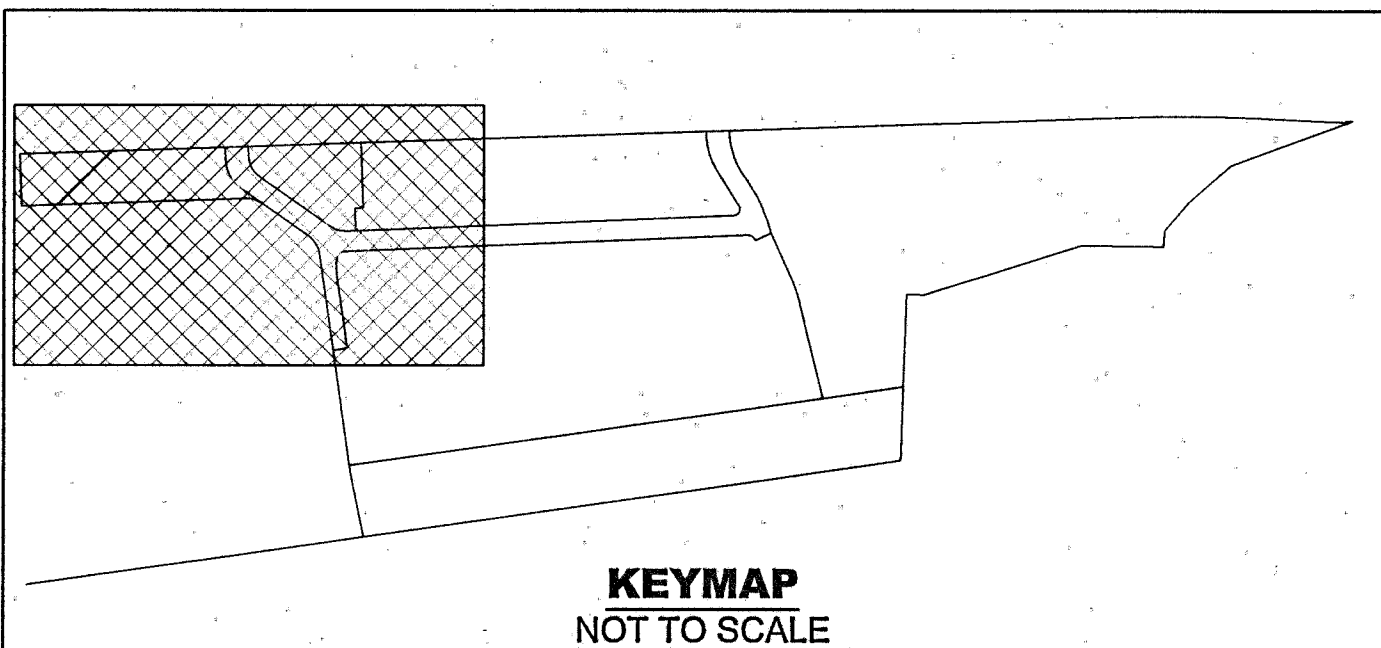


LINE NO.	LENGTH	DIRECTION
L1	46.34'	S212°58'E
L2	39.49'	N212°58'W
L3	32.64'	S212°58'E
L4	27.67'	N17°55'07"E

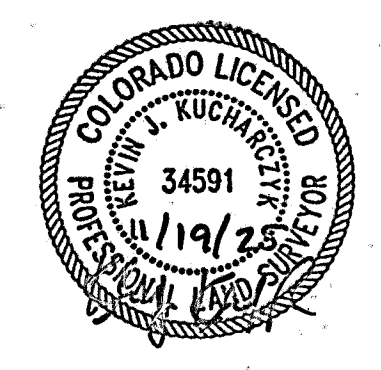
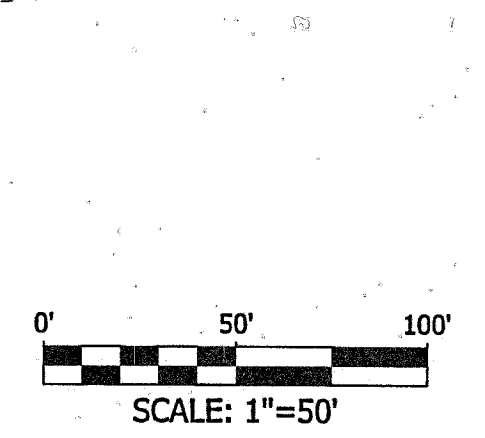
LINE NO.	LENGTH	DIRECTION
L5	114.96'	N38°13'20'W
L6	83.18'	N55°04'47'W
L7	35.73'	N40°12'48'E

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"	S01°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'
C25	89.17'	137.00'	37°17'34"	S73°43'34'E	87.60'

THIRD AMENDMENT TO THE FINAL PLAT  
STRATTON FLATS PLANNED UNIT DEVELOPMENT  
FILING NO. 1  
(REC. NO. 202012022)  
NOT A PART



- 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
  - (M) MEASURED DISTANCE
  - (C) CALCULATED DISTANCE
  - (R) RECORD DISTANCE

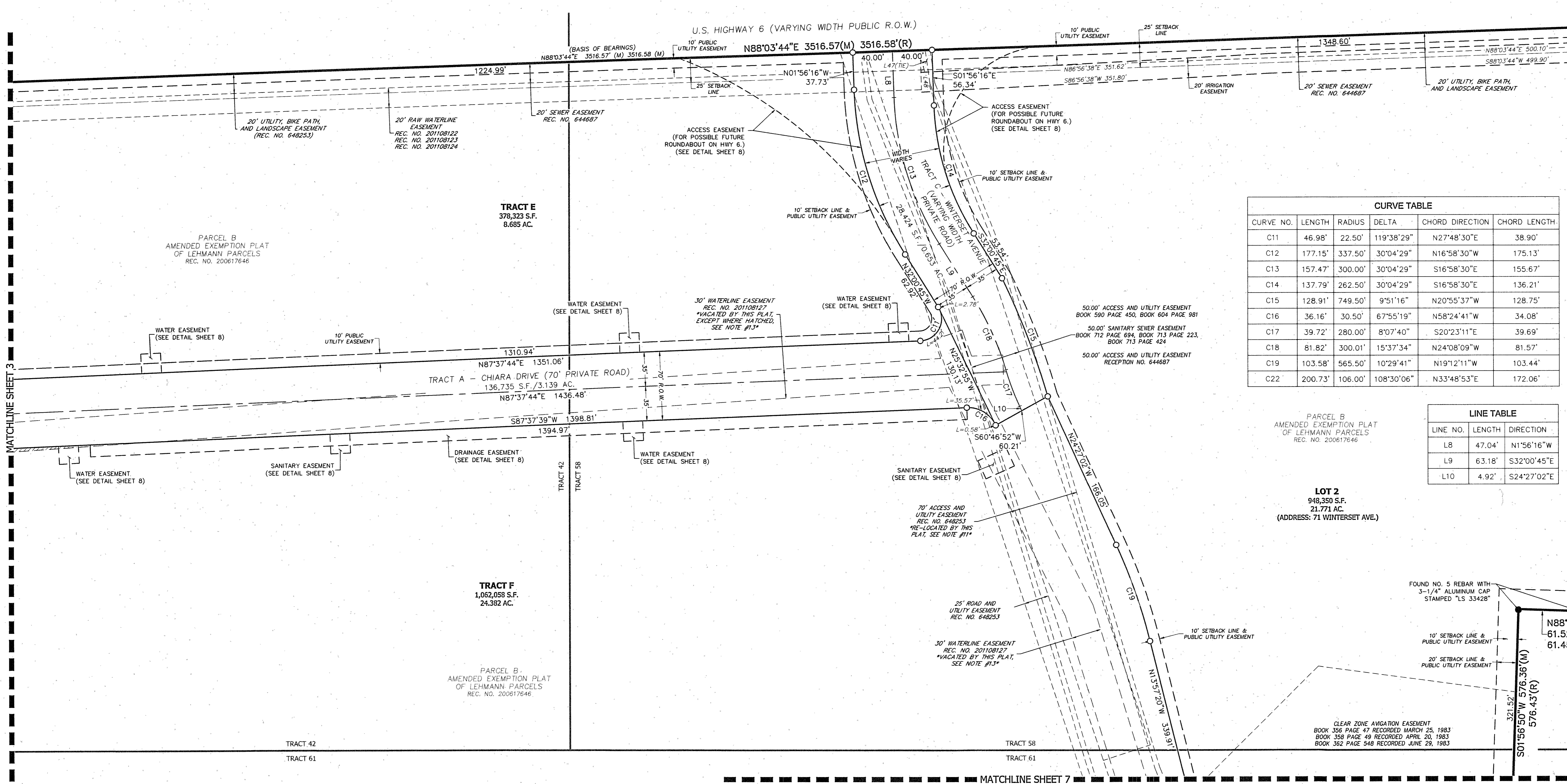


<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	
REVISIONS	File: EC22235-REPLAT1
10/16/2025 PLAT COMMENTS ADDRESSED	Drawn Date: 9/5/2025
11/09/2025 PLAT COMMENTS ADDRESSED	Drawn By: MJP
11/20/2025 PLAT COMMENTS ADDRESSED	Checked By: KJK
Project No.	EC22235

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COLORADO  
Sheet 3 of 8

Nov 19, 2025 - 9:17am Plotted by: jovernick C:\Users\jovernick\MapData\LocalTemp\MapPublic\19236\EC22235-REPLAT1-Phase-1-Rev3.dwg

**FINAL PLAT OF  
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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	177.15'	337.50'	30°04'29"	N16°58'30"W	175.13'
C13	157.47'	300.00'	30°04'29"	S16°58'30"E	155.67'
C14	137.79'	262.50'	30°04'29"	S16°58'30"E	136.21'
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	200.73'	106.00'	108°30'06"	N33°48'53"E	172.06'

**LINE TABLE**

LINE NO.	LENGTH	DIRECTION
L8	47.04'	N1°56'16"W
L9	63.18'	S32°00'45"E
L10	4.92'	S24°27'02"E

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

**LOT 2**  
948,350 S.F.  
21.771 AC.  
(ADDRESS: 71 WINTERSET AVE.)

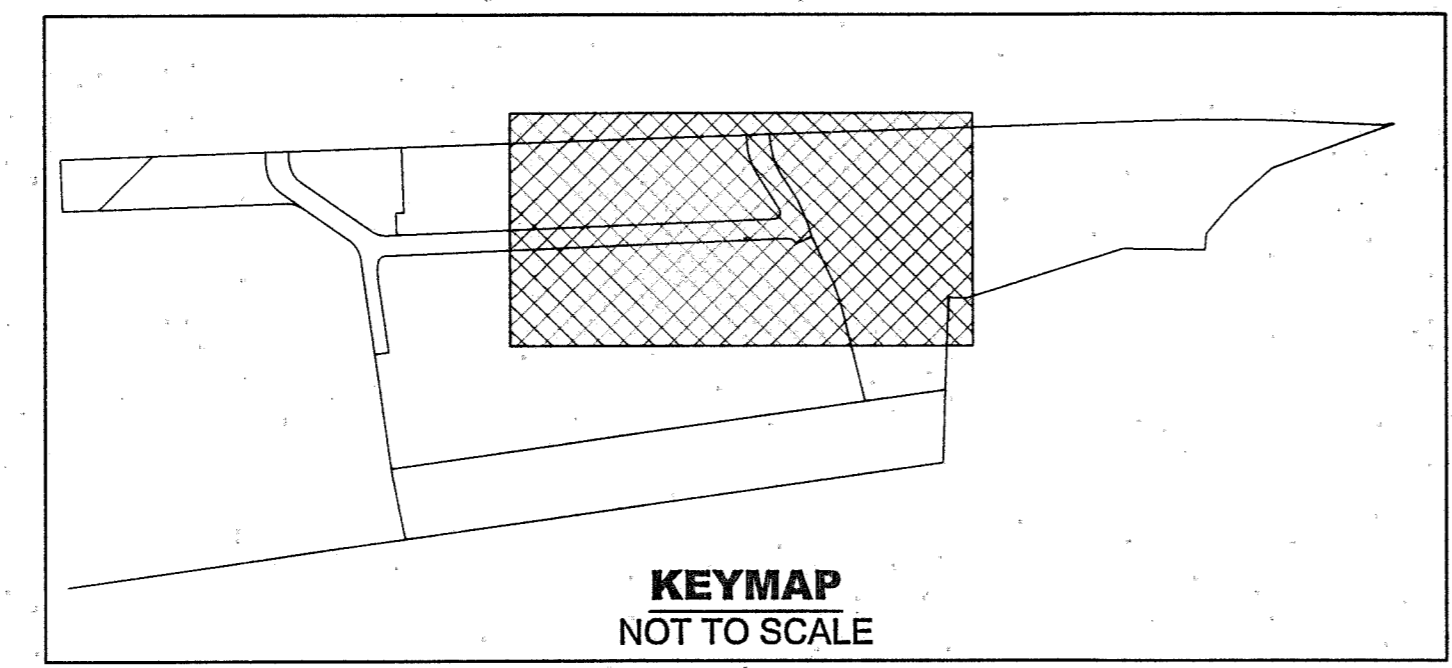
FOUND NO. 5 REBAR WITH  
3-1/4" ALUMINUM CAP  
STAMPED "LS 33428"

321.52'  
S01°56'50"W 576.36'(M)  
576.43'(R)

321.52'  
N88°27'52"W  
61.52'(M)  
61.45'(R)

OWNER: EAGLE COUNTY  
PARCEL ID: 2111-034-00-048  
(BOOK 379, PAGE 519)

CLEAR ZONE AVIGATION EASEMENT  
BOOK 358 PAGE 47 RECORDED MARCH 25, 1983  
BOOK 358 PAGE 49 RECORDED APRIL 20, 1983  
BOOK 362 PAGE 548 RECORDED JUNE 29, 1983



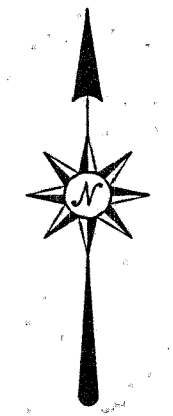
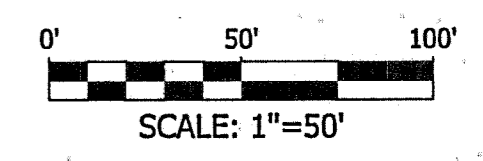
- LEGEND**
- FOUND MONUMENT, AS NOTED
  - SET SURVEY MONUMENT - 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
  - BOUNDARY LINE / PARCEL LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY LINE
  - (M) MEASURED DISTANCE
  - (C) CALCULATED DISTANCE
  - (R) RECORD DISTANCE



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

REVISIONS

11/07/2025	PLAT COMMENTS ADDRESSED	Orig. Issue Date: 9/5/2025
11/07/2025	PLAT COMMENTS ADDRESSED	Drawn By: MJP
11/07/2025	PLAT COMMENTS ADDRESSED	Checked By: KJK
	Project No.	EC22235

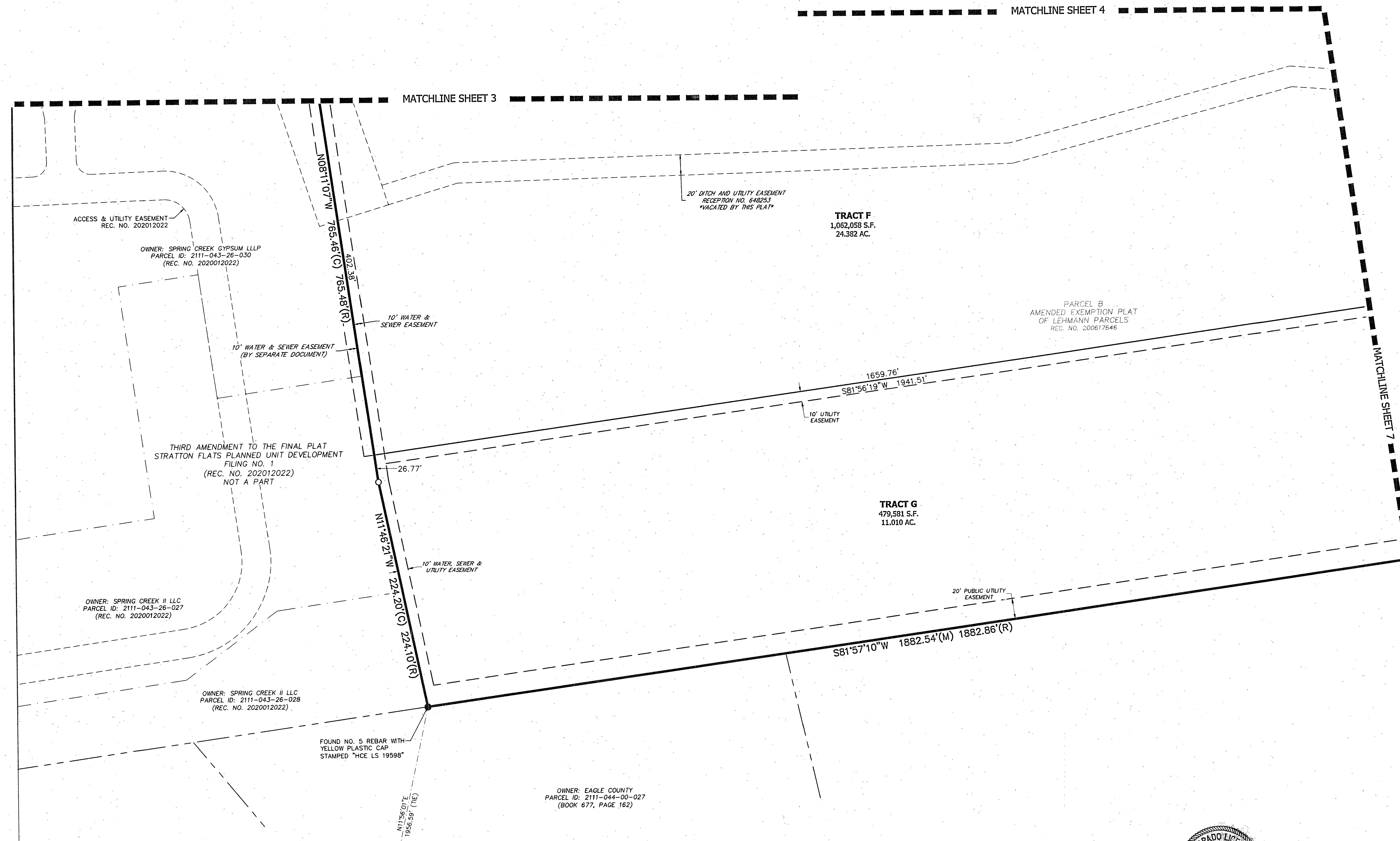


**FINAL PLAT OF  
TOWER CENTER FILING NO. 1**  
BEING A REPLAT OF PARCELS B, H & I, AMENDED  
EXEMPTION PLAT OF LEHMANN PARCELS  
SITUATED IN TRACTS 42, 58, 61, AND 62, SECTIONS 3  
AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE  
6TH PRINCIPAL MERIDIAN  
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF  
COLORADO  
Sheet 4 of 8

Nov 19, 2025 - 9:17am Plotted By: jhennick C:\Users\jaker\OneDrive\Temp\Temp\MapData\Local\MapData\EC22235 Plot\_Phase\_1\_Rev3.dwg



FINAL PLAT OF  
**TOWER CENTER FILING NO. 1**  
 BEING A REPLAT OF PARCELS B, H & I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS  
 SITUATED IN TRACTS 42, 58, 61, AND 62, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



OWNER: SPRING CREEK GYPSUM LLLP  
 PARCEL ID: 2111-043-26-030  
 (REC. NO. 2020012022)

THIRD AMENDMENT TO THE FINAL PLAT  
 STRATTON FLATS PLANNED UNIT DEVELOPMENT  
 FILING NO. 1  
 (REC. NO. 202012022)  
 NOT A PART

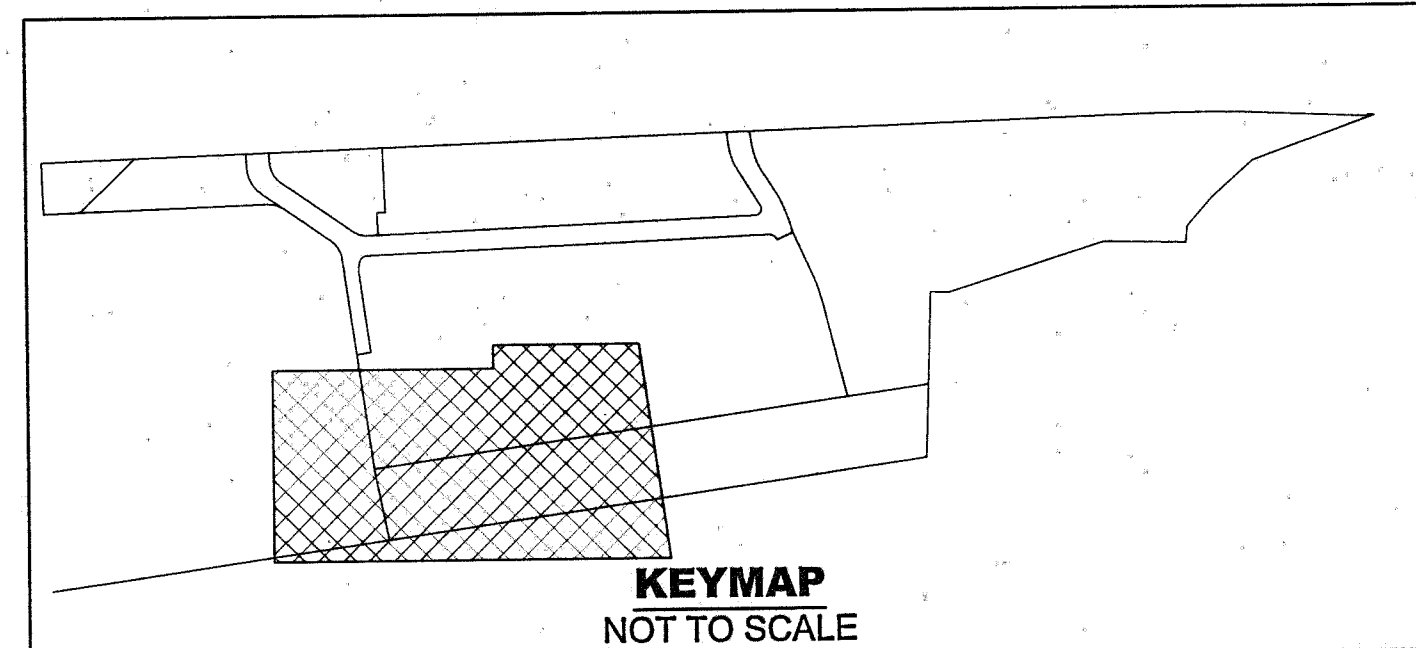
OWNER: SPRING CREEK II LLC  
 PARCEL ID: 2111-043-26-027  
 (REC. NO. 2020012022)

OWNER: SPRING CREEK II LLC  
 PARCEL ID: 2111-043-26-028  
 (REC. NO. 2020012022)

OWNER: EAGLE COUNTY  
 PARCEL ID: 2111-044-00-027  
 (BOOK 677, PAGE 162)

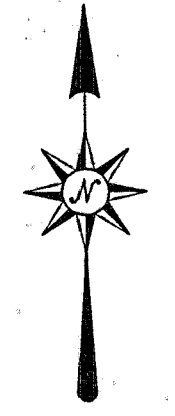
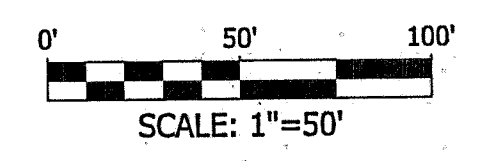
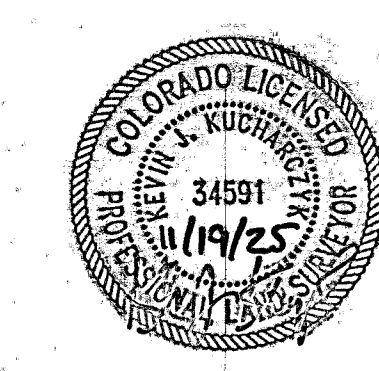
FOUND NO. 5 REBAR WITH  
 YELLOW PLASTIC CAP  
 STAMPED "HCE LS 19598"

GYPSUM SURVEY MONUMENT  
 FOUND 1" PIPE WITH 2-1/2" BRASS CAP  
 STAMPED "TSS, R85W, TR62, TR61, TR63,  
 4/3/1, 1918"



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"
- BOUNDARY LINE / PARCEL LINE
- - - ADJACENT PROPERTY LINE
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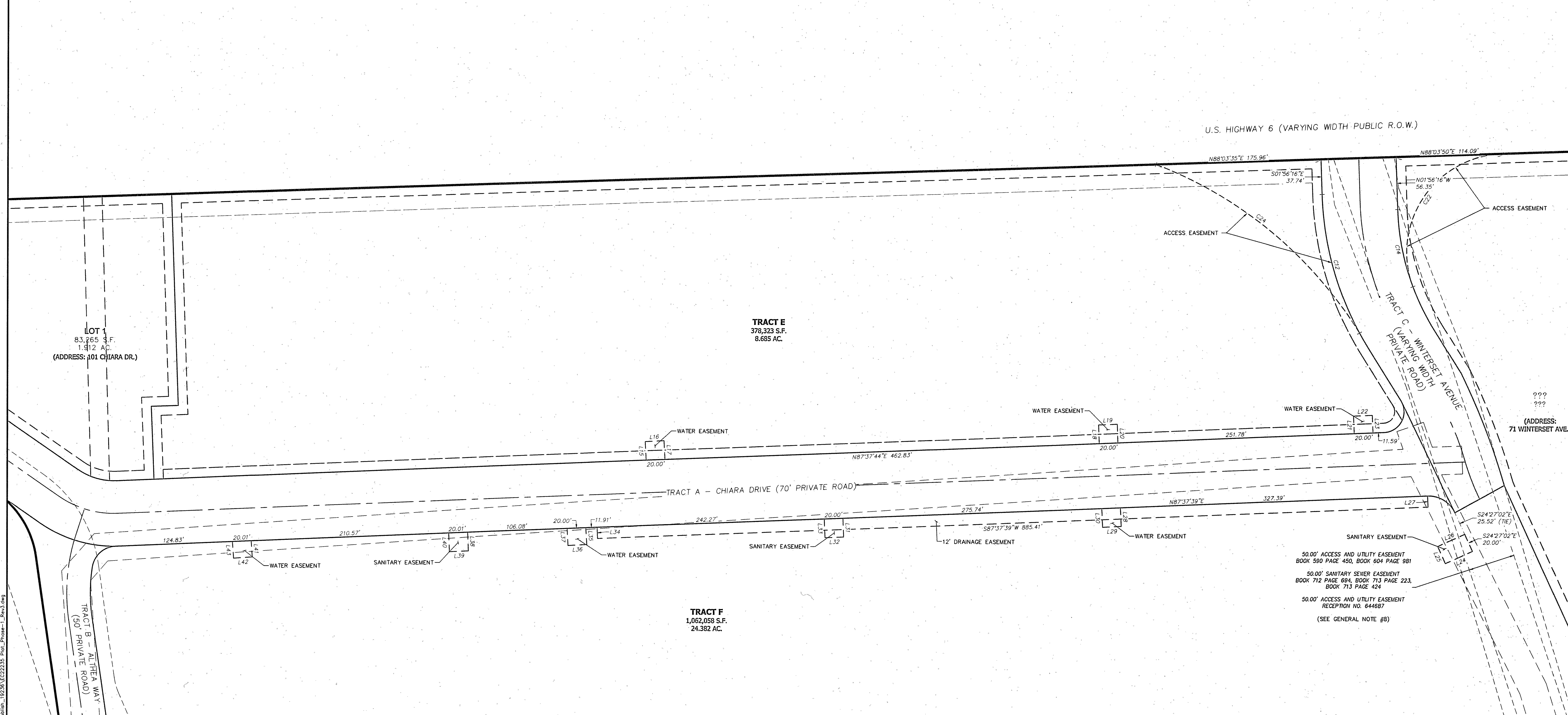
REVISIONS		File: EC22235-REPLAT1
11/02/2025	PLAT COMMENTS ADDRESSED	Orig. Issue Date: 9/5/2025
11/02/2025	PLAT COMMENTS ADDRESSED	Drawn By: KJK
11/02/2025	PLAT COMMENTS ADDRESSED	Checked By: KJK
Project No. EC22235		

FINAL PLAT OF  
**TOWER CENTER FILING NO. 1**  
 BEING A REPLAT OF PARCELS B, H & I, AMENDED  
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 6TH PRINCIPAL MERIDIAN  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF  
 COLORADO  
 Sheet 6 of 8

Nov. 19, 2025 - 9:17am Plotted by: jgreenick C:\Users\LVANER\OneDrive\Temp\MapPublic\_19234\EC22235\_Plat\_Phase-1\_Rev3.dwg



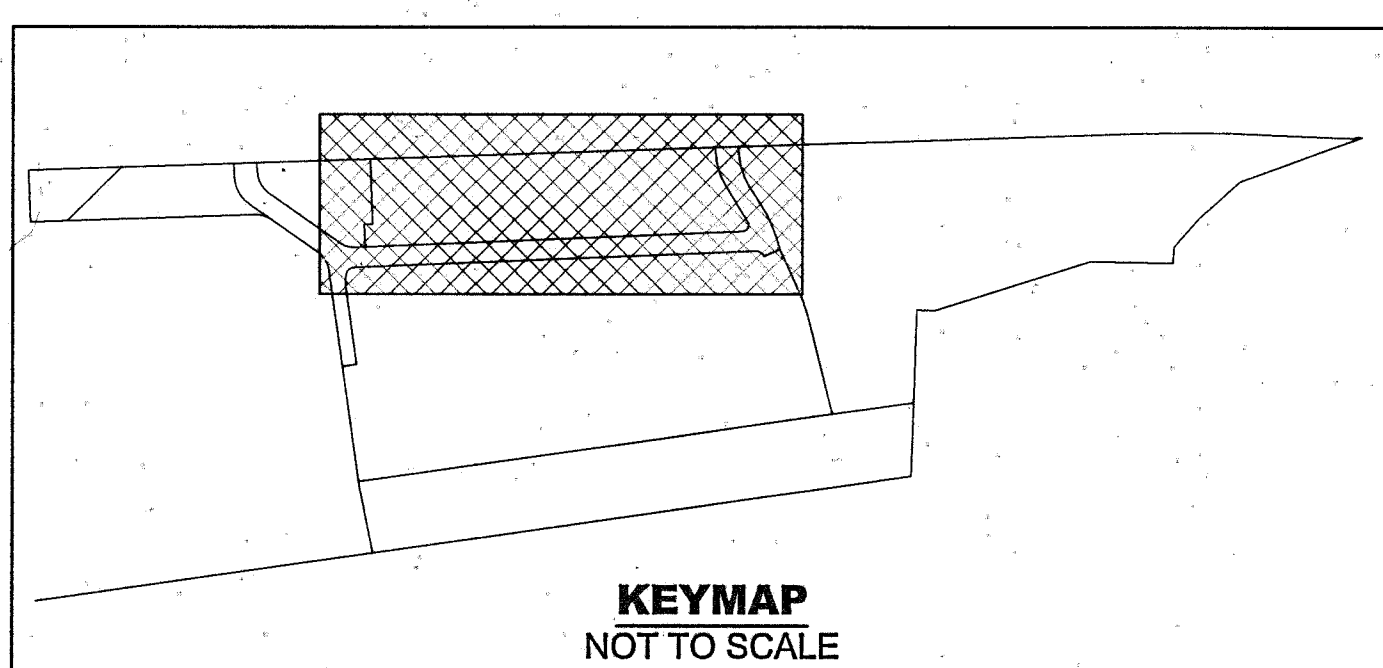
**FINAL PLAT OF  
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BEING A REPLAT OF PARCELS B, H & I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS  
SITUATED IN TRACTS 42, 58, 61, AND 62, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN  
TOWN OF GYPSUM, COUNTY OF EAGLE,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



**LOT 1**  
83,265 S.F.  
1.912 AC.  
(ADDRESS: 101 CHIARA DR.)

**TRACT E**  
378,323 S.F.  
8.685 AC.

**TRACT F**  
1,062,059 S.F.  
24.382 AC.



LINE NO.	LENGTH	DIRECTION
L15	19.89'	N3°00'06"W
L16	20.00'	N86°59'54"E
L17	20.11'	S3°00'06"E
L18	20.03'	N2°03'40"W
L19	20.00'	N87°48'52"E
L20	19.97'	S2°03'39"E
L21	18.87'	N2°22'16"W
L22	20.00'	N87°37'44"E
L23	18.87'	S2°22'16"W
L24	31.48'	S65°32'58"W
L25	20.00'	N24°27'02"W
L26	31.48'	N65°32'58"E

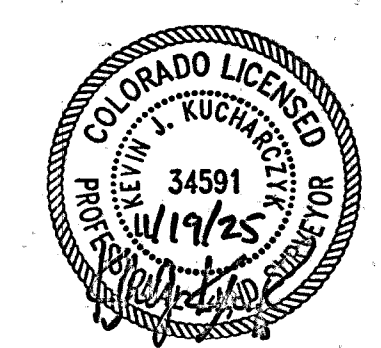
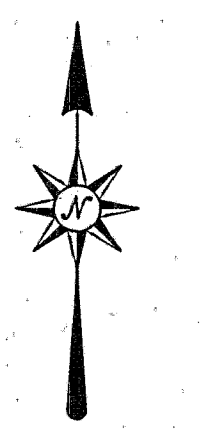
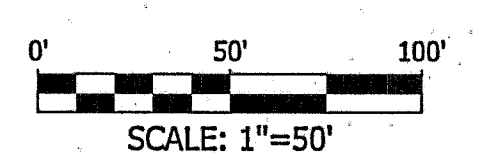
LINE NO.	LENGTH	DIRECTION
L27	12.00'	S2°22'21"E
L28	19.92'	S2°36'37"E
L29	20.00'	S87°23'23"W
L30	20.00'	N2°36'37"W
L31	20.00'	S2°22'21"E
L32	20.00'	S87°37'39"W
L33	20.00'	N2°22'21"W
L34	12.00'	N2°22'21"W
L35	18.01'	S3°08'17"E
L36	20.00'	S86°51'43"W
L37	18.27'	N3°08'17"W
L38	20.00'	S2°22'21"E

LINE NO.	LENGTH	DIRECTION
L39	20.00'	S87°37'39"W
L40	20.00'	N2°22'21"E
L41	17.25'	S4°02'55"E
L42	20.00'	S86°06'51"W
L43	17.77'	N4°02'38"W

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C12	177.15'	337.50'	30°04'29"	N16°58'30"W	175.13'
C14	137.79'	262.50'	30°04'29"	S16°58'30"E	136.21'
C22	200.73'	106.00'	108°30'06"	N33°48'53"E	172.06'
C24	287.46'	440.17'	37°25'04"	N50°18'22"W	282.38'

**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
10/16/2025 PLAT COMMENTS ADDRESSED	EC22235-REPLAT1
11/05/2025 PLAT COMMENTS ADDRESSED	9/5/2025
11/07/2025 PLAT COMMENTS ADDRESSED	Drawn By: MJP
	Checked By: KJK
	Project No. EC22235

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Sheet 8 of 8

Nov 19, 2025 - 9:17am Plotted by: Ipernick C:\Users\LAVERE\Local\Temp\AcpPublic\19236\EC22235 Final\_Phase-1\_Rev0.dwg