

FINAL PLAT

700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1

TOWN OF EAGLE, EAGLE COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

700 Chambers LLC, a Colorado Limited Liability Company, the sole owner in fee simple of all that real property described as follows:

700 Chambers Subdivision, Lot 1, Town of Eagle, Colorado according to the plat recorded May 25, 2011 at Reception Number 201109308, County of Eagle, State of Colorado.

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1, in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado, for public use, the utility and drainage easements shown hereon and listed in note 11, for utility and drainage purposes.

We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book _____ at Page _____, as Document No. _____.

EXECUTED this _____ day of _____, 20____.

By: _____ As: _____
700 Chambers, LLC
Dave Dantas

STATE OF COLORADO }
COUNTY OF EAGLE } ss

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal _____.

My commission expires: _____.

Notary Public

TITLE CERTIFICATE

Land Title Guarantee Company 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 _____, free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this _____ day of _____, 20____.

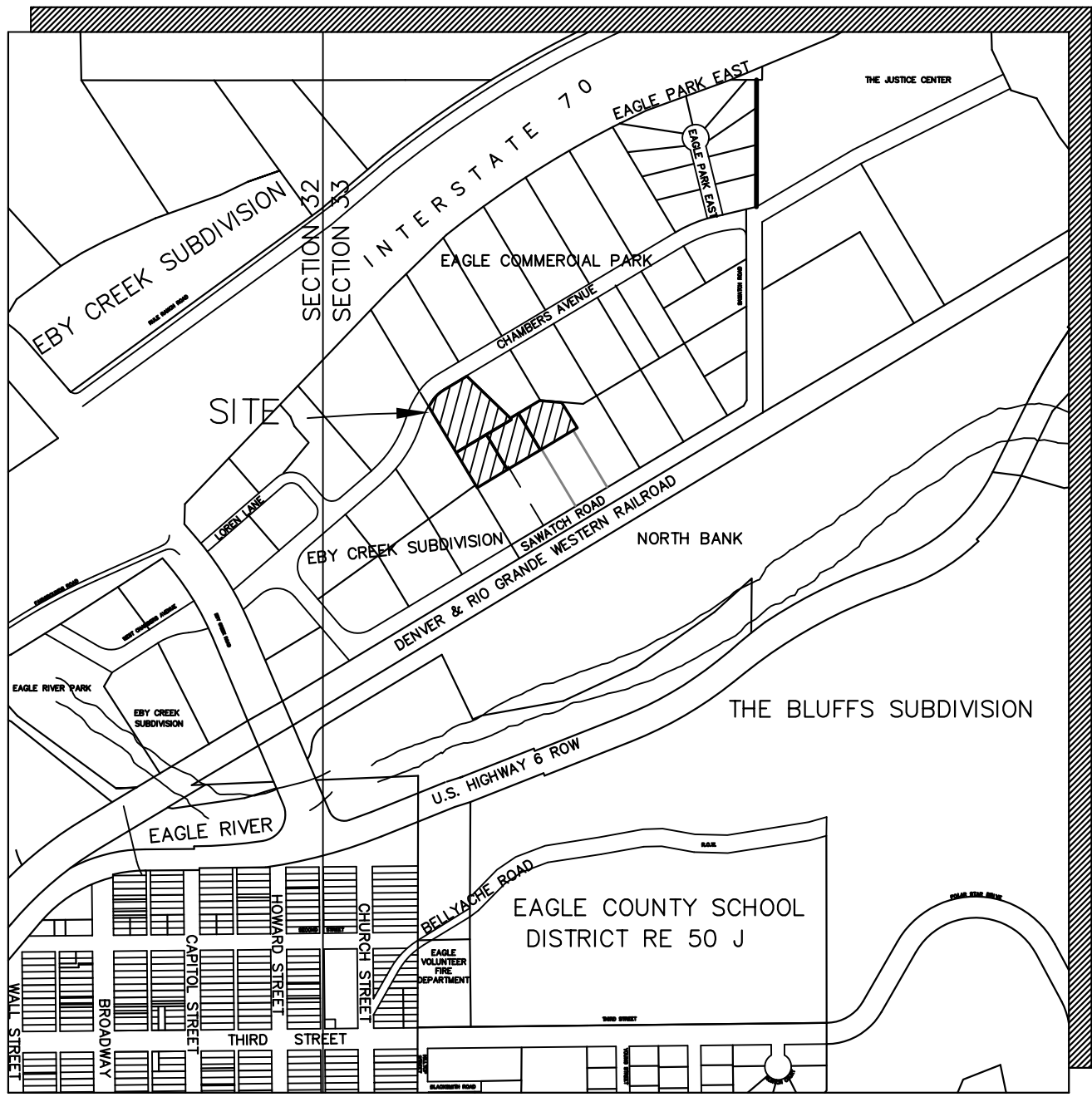
Title Examiner

SURVEYOR'S CERTIFICATE

I, Patrick J. Quenon P.L.S., 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 the 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1, 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.

EXECUTED this _____ day of _____, 2014.

Patrick J. Quenon P.L.S. 37924
Colorado Professional Land Surveyor



VICINITY MAP SCALE 1" = 600'
Section 33, T4S, R84W

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 20____, 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: _____
Mayor

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

Town Clerk

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the _____ day of _____, 20____.

Chairman

LAND USE SUMMARY

PARCEL	AREA	USE	STREET ADDRESS
LOT 1	1.108 ACRES	COMMERCIAL	700A CHAMBERS AVE.
LOT 2	0.479 ACRES	COMMERCIAL	700B CHAMBERS AVE.
LOT 3	0.525 ACRES	COMMERCIAL	700C CHAMBERS AVE.
LOT 4	0.568 ACRES	COMMERCIAL	700D CHAMBERS AVE.
TRACT A	0.391 ACRES	DRAINAGE	700E CHAMBERS AVE.
TOTAL	3.070 ACRES		

Plat Notes

- The purpose of this Final Plat is to:
 - Subdivide Lot 1 into 4 Lots, and Tract A, and,
 - Vacate and create easements to serve the new lot layouts.
- Date of Survey: 4/17/2014
- Basis of Bearings: A bearing of S73°43'41" E between the northwest corner of Lot 1 of the 700 Chambers Avenue Subdivision, a found 3/4" shiner on nail, LS No. 27598, and the south east corner of Lot 4, a found No. 4 rebar with 1 1/4" aluminum cap LS No. 14109.
- Legal description, record easements, and rights-of-way shown for this plat were derived from the Final Plat of 700 Chambers Avenue Subdivision as recorded on May 25, 2011 as Reception No. 20109308, and Title Commitment Order Number 0816778-C as provided by Title Company of the Rockies with an effective date of April 18, 2014.
- This property is subject to the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded February 21, 1895 in Book 48 at Page 451 and Page 452.
- This property is subject to an easement and right-of-way granted to Holy Cross Electric Association Inc. in instrument recorded February 17, 1972 in Book 223 at Page 189, in which the specific location of the easement is not adequately defined.
- This property is subject to the Town of Eagle Resolution No. 4 recorded on August 26, 1994 in Book 648 at Page 607.
- This property is subject to restrictive covenants recorded September 26, 1978 in Book 275 at Page 809 and as amended in instrument recorded February 13, 1979 in Book 281 at Page 896.
- This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Final Plat of the Eagle Commercial Park as recorded on August 25, 1978 in Book 274 at Page 1.
- This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Final Plat of 700 Chambers Avenue Subdivision as recorded on May 25, 2011 as Reception Number 201109308.
- 700 Chambers, LLC hereby dedicates the following non-exclusive easements to The Town of Eagle, with this plat for the purposes described herein:

a) A Grading, Drainage and Retention Pond Easement on, over, under, above, across and through those areas designated hereon as "Grading, Drainage and Retention Pond 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 a retention pond, swales, gutters, ditches, storm piping and culverts, together with a right of ingress and egress thereto.

b) An Access, Utility and Drainage Easement on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement" for the purposes of: i) the installation, use, repair, replacement, improvement and maintenance of an access driveway, along with any appurtenant supporting structures, together with a right of vehicular and pedestrian ingress and egress thereto; ii) 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 right of ingress and egress thereto; and iii) 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, storm piping and culverts, together with a right of ingress and egress thereto.

c) A Utility and Drainage Easement on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" for the purposes 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 right of ingress and egress thereto; and ii) 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, storm piping and culverts, together with a right of ingress and egress thereto.

d) A Drainage Easement on, over, under, above, across and through those areas designated hereon as "Drainage Easement" and "Temporary Drainage Easement" for the purposes of storm drainage and 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, storm piping and culverts, together with a right of ingress and egress thereto.

e) An Underground Utility Easement under, across, and through those areas designated hereon as "Utility Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of underground utilities, including but not limited to waterlines, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related underground structures, together with a right of ingress and egress thereto.

f) A Signage Easement on, over, under, above, across and through those areas designated hereon as "Signage Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of signage and other appurtenant supporting structures, together with a right of ingress and egress thereto.

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 hereon.

Plat Notes Continued

g) A Gas Line Easement on, over, under, above, across and through those areas designated hereon as "Temporary Gas Line Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of gaslines, and all related structures, together with a right of ingress and egress thereto shall be relocated under the driveway, as shown, at the time of permanent construction.

12. 700 Chambers, LLC will dedicate through a separate legal instrument the following non-exclusive easements as shown on this plat for the purposes described herein to the Lot Owners within the 700 Chambers Avenue Subdivision, Resubdivision of Lot 1.

a) A Signage Easement on, over, under, above, across and through those areas designated hereon as "Signage Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of signage and other appurtenant supporting structures, together with a right of ingress and egress thereto.

b) An Access Easement on, over, under, above, across and through those areas designated hereon as "Access Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of an access driveway, along with any appurtenant supporting structures, together with a right of vehicular and pedestrian ingress and egress thereto.

13. The "Temporary" easements created hereon shall become effective as of the date of recordation of this Final Plat and shall remain in full force and effect until such time as the utility line or appurtenance(s) within said "Temporary" easement is relocated to an existing Utility and Drainage Easement or is relocated to a new permanent easement location.

14. Street addresses are for informational purposes only and may be subject to change. Verify the correct addresses with the Eagle County Community Development Department.

15. For the purpose of determining yards and setbacks, the common property line between Lots 1, 2, and 3 shall be considered a side yard for each lot respectively. The north property line of Lot 4 shall be considered a side yard.

16. Prior to the sale of Lots 2-4, the water main extension shall be constructed and accepted by the Town of Eagle.

17. Prior to the sale of any individual lot of Lots 2-4, sewer service shall be in place to said lot.

18. Covenants, conditions, restrictions and easement provisions contained in the Trench, Conduit and Vault Agreement with Holy Cross Energy recorded September 17, 2012 at Reception No. 201218605.

19. This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Plat of Life Subdivision recorded June 3, 1992 in Book 581 at Page 377 as Reception No. 477485.

20. Covenants, conditions, restrictions and easement provisions contained in the Temporary Drainage Easement recorded May 25, 2011 at Reception No. 201109310.

21. Covenants, conditions, and restrictions contained in Town of Eagle Ordinance No. 2, Series of 2011, approving the 700 Chambers Avenue Subdivision, Subdivision Improvements Agreement, Vacating Storm Flow Storage Easement, and Site Specific Development Plan, recorded May 25, 2011 at Reception No. 201109307.

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 _____, 20____, and is duly recorded in Book _____ at Page _____, as Document No. _____.

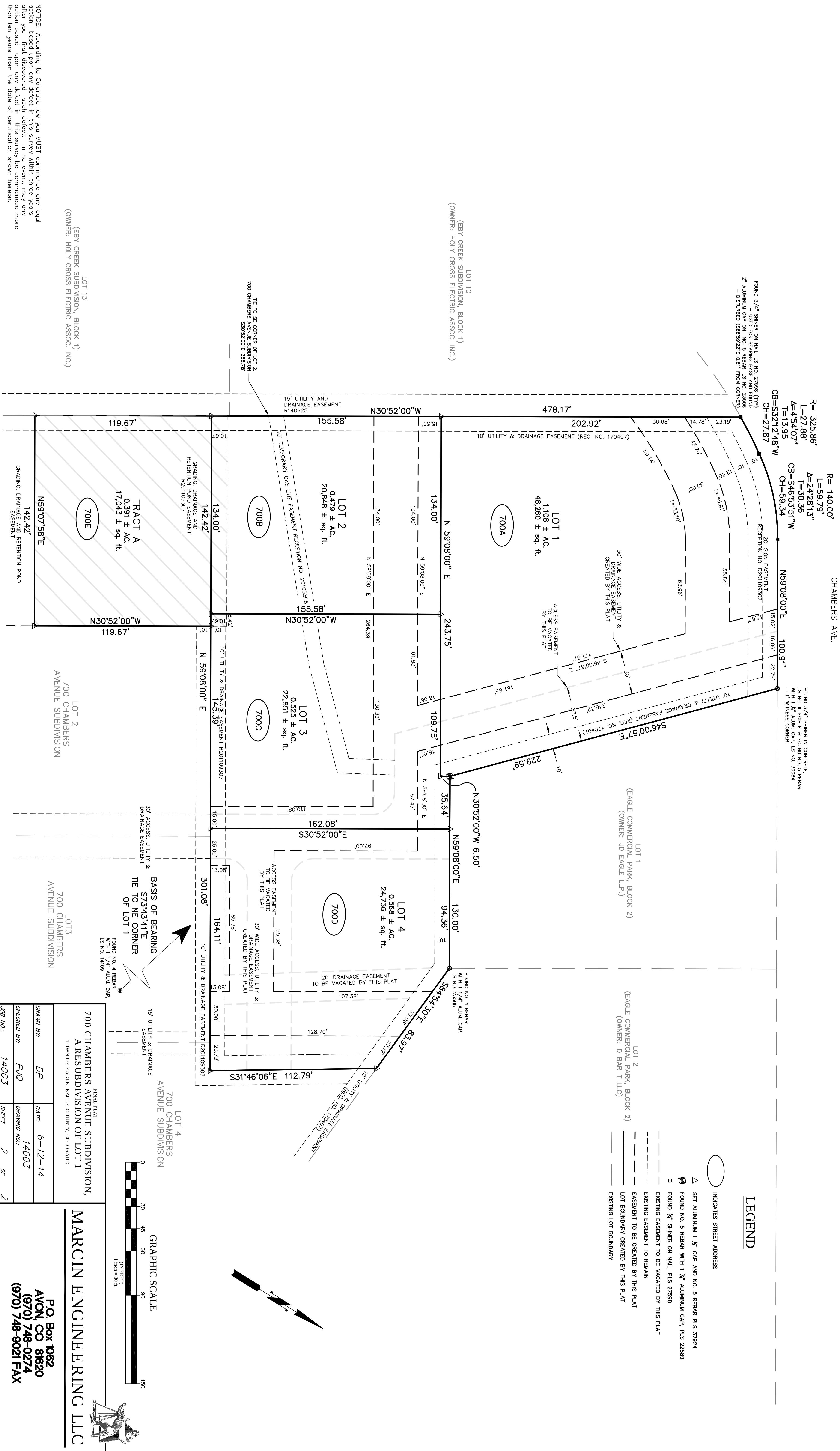
EAGLE COUNTY CLERK & RECORDER

By: _____

Declarations or Protective Covenants are filed in Book _____ at Page _____, as Document No. _____.

FINAL PLAT 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1 TOWN OF EAGLE, EAGLE COUNTY, COLORADO		 MARCIN ENGINEERING LLC P.O. Box 1062 AVON, CO 81620 (970) 748-0274 (970) 748-9021 FAX
DRAWN BY: DP	DATE: 6-12-14	
CHECKED BY: PJQ	DRAWING NO.: LOT1RESUB	
JOB NO.: 14003	SHEET 1 OF 2	

FINAL PLAT
700 CHAMBERS AVENUE SUBDIVISION,
A RESUBDIVISION OF LOT 1
TOWN OF EAGLE, EAGLE COUNTY, COLORADO



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