Final Plat

Buckhorn Valley PUD: The Village Phase 2

Being A Resubdivision of
Amended Parcel L2 of Buckhorn Valley PUD: The Village Phase 1
Situated in Tracts 81 and 82, Section 11,
Township 5 South, Range 85 West of the 6th P.M.,
Town of Gypsum, Eagle County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that The Village at Buckhorn Valley LLC, a Colorado Limited Liability Company, being owner to wit of the following described real property:

Amended Parcel L2, Buckhorn Valley PUD: The Village Phase 1, according to the Plat thereof recorded May 5, 2025 under Reception No. 202505650, Town of Gypsum, County of Eagle, State of Colorado.

Containing 10.526 acres more or less;

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of Buckhorn Valley P.U.D.: The Village Phase 2 a subdivision in the County of Eagle; and do hereby accept the responsibility for the completion of required improvements; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established. See Plat Note 3 for additional dedication details for the private streets and easements shown hereon.

Waiver:
In consideration of the approval of this Subdivision Plat, the owner and lienholder hereby wave any and all claims of damages against Town of Gypsum occasioned by the alteration of land surfaces to conform to this Subdivision Plat.

Executed this _____ day of _____, 2025.

Owner: _____
John V. Hill — The Village at Buckhorn Valley LLC
Vice President — A Colorado Limited Liability Company
4848 Lemmon Avenue, Suite 100, Box 619
Dallas, TX 75219

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____day of _____, 2025, by John V. Hill, Vice President, The Village at Buckhorn Valley LLC, A Colorado Limited Liability Company.

Witness my hand and official seal _____

My commission expires: _____

_____
Notary Public

TOWN COUNCIL CERTIFICATE

This Plat and the statements hereon are conditionally approved, pending completion of specified improvements this _____ day of _____, 2025, 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 facility and does not constitute acceptance of roads, utilities, or services by the Town for maintenance or operation.

By: _____
Mayor

PLANNING COMMISSION CERTIFICATE

This Plat and the statements hereon are approved this _____ day of _____, 2025 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: _____
Chairperson

TITLE CERTIFICATE

_____, does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in _____, free and clear of all liens, taxes, and encumbrances, except as follows:

_____
_____
_____

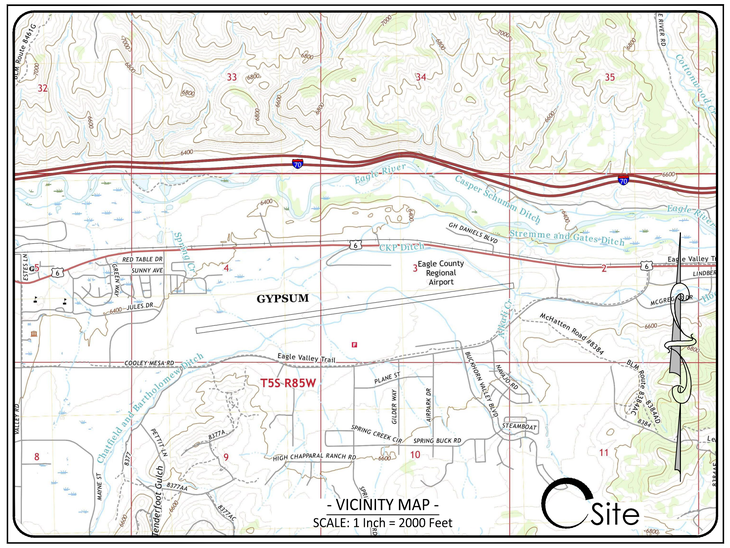
Dated this _____ day of _____, 2025.

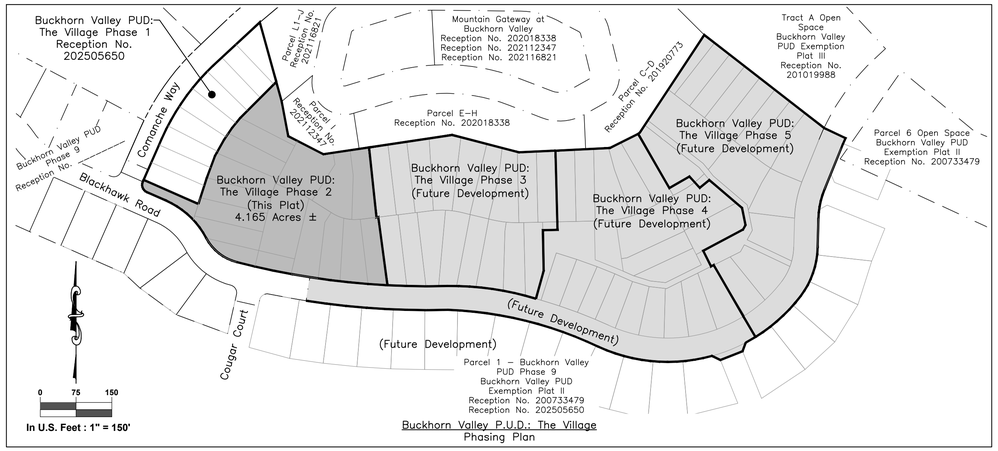
_____
Agent

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 _____, 2025.

_____
Treasurer of Eagle County





Buckhorn Valley P.U.D.: The Village Phasing Plan

APPROVAL TO RECORD

Having ascertained that the conditions of Approval have been satisfactorily completed on this _____ day of _____, 2025, the Town Council approves this Plat for recording by the County Clerk and Recorder.

By: _____
Mayor

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock at _____ .M., on the _____ day of _____, 2025.
and is duly recorded in Book _____ at Page _____ , as Document No. _____ .

_____
EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

SURVEYOR'S CERTIFICATE

I, Shawn Binion, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of Buckhorn Valley P.U.D.: The Village Phase 2, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land and is not a guaranty or warranty, either expressed or implied.

EXECUTED this _____ day of _____, 2025.

Shawn Binion
Colorado PLS # 38200
For, and on behalf of SGM

REVIEW COPY

PLAT NOTES:

1. This Plat is subject to Declaration of Covenants, Conditions and Restrictions for The Village at Buckhorn Valley Association, Inc. filed at Reception No. 202510599 and as further supplemented and amended from time to time.

2. Tracts A, B, C, & D, created by this Plat, are hereby conveyed for irrigation and utilities purposes under separate instrument by Special Warranty Deed recorded on _____, 20__ under Reception No. _____.

3. Easement Dedications made by this Plat:
   A. Public Utility Easements (Cougar Court and Mule Deer Drive extending inward from back of sidewalks) are hereby dedicated as follows:
      - Buckhorn Valley Metropolitan District No. 1 for operation and maintenance of a ROW water supply main
      - The Village at Buckhorn Valley Association, Inc. ("The Association") for drainage, irrigation, and snow removal
      - The Town of Gypsum for water and sewer utilities
      - Other users as The Association may from time to time grant a usage easement, such as energy or communications utilities
   B. Dry Utilities Easement: 15' extending outward from the back of sidewalks on Cougar Court and Mule Deer Drive is hereby dedicated to The Village at Buckhorn Valley Association, Inc. ("The Association") for services by energy and communications utilities *inter alia* Holy Cross Energy, Black Hills Energy, Comcast Communications, and/or their successors and assigns, subject to the terms and conditions that may be required by The Association.
   C. Side–lot ("HOA") Easement: 7.5' as measured perpendicularly from the side boundary of every lot is hereby reserved to The Association as a maintenance and drainage easement. No other uses by any party are permitted except by specific authorization by The Association.

4. Temporary Access, Utility, & Drainage Easement dedicated hereon to be vacated upon finalization and recordation of Buckhorn Valley P.U.D.: The Village Phase 3.

SURVEYOR NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N86°35'28"E, between a found 5/8" Rebar with a 1–1/2" Aluminum Cap PLS 9337 at the southwest corner of Parcel 1, Buckhorn Valley PUD Exemption Plat II filed at Reception No. 200733479 and Corner 2 of Tract 82, a found 2–1/2" USGLO Brass Cap on 1" Iron Pipe, stamped 1918 T5S R85W TR 82 TR84 S11.

2. The sole purpose of this Plat is to subdivide Amended Parcel L2, Buckhorn Valley PUD: The Village Phase 1 filed at Reception No. 202505650, as shown hereon.

3. Date of field survey: January 2025.

4. Units of linear measurements are displayed in US Survey Feet.

5. All dimensions shown hereon are both record and measured unless otherwise noted. All found monuments located within 0.20' are accepted and considered to be in their record location.

6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.

7. Abbreviations: PUD = P.U.D. = Planned Unit Development
   Rec. No. = Reception No. = Reception Number
   HOA = Homeowner's Association

8. Property descriptions shown hereon are based on the title insurance commitment issued by Land Title Guarantee Company Commitment No. VB50073276–4, having an effective date of August 18, 2025.

9. The property shown hereon is subject to all easements, rights–of–way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Land Title Guarantee Company, Commitment No. VB50073276–4, having an effective date of August 18, 2025.

   Every attempt has been made to show all easements, rights–of–way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. Items 1–17, 19–32, 34–37, 39–40, 42–46, 48) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

   Item 18: Terms, conditions, provisions, burdens and obligations as set forth in Buckhorn Valley Annexation Agreement recorded January 11, 2000 under Reception No. 724078, and First Amendment recorded October 5, 2010 under Reception No. 201019986, Second Amendment recorded July 24, 2018 under Reception No. 201812538, and Third Amendment recorded September 25, 2020 under Reception No. 202016842. Assignment of Rights under annexation agreement recorded December 12, 2000 under Reception No. 746102. Assignment of Rights and Obligations recorded December 27, 2013 under Reception No. 201325316. Consent Agreements in connection therewith above recorded November 2, 2011 under Reception No. 201120486 and December 27, 2013 under Reception No. 201325317. *Annexation Agreement under Reception No. 724078 contains Avigation Easement under Article 6. This applies to subject parcels, nothing to graphically depict.*

   Item 33: Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Buckhorn Valley P.U.D. – Exemption Plat II recorded December 26, 2007 under Reception No. 200733479. Ratification of Plat recorded January 14, 2008 under Reception No. 200800940. Clarification Notice recorded February 20, 2008 under Reception No. 200803473. *Rec. No. 200733479 affects subject parcels as shown hereon.*

   Item 38: Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Buckhorn Valley P.U.D. – Exemption Plat III recorded October 05, 2010 under Reception No. 201019988. *Affects subject parcels as shown hereon.*

   Item 41: Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Mountain Gateway recorded July 24, 2018 under Reception No. 201812537. *Affects subject parcels as shown hereon.*

   Item 47: Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Buckhorn Valley P.U.D.: The Village Phase 1 recorded May 05, 2025 under Reception No. 202505650. *Affects subject parcels as shown hereon.*

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Buckhorn Valley PUD:
The Village Phase 2

#	Revision	Date	By:
1			
2			
3			
4			
5			
6			
7			
8			
9			

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2024-175.002
Drawn by:	MW
Date:	8/29/2025
Approved:	PLS: SB
File:	BuckhornValleyPlat_Phase2
Location:	

Town of Gypsum
Eagle County,
Colorado

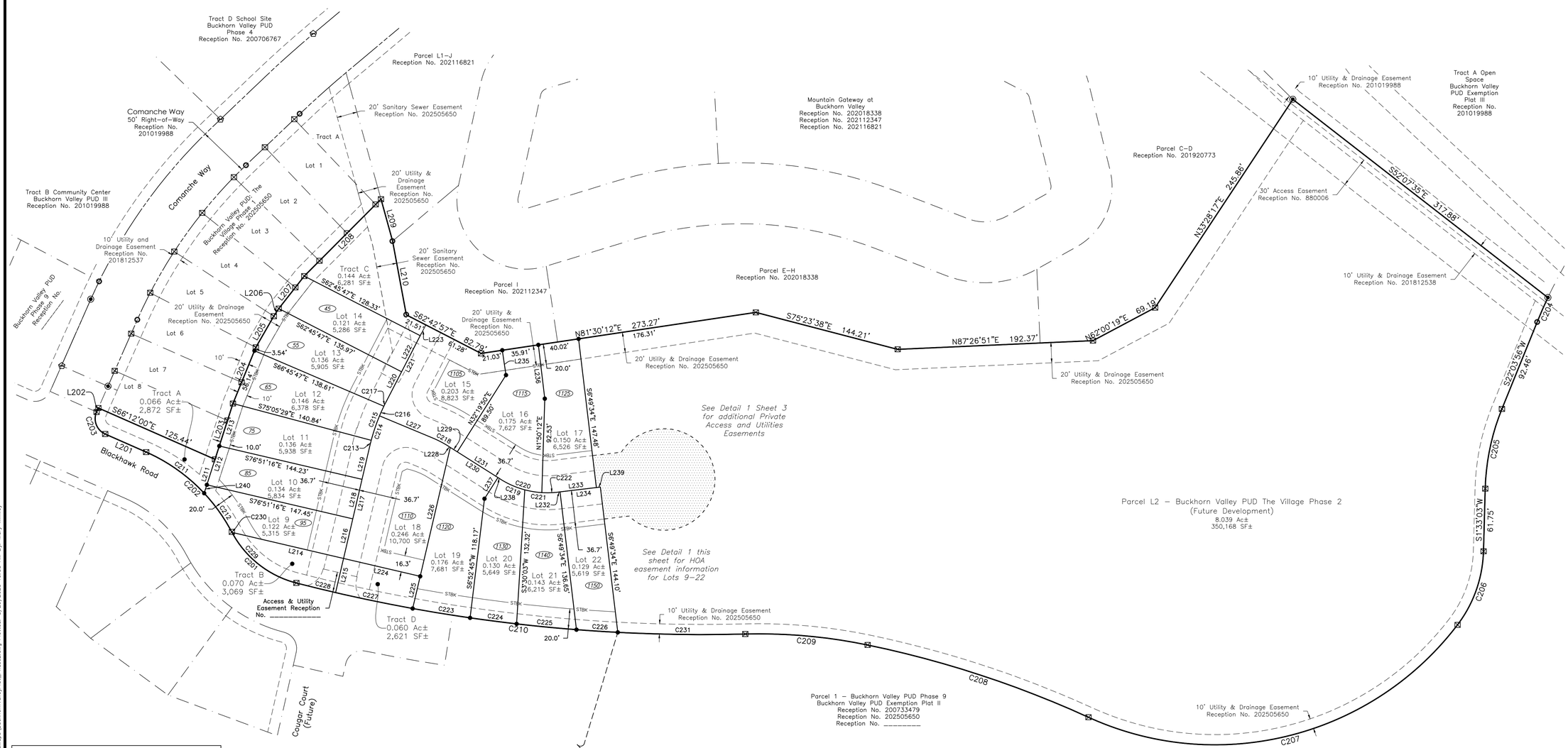
Sheet No.
1
Of: 3

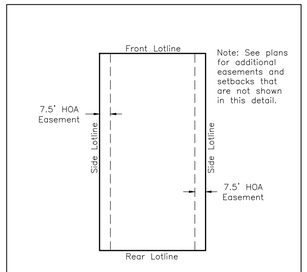
I:\2024\2024-175-BuckhornValleyPrev\\002-Parcel-L2\H-Dwgs\Surv\Dwgs\BaseMaps\BuckhornValleyPlat_Phase2.dwg Plotted: 8/29/2025 10:58 AM By: Mary Winkley

Final Plat

Buckhorn Valley PUD: The Village Phase 2

Being A Resubdivision of
Amended Parcel L2 of Buckhorn Valley PUD: The Village Phase 1
Situated in Tracts 81 and 82, Section 11,
Township 5 South, Range 85 West of the 6th P.M.,
Town of Gypsum, Eagle County, Colorado





Detail 1 - Typical HOA Lot Easements
Lots 9-22
Not to Scale

LEGEND

- Found Monument as described
- Found 5/8" & 1-1/4" Green Plastic Cap stamped PLS 38200
- Found 5/8" Rebar & 1-1/2" Aluminum Cap stamped PLS 28039
- Found 5/8" Rebar & 1-1/2" Aluminum Cap stamped PLS 37902
- Found Monument as described
- Found 5/8" Rebar & Illegible 1-1/2" Aluminum Cap
- Found 5/8" Rebar
- Set 5/8" x 18" Long Rebar & 1-1/4" Green Plastic Cap Stamped PLS 38200
- (120) Street Address
- Subject Parcel
- Existing Right-of-Way Line
- Adjoining Parcel
- STBK Building Setback Line
- Existing Easement
- New Easement Created by this Plat
- Temporary Access, Utility, & Drainage Easement To Be Created with this Plat

Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Buckhorn Valley PUD: The Village Phase 2

#	Revision	Date	By:
1			
2			
3			
4			
5			
6			
7			
8			
9			

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2024-175.002
Drawn by:	MW
Date:	8/29/2025
Approved:	PLS: SB
File:	BuckhornValleyPlat_Phase2
Location:	Town of Gypsum Eagle County, Colorado

Sheet No. 2
Of: 3

I:\2024\2024-175-BuckhornValleyPrel\002-Parcel-L2\H-Dwgs\Surv\Dwgs\BaseMaps\BuckhornValleyPlat_Phase2.dwg Plotted: 8/29/2025 10:58 AM By: Mary Winkley

Final Plat

Buckhorn Valley PUD: The Village Phase 2

Being A Resubdivision of
Amended Parcel L2 of Buckhorn Valley PUD: The Village Phase 1
Situated in Tracts 81 and 82, Section 11,
Township 5 South, Range 85 West of the 6th P.M.,
Town of Gypsum, Eagle County, Colorado

LAND USE TABLE

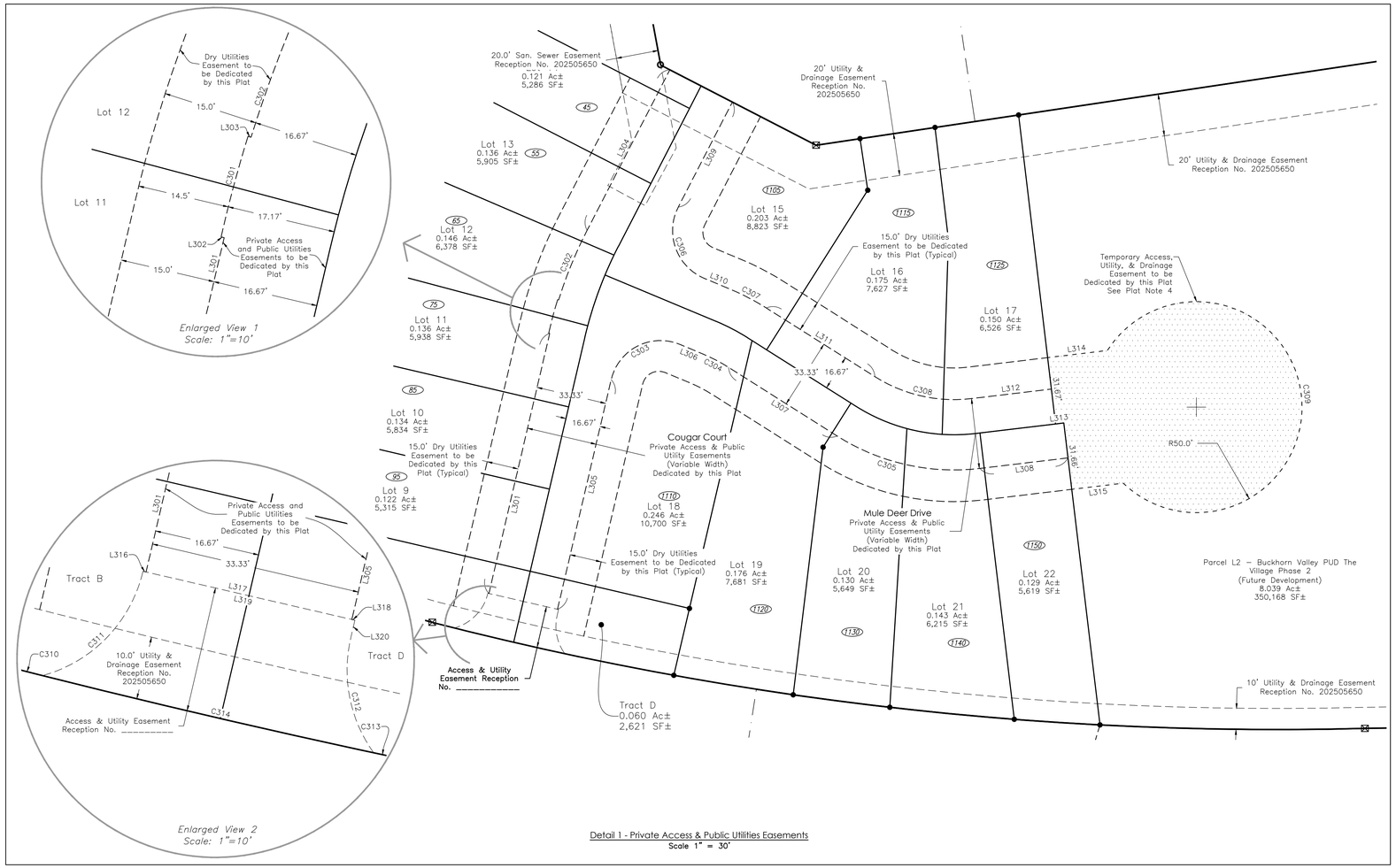
Parcel	Square Feet	Acres	Land Use	% of Land Use	Address #	Street Name
Lot 9	5315	0.122	Single Family	1.16%	95	Cougar Court
Lot 10	5834	0.134	Single Family	1.27%	85	Cougar Court
Lot 11	5938	0.136	Single Family	1.30%	75	Cougar Court
Lot 12	6378	0.146	Single Family	1.39%	65	Cougar Court
Lot 13	5905	0.136	Single Family	1.29%	55	Cougar Court
Lot 14	5286	0.121	Single Family	1.15%	45	Cougar Court
Lot 15	8823	0.203	Single Family	1.92%	1105	Mule Deer Drive
Lot 16	7627	0.175	Single Family	1.66%	1115	Mule Deer Drive
Lot 17	6526	0.150	Single Family	1.42%	1125	Mule Deer Drive
Lot 18	10700	0.246	Single Family	2.33%	1110	Mule Deer Drive
Lot 19	7681	0.176	Single Family	1.68%	1120	Mule Deer Drive
Lot 20	5649	0.130	Single Family	1.23%	1130	Mule Deer Drive
Lot 21	6215	0.143	Single Family	1.36%	1140	Mule Deer Drive
Lot 22	5619	0.129	Single Family	1.23%	1150	Mule Deer Drive
Tract A	2872	0.066	Open Space	0.63%	n/a	n/a
Tract B	3069	0.070	Open Space	0.67%	n/a	n/a
Tract C	6281	0.144	Open Space	1.37%	n/a	n/a
Tract D	2621	0.060	Open Space	0.57%	n/a	n/a
Parcel L2 Buckhorn Valley PUD The Village Phase 2	350168	8.039	Future Development	76.37%		n/a
Total Phase 2	458507	10.526		100.00%		

LINE TABLE

LINE #	BEARING	DISTANCE
L201	N66°11'56"W	44.02'
L202	N23°48'04"E	4.25'
L203	N17°45'37"E	57.78'
L204	N22°10'32"E	59.68'
L205	N29°54'58"E	35.45'
L206	N33°02'52"E	8.92'
L207	N38°02'44"E	40.72'
L208	N44°53'29"E	106.95'
L209	S15°25'57"E	42.90'
L210	S10°34'48"E	73.90'
L211	N17°45'37"E	34.95'
L212	S17°45'37"W	40.13'
L213	N17°45'37"E	43.96'
L214	S76°51'16"E	112.68'
L215	S13°08'44"W	34.54'
L216	S13°08'44"W	40.00'
L217	N13°08'44"E	113.70'
L218	S13°08'44"W	40.00'
L219	S13°08'44"W	33.70'
L220	S27°14'13"W	33.51'
L221	N27°14'13"E	85.49'
L222	S27°14'13"W	40.00'
L223	S27°14'13"W	11.98'
L224	S76°51'16"E	77.42'
L225	S13°08'44"W	32.54'
L226	S13°08'44"W	130.36'
L227	S67°20'41"E	56.95'
L228	S57°40'10"E	2.46'
L229	S57°40'10"E	8.19'
L230	S57°40'10"E	55.45'
L231	S57°40'10"E	50.18'
L232	N83°10'58"E	1.97'
L233	N83°10'58"E	38.05'
L234	N83°10'58"E	40.00'
L235	N08°29'48"W	24.71'
L236	N06°49'34"W	53.37'
L237	S32°19'50"W	24.70'
L238	S57°40'10"E	2.92'
L239	S83°10'58"W	3.92'
L240	S17°45'37"W	8.64'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C201	83.39'	100.00'	47°46'40"	S51°37'55"E	80.99'
C202	117.46'	175.00'	38°27'21"	N46°58'15"W	115.26'
C203	25.92'	16.50'	90°01'06"	S21°12'29"E	23.34'
C204	26.25'	475.00'	3°09'58"	S23°38'55"W	26.24'
C205	80.56'	225.00'	20°30'53"	S11°48'29"W	80.13'
C206	78.04'	125.00'	35°46'10"	S19°26'08"W	76.78'
C207	404.31'	300.00'	77°13'06"	S75°55'46"W	374.40'
C208	229.14'	1025.00'	12°48'31"	N71°51'57"W	228.66'
C209	121.15'	525.00'	13°13'19"	N84°52'52"W	120.88'
C210	446.00'	1600.00'	15°58'16"	N83°30'23"W	444.56'
C211	70.48'	175.00'	23°04'35"	N54°39'39"W	70.01'
C212	46.97'	175.00'	15°22'46"	N35°25'58"W	46.83'
C213	5.79'	188.00'	1°45'47"	S14°01'37"W	5.78'
C214	31.20'	188.00'	9°30'35"	S17°54'01"W	31.17'
C215	35.83'	188.00'	10°55'12"	S20°22'07"W	35.78'
C216	10.41'	188.00'	3°10'24"	S24°14'31"W	10.41'
C217	4.62'	188.00'	1°24'30"	S26°31'58"W	4.62'
C218	16.89'	100.00'	9°40'31"	S62°30'26"E	16.87'
C219	26.30'	86.67'	17°23'22"	S66°21'51"E	26.20'
C220	43.25'	86.67'	28°35'36"	S71°57'58"E	42.80'
C221	32.93'	86.67'	21°46'02"	S85°56'33"E	32.73'
C222	15.98'	86.67'	10°33'48"	N88°27'20"E	15.96'
C223	39.64'	1600.00'	1°25'10"	N80°25'41"W	39.64'
C224	46.14'	1600.00'	1°39'09"	N82°35'45"W	46.14'
C225	59.20'	1600.00'	2°07'12"	N84°28'55"W	59.20'
C226	40.69'	1600.00'	1°27'26"	N86°16'14"W	40.69'
C227	77.45'	1600.00'	2°46'25"	S78°19'53"E	77.44'
C228	39.76'	1600.00'	1°25'26"	S76°13'58"E	39.76'
C229	82.85'	100.00'	47°28'11"	S51°47'09"E	80.50'
C230	0.54'	100.00'	0°18'29"	N27°53'49"W	0.54'
C231	125.46'	1600.00'	4°29'34"	N89°14'44"W	125.43'



Detail 1 - Private Access & Public Utilities Easements
Scale 1" = 30'

LINE TABLE

LINE #	BEARING	DISTANCE
L301	S13°08'44"W	126.55'
L302	S77°21'42"E	0.50'
L303	N72°45'55"W	0.50'
L304	S27°14'13"W	85.50'
L305	S13°08'44"W	111.74'
L306	N67°20'41"W	11.52'
L307	N57°40'10"W	60.84'
L308	S83°10'58"W	41.97'
L309	S27°14'13"W	55.94'
L310	S67°20'41"E	12.95'
L311	S57°40'10"E	60.84'
L312	N83°10'58"E	38.04'

LINE TABLE

LINE #	BEARING	DISTANCE
L313	N83°10'58"E	3.92'
L314	N83°10'58"E	28.49'
L315	S83°10'58"W	24.54'
L316	S76°59'22"E	0.50'
L317	S76°59'22"E	33.33'
L318	S76°59'22"E	0.50'
L319	S76°59'22"E	34.33'
L320	S13°08'44"W	2.90'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C301	16.46'	209.11'	4°30'35"	S14°57'52"W	16.45'
C302	35.73'	204.67'	10°00'07"	S22°14'12"W	35.68'
C303	41.68'	24.00'	99°30'35"	S62°54'01"W	36.64'
C304	14.07'	83.33'	9°40'31"	N62°30'26"W	14.06'
C305	70.62'	103.33'	39°09'23"	N77°14'52"W	69.25'
C306	40.44'	24.50'	94°34'54"	S20°03'14"E	36.01'
C307	19.70'	116.67'	9°40'31"	S62°30'26"E	19.69'
C308	47.84'	70.00'	39°09'23"	S77°14'52"E	46.93'
C309	245.57'	50.00'	281°24'26"	S06°48'24"E	55.83'
C310	10.90'	1600.00'	0°23'26"	S75°42'[illegible]	10.90'
C311	24.01'	22.33'	61°36'07"	N43°[illegible]	22.87'
C312	19.05'	22.33'	48°52'46"	S11°17'37"E	18.48'
C313	52.64'	1600.00'	1°53'06"	S75°46'33"E	52.63'
C314	53.67'	1600.00'	1°55'19"	S76°52'20"E	53.67'

— LEGEND —

- Found Monument as described
- Found 5/8" & 1–1/4" Green Plastic Cap stamped PLS 38200
- Found 5/8" Rebar & 1–1/2" Aluminum Cap stamped PLS 28039
- Found 5/8" Rebar & 1–1/2" Aluminum Cap stamped PLS 37902
- Found Monument as described
- Found 5/8" Rebar & Illegible 1–1/2" Aluminum Cap
- Found 5/8" Rebar
- Set 5/8" x 18" Long Rebar & 1–1/4" Green Plastic Cap Stamped PLS 38200
- (1120) Street Address
- Subject Parcel
- Existing Right–of–Way Line
- Adjoining Parcel
- STBK Building Setback Line
- Existing Easement
- New Easement Created by this Plat
- Temporary Access, Utility, & Drainage Easement To Be Created with this Plat

REVIEW COPY

Graphic Scale
0 15 30 60
In U.S. Feet : 1" = 30'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Buckhorn Valley PUD: The Village Phase 2

#	Revision	Date	By:
1			
2			
3			
4			
5			
6			
7			
8			
9			

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No. 2024-175.002
Drawn by: MW
Date: 8/29/2025
Approved: PLS: SB
File: BuckhornValleyPlat_Phase2
Location:

Town of Gypsum
Eagle County,
Colorado

Sheet No.
3
Of: 3

I:\2024\2024-175-BuckhornValleyProj\002-Parcel-L2\H-Dwgs\Surv\Dwgs\BaseMaps\BuckhornValleyPlat_Phase2.dwg Plottted: 8/29/2025 10:59 AM By: Mary Winkley