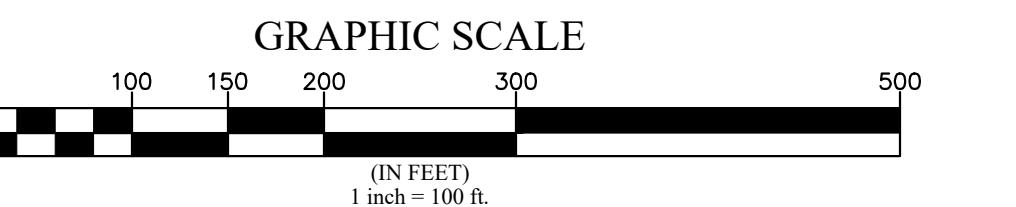
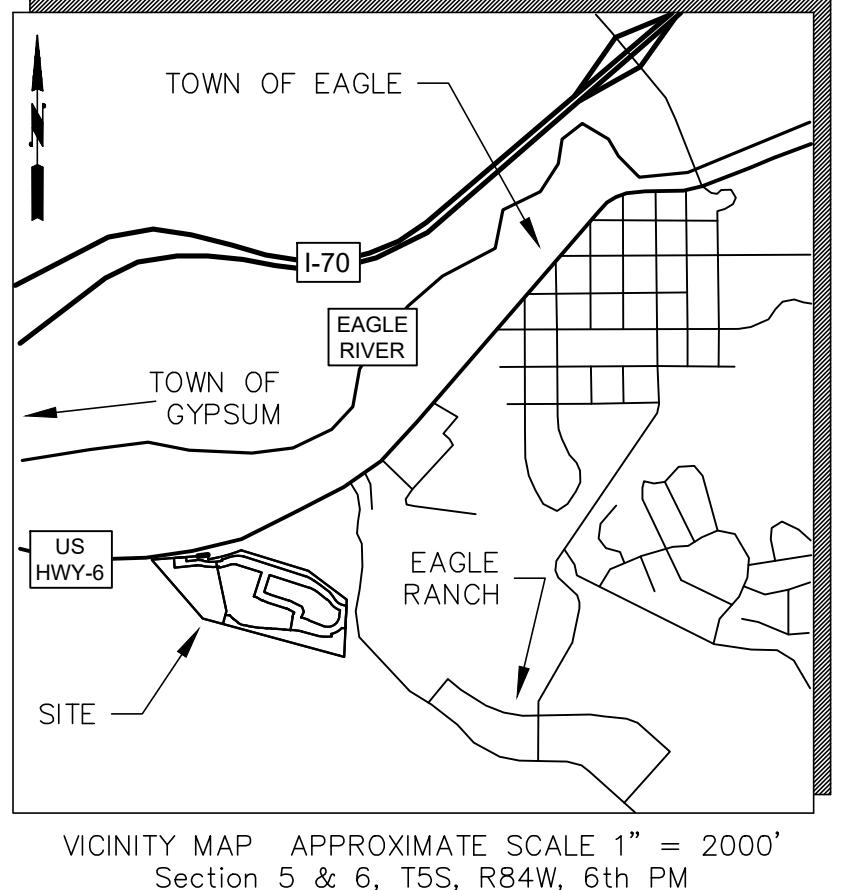


# ALTA/NSPS SURVEY

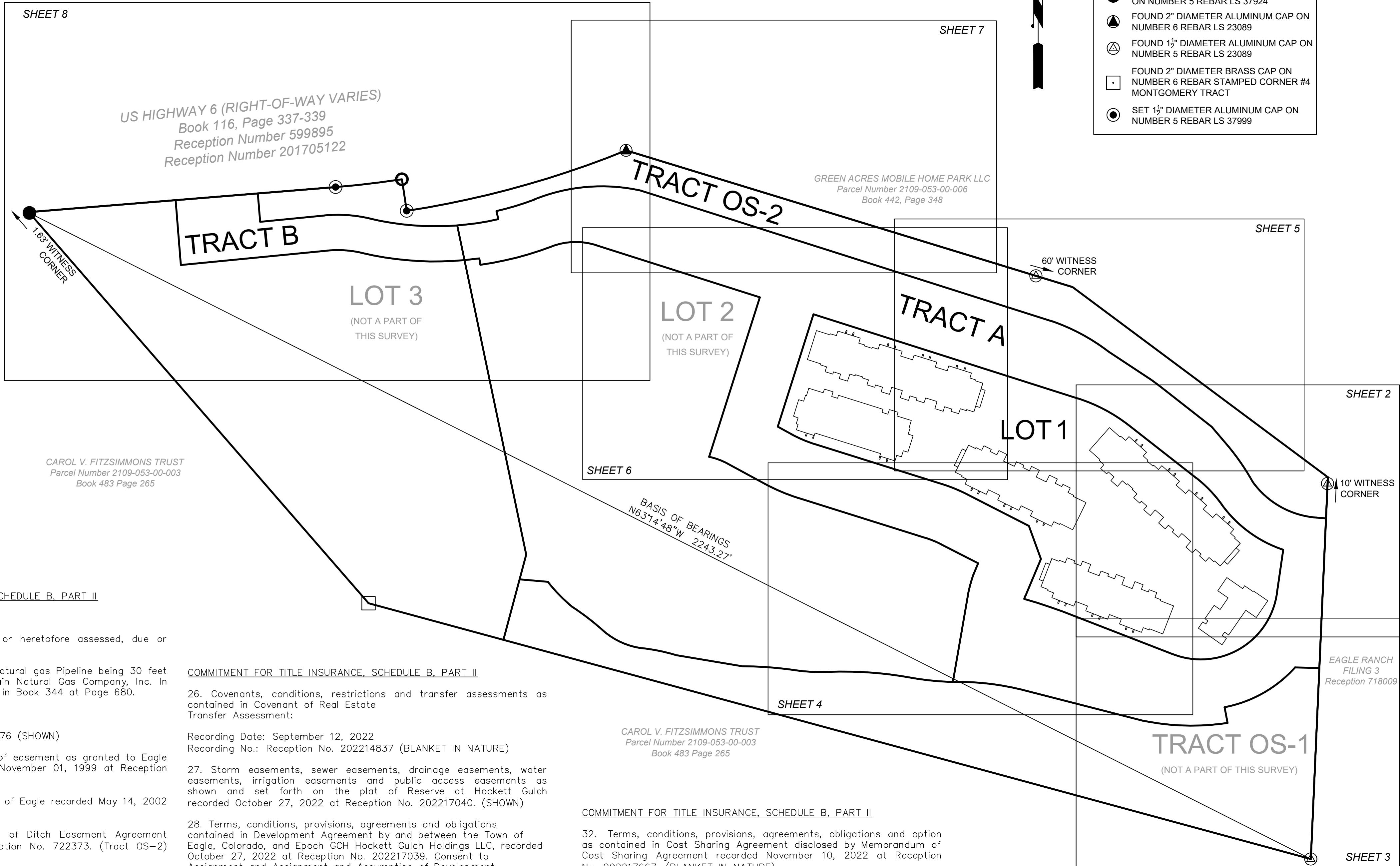
## LOT 1, TRACT A, TRACT B, AND TRACT OS-2 RESERVE AT HOCKETT GULCH

Sections 5 & 6, Township 5 South, Range 84 West of the 6th Principal Meridian  
Town of Eagle, County of Eagle, State of Colorado



### MONUMENT LEGEND

- FOUND 1" DIAMETER ORANGE PLASTIC CAP ON NUMBER 5 REBAR LS 38215
- FOUND 1½" DIAMETER BLUE PLASTIC CAP ON NUMBER 5 REBAR LS 37924
- △ FOUND 2" DIAMETER ALUMINUM CAP ON NUMBER 6 REBAR LS 23089
- Ⓐ FOUND 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 23089
- FOUND 2" DIAMETER BRASS CAP ON NUMBER 6 REBAR STAMPED CORNER #4 MONTGOMERY TRACT
- SET 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 37999



### SURVEYOR'S CERTIFICATE

I hereby certify to [insert names of Borrower, Lender, Title Company and Investor if any]. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 1, 2, 3, 4 (in square feet or acres), 6(a), 6(b), 8, 9, 11, 13, (14 if no street abuts the property), 16, 17 and 18, and if buildings are located on the land, Table A Items 7(a), 7(b)(1), 7(b)(2), 7(c) and 10 of the Table A, and in addition as Table A Item 20 the following: 20(a) All areas affected by any recorded restrictions or access limitations. (Note: All such areas are to be identified by a document recording number or other document reference); 20(b) The locations of existing improvements as measured in both directions from property lines; 20(c) The perimeter dimensions of existing improvements and the proposed locations of contemplated improvements; 20(d) Interior lot lines, if any; 20(e) All applicable municipal building setback lines; [applicable for As-Built Survey] 20(f) Location and size of internal driveways and paved parking areas and the location and number of individual parking spaces contained therein; 20(g) Location of walkways; 20(h) Location of all buildings and improvements, as built, including the distances from each building to the two nearest property boundary lines, and the exterior dimensions of each building; 20(i) Square foot area of each building; 20(j) All entrances to and exits from each building; 20(k) All water retention areas and drainage water receptacles; and 20(l) to the extent utilities and sewer lines enter the property from other than a recorded public easement or right of way, then the survey must show any relevant easements on adjacent properties to the extent necessary to show an exit to a recorded public easement or right of way. The field work was completed on OCTOBER 28, 2024.

Date of Plat or Map: FEBRUARY 5, 2025

Dated this day of FEBRUARY, 2025.

Thomas S. Marcin, PLS 37999  
Colorado Professional Land Surveyor

Registration Number: 37999

### LEGAL DESCRIPTION

Parcel A:  
Lot 1, Tract A, Tract B, and Tract OS-2, Reserve at Hockett Gulch recorded October 27, 2022 at Reception No. 202217040, Eagle County, Colorado.

Parcel B:  
Non-exclusive easements as contained in Declaration of Easements, Covenants, Conditions and Restrictions recorded November 9, 2022 at Reception No. 202217620, Eagle County, Colorado.

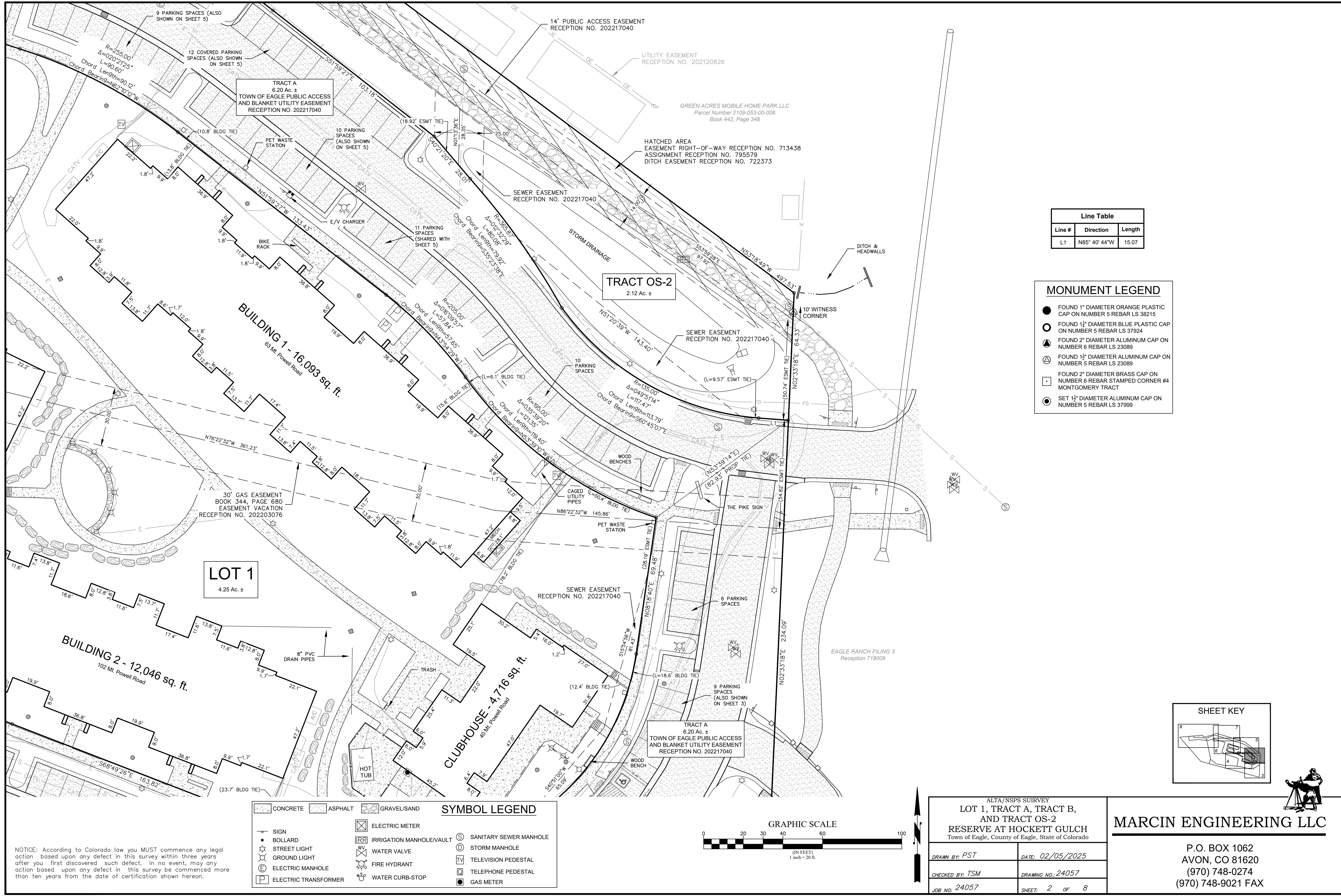
### NOTES

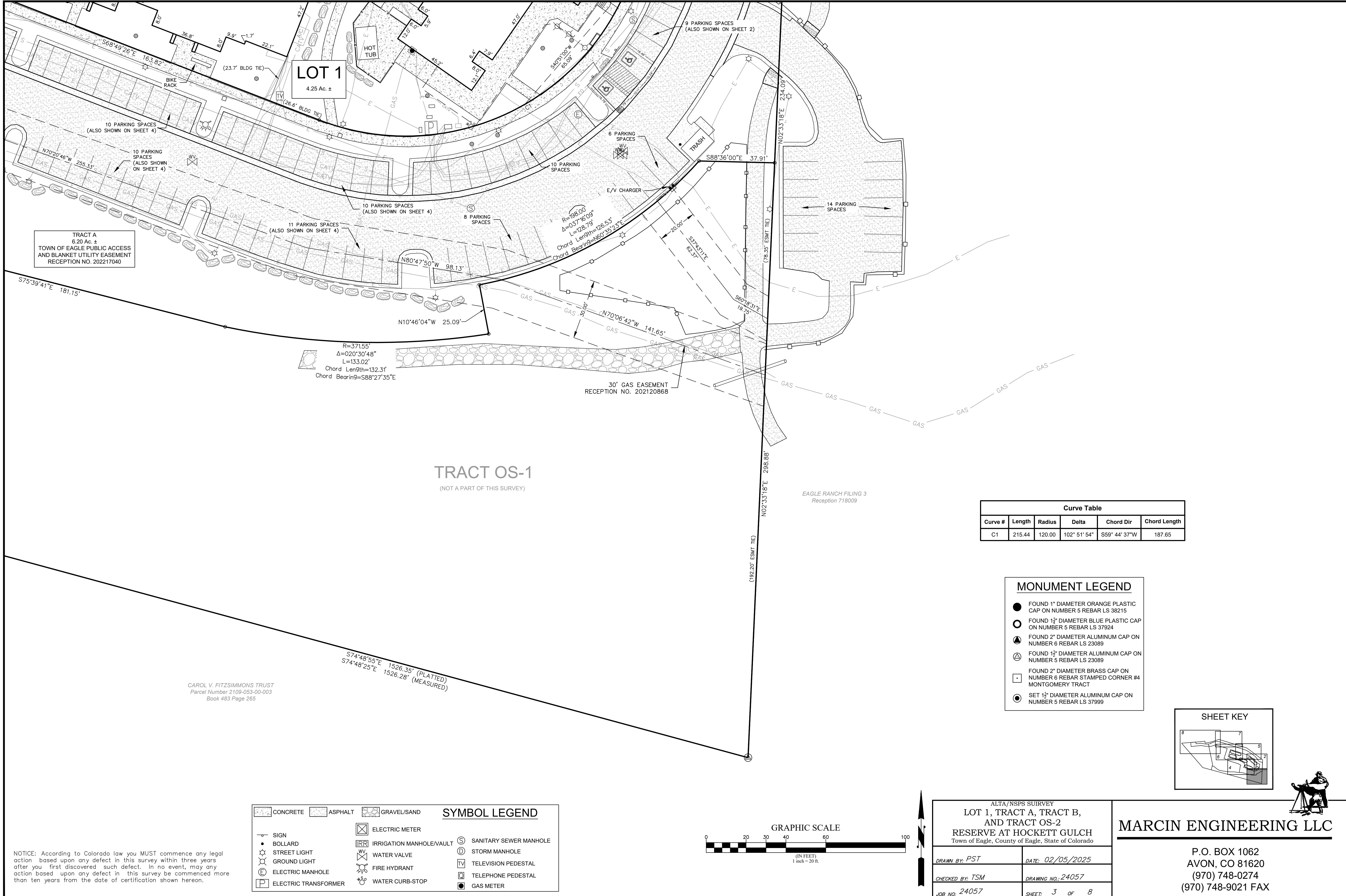
1. Survey Date: October 2024
2. All linear distances are in units of U.S. survey feet.
3. STREET ADDRESS: 63 Mt. Powell Road, 159 Mt. Powell Road, 40 Mt. Powell Road, 102 Mt. Powell Road, 28 Mt. Powell Road, 78 Mt. Powell Road.
4. Bearings are based upon the line between the south corner of Tract OS-1 and the west 1.63' witness corner of Lot 3 of the above referenced plat of the Reserve at Hockett Gulch, monumented by a found 1½" diameter aluminum cap on number 5 rebar LS 23089 and a found 1" diameter orange plastic cap on number 5 rebar LS 38215, respectively, the bearing being N63°14'48" W a distance of 2,243.27 feet, with all bearings herein relative thereto.
5. A title commitment prepared by Fidelity National Title, National Commercial Services of Denver, CO with Order Number 100-N0038929-010-T02, Amendment No. 5 and Commitment Date of September 25, 2024, in conjunction with the above referenced plat, was entirely relied upon for recorded rights-of-way, easements, and encumbrances in the preparation of this survey.
6. Subject property does not lie within a classified flood zone according to the Flood Zone Insurance Rate Map panel number 08037C0389D effective date December 4, 2007.
7. 465 total parking spaces exist on this phase of the development.
8. Utilities are shown approximately and should be field verified prior to excavation.
9. Building square footage as shown hereon is based upon surveyed dimensions of the foundation and does not include the exterior mechanical spaces on Buildings 1, 2, 3, and 5.
10. Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

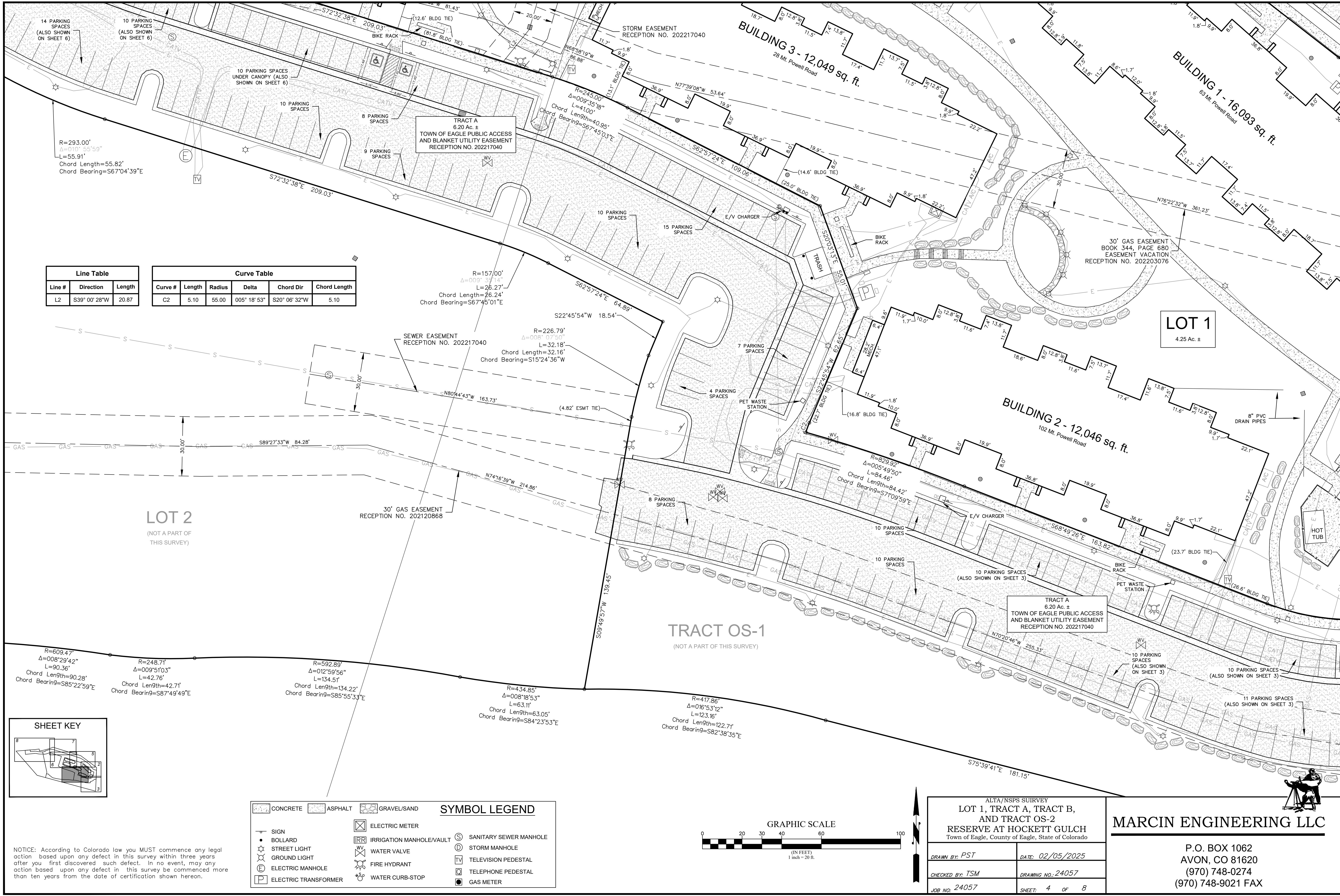


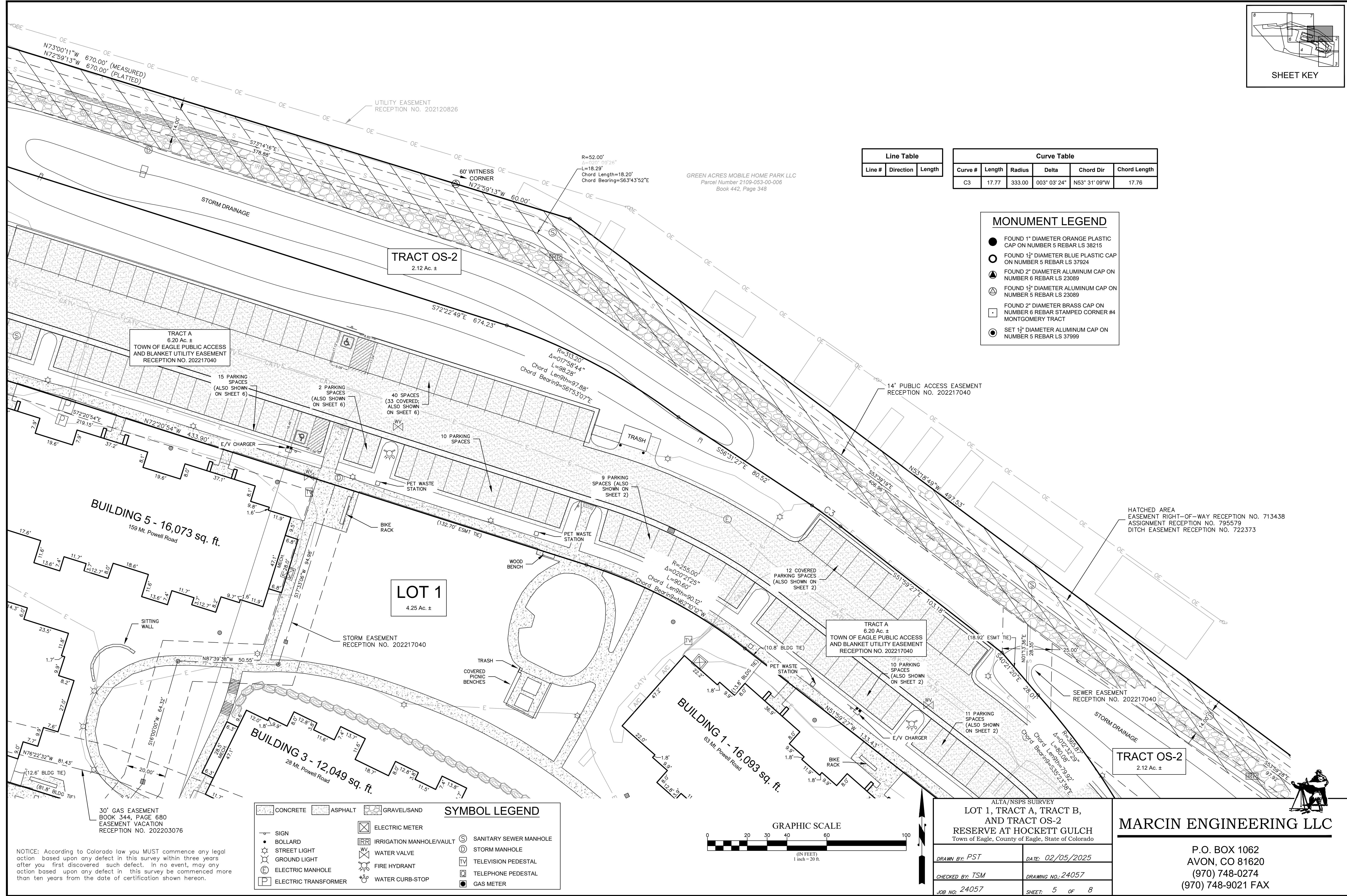
ALTA/NSPS SURVEY	
LOT 1, TRACT A, TRACT B, AND TRACT OS-2	
RESERVE AT HOCKETT GULCH	
Town of Eagle, County of Eagle, State of Colorado	
DRAWN BY: PST	DATE: 02/05/2025
CHECKED BY: TSM	DRAWING NO: 24057
JOB NO: 24057	SHEET: 1 OF 8

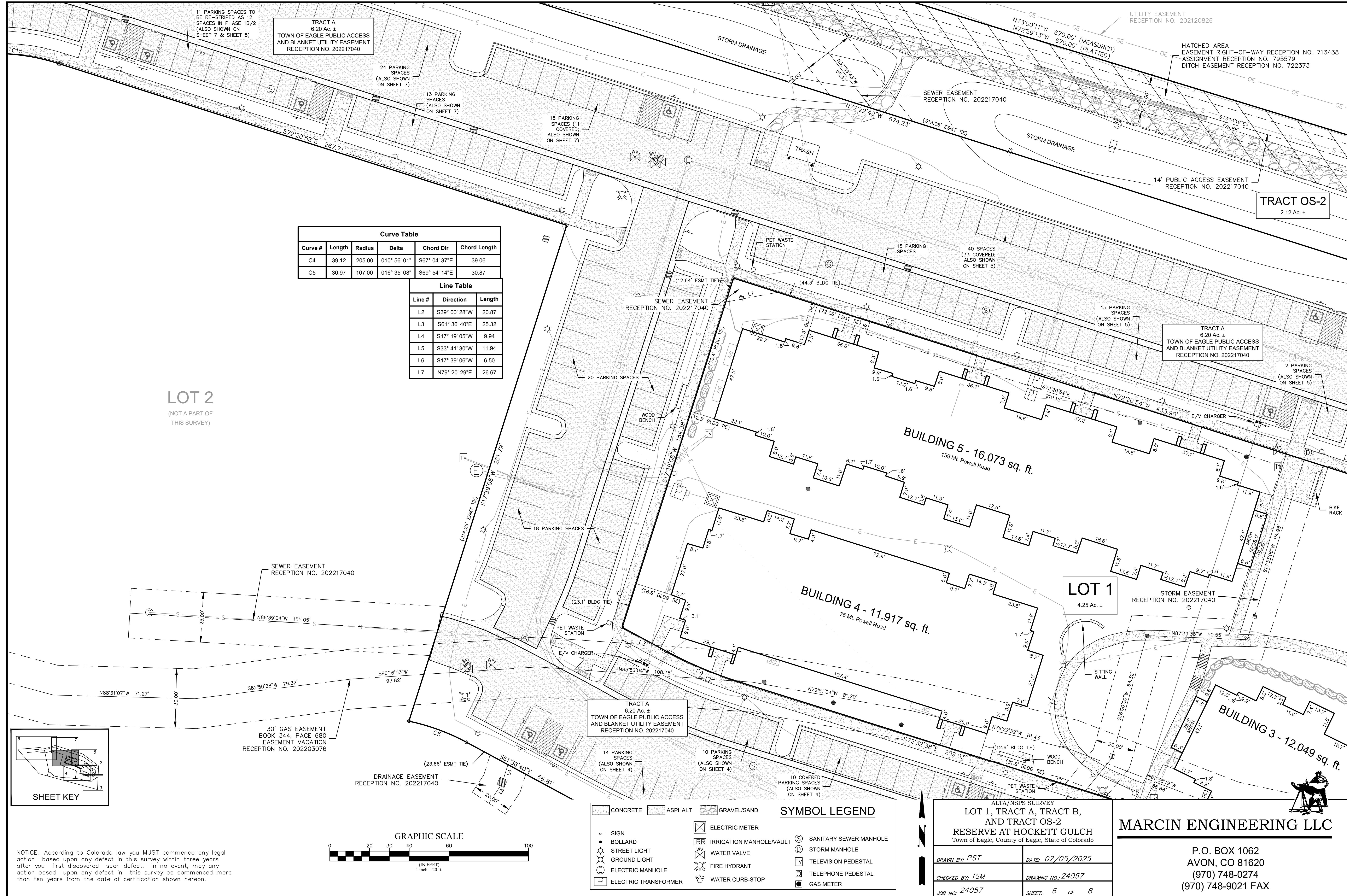
**MARIN ENGINEERING LLC**  
P.O. BOX 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

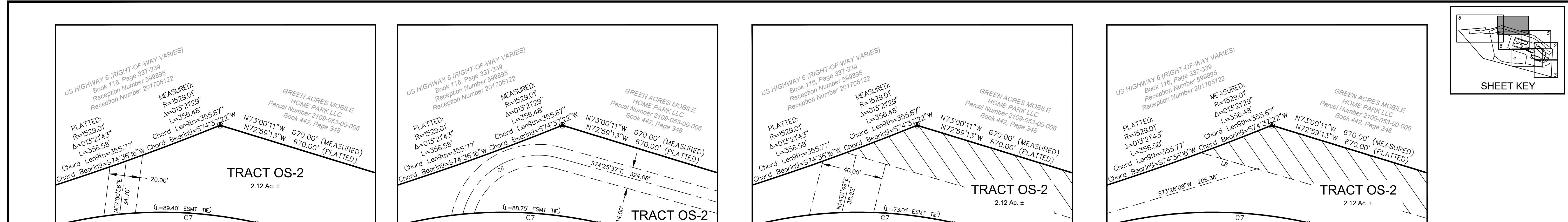












WATER EASEMENT DETAIL

SCALE: 1" = 30'

PEDESTRIAN EASEMENT DETAIL

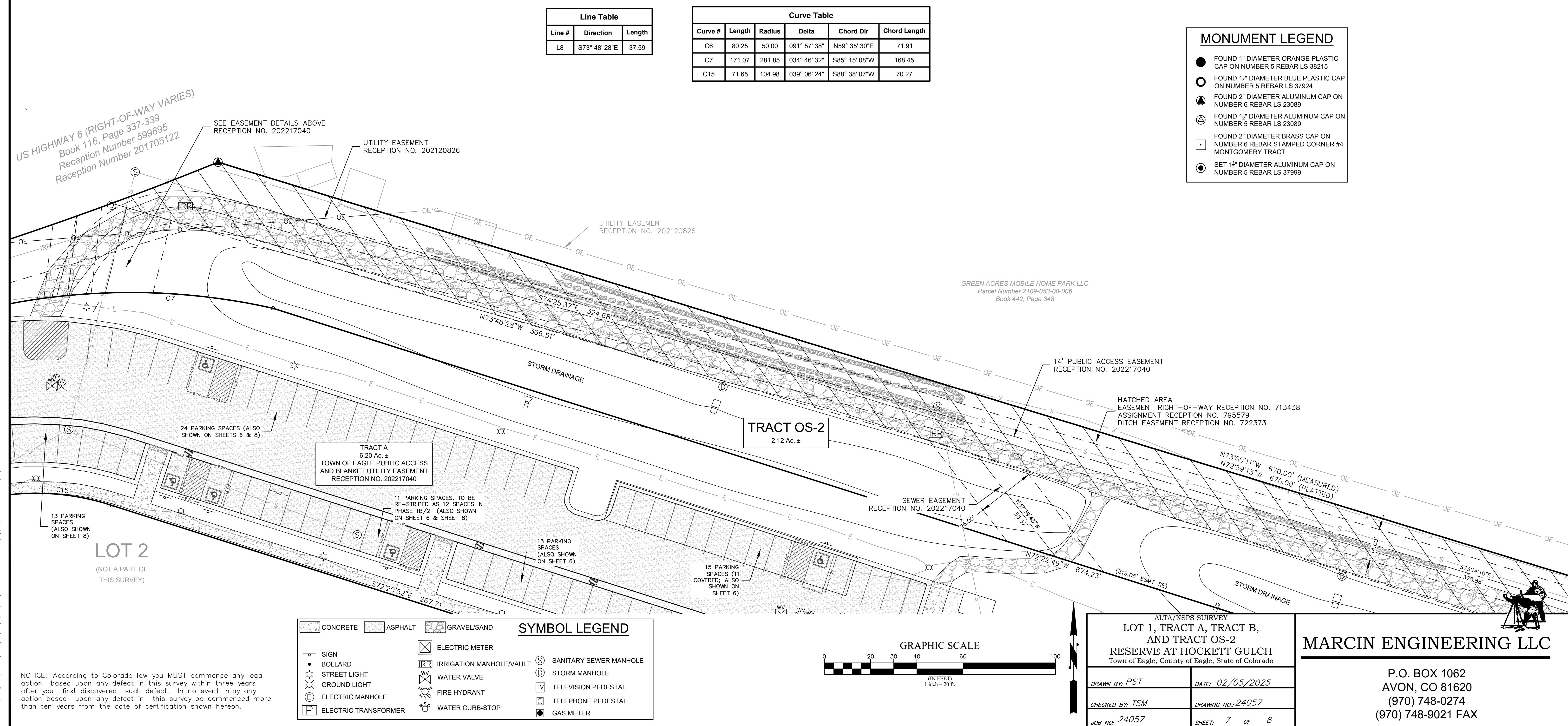
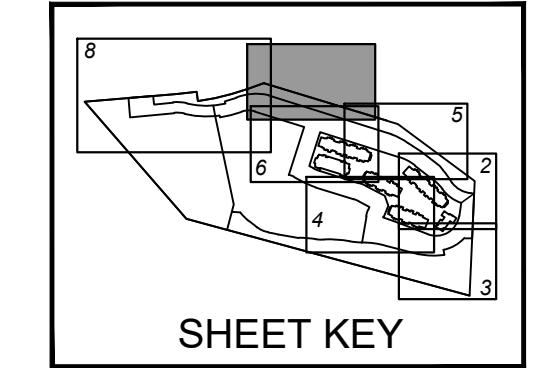
SCALE: 1" = 30'

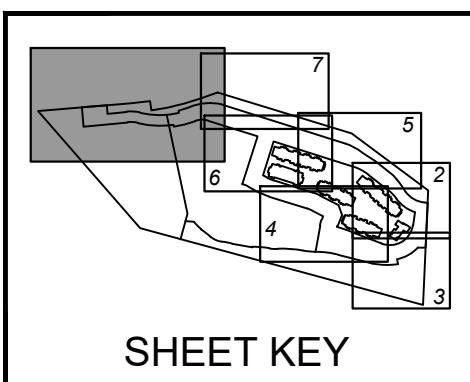
SEWER EASEMENT DETAIL

SCALE: 1" = 30'

IRRIGATION EASEMENT DETAIL

SCALE: 1" = 30'





SHEET KEY

Line Table		
Line #	Direction	Length
L9	S12° 46' 44"E	13.00
L10	N09° 03' 40"W	10.00
L11	S87° 47' 42"W	12.91
L12	N22° 38' 03"W	36.88
L13	N15° 10' 56"W	5.36
L14	S61° 50' 12"W	59.20
L15	S71° 37' 03"W	151.70
L16	N18° 22' 57"W	20.00
L17	N71° 37' 03"E	73.37
L18	N09° 03' 40"W	53.58
L19	N14° 28' 16"W	45.31
L20	N17° 12' 12"W	47.96
L21	N17° 12' 42"W	42.32
L22	N29° 55' 25"E	18.16
L23	N60° 04' 35"W	20.00
L24	S29° 55' 25"W	37.70
L25	N73° 56' 12"E	80.80
L26	N04° 22' 03"W	21.06
L27	N49° 00' 37"E	15.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Dir	Chord Length
C7	171.07	281.85	034° 46' 32"	S85° 15' 08"W	168.45
C8	61.26	431.50	008° 08' 04"	S73° 09' 14"W	61.21
C9	202.07	444.50	026° 02' 50"	N89° 45' 19"W	200.34
C10	72.35	220.00	018° 50' 36"	N86° 09' 12"W	72.03
C11	54.26	165.00	018° 50' 36"	N86° 09' 12"W	54.02
C12	161.25	499.50	018° 29' 47"	N85° 58' 48"W	160.55
C13	23.29	499.50	002° 40' 19"	S83° 26' 09"W	23.29
C14	115.52	509.50	012° 59' 26"	S75° 34' 55"W	115.27
C15	71.65	104.98	039° 06' 24"	S88° 38' 07"W	70.27

MONUMENT LEGEND	
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