

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Wynton Homes, LLC, a Colorado limited liability company, and the Town of Eagle being the owners in fee simple of all that real property described as follows:

A parcel of land situate in Section 4, Township 5 South, Range 84 West, of the Sixth Principal meridian, being a portion of Tracts 38, 44 and 55, of said Township and Range, County of Eagle, State of Colorado, being more particularly described as follows:

Parcel B and Lot 1 according to the Final Plat Brush Creek Meadows Filing 4 recorded as Reception No. 803395 in the Office of the Eagle County Clerk and Recorder, County of Eagle, State of Colorado.

has by these presents laid out, platted and subdivided the same as shown on this Plat and designated the same as SOLEIL HOMES AT BRUSH CREEK FILING 1, a subdivision in the Town of Eagle, County of Eagle, State of Colorado; and does hereby make the following dedications and grants: Tract C, and Tract E, for public right of way.

Executed this 15th day of November, 2016

Owner: Town of Eagle
PO Box 609
Eagle, Colorado 81631
By: *Anne McLibbin*



Name: *Anne McLibbin*, Mayor
STATE OF COLORADO)
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of November, 2016, by *Anne McLibbin* as Mayor of Town of Eagle.

Witness my hand and official seal. *JLM*
Notary Public

My commission expires: June 12, 2019

Owner: Wynton Homes, LLC,
a Colorado limited liability company
PO Box 3908
Eagle, Colorado 81631

By: *J. Purchase*
Name: *JOHN PURCHASE*

STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of November, 2016, by *John L. Purchase* as Manager of Wynton Homes, LLC, a Colorado limited liability company.

Witness my hand and official seal. *EWA*
Notary Public

My commission expires: 10/21/2018

SUBORDINATION BY MORTGAGEE

US Bank being the holder of a promissory note secured by the following deed of trust: Dated 3/18/2015 and recorded 4/1/2015 at Reception No. 201505578, hereby consents to the subdivision of the lands set forth in this Final Plat, Soleil Homes at Brush Creek Filing 1, and subordinates the lien represented by the aforesaid deed of trust to the dedications, easements, and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Mortgagee: US Bank

By: *Erin W. Allen*

Name: *Erin W. Allen*
STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 15th day of November, 2016, by *Erin W. Allen* as VP of US Bank.

Witness my hand and official seal. *CELMY*
Notary Public

My commission expires: 10/29/2019

TITLE CERTIFICATE

LAND TITLE GUARANTEE does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in Wynton Homes, LLC, a Colorado limited liability company, and the Town of Eagle, free and clear of all liens, and encumbrances, except as follows: DEED OF TRUST RECORDED 4/1/15 UNDER RECEPTION NO. 201505578, DEED OF TRUST RECORDED 4/1/15 UNDER RECEPTION NO. 201505579, DEED OF TRUST RECORDED 4/20/15 UNDER RECEPTION NO. 201506576, ALL AS TO LOTS 1 & C DEED OF TRUST RECORDED 10/31/16 UNDER RECEPTION NO. 201618478, DISBURSEMENT NOTICE RECORDED 10/31/16 UNDER RECEPTION NO. 201618478, BOTH AS TO LOT 2 DEED OF TRUST RECORDED 8/31/16 UNDER RECEPTION NO. 201613934, DISBURSEMENT NOTICE RECORDED 8/31/16 UNDER RECEPTION NO. 201613935, BOTH AS TO LOT 26 Executed this 27th day of November, 2016

By: *Title Examiner Susan Pearson*

CORRECTION PLAT

SOLEIL HOMES AT BRUSH CREEK FILING 1

A RESUBDIVISION OF PARCEL B AND LOT 1 BRUSH CREEK MEADOWS FILING 4

TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

SEE NOTE 1 HEREON

NOTES:

1) The purpose of this Correction Plat is to revise the Building Envelopes for Lots 1, 2, 6 and 26 and to add a Drainage Easement to Lot 26. All other elements on this plat remain unchanged from the original.

Regulations and Colorado Revised Statutes concerning the subdivision of land to be recorded with the Eagle County Clerk and Recorder pursuant to C.R.S. 38-35-109 such that each tract, parcel, lot and right of way, may be uniquely described with reference to this Final Plat.

2) BASIS OF BEARING: S02°59'06"S for the East Line of Lot 1, as shown and described herein.

3) SURVEY DATE: May 2014.

4) Location of boundary lines, and Easements are based upon the plats for Brush Creek Meadows and Brush Creek Meadows, Filing 4, as referenced herein, and Land Title Company title commitment File No. 50038137, dated April 18, 2014 and Survey Monuments found, as shown and described herein.

5) Wynton Homes, LLC, hereby dedicates to the Town of Eagle the following perpetual, non-exclusive easements and rights-of-way:

a) Utility Easements on, over, across and through those areas designated hereon as "Utility Easement" INSIDE of all Lots, being varying in width along all Lot lines adjacent to a Public Right-of-Way for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto.

b) Sewer Easements on, over, under, above, across and through those areas designated hereon as "Sewer Easement" for the purposes of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.

c) Public Pedestrian Easement on, over, above, across and through those areas designated hereon as "Public Pedestrian Easement" for the use of the public for pedestrian and non-motorized vehicular traffic.

d) Wynton Homes, LLC, for itself, its successors and specific assigns, hereby reserve the following perpetual and non-exclusive easement and right-of-way for a future conveyance via separate legal instrument:

a) Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a perpetual right of ingress and egress thereto.

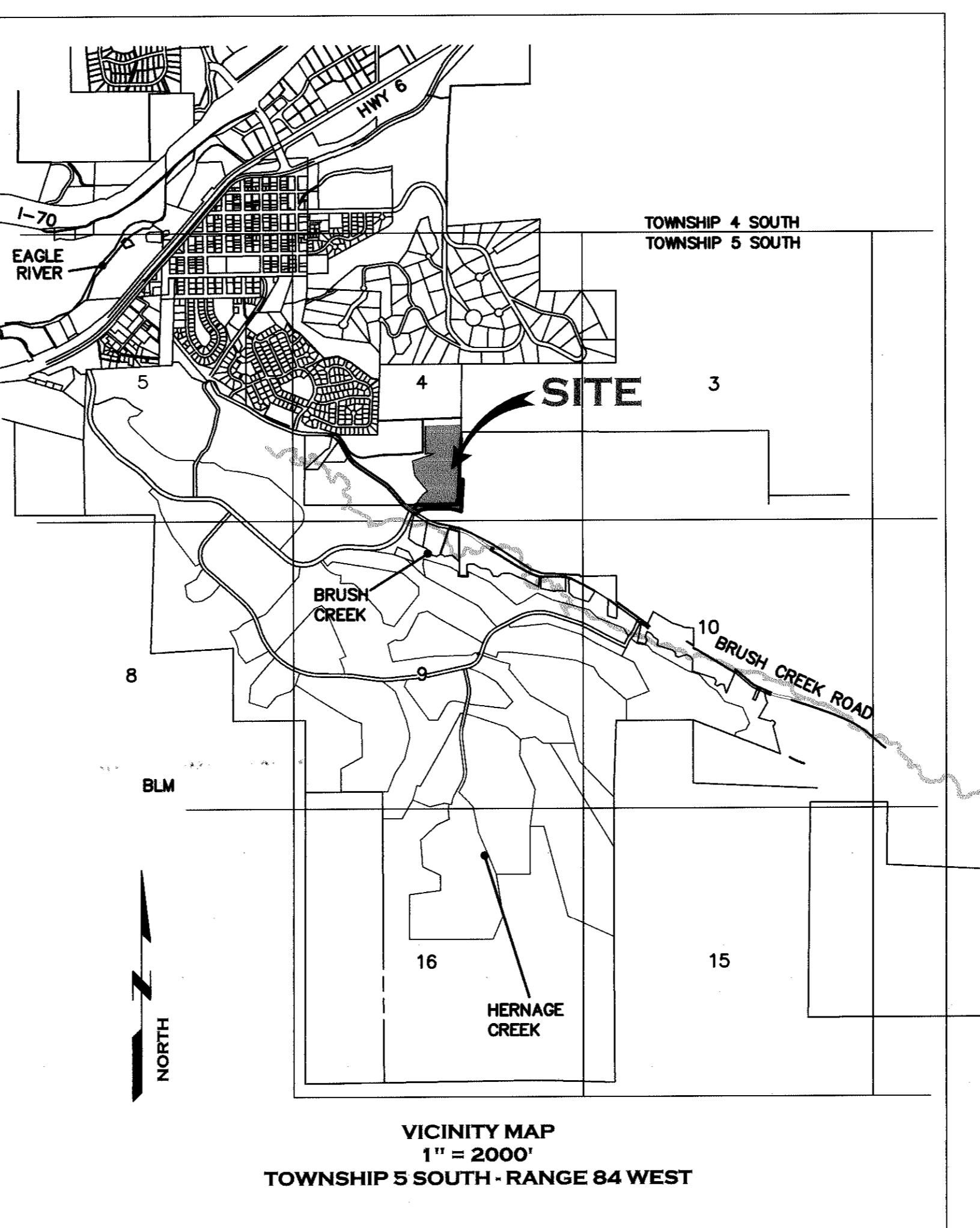
b) Access Easement on, over, under, above, across and through Tract D for the benefit of all Lots for ingress and egress, both pedestrian and vehicular, and passage upon, across and over said easement.

c) The easements reserved by Wynton Homes, LLC shall not merge with any fee interest owned by Wynton Homes, LLC, presently or in the future but shall remain separate and distinct property rights of Wynton Homes, LLC, its successors and assigns until relinquished in accordance with law.

d) The easements that are reserved to Wynton Homes, LLC, in the future, be dedicated to public, quasi-public or other entities for public or other use.

e) Lineal Units of the U.S. Survey Foot were used herein.

f) 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 hereon.



BOARD OF TRUSTEES CERTIFICATE

This Plat approved by the Board of Trustees of the Town of Eagle, Colorado, this 15th day of November, 2016, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon, subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: *Anne McLibbin*
Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST: *JLM*
Town Clerk



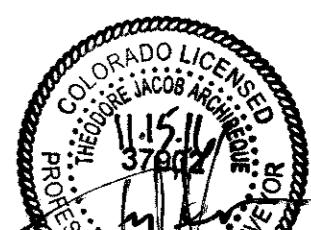
LAND USE SUMMARY

PARCEL	AREA	LAND USE
Lot 1	0.141 ACRES	Residential
Lot 2	0.107 ACRES	Residential
Lot 3	0.119 ACRES	Residential
Lot 4	0.126 ACRES	Residential
Lot 5	0.146 ACRES	Residential
Lot 6	0.155 ACRES	Residential
Lot 26	0.117 ACRES	Residential
Lot 27	0.105 ACRES	Residential
Lot 28	0.116 ACRES	Residential
TRACT A	3.855 ACRES	Future Development
TRACT B	0.131 ACRES	Private Open Space
TRACT C	0.077 ACRES	Public Right of Way
TRACT D	0.327 ACRES	Private Right of Way
TRACT E	0.753 ACRES	Public Right of Way
PARCEL B	19.160 ACRES	Town of Eagle
TOTAL:	25.435 ACRES	

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct, and complete Plat of SOLEIL HOMES AT BRUSH CREEK FILING 1, as laid out, platted, dedicated and shown herein, 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. I further certify that this plat contains all the information required by section 38-33-3.209 C.R.S., contained within the Colorado Common Interest Ownership Act.

EXECUTED this 15 day of NOVEMBER, 2016.



Theodore J. Archibeque, PLS 3790
Professional Land Surveyor
State of Colorado

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the Eagle County Clerk and Recorder at 11:17 o'clock A.M. on the 16th day of November, 2016, and is duly recorded at Reception No. 201619459.

EAGLE COUNTY CLERK & RECORDER

By: *Teek J. Simonson*
Deputy



ordance 201619458

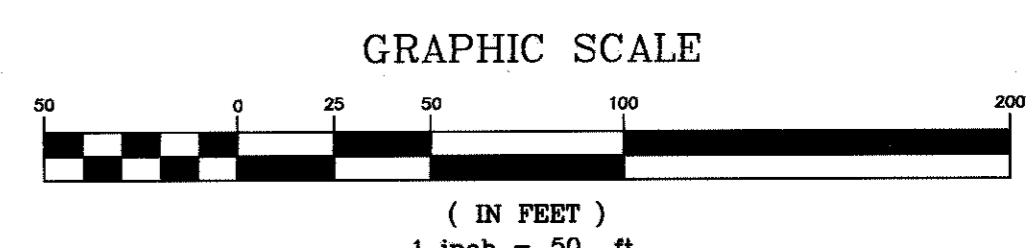
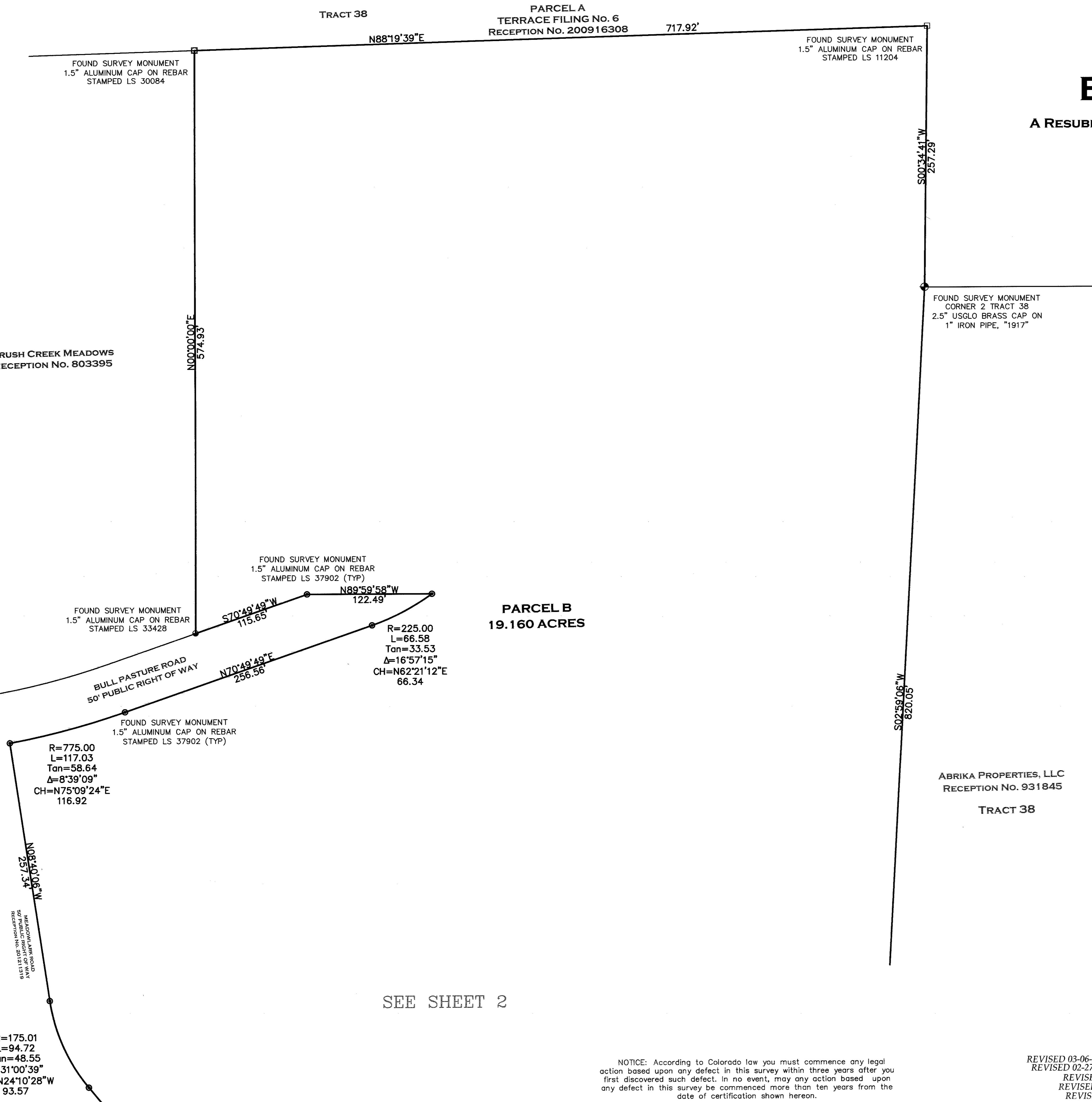
Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

REVISED 03-06-2015 ADDED PED. EASEMENT TRACT D
REVISED 02-27-2015 REVISED PER TOWN COMMENTS
REVISED 08-11-2014 ADDED BUILDING ENV.
REVISED 06-20-2014 MINOR PARCEL CHANGES.
REVISED 05-08-2014 ADDED SEWER EASMT.

DRAWN BY:	MSS	JOB NUMBER:	05230	DRAWING NAME:	05230_SOLEIL-1a.dwg
SHEET 1 OF 3	DATE: 05-01-14	CHECKED BY:	TJA		

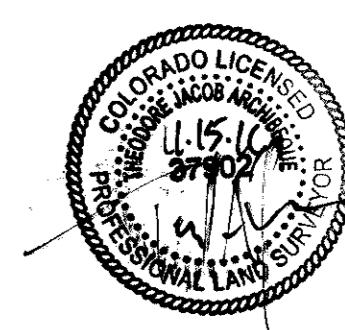
CORRECTION PLAT SOLEIL HOMES AT BRUSH CREEK FILING 1

A RESUBDIVISION OF PARCEL B AND LOT 1 BRUSH CREEK MEADOWS FILING 4
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



ABRIKA PROPERTIES, LLC
RECEPTION NO. 931845

TRACT 38



Archibeque 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

CORRECTION PLAT SOLEIL HOMES AT BRUSH CREEK FILING 1		
A RESUBDIVISION OF PARCEL B AND LOT 1 BRUSH CREEK MEADOWS FILING 4 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO		
DRAWN BY:	MSS	JOB NUMBER: 05230
		DRAWING NAME: 05230_SOLEIL-1.dwg

REVISED 03-06-2015 ADDED PED. EASEMENT TRACT D
REVISED 02-27-2015 REVISED PER TOWN COMMENTS
REVISED 08-11-2014 ADDED BUILDING ENV.
REVISED 06-20-2014 MINOR PARCEL CHANGES.
REVISED 05-08-2014 ADDED SEWER EASMT.

SHEET 3 OF 3 DATE: 05-01-14 CHECKED BY: TJA