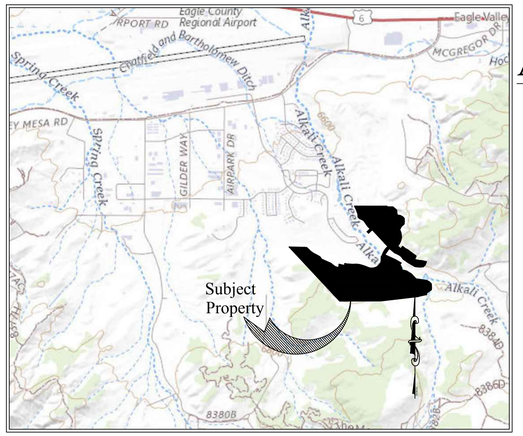
FINAL AMENDED PLAT

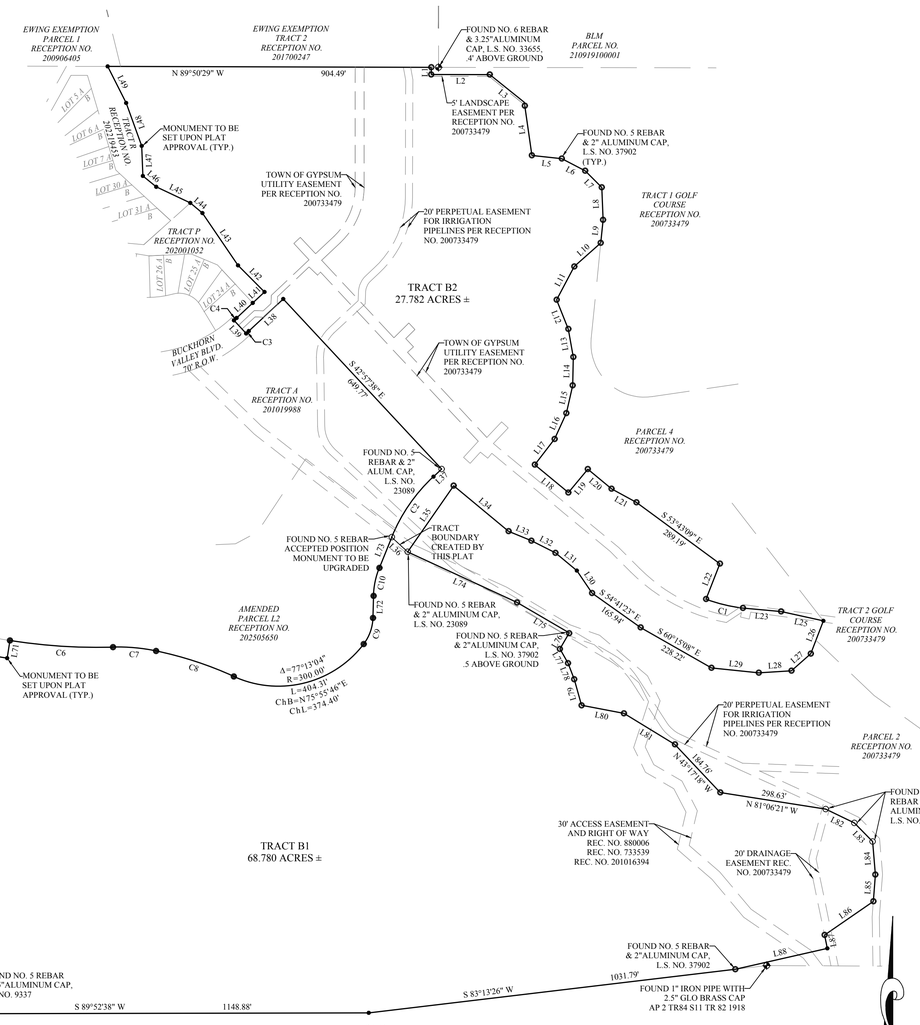
A RE-SUBDIVISION OF TRACT B, BUCKHORN VALLEY P.U.D. - PHASE NINE

RECORDED OCTOBER 29, 2025 AS RECEPTION NO. 202514728

TOWN OF GYPSUM, COUNTY OF EAGLE COUNTY, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2,000'



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT BV FIREWHEEL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

TRACT B, BUCKHORN VALLEY P.U.D. - PHASE NINE, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 29, 2025 AS RECEPTION NO. 202514728, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, AND CONTAINING 96.562 ACRES, MORE OR LESS;

HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED AND DESIGNATED AS A RE-SUBDIVISION OF TRACT B, BUCKHORN VALLEY P.U.D. PHASE NINE, AND HAS CAUSED THIS PLAT TO BE MADE AND FILED.

IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE OWNER DOES HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST TOW 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., 20__.

_____
JOHN V. HILL, VICE PRESIDENT
BV FIREWHEEL, LLC
4848 LEMON AVE STE 100 PMB 619
DALLAS, TX 75219

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20__, BY JOHN V. HILL.

MY COMMISSION EXPIRES:_____.
WITNESS MY HAND AND OFFICIAL SEAL.

(SEAL)

_____
NOTARY PUBLIC

TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED BY AMERICAN LAND TITLE ASSOCIATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN BV FIREWHEEL, LLC FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS FOLLOWS:

_____
_____
_____
_____
_____

DATED THIS _____ DAY OF _____, A.D., 20____.

_____
AGENT, AMERICAN LAND TITLE ASSOCIATION

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF AT

_____O'CLOCK __M, ON THE ____ DAY OF _____, 20____, AND IS DULY RECORDED AT

RECEPTION NO._____

_____
CLERK AND RECORDER

_____
DEPUTY

PLANNING COMMISSION

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS _____DAY OF _____, A.D. 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.

_____
CHAIRMAN

LAND USE SUMMARY

TRACT B1	68.780 ACRES ±	FUTURE DEVELOPMENT
TRACT B2	27.782 ACRES ±	FUTURE DEVELOPMENT
TOTAL	96.562 ACRES ±	

TOWN COUNCIL CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS _____ DAY OF_____, A.D., 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.

_____
MAYOR

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS _____ DAY OF _____, A.D., 20____ THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

_____
MAYOR

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY AMERICAN LAND TITLE ASSOCIATION, FILE NO. 234000013CO, DATED AUGUST 30, 2026.

2) FIELD SURVEY PERFORMED MAY 21, 2026.

3) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

4) THIS SURVEY IS BASED ON FINAL PLAT BUCKHORN VALLEY P.U.D. - PHASE NINE RECORDED OCTOBER 29, 2025 AS RECEPTION NO. 202514728 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S88°21'27"E BETWEEN THE NORTHWEST CORNER OF TRACT B ALSO BEING THE SOUTHWEST CORNER OF BUCKHORN PUD PHASE 8 RECORDED AT RECEPTION NO. 202406532, BEING A NO. 5 REBAR & 1.25" YELLOW PLASTIC CAP, L.S. NO. 38294 FOUND IN PLACE, AND THE SOUTHEAST CORNER OF BUCKHORN PUD PHASE 8, A NO. 5 REBAR & 1.25" YELLOW PLASTIC CAP, L.S. NO. 38294 FOUND IN PLACE. BEARINGS ARE BASED ON THE FINAL PLAT BUCKHORN VALLEY P.U.D. - PHASE NINE RECORDED OCTOBER 29, 2025 AS RECEPTION NO. 202514728.

7) MONUMENTS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.

8) 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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, TRAVIS J. ~~KAISER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE~~ LAWS OF THE STATE OF COLORADO, THAT THIS FINAL AMENDED PLAT OF A RE-SUBDIVISION OF TRACT B, BUCKHORN VALLEY P.U.D. PHASE 9, WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKS, TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS MONUMENTED AS REPRESENTED ON THIS SURVEY. THIS STATEMENT IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.

TRAVIS J. KAISER
COLORADO P.L.S. NO. 38294
FOR, AND ON BEHALF OF DRAKE CONSULTING, INC.

PRELIMINARY
FOR REVIEW
10/29/2026

LINE TABLE		
Line No.	Bearing	Distance
L1	N00°00'00"E	20.02'
L2	N89°53'50"W	163.57'
L3	N51°13'21"W	123.68'
L4	N08°09'32"W	150.00'
L5	N83°53'24"W	83.94'
L6	N62°28'40"W	73.87'
L7	N44°51'33"W	65.44'
L8	N02°17'42"W	91.01'
L9	N05°44'34"E	64.60'
L10	N48°18'25"E	99.02'
L11	N27°54'14"E	105.42'
L12	N21°44'33"W	87.97'
L13	N10°12'20"W	79.41'
L14	N01°19'53"E	79.41'
L15	N12°52'06"E	79.41'
L16	N24°24'20"E	79.56'
L17	N37°34'01"E	90.59'
L18	N50°20'15"W	121.99'
L19	S39°39'45"W	85.00'
L20	N50°20'15"W	86.04'
L21	N61°21'39"W	79.48'
L22	N21°19'36"E	106.49'
L23	S84°56'19"E	107.16'
L25	S77°28'57"E	120.94'

LINE TABLE		
Line No.	Bearing	Distance
L26	N21°01'21"E	98.55'
L27	N48°32'01"E	71.95'
L28	N86°28'54"E	91.45'
L29	S84°09'36"E	132.93'
L30	S34°07'42"E	76.26'
L31	S50°20'15"E	77.44'
L32	S63°16'19"E	75.46'
L33	S67°26'24"E	69.15'
L34	S50°20'15"E	199.35'
L35	N34°48'38"E	225.14'
L36	N47°14'27"W	60.34'
L37	S47°02'22"W	31.19'
L38	N47°02'22"E	131.58'
L39	S42°57'38"E	50.02'
L40	S47°02'22"W	61.76'
L41	S47°02'22"W	45.00'
L42	S44°59'32"E	104.95'
L43	S34°11'58"E	176.93'
L44	S50°10'03"E	43.99'
L45	S64°44'24"E	105.35'
L46	S50°49'40"E	48.20'
L47	S02°12'52"E	84.10'
L48	S19°55'15"E	127.71'
L49	S26°47'42"E	114.41'

LINE TABLE		
Line No.	Bearing	Distance
L50	S88°21'27"E	61.31'
L51	S48°16'35"E	51.62'
L52	S45°20'13"E	90.56'
L53	S52°36'57"E	99.34'
L54	S61°58'27"E	70.48'
L55	S61°48'51"E	140.04'
L56	S36°19'58"E	86.60'
L57	S47°20'35"E	46.01'
L58	S53°42'42"E	94.30'
L59	S69°37'14"E	107.73'
L60	N12°45'53"E	99.56'
L71	N08°51'44"E	50.00'
L72	N01°33'03"E	61.75'
L73	N22°03'56"E	92.46'
L74	N65°10'39"W	337.13'

LINE TABLE		
Line No.	Bearing	Distance
L75	N59°45'17"W	168.63'
L76	N30°14'43"E	51.70'
L77	N29°23'02"W	45.89'
L78	N21°15'13"W	48.12'
L79	N15°39'34"W	75.46'
L80	N79°04'35"W	120.94'
L81	N58°30'50"W	166.56'
L82	N64°05'08"W	88.84'
L83	N44°29'32"W	72.90'
L84	N04°41'09"W	92.79'
L85	N04°17'29"E	74.80'
L86	N55°23'43"E	165.60'
L87	S11°43'19"E	38.30'
L88	N77°12'30"E	263.85'

CURVE TABLE					
Curve No.	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	106.47'	465.00'	13°07'09"	S76°23'25"E	106.24'
C2	207.05'	475.00'	24°58'28"	S34°33'09"W	205.41'
C3	10.00'	430.00'	1°19'57"	N47°42'21"E	10.00'
C4	10.00'	380.00'	1°30'28"	S47°47'36"W	10.00'
C5	152.28'	1650.00'	5°17'17"	S78°29'38"E	152.23'
C6	289.14'	1600.00'	10°21'14"	S86°18'54"E	288.74'
C7	121.15'	525.00'	13°13'18"	N84°52'52"W	120.88'
C8	229.14'	1025.00'	12°48'30"	N71°51'57"W	228.66'
C9	78.04'	125.00'	35°46'17"	N19°26'08"E	76.78'
C10	80.56'	225.00'	20°30'52"	S11°48'29"W	80.13'

Drake Consulting, Inc.
Land Surveying
PO Box 709 Rifle, CO 81650
Phone 970-987-1389
DrakeConsultingInc.com

Drawn By:	ARK
Checked By:	TJK
Date:	OCTOBER, 2026
Computer File:	022-AMD PLAT

NO.	Date	Revision	By

FINAL AMENDED PLAT
TRACT B, BUCKHORN VALLEY P.U.D. PHASE NINE

Project NO. 26022

1 OF 1