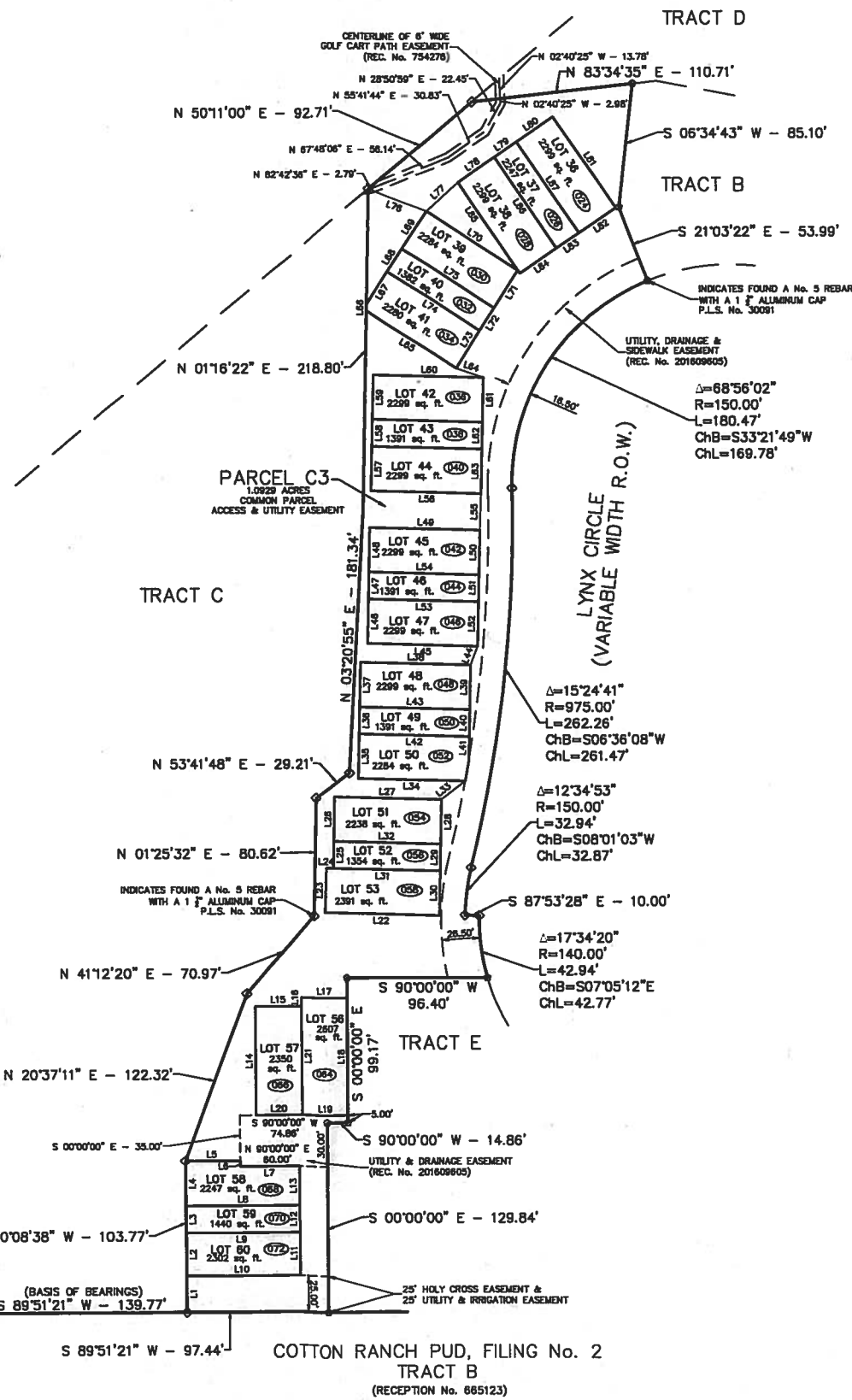


**FINAL PLAT**  
**THE VILLAS AT COTTON RANCH, FILING No. 4**  
 A RESUBDIVISION OF TRACT F, SECOND AMENDED FINAL PLAT, THE VILLAS AT COTTON RANCH FILING No. 2  
 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LAND USE SUMMARY:

PARCEL	AREA	USE	ADDRESS
LOT 36	0.0526 ACRES	TOWNHOUSE UNIT	024 LYNX CIRCLE
LOT 37	0.0516 ACRES	TOWNHOUSE UNIT	026 LYNX CIRCLE
LOT 38	0.0526 ACRES	TOWNHOUSE UNIT	028 LYNX CIRCLE
LOT 39	0.0524 ACRES	TOWNHOUSE UNIT	030 LYNX CIRCLE
LOT 40	0.0317 ACRES	TOWNHOUSE UNIT	032 LYNX CIRCLE
LOT 41	0.0523 ACRES	TOWNHOUSE UNIT	034 LYNX CIRCLE
LOT 42	0.0526 ACRES	TOWNHOUSE UNIT	036 LYNX CIRCLE
LOT 43	0.0319 ACRES	TOWNHOUSE UNIT	038 LYNX CIRCLE
LOT 44	0.0526 ACRES	TOWNHOUSE UNIT	040 LYNX CIRCLE
LOT 45	0.0526 ACRES	TOWNHOUSE UNIT	042 LYNX CIRCLE
LOT 46	0.0319 ACRES	TOWNHOUSE UNIT	044 LYNX CIRCLE
LOT 47	0.0526 ACRES	TOWNHOUSE UNIT	046 LYNX CIRCLE
LOT 48	0.0526 ACRES	TOWNHOUSE UNIT	048 LYNX CIRCLE
LOT 49	0.0319 ACRES	TOWNHOUSE UNIT	050 LYNX CIRCLE
LOT 50	0.0524 ACRES	TOWNHOUSE UNIT	052 LYNX CIRCLE
LOT 51	0.0514 ACRES	TOWNHOUSE UNIT	054 LYNX CIRCLE
LOT 52	0.0311 ACRES	TOWNHOUSE UNIT	056 LYNX CIRCLE
LOT 53	0.0549 ACRES	TOWNHOUSE UNIT	058 LYNX CIRCLE
LOT 54	0.0599 ACRES	TOWNHOUSE UNIT	064 LYNX CIRCLE
LOT 57	0.0539 ACRES	TOWNHOUSE UNIT	068 LYNX CIRCLE
LOT 58	0.0516 ACRES	TOWNHOUSE UNIT	068 LYNX CIRCLE
LOT 59	0.0331 ACRES	TOWNHOUSE UNIT	070 LYNX CIRCLE
LOT 60	0.0526 ACRES	TOWNHOUSE UNIT	072 LYNX CIRCLE
PARCEL C3	1.0929 ACRES	COMMON PARCEL, ACCESS & UTILITY EASEMENT	
TOTAL AREA = 2.1910 ACRES			



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°06'38"W	25.00
L2	N00°06'38"W	28.50
L3	N00°06'38"W	18.46
L4	N00°06'38"W	30.81
L5	N90°00'00"E	37.70
L6	S00°00'00"E	3.66
L7	N90°00'00"E	40.33
L8	N88°51'22"E	78.02
L9	N89°51'21"E	78.02
L10	N89°51'21"E	78.02
L11	N00°06'38"W	29.50
L12	N00°06'38"W	18.46
L13	N00°06'38"W	26.82
L14	N00°00'00"W	74.54
L15	N90°00'00"E	31.53
L16	N00°00'00"W	6.00
L17	N89°59'56"E	32.37
L18	S00°00'00"W	80.54
L19	S90°00'00"W	32.37
L20	S90°00'00"W	31.53

LINE TABLE

LINE #	BEARING	DISTANCE
L21	N00°00'00"W	80.54
L22	N88°30'37"W	78.38
L23	N01°29'23"E	30.50
L24	S88°30'38"E	5.00
L25	N01°29'22"E	18.46
L26	N01°29'22"E	30.50
L27	S88°30'37"E	73.38
L28	S01°29'23"W	30.50
L29	S01°29'23"W	18.46
L30	S01°29'23"W	30.50
L31	N88°30'38"W	78.38
L32	N88°30'37"W	73.38
L33	N52°51'27"E	20.82
L34	N88°30'32"W	73.14
L35	N01°29'28"E	30.50
L36	N01°29'28"E	18.46
L37	N01°29'28"E	30.50
L38	S88°30'32"E	73.38
L39	S01°29'28"W	30.50
L40	S01°29'28"W	18.46

LINE TABLE

LINE #	BEARING	DISTANCE
L41	S01°29'28"W	16.40
L42	N88°30'32"W	73.38
L43	N88°30'31"W	73.38
L44	N21°10'57"E	13.80
L45	N88°30'32"W	73.38
L46	N01°29'28"E	30.50
L47	N01°29'28"E	18.46
L48	N01°29'28"E	30.50
L49	S88°30'32"E	73.38
L50	S01°29'28"W	30.50
L51	S01°29'28"W	18.46
L52	S01°29'28"W	30.50
L53	N88°30'33"W	73.38
L54	N88°30'32"W	73.38
L55	N02°29'29"E	25.00
L56	N88°30'32"W	73.38
L57	N01°29'28"E	30.50
L58	N01°29'28"E	18.46
L59	N01°29'28"E	30.50
L60	S88°30'32"E	73.38

LINE TABLE

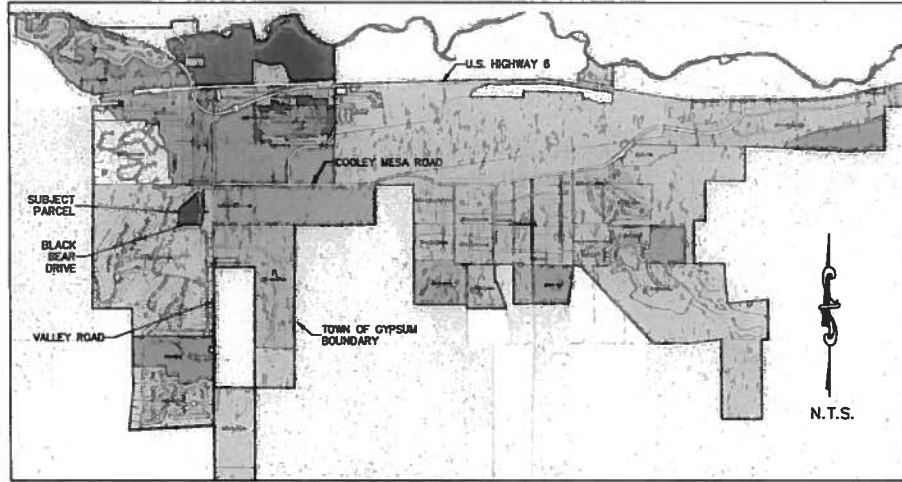
LINE #	BEARING	DISTANCE
L61	S01°29'28"W	30.50
L62	S01°29'28"W	18.46
L63	S01°29'28"W	30.50
L64	N71°08'00"W	20.05
L65	N57°19'37"W	72.71
L66	N01°16'22"E	4.18
L67	N32°40'23"E	26.85
L68	N32°40'23"E	18.46
L69	N32°40'23"E	30.50
L70	S57°19'37"E	74.88
L71	S32°40'23"W	30.50
L72	S32°40'23"W	18.46
L73	S32°40'23"W	30.50
L74	N57°19'37"W	74.88
L75	N57°19'38"W	74.88
L76	N88°21'28"W	42.19
L77	N46°01'14"E	28.85
L78	N55°42'08"E	30.50
L79	N55°42'08"E	18.46
L80	N55°42'08"E	30.50

LINE TABLE

LINE #	BEARING	DISTANCE
L81	S34°17'51"E	75.38
L82	S55°42'08"W	30.50
L83	S55°42'08"W	18.46
L84	S55°42'08"W	30.50
L85	N34°17'52"W	75.38
L86	N34°17'52"W	75.38
L87	N34°17'52"W	75.38



DRAWN BY: SE	DATE: 4/5/2018
CHECKED BY: SE	DRAWING NO.: 14-787 fig 4
JOB NO.: 14-787	SHEET 2 of 2



VICINITY MAP

GENERAL NOTES:

- DATE OF SURVEY: APRIL, 2018.
- BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND MARKING THE SOUTHWESTERLY CORNER OF TRACT F, A No. 6 REBAR WITH A 1 1/2" ALUMINUM CAP, P.L.S. No. 30091, AND THE SOUTHWESTERLY CORNER OF TRACT C, A No. 6 REBAR WITH A 1 1/2" PLASTIC CAP, P.L.S. No. 19586, SAID BEARING BEING S 69°51'21" W (SEE SHEET 2).
- MONUMENTATION AS INDICATED ON SHEET 2.
- THE SOLE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE TRACT F, SECOND AMENDED FINAL PLAT, THE VILLAS AT COTTON RANCH, FILING No. 2, TO CREATE THE LOTS AND PARCEL INDICATED ON SHEET 2.
- TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. VB50047169, DATED APRIL 3, 2017, AT 5:50 P.M., AND PER THE RECORD PLATS OF THE SUBJECT PARCELS.
- 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.
- 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.
- THE VILLAS AT COTTON RANCH, FILING No. 4 IS ZONED P.U.D. MULT-FAMILY RESIDENTIAL.

THIS PROPERTY IS SUBJECT TO:

- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF COTTON RANCH FILING NO. 1 RECORDED OCTOBER 27, 1995 IN BOOK 679 AT PAGE 439. NOTE: RATIFICATION AND CONFIRMATION THERETO RECORDED NOVEMBER 27, 1996 IN BOOK 712 AT PAGE 676.
- 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 OCTOBER 30, 1995, IN BOOK 679 AT PAGE 552 AND SUPPLEMENTAL DECLARATION RECORDED DECEMBER 24, 1997 IN BOOK 747 AT PAGE 287, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 16, 2003 UNDER RECEPTION NO. 862470.
- TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED OCTOBER 27, 1995 IN BOOK 679 AT PAGE 444.
- TERMS, CONDITIONS AND PROVISIONS OF WATER RIGHTS AGREEMENT COTTON RANCH PLANNED UNIT DEVELOPMENT RECORDED OCTOBER 27, 1995 IN BOOK 679 AT PAGE 445.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND NOTES ON THE VILLAGE AT COTTON RANCH - FILING NO. 1 RE-PLAT, RECORDED SEPTEMBER 10, 1997 IN BOOK 736 AT PAGE 771.
- TERMS, CONDITIONS AND PROVISIONS OF UTILITY EASEMENT AGREEMENT RECORDED MAY 21, 1997 IN BOOK 727 AT PAGE 302.
- TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENT AGREEMENT RECORDED AUGUST 29, 1997 IN BOOK 735 AT PAGE 554 UNDER RECEPTION NO. 831089.
- TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT (THIRD FAIRWAY) RECORDED APRIL 12, 2001 AT RECEPTION NO. 754275.
- TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT (GOLF CART PATH) RECORDED APRIL 12, 2001 AT RECEPTION NO. 754276.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF THE VILLAGE AT COTTON RANCH FILING NO. 2 RECORDED JANUARY 8, 2015 RECEPTION NO. 201500594.
- 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 JANUARY 08, 2015, RECEPTION NO. 201500585. COLLATERAL ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED FEBRUARY 10, 2015, RECEPTION NO. 201502568.

# FINAL PLAT

## THE VILLAS AT COTTON RANCH, FILING No. 4

### A RESUBDIVISION OF TRACT F, SECOND AMENDED FINAL PLAT, THE VILLAS AT COTTON RANCH FILING No. 2 TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

**Certificate of Dedication and Ownership**

Know all men by these presents that Land Black Bear LLC, a Colorado limited liability company, being owner and FirstBank being lenderholder of the following described real property, to wit:

Tract F, Second Amended Final Plat, The Villas At Cotton Ranch Filing No. 2, Town of Gypsum, County of Eagle, State of Colorado, per the plat thereof recorded October 6, 2016 at Reception No. 201616568, in the office of the Eagle County Clerk and Recorder, said parcel containing 2.1010 acres, more or less.

and has caused the same to be surveyed, laid out, subdivided, and designated as The Villas At Cotton Ranch, Filing No. 4, and has caused this plat to be made, filed, and further declares:

1. Permanent easements are hereby dedicated in all streets, roads, and alleys ( streets ) identified on this plat as follows: (1) an easement to be held by 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.

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.

In witness thereof, this instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018.

Declarant: \_\_\_\_\_ Address: 21 Clover Lane  
By: Land Black Bear LLC Eagle, CO 81631  
a Colorado limited liability company

By: Its manager  
Landreth Companies LLC  
a Colorado limited liability company

By: \_\_\_\_\_  
John T. Landreth, Manager

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

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018, by John T. Landreth as Manager of Landreth Companies LLC as Manager of Land Black Bear LLC, a Colorado limited liability company.

My Commission expires: \_\_\_\_\_

Witness my hand and official seal.

Notary Public

Mortgagee: FirstBank Address: 25 Market Street  
PO Box 4390  
Eagle, CO 81631

By: \_\_\_\_\_  
Title: \_\_\_\_\_

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

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018, by \_\_\_\_\_ as \_\_\_\_\_ of FirstBank.

My Commission expires: \_\_\_\_\_

Witness my hand and official seal.

Notary Public

**Title Certificate**

Land Title Guarantee 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 Land Black Bear LLC, a Colorado limited liability company, free and clear of all liens and encumbrances, except as follows:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018.

Agent

**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 facility.

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. 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 \_\_\_\_\_, 2018, the Town Council approves this plat for recording by the County Clerk and Recorder.

By: \_\_\_\_\_  
Mayor

**Surveyor's Certificate**

I, Samuel H. Ecker, a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of The Villas At Cotton Ranch, Filing No. 4, was prepared under my direction, truly and correctly represents a field survey of the same, and was monumented in accordance with sections 58-51-101, et seq., C.F.S.

Samuel H. Ecker  
Colorado Licensed Professional Land Surveyor No. 30091

**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 of \_\_\_\_\_, A.D., 2018.

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. \_\_\_\_\_.

\_\_\_\_\_, Clerk and Recorder

By: \_\_\_\_\_, Deputy



DRAWN BY:	SE	DATE:	4/5/2018
CHECKED BY:	SE	DRAWING NO.:	14-787 fig 4
JOB NO.:	14-787	SHEET:	1 of 2