

ANNEXATION MAP
LOCATED IN TRACTS 49 AND 50 OF SECTIONS 5
AND 6, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF
THE SIXTH PRINCIPAL MERIDIAN
RESERVE AT HOCKETT GULCH ADDITION
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

BCP-EAGLE 1, LLC, A COLORADO LIMITED LIABILITY COMPANY being the sole owner of 100 percent of the property exclusive of streets and dleys herein, to wit:

A TRACT OF LAND DESIGNATED THE MONTGOMERY TRACT LOCATED IN TRACTS 49 AND 50 OF SECTIONS 5 AND 6, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE AND STATE OF COLORADO AS DESCRIBED IN THE RECORDED INSTRUMENT IN BOOK 441 AT PAGE 466, ALL BEARINGS SHOWN HEREON BEING BASED ON A BEARING OF N93°00'00" WEST BETWEEN STREET MONUMENTS ROUND AT 5TH AND BROADWAY AND 2ND AND BROADWAY BOTH BEING 2" BRASS MONUMENTS IN CAST IRON MONUMENT BOXES, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A CORNER NO. 1 OF THE MONTGOMERY TRACT BEING A 1.147' ALIQUINDUM CAP WITHIN CORNER PLS 2989 ON A 1/8" REBAR BEARS N72°59'13"W 491.28 FEET AND ALSO FROM WHICH CORNER NO. 1 OF TRACT 49 BEING A ROUND 3" ALIQUINDUM CAP ON ALIQUINDUM PERS. PLS NO. 2667 BEARS N47°02'40"E 586.67 FEET; THENCE N72°59'13"W 790.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 6 AND 24 TO A ROUND 2" ALIQUINDUM CAP ON A NO. 6 REBAR, PLS NO. 2898; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING ROUND COURSE:

- 1. 864.87 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 429.01 FEET, A TANGENT OF 179.01 FEET, A DELTA ANGLE OF 137°14'27", AND A CHORD THAT BEARS S74°05'51"W 353.77 FEET;
- 2. N8°42'53"W 49.89 FEET;
- 3. 104.29 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1479.88 FEET, A TANGENT OF 52.17 FEET, A DELTA ANGLE OF 4°02'24" AND A CHORD THAT BEARS S87°18'17"W 104.27 FEET;
- 4. S89°19'31"W 481.28 FEET;

THENCE DEPARTING THE RIGHT OF WAY OF U.S. HIGHWAY 6 AND 24 S60°29'25"E 1.88 FEET TO A ROUND BRAZED CAP STAMPED MONTGOMERY TRACT; THENCE S78°58'59"E 163.83 FEET TO A ROUND 2" BRAZED CAP STAMPED MONTGOMERY TRACT; THENCE S78°58'59"E 163.83 FEET TO A POINT ON THE TRACT ALIQUINDUM CAP ON ALIQUINDUM PERS. PLS NO. 2667 BEARS N47°02'40"E 586.67 FEET; THENCE ALONG THE 4-LINE OF TRACT 49 N02°39'18"E 597.31 FEET; THENCE DEPARTING SAID TRACT LINE N83°18'46"W 497.35 FEET TO THE POINT OF BEGINNING.

Containing 29.65 Acres more or less.

Have by these presents laid out and platted the same as shown hereon and designate the same as Reserve at Hockett Gulch Addition to the Town of Eagle, Eagle County Colorado.

EXECUTED this _____ day of _____, A.D., 20____
 Owner: BCP-EAGLE 1, LLC, A COLORADO LIMITED LIABILITY COMPANY
 1555 BLAKE ST STE 210
 DENVER, CO 80202-1866

By: _____ of _____
 STATE OF COLORADO
 COUNTY OF _____ } ss
 The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 20____, by _____ of BCP-EAGLE 1, LLC, A COLORADO LIMITED LIABILITY COMPANY.

Witness my hand and official seal.
 My Commission expires _____
 Notary Public _____

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the Eagle County Office of the Clerk and Recorder at _____ o'clock _____ on this day of _____, 20____, and is duly recorded at Reception No. _____

Eagle County Clerk and Recorder
 By: _____ Deputy
 Title Examiner _____

Original Copies of the U.S. Survey Foot were used hereon.

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AND 6, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF
THE SIXTH PRINCIPAL MERIDIAN IN WEST OF
RESERVE AT HOCKETT GULCH ADDITION
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

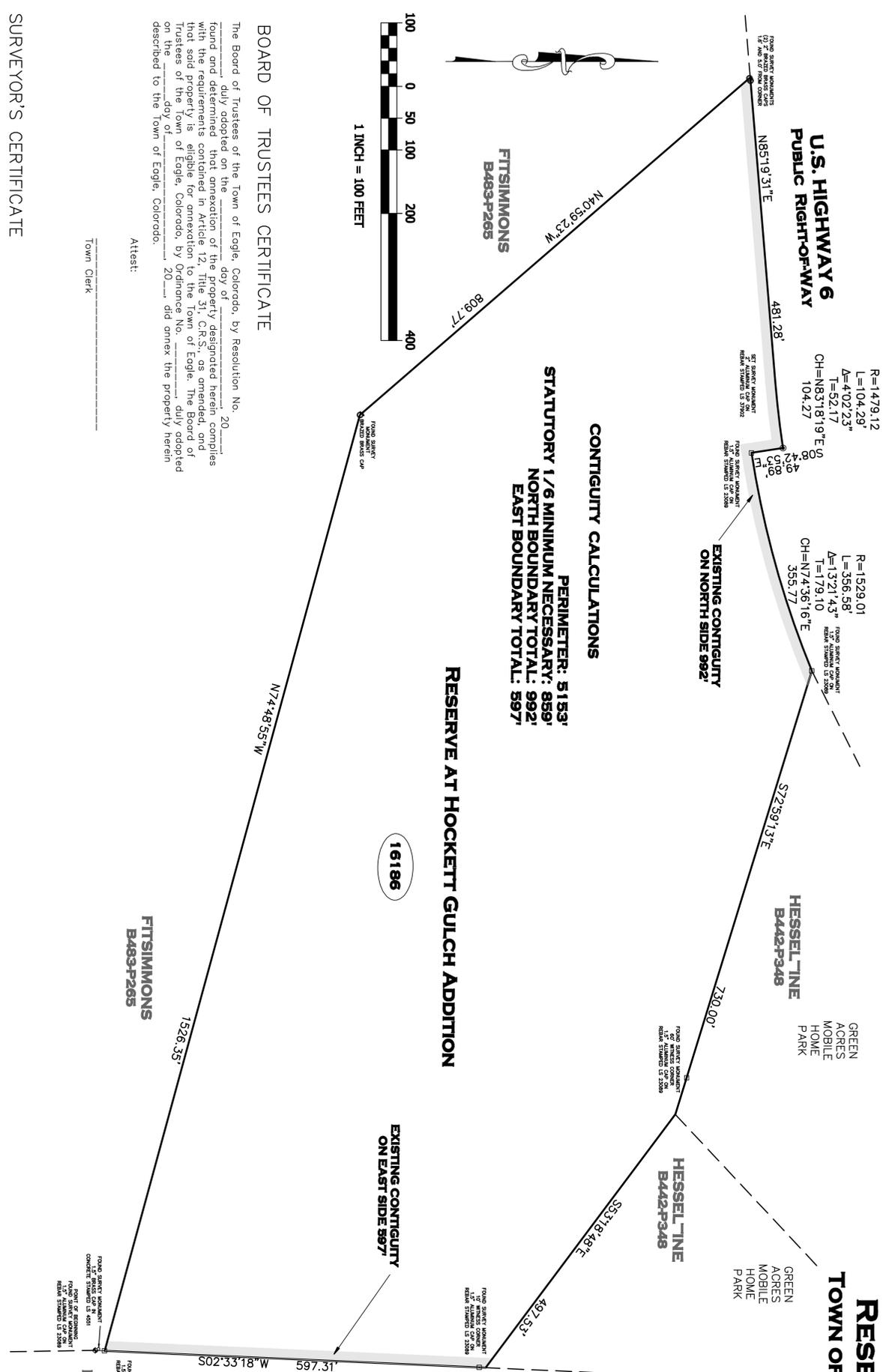
| DRAWN BY: | DATE: | SCALE: | DESIGNED BY: |
|-----------|------------|--------|--------------|
| TJA | 02-01-2016 | 15213 | MSS |

REVISED 03-07-2018 TJA PER TOWN COMMENTS
 REVISED 01-29-2018 TJA CHANGED NAMES

Archibegue Land Consulting, Ltd
 ~ Professional Land Surveying & Mapping ~
 115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax
 INFO@PROLANDSURVEY.COM

CONTIGUITY CALCULATIONS
PERIMETER: 5153'
STATUTORY 1/6 MINIMUM NECESSARY: 8569'
NORTH BOUNDARY TOTAL: 992'
EAST BOUNDARY TOTAL: 597'

RESERVE AT HOCKETT GULCH ADDITION



BOARD OF TRUSTEES CERTIFICATE

The Board of Trustees of the Town of Eagle, Colorado, by Resolution No. _____, duly adopted on the _____ day of _____, 20____, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Eagle. The Board of Trustees of the Town of Eagle, Colorado, by Ordinance No. _____, duly adopted on the _____ day of _____, 20____, did annex the property herein described to the Town of Eagle, Colorado.

Attest:

 Town Clerk

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibegue, a professional land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information herein is correct to the best of my knowledge and belief, and that no less than 10 days prior to the filing of this map, I caused a copy of the same to be filed with the existing boundaries of the Town of Eagle, Colorado. I further certify that the external boundaries of the property shown on this map have been monumented on the ground in accordance with Section 4.15.010(g) of the Eagle Municipal Code.

Executed this _____ day of _____, 20____.



Theodore J. Archibegue, PLS 37902
 Professional Land Surveyor
 State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey, within three years after you first discovered 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 herein.