

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: THAT SIENA LAKE, LLC, SIENA LAKE HOLDINGS, LLC, SIENA LAKE BD HOLDINGS, LLC & SIENA LAKE MHL, LLC, SIENA LAKE METRO DISTRICT BEING THE SOLE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

PUBLIC R1-A2 TRACTS R2-A2, R2-B2, R2-G, OS-R2-B2, LOTS 1-13, 24-49 and OS-B1, BLOCK 1, LOTS 1 THROUGH 33 and OS-34, BLOCK 3, LOTS 1 THROUGH 16, BLOCK 4, LOTS 1 THROUGH 41 and OS-44, BLOCK 5, LOTS 1 THROUGH 17 and OS-18, BLOCK 6, LOT 1, MULTI-FAMILY 7, OS-3 and OS-5, BLOCK 15 PRIVATE STREET RIGHT OF WAY

SIENA LAKE PUD FIFTH AMENDMENT, RECORDED JUNE 20, 2022 UNDER RECEPTION NO. 202210793 COUNTY OF EAGLE, STATE OF COLORADO

SAD PARCEL OF LAND CONTAINING 144.988 ACRES, MORE OR LESS AND WAS CAUGED THE SAME TO BE SURVEYED, LAD OUT, SUBDIVIDED AND DESIGNATED AS SIENA LAKE P U D - FIFTH AMENDMENT FINAL PLAT HAS CAUSED THIS PLAT TO BE MADE, FILED AND FURTHER DECLARED

1) PERMANENT EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE TOWN OF GYPSUM FOR THE BENEFIT OF PUBLIC UTILITY SERVICE PROVIDERS (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SEWER, WATER AND TELEPHONE COMMUNICATIONS) FOR THE PURPOSE OF ACCESS TO AND CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, UTILITIES IMPROVEMENTS AND GRADING AND DRAINAGE, TOGETHER WITH AN ASSOCIATED SURFACE ACCESS AND USE EASEMENT FOR SUCH PURPOSES. 2) PUBLIC ACCESS TO PUBLIC PARCEL R1-A2, VIA SIENA LAKE PARKWAY TO SPEARSTONE AVENUE TO LAKEVIEW DRIVE AS GRANTED TO THE BUREAU OF LAND MANAGEMENT BY RIGHT-OF-WAY COLORADO 4650 UNDER THE ACT OF OCTOBER 21, 1976 (CO STAT. 2781 - 43 U.S.C. 1767), SUBJECT TO THE FOREGOING DEDICATED EASEMENTS, ALL STREETS IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED IN FEE SIMPLE OWNERSHIP TO THE SIENA LAKE METRO DISTRICT OR ITS SUCCESSOR IN INTEREST FOR THE USE OF THE PROPERTY OWNERS AND RESIDENTS OF THE SIENA LAKE P.U.D. PLING NO. 1, WHO SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE THEREOF, INCLUDING SURFACE AND DRAINAGE MAINTENANCE AND SHOWING IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF GYPSUM FOR EQUIVALENT PUBLIC STREETS LOCATED WITHIN THE TOWN.

EXECUTED THIS ___ DAY OF _____, A.D. 202__

OWNER: SIENA LAKE METRO DISTRICT (AKA SIENA LAKE METROPOLITAN DISTRICT)

BY: SIENA LAKE, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: P-V SIENA LAKE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: PERRUS VENTURES, LLC A MICHIGAN LIMITED LIABILITY COMPANY, ITS MANAGER

BY: CRAIG ALAN STOCKARD, SOLE MANAGER

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

OWNER: SIENA LAKE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CRAIG ALAN STOCKARD, MANAGER

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

OWNER: SIENA LAKE BD HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CRAIG ALAN STOCKARD, MANAGER

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

OWNER: SIENA LAKE MHL, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CRAIG ALAN STOCKARD, MANAGER

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

HOLDER OF DEED OF TRUST: BANK LENDING SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

HOLDER OF DEED OF TRUST: CONSTRUCTION LOAN SERVICES II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

HOLDER OF DEED OF TRUST: 80 CAPITAL, SE, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

HOLDER OF DEED OF TRUST: 80 CAPITAL, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____) SS

COUNTY OF _____)

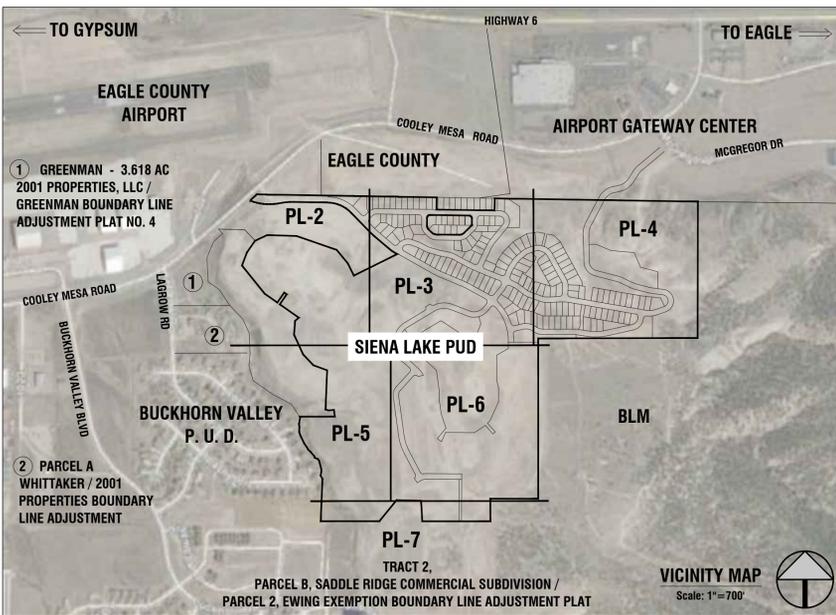
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

FINAL PLAT

Sienna Lake PUD Fifth Amendment (Excluding Tract: MU-3A, Lots 14-23 Block 1 and Lots 1-12 Block 2)

A replat of Lots 1-3, 24-25, 26-49, OS:82, OS:85 Block 1, Lots 1-12, 14-17, 21, 24-33 and OS:34 Block 3, Lots 15-16 Block 4, Lots 21-22, 26-37 Block 5, Lots 4-5, 10-11 Block 6, and OS:3 and OS:5 Block 15, Public R1-A2 in the Town of Gypsum, Eagle County, Colorado



SURVEYORS CERTIFICATE

I, STEVEN L. SMITH, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SIENA LAKE P U D - FIFTH AMENDMENT FINAL PLAT WAS: a) PREPARED BY ME AND/OR UNDER MY RESPONSIBLE CHARGE; b) IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF; c) TRULY AND CORRECTLY REPRESENTS A FIELD SURVEY OF THE SAME, AND WAS MONUMENTED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND; d) IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DATE: 1/15/26

TITLE CERTIFICATE: _____

FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES EXCEPT AS FOLLOWS: _____

DATED THIS ___ DAY OF _____, A.D. 202__

AGENT: _____

Land Use Summary table with columns: Parcel, Area (Ac), Public: R1-A2 (0.776), Open Space (Blocks 1-6, 15) (22,849), Tract: R2-A2 (71,306), Tract: R2-G (0.780), O-S: R2-B2 (12,316), O-S: R2-C2 (0.589), R1 Lots (21,691), Private Street Right of Way (14,650), Total (144,958)

Table with columns: Block, Lot #, Address, Area (Ac.). Lists lots 1-60 across blocks 1-6.

Table with columns: Block, Lot #, Address, Area (Ac.). Lists lots 1-11 across blocks 3-5.

Table with columns: Block, Lot #, Address, Area (Ac.). Lists lots 12-60 across blocks 5-6.

PLAT NOTES

- 1. THE SIENA LAKE PLANNED UNIT DEVELOPMENT WAS RECORDED JANUARY 04, 2019 UNDER RECEPTION NO. 201800178. 1.1 THE FINAL PLAT FOR SIENA LAKE PUD - PLING 1 WAS APPROVED BY THE TOWN OF GYPSUM TOWN COUNCIL BY RESOLUTION NO. 25-2018 DATED AUGUST 14, 2018. PLAT WAS NOT RECORDED. 1.2 SIENA LAKE PUD - AMENDED PLING 1 WAS APPROVED BY THE TOWN OF GYPSUM TOWN COUNCIL BY RESOLUTION NO. 05-2019 DATED JANUARY 6, 2019. PLAT WAS NOT RECORDED. 1.3 SIENA LAKE PUD - SECOND AMENDMENT TO PLING 1 WAS APPROVED BY THE TOWN OF GYPSUM TOWN COUNCIL BY RESOLUTION NO. 38-2019 DATED OCTOBER 22, 2019. PLAT RECORDED UNDER RECEPTION NO. 202019766, OCTOBER 28, 2020. 1.4 SIENA LAKE PUD THIRD AMENDMENT AMENDED PARCEL LINES OF THE TOWN OF GYPSUM'S PUBLIC, R2-E, COMM, MU-A AND TRACT R2-A AS RECORDED UNDER RECEPTION NO. 202024422, WITH PLING 1 NEVER RECORDED. THIS PLAT SHALL BE KNOWN AS SIENA LAKE PUD THIRD AMENDMENT APPROVED BY THE TOWN OF GYPSUM TOWN COUNCIL BY RESOLUTION 21 SERIES OF 2021 DATED JUNE 22, 2021. PLAT RECORDED UNDER RECEPTION NO. 202101657. 1.5 SIENA LAKE FOURTH AMENDMENT VACATED EASEMENTS, PRIVATE STREET RIGHT OF WAY (SIENA LAKE PARKWAY), TRACTS, COMMERCIAL AND OPEN SPACE SHOWN ON SHEET PL-2. THE EASEMENTS WERE ALSO DEPICTED ON SHEETS PL-3 THROUGH PL-8. ONLY THE RECONFIGURED SIENA LAKE PARKWAY IS DEPICTED ON SHEETS PL-3 THROUGH PL-8 TO AVOID CONFUSION BY THE NUMBER OF OVERLAPS AND GAPS. 2) CREATED 150 RESIDENTIAL LOTS. PLAT RECORDED 202010202 UNDER RECEPTION NO. 202101938. SIENA LAKE FIFTH AMENDMENT 1) RECONFIGURES SEVERAL LOTS AND OS:82 AND OS:85 IN BLOCKS 1, SEVERAL LOTS AND OS:34 IN BLOCK 3, TWO LOTS IN BLOCK 4 AND BLOCK 5. VACATES PORTION OF EASEMENT RECORDED UNDER R. N. 202210793 WITHIN SIENA LAKE PARKWAY. 2) DEDICATES ADJACENT EASEMENTS AND 3) CORRECTS THE COMMON BOUNDARY DEFINED BY THE CENTERLINE OF ALKALI CREEK. IT IS CORRECTLY REFLECTED IN THE CERTIFICATE AND DEDICATION IN THE SECOND AMENDMENT BUT NOT ON SHEETS PL-2 AND PL-5. THOSE CORRECTIONS HAVE BEEN ADDRESS BY THIS PLAT. 2. APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED. 3. BASIS OF BEARINGS: THE LINE BETWEEN ANGLE POINT 2, TRACT 54, A 2 1/2" Ø GLO BRASS CAP ON A 1" Ø IRON PIPE AND CORNER 1, TRACT 54, A 3 1/4" Ø ALUMINUM CAP ON 3/4" REBAR, AS SHOWN ON SHEETS PL-2 AND PL-3, ASSUMED TO BEAR S 89°02'25"E, A DISTANCE OF 2641.32 FEET. 4. INITIAL DATE OF SURVEY: JULY 2016 TO JUNE 2021. LINEAL UNITS USED IN THIS SURVEY: U.S. SURVEY FEET. VERTICAL CONTROL: TOP OF 1918 GLO BRASS CAP AT THE N 1/4 OF SECTION 11, ELEVATION: 6664.01 (ADD 4.06 TO OBTAIN TOWN OF GYPSUM DATUM). 5. PLAT IS BASED ON PLATS OF RECORD AND MONUMENTATION FOUND IN PLACE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOUNDARIES UNLIMITED INC. (BU) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, BUYER RELIES COMPANY WARRANTY. RECORD NO. RND5075185-6 COMMITMENT DATE 12/23/2025. ALL ITEMS SHOWN IN THE COMMITMENT ARE SHOWN ON THE PLAT EXHIBIT AND/OR LISTED BELOW TO THE BEST OF MY KNOWLEDGE AND BELIEF: A. SUBJECT TO US PATENT 252392 RECORDED AT BK 85 AT PG 27. B. SUBJECT TO US PATENT 05-89-0006 RECORDED IN BK 49 / PG 56. AN EASEMENT AS DESCRIBED UNDER R. N. 373509 AND REFERENCED UNDER 89375. BU HAS AMENDED THAT EASEMENT VIA AN AMENDMENT TO RIGHT-OF-WAY RESERVATION DEED RECORDED UNDER R. N. 20200967. UPON THE EXECUTION THAT RELEASE OF EASEMENT, NOTE 2) OF THE CERTIFICATION OF DEDICATION AND OWNERSHIP PROVIDES THE REVISED BLM ACCESS. C. SIENA LAKE PUD WAS SUBJECT TO AN UNDEFINED, BLANKET OR AMBIGUOUS MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY EASEMENT RECORDED IN BK 116 / PG 404 UNDER R. N. 58322 AND A 20 FOOT WIDE EAGLE VALLEY TELEPHONE COMPANY RIGHT-OF-WAY EASEMENT ALONG A NOW-DESCRIBED EXISTING PRIVATE ROAD WITHIN SECTION 2 IN BK 307 / PG 911 UNDER R. N. 249372 AND A 20 FOOT EAGLE VALLEY TELECOMMUNICATIONS INC. / COLORADO EASEMENTS INC. / COLORADO EASEMENTS INC. / COLORADO EASEMENTS INC. FOR A 50 FOOT EASEMENT, CENTURYTEL OF EAGLE (LUMENS) HAS RELEASED THOSE EASEMENTS, RECORDED UNDER R. N. 202217560 IN EXCHANGE FOR EASEMENTS AS SHOWN ON THIS PLAT AS RECORDED UNDER R. N. 202217561. D. INCLUSION IN THE WESTERN EAGLE COUNTY METROPOLITAN RECREATION DISTRICT BY BK 345 AT PG 782 AND BK 725 AT PG 791. RENAMED MOUNTAIN RECREATION METROPOLITAN DISTRICT (2019) BY 201904636. E. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS AND NOTES ON THE: E.1. ANNEXATION PLAT OF SADDLE RIDGE PARCEL 2 UNDER R. N. 685803 (SAME PROPERTY AS BK 643 AT PG 678 RN 539724) IS WITHIN SIENA LAKE PUD. E.2. ANNEXATION AGREEMENTS UNDER R. N. 782604 AND R. N. 880948. E.3. ANNEXATION PLAT OF EAGLE, GREENMAN, WHITTAKER & CARTHAY PARCELS UNDER R. N. 782605. E.4. ANNEXATION ORDINANCE NO. 20, 17 & SEC 2 AND 1, SEC 11 PARCELS UNDER R. N. 782680. E.5. PLAT OF GREENMAN / 2001 PROPERTIES, LLC BOUNDARY LINE ADJUSTMENT UNDER R. N. 82833. E.6. PLAT OF GREENMAN / 2001 PROPERTIES, LLC BOUNDARY LINE ADJUSTMENT NO. 2 UNDER R. N. 876900 & R. N. 200609718. E.7. PLAT OF WHITTAKER / 2001 PROPERTIES, LLC BOUNDARY LINE ADJUSTMENT UNDER R. N. 815603. E.8. PLAT OF SADDLE RIDGE COMMERCIAL SUBDIVISION UNDER R. N. 20081496. E.9. PLAT OF BUCKHORN VALLEY P.U.D. - PHASE THREE UNDER R. N. 913694. E.10. PLAT OF PARCEL B, SADDLE RIDGE COMMERCIAL SUBDIVISION / PARCEL 2, EWING EXEMPTION BOUNDARY LINE ADJUSTMENT UNDER R. N. 201700247 RATIFICATION AND CONFIRMATION UNDER R. N. 201700422. F. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF FRENCH CONDUIT AND VAULT AGREEMENT UNDER R. N. 922933. G. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF RECIPROCAL EASEMENT, USE AND DEVELOPMENT AGREEMENT UNDER R. N. 20062239. H. WITHIN THE SADDLE RIDGE METROPOLITAN DISTRICT AND SUBJECT TO R.N. 20090566, R.N. 20090769 AND R.N. 201405370. SRMD LESS EAGLE WINGS (R. N. 20180500) IS NOW THE SIENA LAKE METROPOLITAN DISTRICT. I. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF THE EAGLE COUNTY SOIL CONSERVATION DISTRICT IN BK 136 AT PG 217 UNDER R. N. 79461. J. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF THE 1) ANNEXATION AGREEMENTS MAY OR MAY NOT AFFECT SUBJECT PARCEL, R.N. 724078 AND 724080; 2) EXTENSION OF SEWAGE TREATMENT SYSTEM, R.N. 733270. K. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT UNDER R. N. 229432 AND AIRPORT GATEWAY CENTER MAINTENANCE AGREEMENT UNDER R. N. 728433. L. TERMS, CONDITIONS AND PROVISIONS OF 1) SPECIAL WARRANTY DEED UNDER R. N. 201622339 AND 2) SIENA LAKE PUD RECORDED UNDER R. N. 201801878. M. WATER RIGHTS CONVEYED FROM OWENS REALTY MORTGAGE, INC. TO RED TABLE VENTURES, LLC BY R. N. 201708263. N. SIENA LAKE PLANNED UNIT DEVELOPMENT PUD GUIDE R. N. 201800178 AND AMENDED GUIDE R. N. 201818849. SECOND AMENDED SIENA LAKE PLANNED UNIT DEVELOPMENT PUD GUIDE R. N. 202210793. O. SUBDIVISION IMPROVEMENTS AGREEMENT FOR SIENA LAKE PLANNED UNIT DEVELOPMENT UNDER R. N. 202003559. P. SIENA LAKE PLANNED UNIT DEVELOPMENT FIRST AMENDMENT FILED UNDER R. N. 202003560 RECORDED MARCH 05 2020. Q. SIENA LAKE PLANNED UNIT DEVELOPMENT SECOND AMENDMENT FILED UNDER R. N. 202116534 RECORDED JULY 20 2021. R. SIENA LAKE PLANNED UNIT DEVELOPMENT THIRD AMENDMENT FILED UNDER R. N. 202210790 RECORDED JUNE 20 2022. S. SIENA LAKE PLANNED UNIT DEVELOPMENT FOURTH AMENDMENT FILED UNDER R. N. 202214452 RECORDED SEPT. 01 2022. T. SIENA LAKE PLANNED UNIT DEVELOPMENT FIFTH AMENDMENT FILED UNDER R. N. 20241122 RECORDED SEPT. 20, 2024. U. TOWN OF GYPSUM RESOLUTION NO. 15, SERIES 2024 RE: BILL OF SALE TO IMPROVEMENTS, RECORDED SEPT 20 2024 UNDER R. N. 20241123. V. OPEN SPACE PARCELS SERVE AS AN EASEMENT FOR STORM DRAINAGE IMPROVEMENTS, SIENA LAKE METRO DISTRICT IRRIGATION SYSTEM IMPROVEMENTS (INCLUDING PIPE LINES & PUMP STATIONS & PONDS), PRIVATE TRAILS, COMMUNITY STRUCTURES, PLAYGROUND & EXERCISE AREAS AND COMMUNITY GARDENS. W. MONUMENTATION AT POINTS OF CURVE, POINTS OF TANGENT AND ANGLE POINTS ON RIGHT-OF-WAYS WITHIN PLING 1 AND BOUNDARY OF PLING1 AND FUTURE PLINGS SHALL BE SET WITHIN ONE YEAR OF THE RECORDATION OF RESPECTIVE PLATS. MONUMENTS WILL BE 5/8" REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "BU-INC LS 25642" UNLESS NOTED. X. _____ INDICATES SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "BU-INC LS 25642" UNLESS NOTED. Y. THIS PLAT IS SUBJECT TO THE SHARED WATER INFRASTRUCTURE AGREEMENT PER R. N. 202210793. Z. EACH LOT IS SUBJECT TO A W/ULULE HABITAT MITIGATION FEE IN FAVOR OF THE TOWN OF GYPSUM IN THE AMOUNT OF 0.1% OF THE ITS SALES PRICE AS EVIDENCED BY STATEMENT OF LIEN UNDER R. N. 202215555. 12. EACH LOT IS SUBJECT TO A RECREATION FEE IN FAVOR OF THE TOWN OF GYPSUM IN THE AMOUNT OF \$500.00 AS EVIDENCED BY STATEMENT OF LIEN UNDER R. N. 202215562. 13. R EASEMENT TO CENTURYTEL OF EAGLE, INC PER R. N. 202217561. 14. THIS PLAT IS SUBJECT TO A HOLD CROSS TRENCH CONDUIT & VAULT AGREEMENT PER RECEPTION NUMBER 202125844. 15. OS:R2-82 AND OS:R2-22 ARE SUBJECT AN ACCESS & MAINTENANCE AGREEMENT FOR LAKE AND SEDIMENT POND PER R. N. 202406555. DO NOT AFFECT THIS PLAT, BUT DOCUMENT RECORDED PRIOR TO THIS PLAT AND NOTED FOR RECORD. 16. 20' SANITARY SEWER EASEMENT TO TOWN OF GYPSUM UNDER R. N. 202411132. 17. FUTURE PARCELS SUBJECT TO ACCESS & MAINTENANCE EASEMENT AGREEMENT FOR STORM DRAINAGE (MULTI-FAMILY 2, BLOCK15, OS:3-BLOCK15, OS: R2-C2, OS: R2-B2 AND R2-A2) AND PARK IMPROVEMENTS (OS:82, B1 AND OS:85,B1) PER R. N. 20250547. DO NOT AFFECT THIS PLAT, BUT DOCUMENT RECORDED PRIOR TO THIS PLAT AND NOTED FOR RECORD.

WAIVER:

IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE DECLARANTS 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 WHEREOF, THIS INSTRUMENT IS EXECUTED THIS ___ DAY OF _____, 202__

SIENA LAKE, LLC BY: _____ MANAGER 27 MAIN STREET SUITE 102 EDWARDS, COLORADO 81632

STATE OF _____) SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 202__ BY _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS ___ DAY OF _____, 202__ 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

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS ___ DAY OF _____, 202__ THE TOWN COUNCIL APPROVES THIS FINAL PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: MAYOR

TOWN COUNCIL CERTIFICATE

THIS FINAL PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS ___ DAY OF _____, 202__ 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 OF MAINTENANCE OR OPERATION.

BY: MAYOR

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 THE FINAL PLAT ARE PAID IN FULL.

DATED THIS ___ DAY OF _____, A.D. 202__

TREASURER OF EAGLE COUNTY

CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ___ O'CLOCK, ___ ON THIS ___ DAY OF _____, 202__ AND IS DULY RECORDED AT RECEPTION NO. _____

CLERK AND RECORDER

BY: _____ DEPUTY

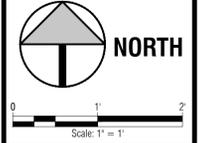
Boundaries Claimed Inc. Civil Engineering Surveying & Beyond. 923 Cooper Ave., Ste. 201 Glenwood Springs, CO 81601 (T) 970.945.5252 www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: N/A

If Yes: SUE Certification by: Firm: N/A Job #: N/A Date: N/A

Engineer or Surveyor Seal

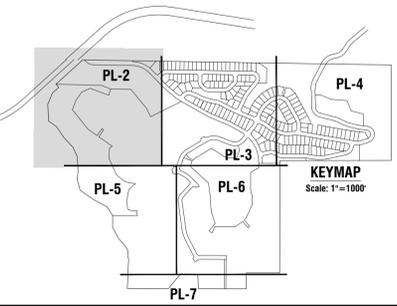
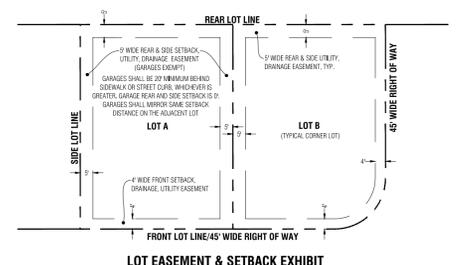
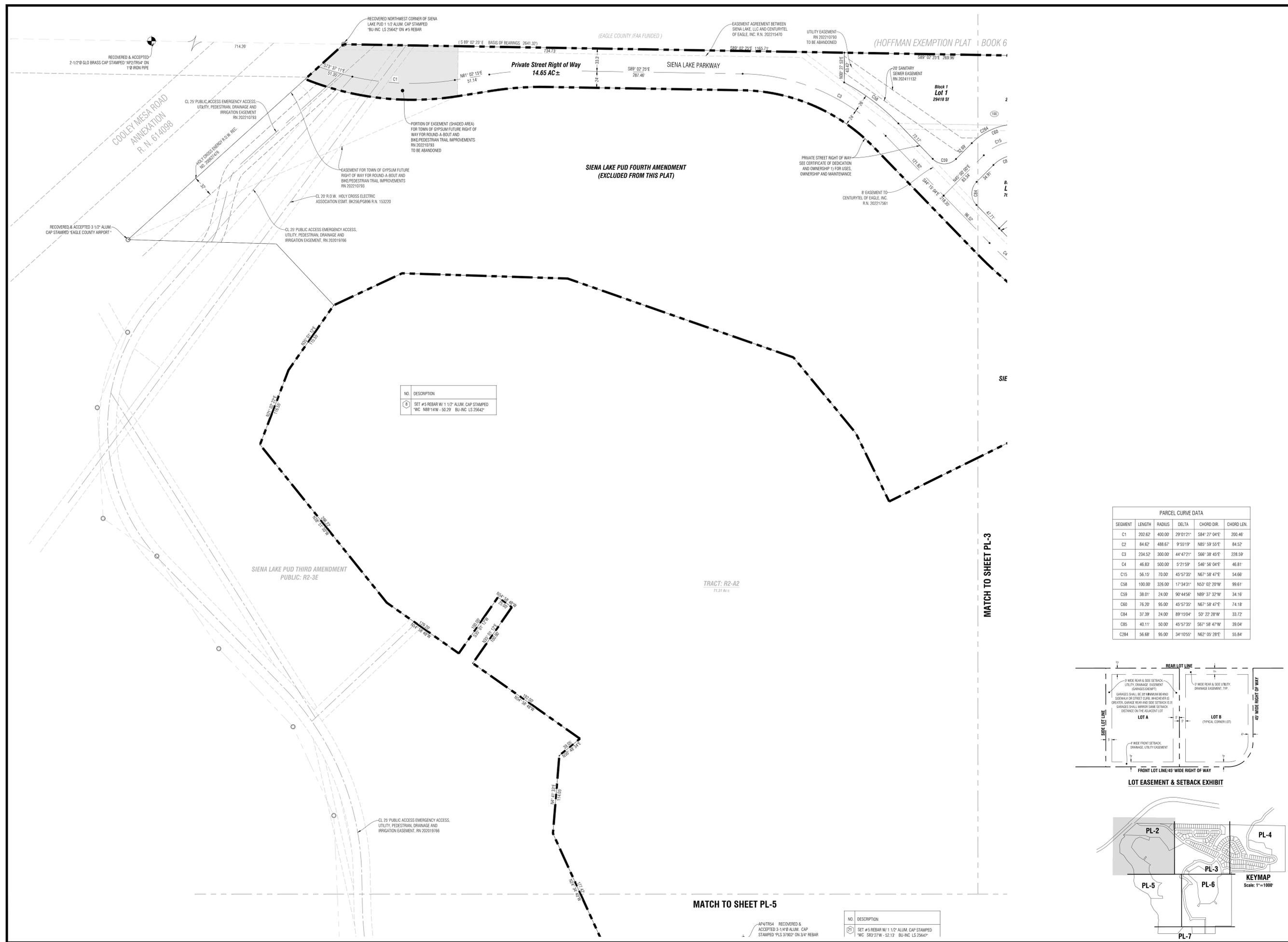
Client Information: SIENA LAKE, LLC PO BOX 5485 EAGLE, CO 81631 XXXX.XXX.XXXX



Know what's below. Call before you dig.

Sienna Lake PUD 5th Amendment Excluding Tract: MU-3A, Lots 14-23 Block 1 and Lots 1-12 Block 2 Final Plat Cover Sheet

Table with columns: No., Date, Revision, Comments from town, Sheet. Includes project info: PROJECT NO. 20240, Designer: BU, Checker: APL, Date: 12/29/25, File Name: siena lake plat 5th amendment.dwg



NO.	DESCRIPTION
①	SET #5 REBAR W/ 1 1/2" ALLUM. CAP STAMPED "WC N88°14'W -50.29 BU-INC LS 25642"

NO.	DESCRIPTION
①	SET #5 REBAR W/ 1 1/2" ALLUM. CAP STAMPED "WC S89°21'W -50.19 BU-INC LS 25642"

RECOVERED #4 REBAR-
UPGRADE TO #5 W/ 1/4"
ALUM. CAP STAMPED
"BU-INC LS 25642"

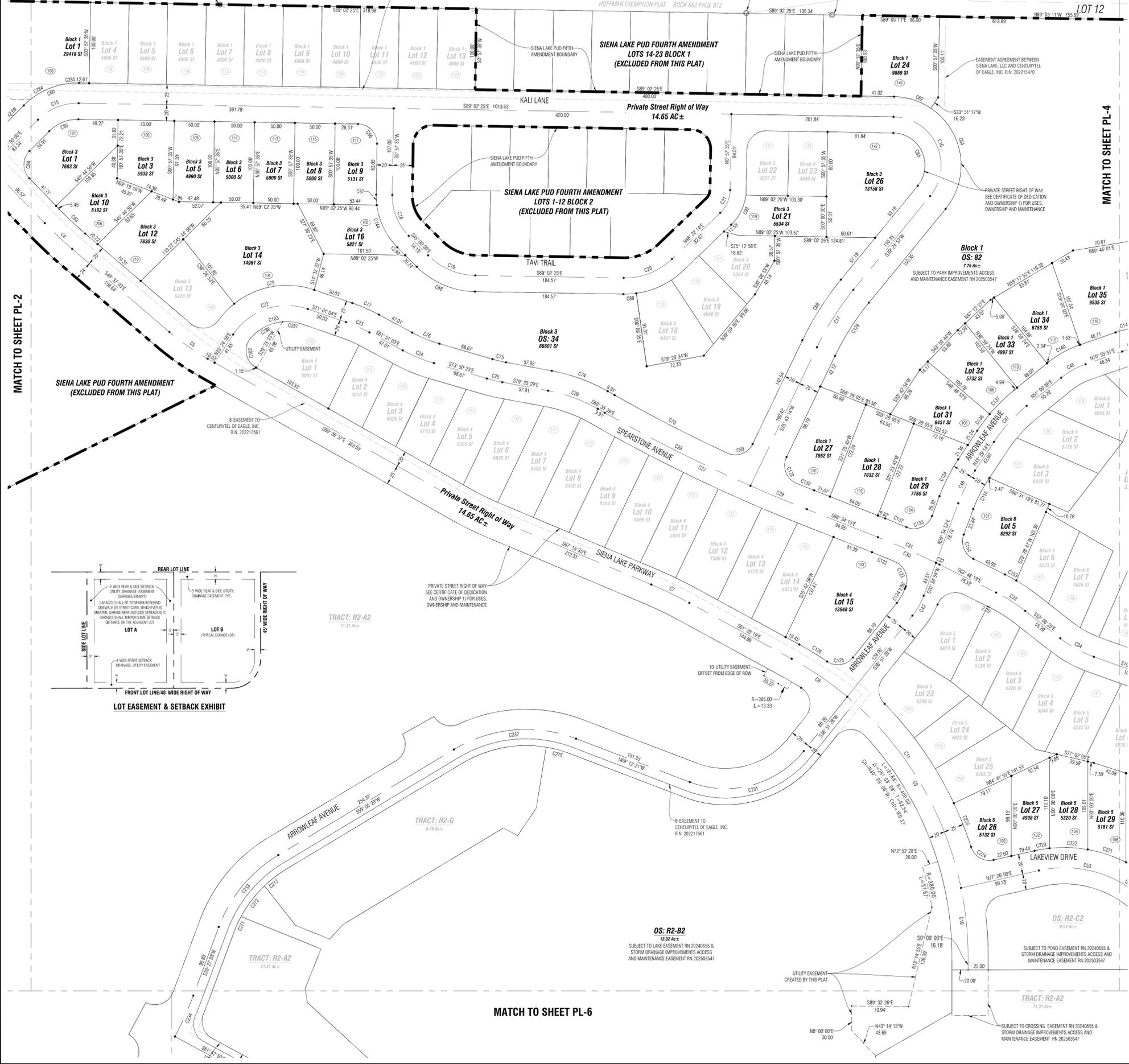
EASEMENT AGREEMENT BETWEEN
SIENA LAKE, LLC AND CENTURYTEL
OF EAGLE, INC. R.N. 202215470

RECOVERED & ACCEPTED 1 1/4" RED
PLASTIC CAP STAMPED "HCE LS
15598" ON 3/4" REBAR

RECOVERED & ACCEPTED 3 1/4" ALUM. CAP
STAMPED "CDB 17854
PLS 37902" ON 3/4" REBAR

HOFFMAN EXEMPTION PLAT BOOK 682 PAGE 812

SIENA LAKE PUD FIFTH
AMENDMENT BOUNDARY



SEGMENT	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C4	46.83	500.00	5°21'59"	S46°56'04"E	46.81
C5	58.04	302.50	10°59'33"	S55°06'50"E	57.95
C6	44.10	380.00	6°38'58"	S63°56'06"E	44.08
C7	52.53	520.00	5°47'16"	S64°21'57"E	52.51
C8	83.82	420.00	11°26'05"	N55°45'17"W	83.68
C9	275.91	420.00	37°58'23"	N31°13'03"W	270.98
C10	90.88	420.00	12°23'51"	N6°11'56"W	90.70
C11	450.61	420.00	61°28'19"	S39°44'09"E	429.31
C15	56.15	70.00	45°57'35"	N67°58'47"E	54.66
C16	134.52	60.00	128°27'17"	S24°48'47"E	108.06
C17	84.37	353.00	13°41'98"	S32°34'03"W	84.17
C18	56.15	70.00	45°57'35"	N67°58'47"E	54.66
C19	65.34	85.00	44°02'25"	S67°01'13"E	63.74
C20	66.15	85.00	44°35'21"	N68°39'54"E	64.49
C21	31.70	40.00	45°24'39"	S23°39'54"E	30.88
C22	105.51	80.00	75°33'59"	N11°11'57"E	98.03
C23	32.00	200.00	9°10'00"	S66°26'03"E	31.96
C24	41.85	200.00	11°59'20"	S67°50'43"E	41.77
C25	19.79	200.00	5°40'06"	S76°40'26"E	19.78
C26	66.02	200.00	18°54'50"	S70°03'04"E	65.72
C27	278.44	2000.00	7°58'36"	S64°34'57"E	278.21
C28	202.59	2000.00	5°48'13"	S63°29'46"E	202.50
C29	75.85	2000.00	2°10'22"	S67°29'03"E	75.84
C30	83.75	1000.00	4°47'56"	S66°10'17"E	83.73
C31	78.98	1000.00	4°31'31"	N66°18'29"W	78.96
C32	4.77	1000.00	0°16'24"	N63°54'31"W	4.77
C33	42.71	209.79	11°39'54"	S57°56'22"E	42.64
C34	47.88	150.00	18°17'24"	S61°15'02"E	47.68
C32	28.49	90.00	18°08'24"	S29°47'16"W	28.38
C46	45.63	200.00	13°04'21"	N27°07'03"E	45.53
C47	60.58	200.00	17°21'22"	N42°19'55"E	60.39
C48	34.77	100.00	19°55'15"	N60°58'14"E	34.59
C49	35.91	100.00	20°34'30"	N81°13'06"E	35.72
C53	119.46	145.00	47°12'19"	S78°57'51"E	116.11
C60	76.20	95.00	45°57'35"	N67°58'47"E	74.18
C62	48.80	85.00	32°53'43"	S72°35'34"E	48.13
C64	141.77	85.00	95°33'34"	S8°21'56"E	125.90
C65	89.68	40.00	128°27'17"	N24°48'47"W	72.04
C66	89.22	373.17	13°41'52"	S32°34'07"W	89.00
C69	37.27	24.00	88°59'00"	N70°21'00"E	33.64
C70	157.33	1975.00	4°33'52"	N62°52'35"W	157.29
C74	74.26	225.00	18°54'33"	N70°02'55"W	73.92
C75	17.31	175.00	5°40'06"	S76°40'26"E	17.31
C76	36.62	175.00	11°59'20"	S67°50'43"E	36.55
C77	36.00	225.00	9°10'00"	S66°26'03"E	35.96

SEGMENT	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C79	105.39	105.00	57°30'34"	N80°13'39"E	101.02
C83	44.49	475.00	5°21'59"	S46°56'04"E	44.47
C84	37.39	24.00	89°15'04"	S0°22'28"W	33.72
C85	40.11	50.00	45°57'35"	S67°58'47"W	39.04
C86	37.70	24.00	90°00'00"	N44°02'25"W	33.94
C87	12.99	90.00	8°16'12"	S3°10'31"E	12.98
C88	80.71	105.00	44°02'25"	S67°01'13"E	78.74
C89	16.03	105.00	8°44'55"	N68°35'07"E	16.02
C92	41.55	60.00	39°40'54"	S26°31'47"W	40.73
C93	42.99	24.00	102°38'00"	N9°17'33"W	37.47
C103	70.12	60.00	66°57'26"	N75°30'13"E	66.20
C122	31.28	980.00	1°49'43"	S67°39'23"E	31.28
C123	36.58	24.00	87°19'25"	S23°04'49"E	33.14
C124	20.58	65.00	18°08'24"	S29°47'16"W	20.49
C125	35.58	24.00	84°56'34"	S81°19'45"W	32.41
C126	40.49	440.00	5°16'21"	N68°50'08"W	40.48
C128	78.39	327.91	13°41'52"	S32°34'03"W	78.21
C129	39.21	24.00	92°26'21"	N45°36'45"E	34.66
C130	23.40	1975.00	0°40'44"	S68°13'53"E	23.40
C132	28.47	1025.00	1°35'29"	S67°46'30"E	28.47
C133	38.72	24.00	92°26'21"	N45°36'45"E	34.66
C134	51.34	225.00	13°04'21"	N27°07'03"E	51.22
C136	25.77	225.00	6°33'40"	N66°56'04"E	25.75
C137	42.39	225.00	10°47'42"	N45°36'45"E	42.33
C140	43.46	125.00	19°55'15"	N60°58'14"E	43.24
C141	27.62	125.00	12°39'29"	N77°15'36"E	27.56
C144	59.20	90.00	37°41'23"	S26°09'19"E	58.14
C153	15.96	234.82	3°53'36"	N61°49'28"W	15.95
C154	35.33	24.00	84°21'12"	N21°35'43"W	32.23
C155	41.07	180.00	13°04'21"	N27°07'03"E	40.98
C221	50.24	170.00	16°55'53"	N71°37'04"W	50.05
C222	47.68	170.00	16°04'13"	N68°07'07"W	47.53
C223	19.03	170.00	6°2447"	S80°38'23"W	19.02
C224	35.51	24.00	84°46'08"	S60°10'56"E	32.36
C225	58.28	445.00	7°30'13"	S21°32'58"E	58.24
C231	156.94	125.00	71°56'11"	S74°49'33"W	146.83
C232	157.92	175.00	51°42'10"	S84°56'34"W	152.61
C233	118.02	175.00	38°38'21"	S39°46'19"W	115.79
C234	55.61	425.00	7°29'48"	S24°12'02"W	55.57
C284	56.68	95.00	34°10'55"	N62°05'28"E	55.84
C285	19.53	95.00	11°46'39"	N85°04'15"E	19.49
C286	44.90	60.00	42°52'34"	N63°27'47"E	43.86
C287	25.22	60.00	24°04'52"	S83°03'30"E	25.03

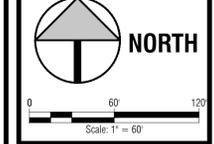
Boudries Civil Engineering
Surveying
& Beyond

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(773) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: *N/A*
If "Yes," SUE Certification by:
Firm: *N/A*
Job #: *N/A*
Date: *N/A*

Engineer or Surveyor Seal

Client Information:
SIENA LAKE, LLC
PO BOX 5485
EAGLE, CO 81631
XXXX.XXX.XXXX



811

Know what's below.
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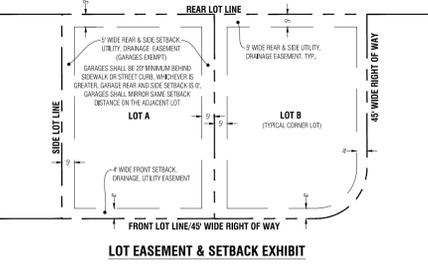
Sienna Lake PUD 5th Amendment
Excluding Tract: MU-3A, Lots 14-23 Block 1 and Lots 1-12 Block 2
Final Plat

No.	Date	Revision	By
1	1/15/2026	Address comments from town	APL

PROJECT NO. 20040
Designer: **BU**
Checker: **APL**
Date: 12/29/25

Sheet **PL-3**

File Name: sienna lake plat 5th amendment.dwg



TRACT: R2-A2
71.31 AC±

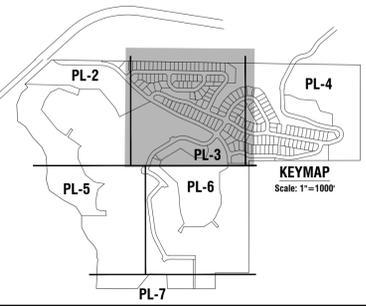
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4.78 AC±

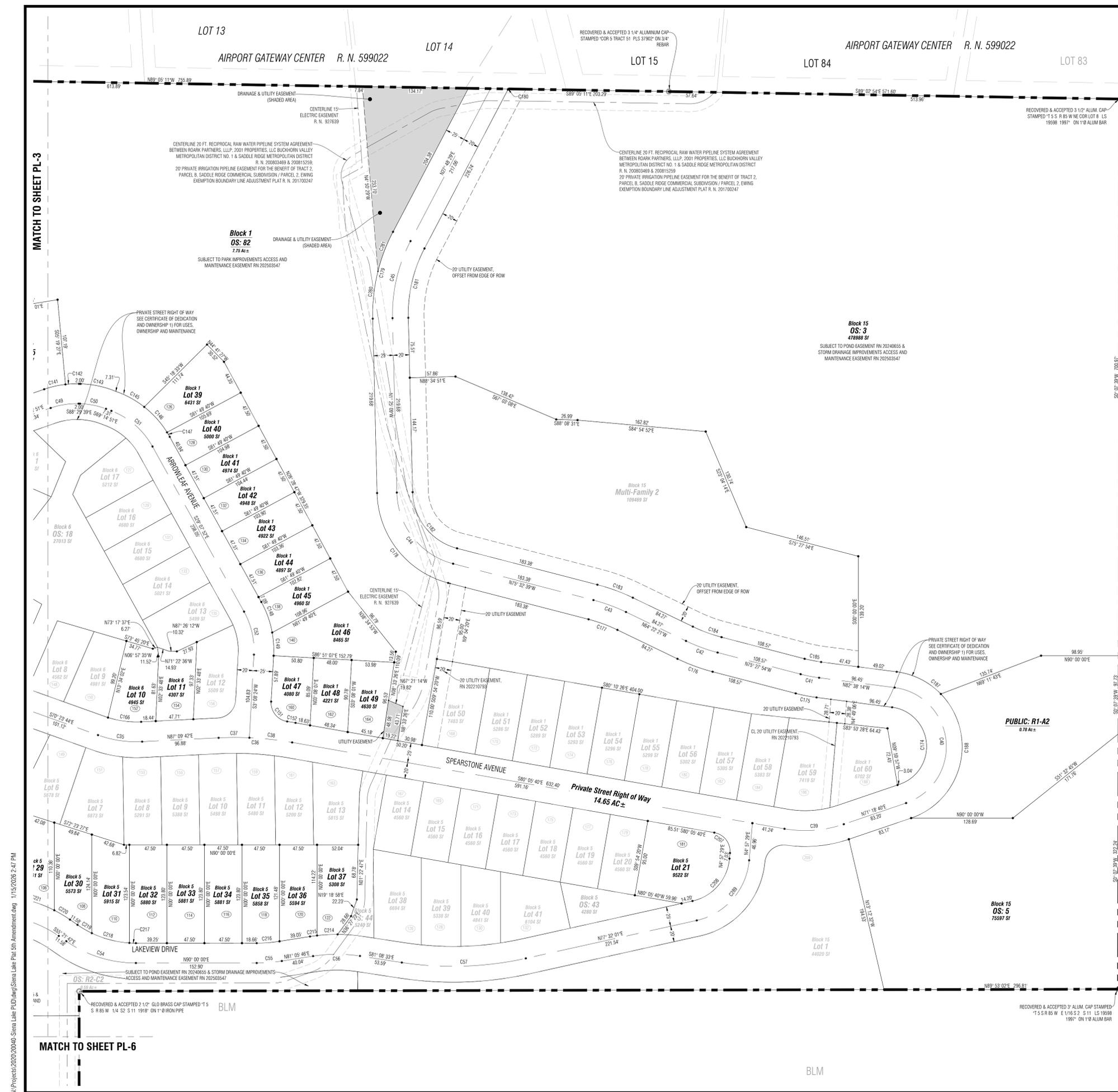
TRACT: R2-A2
71.31 AC±

OS: R2-B2
12.22 AC±
SUBJECT TO LAKE EASEMENT RN 20240655 &
STORM DRAINAGE IMPROVEMENTS ACCESS
AND MAINTENANCE EASEMENT RN 202503547

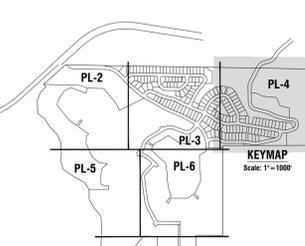
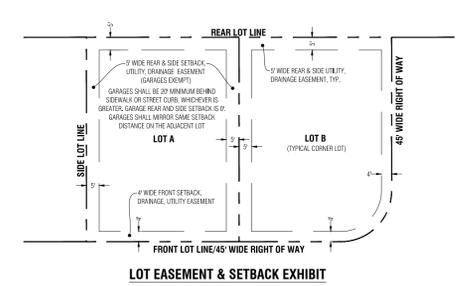
TRACT: R2-A2
71.31 AC±

TRACT: R2-C2
0.50 AC±
SUBJECT TO POND EASEMENT RN 20240655 &
STORM DRAINAGE IMPROVEMENTS ACCESS AND
MAINTENANCE EASEMENT RN 202503547





PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C35	56.80	145.00	22°26'34"	S81°37'01"E	56.43
C36	93.42	420.00	12°44'38"	S86°27'59"E	93.23
C37	38.94	420.00	5°18'46"	S89°49'05"W	38.93
C38	54.47	420.00	7°25'52"	N83°48'36"W	54.44
C39	76.06	153.38	28°24'42"	N85°36'30"E	75.28
C40	201.52	75.00	153°56'54"	N0°39'47"W	146.14
C41	23.78	190.00	7°10'20"	N79°03'04"W	23.77
C42	42.59	220.00	11°05'33"	N69°59'07"W	42.53
C43	43.87	225.00	11°10'18"	N69°57'30"W	43.80
C44	122.90	95.00	74°07'30"	N38°28'54"W	114.51
C45	100.75	197.50	29°13'37"	N13°11'40"E	99.66
C49	35.91	100.00	20°34'30"	N81°13'06"E	35.72
C50	33.59	100.00	19°14'48"	S78°52'19"E	33.43
C51	70.02	100.00	40°06'59"	S49°11'22"E	68.59
C52	56.32	100.00	32°16'17"	S12°59'44"E	55.58
C54	93.71	155.00	34°38'18"	S72°40'51"E	92.29
C55	91.86	205.00	8°54'14"	N85°32'53"E	91.83
C56	59.56	195.00	17°29'56"	N89°50'44"E	59.32
C57	157.87	432.28	20°55'27"	N88°05'04"E	156.99
C141	27.62	125.00	12°39'29"	N77°15'36"E	27.56
C142	17.27	125.00	7°55'01"	N87°32'51"E	17.26
C143	41.99	125.00	19°14'48"	S78°52'19"E	41.79
C145	37.63	125.00	17°14'47"	S60°37'28"E	37.48
C146	43.32	125.00	19°51'20"	S42°04'25"E	43.10
C147	6.58	125.00	3°00'52"	S30°38'18"E	6.58
C148	41.04	125.00	18°48'42"	S19°43'31"E	40.86
C149	29.36	125.00	13°27'35"	S3°35'23"E	29.30
C151	35.44	24.00	84°36'01"	S39°09'39"E	32.31
C152	10.62	445.00	1°22'03"	N80°46'41"W	10.62
C166	42.55	120.00	20°18'55"	N82°40'50"W	42.33
C174	134.35	50.00	153°56'54"	S5°39'47"E	97.43
C175	26.91	215.00	7°10'20"	S79°03'04"E	26.90
C176	47.43	245.00	11°05'33"	S69°55'07"E	47.36
C177	39.00	200.00	11°10'18"	S69°57'30"E	38.93
C178	155.25	120.00	74°07'30"	S38°28'54"E	144.64
C179	113.50	222.50	29°13'37"	S13°11'40"W	112.27
C180	0.96	127.50	0°25'52"	N28°01'25"E	0.96
C181	90.54	177.50	29°13'37"	N13°11'40"E	89.57
C182	97.03	75.00	74°07'30"	N38°28'54"W	90.40
C183	47.77	245.00	11°10'18"	N69°57'30"W	47.69
C184	38.72	200.00	11°05'33"	N69°55'07"W	38.66
C185	21.27	267.43	4°33'27"	N79°03'04"W	21.27
C187	63.59	95.00	38°20'59"	N63°27'45"W	62.41
C188	191.67	95.00	115°35'55"	N13°30'42"E	160.78
C207	35.63	24.00	85°03'09"	N37°34'05"W	32.44
C208	76.00	60.00	72°34'31"	S41°14'45"W	71.02
C214	26.65	220.00	6°47'08"	S86°50'06"W	26.04
C215	9.00	220.00	2°20'41"	S82°16'06"W	9.00
C216	27.97	180.00	8°54'14"	S85°32'53"W	27.94
C217	8.26	129.98	3°38'28"	S88°10'37"E	8.26
C218	49.36	129.98	21°45'33"	N75°28'35"W	49.07
C219	20.96	129.98	9°14'15"	N59°58'40"W	20.93
C220	23.11	170.00	7°47'25"	N59°15'25"W	23.10
C221	50.24	170.00	16°55'53"	N71°07'04"W	50.05
C280	59.90	222.50	15°25'25"	N6°17'34"E	59.71
C281	53.60	222.50	13°48'12"	N00°54'23"E	53.47
C289	107.67	85.00	72°34'31"	N41°14'49"E	100.61



Boudaries Civil Engineering Surveying & Beyond
 923 Cooper Ave., Ste. 201
 Glenwood Springs, CO 81601
 (773) 970-9455
 www.bu-inc.com

Subsurface Utility Engineering (SUE)
 Required Project: *N/A*
 If Yes: SUE Certification by:
 Firm: *N/A*
 Job #: *N/A*
 Date: *N/A*

Engineer or Surveyor Seal

Client Information:
 SIENA LAKE, LLC
 PO BOX 5485
 EAGLE, CO 81631
 XXXX.XXXX.XXXX

811
 Know what's below.
 Call before you dig.

Sienna Lake PUD 5th Amendment
 Excluding Tract: MU-3A, Lots 14-23 Block 1 and Lots 1-12 Block 2
 Final Plat

GYPSUM, COLORADO

No.	1	2	3	4	5	6	7	8	9	10
Date	1/15/26									
By	APL									
Revision	Addressed comments from town									

PROJECT NO. 20040
 Designer: BUI
 Drafter: APL
 Date: 12/29/25

Sheet **PL-4**

File Name: sienna lake plat 5th amendment.dwg

No.	Date	Revision	By
1	1/15/26	Address comments from town	APL
2			
3			
4			
5			
6			
7			
8			
9			

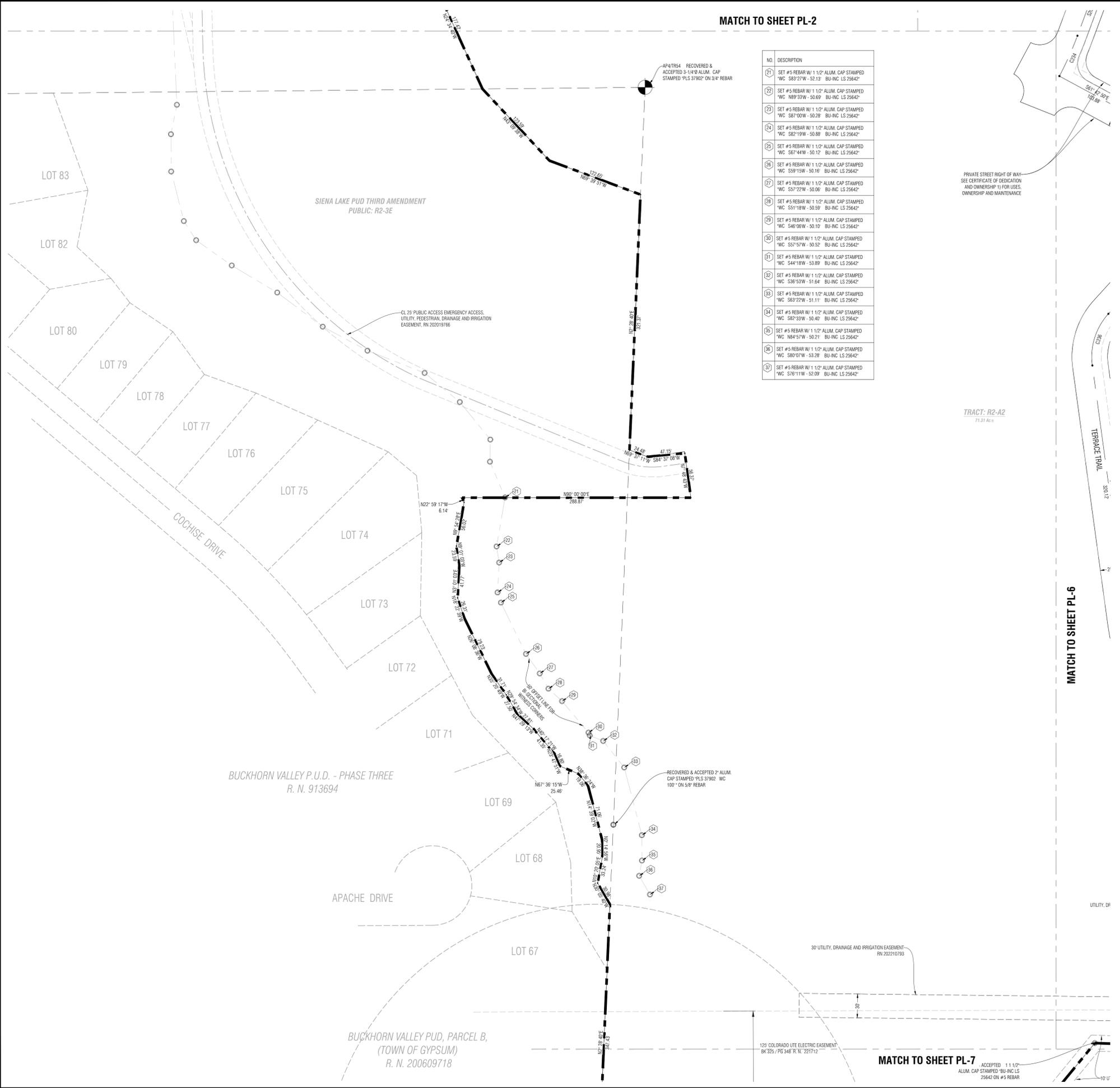
PROJECT NO.
20040
Designer:
BU
Checker:
APL
Date:
12/29/25

Sheet
PL-5

File Name: sienna lake plat 5th amendment.dwg

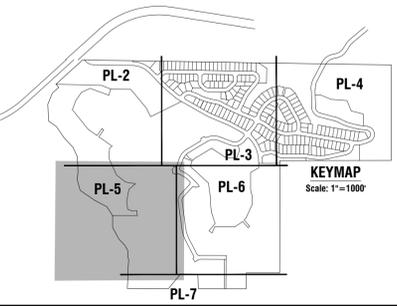
MATCH TO SHEET PL-2

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22	SET #5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "WC 18933W - 50.69" BU-INC LS 25642"
23	SET #5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "WC 58710W - 50.28" BU-INC LS 25642"
24	SET #5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "WC 58219W - 50.88" BU-INC LS 25642"
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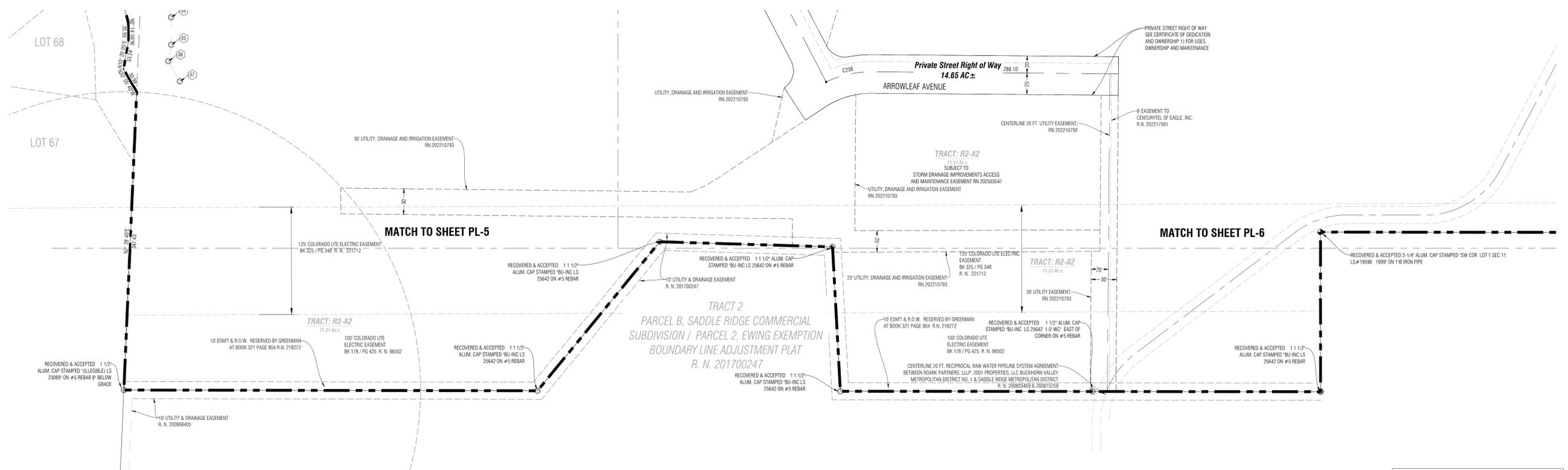
PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C234	55.61'	425.00'	7°29'48"	S24°12'02"W	55.57'
C236	70.19'	80.00'	50°16'18"	S17°19'25"W	67.96'

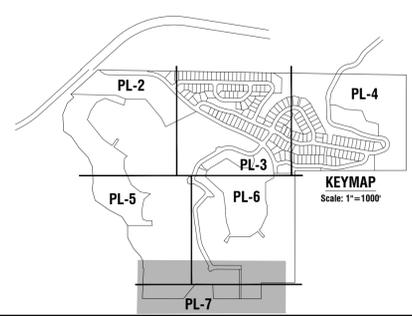


MATCH TO SHEET PL-7

MATCH TO SHEET PL-6



PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C238	55.81'	125.00'	25°34'51"	N17°40'25"E	55.35'



NO.	DATE	REVISION	BY										
			1	2	3	4	5	6	7	8			
1	1/15/26	Addressed comments from town	APL										

PROJECT NO. 20640
Designer: BUJ
Checker: APL
Date: 12/29/25

Sheet **PL-7**

File Name: sienna lake plat 5th amendment.dwg