

VICINITY MAP

LAND USE SUMMARY:

PARCEL	AREA	USE	ADDRESS
PARCEL L1	7.3596 AC.	MULTI-FAMILY RESIDENTIAL	
PARCEL L2	5.2888 AC.	FUTURE DEVELOPMENT	
	17.1200 AC. TOTAL		

FINAL PLAT

MOUNTAIN GATEWAY

A RESUBDIVISION OF PARCEL L, BUCKHORN VALLEY P.U.D. - EXEMPTION PLAT III

TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

GENERAL NOTES

- DATE OF SURVEY: FEBRUARY, 2018
- BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND IN PLACE MARKING THE NORTHWEST CORNER AND EAST ANGLE POINT OF THE BOUNDARY OF SAID PARCEL L, SAID MONUMENTS BEING A 3' REDBARK WITH A 1 1/2" ALUMINUM CAP, P.L.S. NO. 23088, SAID BEARING BEING S89°15'24" E (SEE SHEET 2)
- MONUMENTATION AS INDICATED ON SHEET 2
- THE SOLE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE PARCEL L, BUCKHORN VALLEY P.U.D. EXEMPTION PLAT III, TO CREATE PARCELS L1 AND PARCEL L2 AS INDICATED ON SHEET 2.
- TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD WERE PROVIDED BY HERITAGE TITLE COMPANY, COMMITMENT NO. 42448282494 RENEW, DATED JANUARY 31, 2018, AT 7:00 A.M. AND THE RECORD PLATS OF THE SUBJECT PARCELS.
- NOTICE ACCORDING TO COLORADO LAW YOU MUST COUNSEL 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 COMPLETED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- ALL RECORDING REFERENCES SHOWN HEREON ARE TO THE REAL ESTATE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.
- LINEAL UNITS INDICATED ARE IN U.S. SURVEY FEET.
- MOUNTAIN GATEWAY IS ZONED P.U.D. MULTIFAMILY RESIDENTIAL.

THIS PROPERTY IS SUBJECT TO:

- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CERTIFICATE REGARDING THE EAGLE COUNTY SOIL CONSERVATION DISTRICT, RECORDED ON DECEMBER 12, 1980 IN BOOK 138 AT PAGE 217.
- EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAYS AS SHOWN ON THE PLAT OF LAGROW ESTATE, RECORDED JULY 31, 1980 IN BOOK 701 AT PAGE 973. THIS IS NOT A SUBDIVISION PLAT.
- TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT AND EASEMENT GRANTS RECORDED SEPTEMBER 19, 1995 IN BOOK 704 AT PAGE 78.
- TERMS, CONDITIONS AND PROVISIONS OF ANNEALATION AGREEMENT RECORDED MARCH 3, 2000 AT RECEPTION NO. 74604, ASSIGNMENT OF RIGHTS RECORDED DECEMBER 12, 2000 AT RECEPTION NO. 74612 AND FIRST AMENDMENT THERE TO RECORDED OCTOBER 8, 2010 AT RECEPTION NO. 201019886
- TERMS, CONDITIONS AND PROVISIONS OF THE ORDER AND ORDER ORGANIZING DISTRICT, ISSUING CERTIFICATES OF ELECTION AND RELINQUISHING BOND IN THE ORGANIZATION OF BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 1 RECORDED MAY 29, 2000 AT RECEPTION NO. 72928 AND DISTRICT NO. 2 RECORDED MAY 29, 2000 AT RECEPTION NO. 72928 AND AMENDED AND REVISED SERVICE PLAN FOR BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 1 AND NO. 2 RECORDED JULY 1, 2005 AT RECEPTION NO. 201019886 AND BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 1 AND NO. 2 RECORDED JULY 1, 2005 AT RECEPTION NO. 201019886 AND BUCKHORN VALLEY METROPOLITAN DISTRICT NO. 1 AND NO. 2 RECORDED AUGUST 05, 2009 AT RECEPTION NO. 200917142
- TERMS, CONDITIONS AND PROVISIONS OF ANNEALATION ORDINANCES RECORDED MARCH 3, 2000 AT RECEPTION NOS. 72481 AND 72482 AND ANNEALATION MAPS RECORDED MARCH 3, 2000 AT RECEPTION NOS. 72481, AND 72482.
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 200-041 FOR APPROVAL OF PERMIT TO CONSTRUCT A WADON EXTENSION OF EXISTING DOMESTIC SEWER TREATMENT SYSTEMS RECORDED JUNE 24, 2000 AT RECEPTION NO. 73220
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT DEED RECORDED ON JUNE 30, 2000 AT RECEPTION NUMBER 73259 AND CORRECTION THERE TO RECORDED NOVEMBER 22, 2000 AT RECEPTION NO. 74400 AND AMENDMENT THERE TO RECORDED JUNE 04, 2004 AT RECEPTION NO. 80000 AND AMENDMENT THERE TO RECORDED AUGUST 20, 2010 AT RECEPTION NO. 201019886 AND AMENDMENT THERE TO RECORDED APRIL 15, 2010 AT RECEPTION NO. 201029311
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION APPROVAL AGREEMENT RECORDED AUGUST 28, 2000 AT RECEPTION NO. 73278 AND FIRST AMENDMENT THERE TO RECORDED FEBRUARY 20, 2008 AT RECEPTION NO. 200804714 AND THIRD AMENDMENT THERE TO RECORDED OCTOBER 5, 2010 AT RECEPTION NO. 201019887 CONSENT AGREEMENT IN CONNECTION WITH SAID AGREEMENT RECORDED NOVEMBER 01, 2011 AT RECEPTION NO. 201203618 AND CONSENT AGREEMENT IN CONNECTION WITH SAID AGREEMENT RECORDED DECEMBER 27, 2012 AT RECEPTION NO. 201263517
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE MASTER DECLARATION, RECORDED DECEMBER 14, 2000 AT RECEPTION NO. 74273 AND FIRST SUPPLEMENTAL THERE TO RECORDED OCTOBER 15, 2002 AT RECEPTION NO. 81820 AND SECOND SUPPLEMENTAL THERE TO RECORDED MAY 09, 2005 AT RECEPTION NO. 200519886 AND THIRD SUPPLEMENTAL THERE TO RECORDED MAY 09, 2005 AT RECEPTION NO. 200519886 AND THIRD SUPPLEMENTAL THERE TO RECORDED MARCH 14, 2007 AT RECEPTION NO. 200719887 AND FIRST AMENDMENT THERE TO RECORDED JULY 22, 2009 AT RECEPTION NO. 200919464
- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE SINGLE-FAMILY RESIDENCE DECLARATION, RECORDED DECEMBER 14, 2000 AT RECEPTION NO. 74274 AND FIRST SUPPLEMENTAL THERE TO RECORDED OCTOBER 15, 2002 AT RECEPTION NO. 81820 AND SECOND SUPPLEMENTAL THERE TO RECORDED JUNE 04, 2004 AT RECEPTION NO. 80000 AND THIRD SUPPLEMENTAL THERE TO RECORDED OCTOBER 15, 2002 AT RECEPTION NO. 81820 AND FIRST AMENDMENT THERE TO RECORDED MARCH 14, 2007 AT RECEPTION NO. 200719887 AND FIRST AMENDMENT THERE TO RECORDED JULY 20, 2009 AT RECEPTION NO. 200919464 AND SECOND AMENDMENT THERE TO RECORDED JANUARY 20, 2014 AT RECEPTION NO. 201401480
- TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED DECEMBER 21, 2004 AT RECEPTION NO. 801389

Certificate of Dedication and Ownership

Know all men by these presents that BV Freehold, LLC, a Colorado limited liability company, being owner of the following described real property, to wit:

Parcel L, Buckhorn Valley P.U.D. - Exemption Plat III, Town of Gypsum, County of Eagle, State of Colorado, per the plat thereof recorded October 5, 2010 at Reception No. 201019888 in the office of the Eagle County Clerk and Recorder, and said parcel containing 17.1200 acres, more or less,

and has caused the same to be surveyed, laid out, subdivided, and designated as Mountain Gateway, and has caused the plat to be made, filed, and former deeded.

1. Permanent easements are hereby dedicated to all streets, roads, and utility, (a) easements identified on this plat as follows: (1) an easement to be held by the Town of Gypsum for the use of two surfaces of such streets by the Town for municipal purposes and during emergency circumstances and for access by emergency services 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 such utility infrastructure, together with easements to be held on this plat as hereby dedicated to the said utility providers. Said to be held by the Buckhorn Valley Association, Inc. or its successor in interest for the private use of the property owners and residents of the Buckhorn Valley Association, Inc. or its successor in interest for the operation and maintenance thereof, including surface and drainage easements and snow piling in compliance with the standards of the Town of Gypsum for equipment public streets located within the Town.

Witness: the declaration of the approval of this subdivision plat, the owner and heretofore hereby with my and all claims of damages against the Town of Gypsum (as evidenced by the declaration of said services to comply with the subdivision plat.

In witness hereof, this instrument is executed this _____ day of _____, A.D., 2018.

Owner: BV Freehold, LLC Address: PO Box 2052
a Colorado limited liability company Gypsum, CO 81607

By: John V. Hill
Title: Authorized Agent

STATE OF _____)
COUNTY OF _____)
SSS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D., 2018, by John V. Hill as Authorized Agent of BV Freehold, LLC, a Colorado limited liability company.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Planning Commission Certificate

This plat and the statements hereon are approved this _____ day of _____, 2018, 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 liability.

By: _____
Chairman

Town Council Certificate

This plat and the statements hereon are conditionally approved, pending completion of specified improvements, this _____ day of _____, 2018, by the Town Council of the Town of Gypsum, Colorado. The approval does not extend to the design of utilities, sewage disposal, roads, or any other service liability 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 _____, 2018, the Town Council approves this plat for recording by the County Clerk and Recorder.

By: _____
Mayor

Surveyor's Certificate

I, Samuel H. Esler, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Mountain Gateway was prepared under my direction, fully and correctly represents a field survey of the same, and was monumented in accordance with section 38-51-101, et seq., C.R.S.

Samuel H. Esler
Colorado Licensed Professional Land Surveyor No. 200131

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____, 2018, upon all parcels of real estate described on this plat are paid in full.

Treasurer of Eagle County

Clerk and Recorder's Certificate

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this _____ day of _____, 2018 and is duly recorded at Reception No. _____.

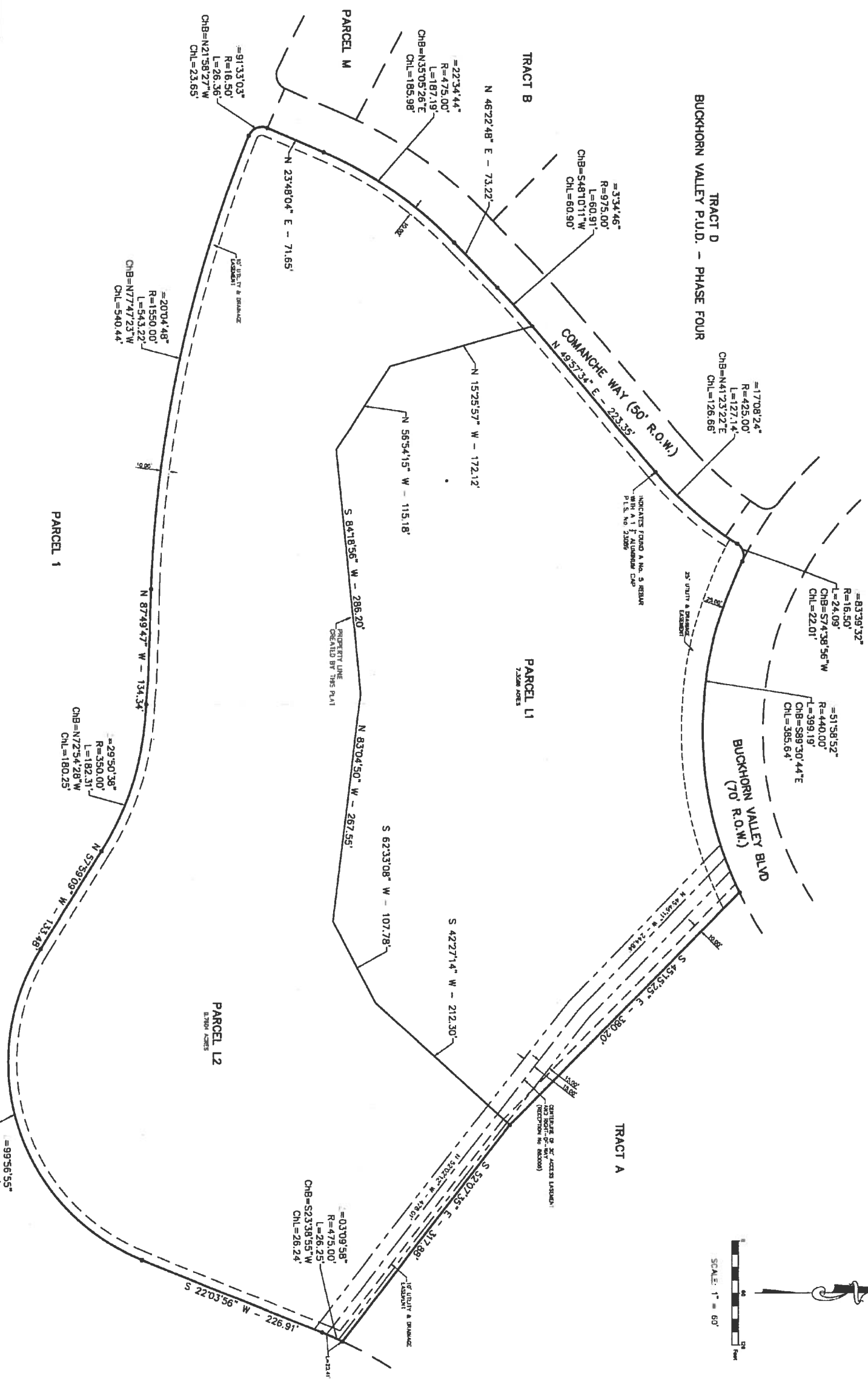
By: _____
Clerk and Recorder



Owner	SP	SE	DATE
OWNER NO. 18-1024641	52	52	3/28/2018
OWNER NO. 18-1024641	52	52	3/28/2018

FINAL PLAT
MOUNTAIN GATEWAY
 A RESUBDIVISION OF PARCEL L, BUCKHORN VALLEY P.U.D. - EXEMPTION PLAT III
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

HAWKS NEST AT BUCKHORN VALLEY



DATE	BY	DATE	BY
10-10-24	SE	3/28/2018	SE