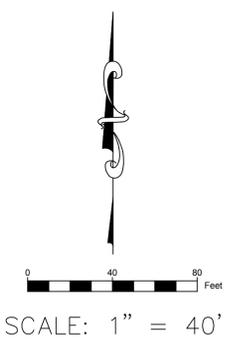


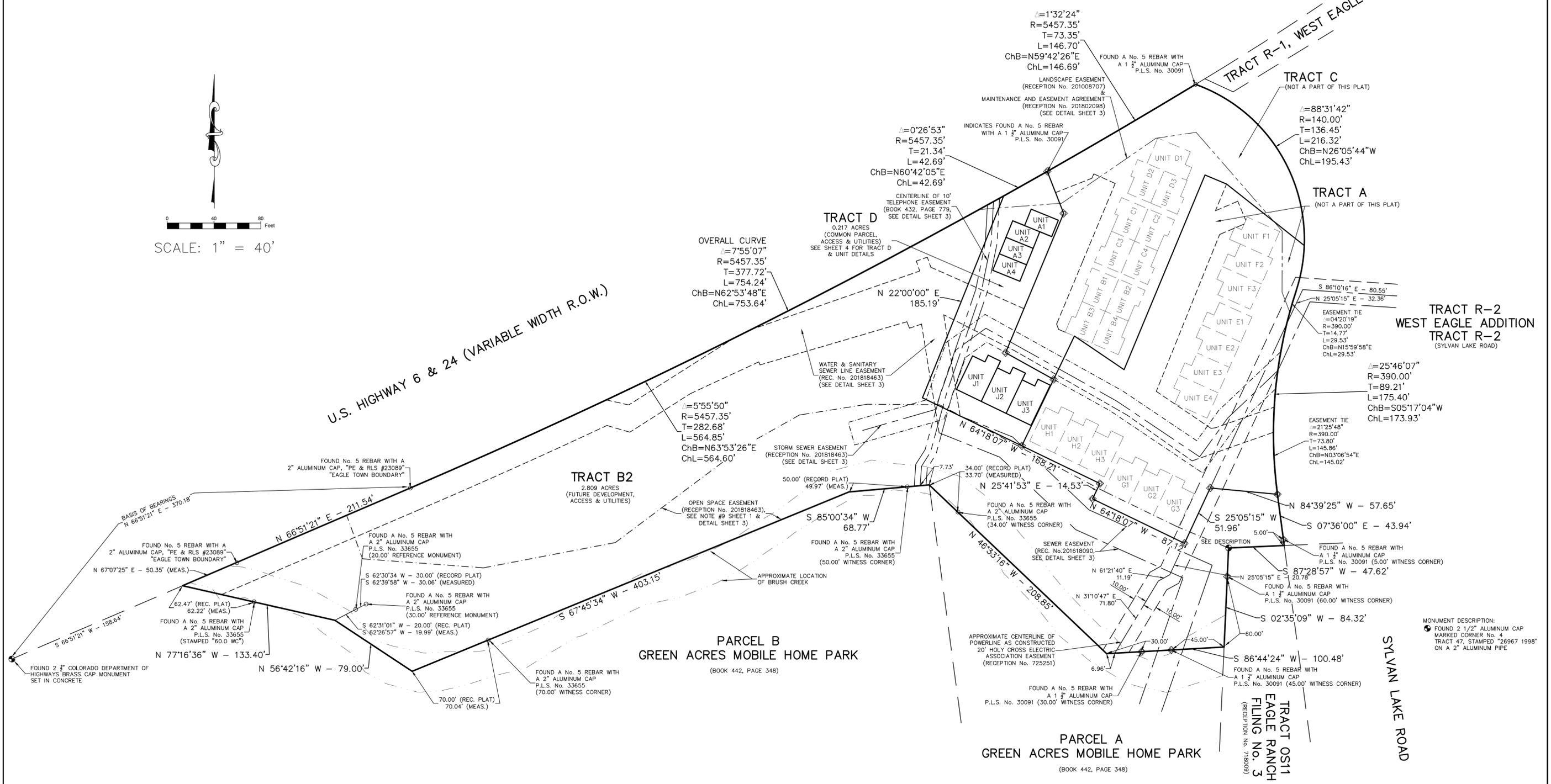


FINAL PLAT  
**EAGLE LANDING AT BRUSH CREEK TOWNHOMES - PHASE 3**  
 A RESUBDIVISION OF TRACT B1, EAGLE LANDING AT BRUSH CREEK TOWNHOMES - PHASE 2  
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

TRACT R-1, WEST EAGLE ADDITION, FILING 2



U.S. HIGHWAY 6 & 24 (VARIABLE WIDTH R.O.W.)



TRACT R-2  
 WEST EAGLE ADDITION  
 TRACT R-2  
 (SYLVAN LAKE ROAD)

SYLVAN LAKE ROAD

TRACT OS11  
 EAGLE RANCH  
 FILING NO. 3  
 (RECEPTION NO. 718009)

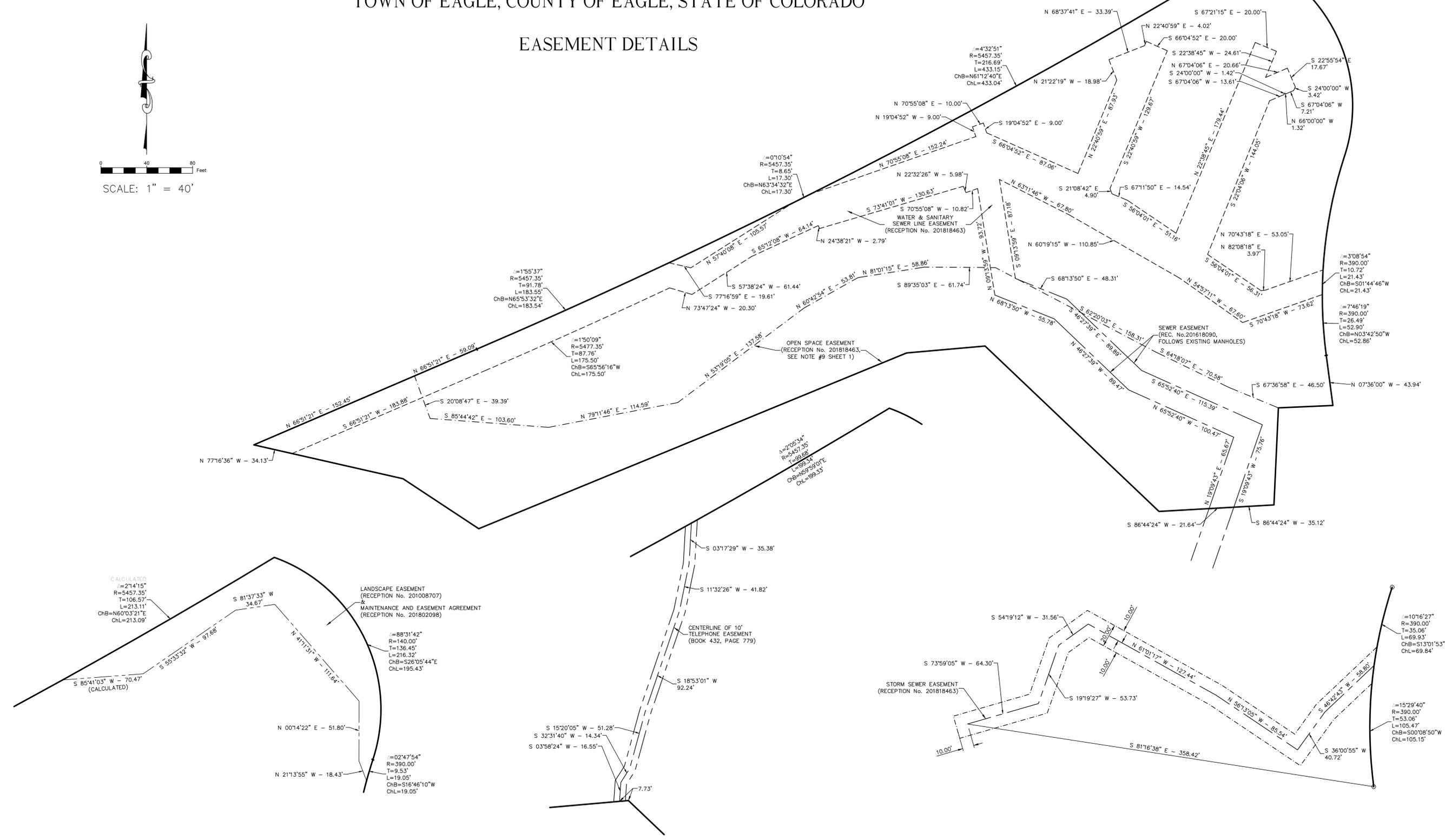
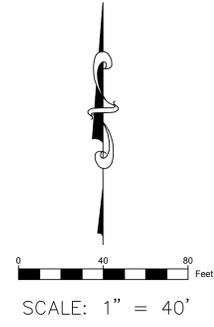
**Gore Range Surveying, LLC**  
 P.O. Box 15  
 Avon, CO 81620  
 (970) 479-8698 • fax (970) 479-0055

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 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	SE	DATE:	3/12/2020
CHECKED BY:	SE	DRAWING NO.:	18-1037plot3
JOB NO.:	18-1037	SHEET:	2 OF 4

FINAL PLAT  
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 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

EASEMENT DETAILS



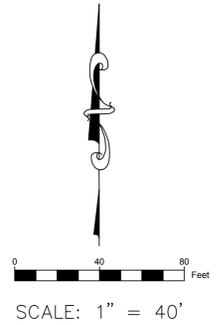
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 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

UNIT AND TRACT D DETAILS

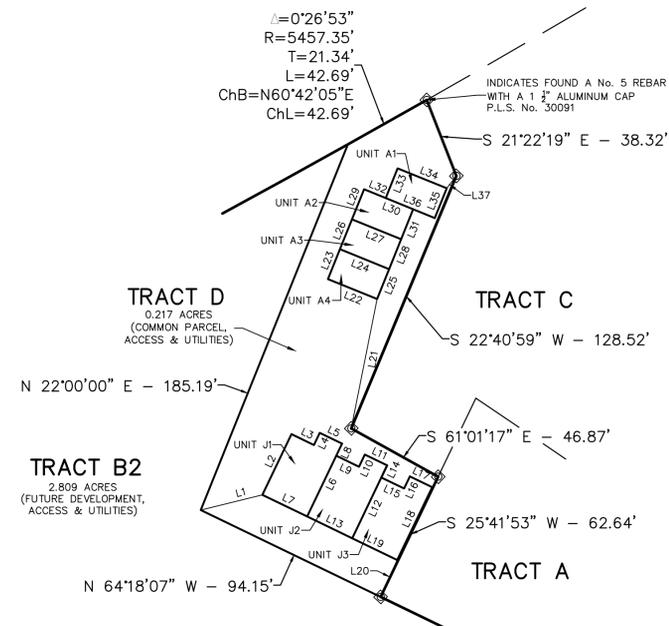


LAND USE SUMMARY:

PARCEL	AREA	USE	ADDRESS
UNIT A1	0.009 ACRES	TOWNHOUSE UNIT	17 UNEVA COURT
UNIT A2	0.009 ACRES	TOWNHOUSE UNIT	15 UNEVA COURT
UNIT A3	0.009 ACRES	TOWNHOUSE UNIT	13 UNEVA COURT
UNIT A4	0.009 ACRES	TOWNHOUSE UNIT	11 UNEVA COURT
UNIT J1	0.019 ACRES	TOWNHOUSE UNIT	32 EAGLE LANDING WAY
UNIT J2	0.019 ACRES	TOWNHOUSE UNIT	34 EAGLE LANDING WAY
UNIT J3	0.019 ACRES	TOWNHOUSE UNIT	36 EAGLE LANDING WAY
TRACT B2	2.809 ACRES	FUTURE DEVELOPMENT, ACCESS & UTILITIES	
TRACT D	0.217 ACRES	COMMON AREA, ACCESS & UTILITIES	
TOTAL =	3.119 ACRES		

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N76°17'12"E	29.92
L2	N25°41'53"E	31.67
L3	S64°18'07"E	11.75
L4	N25°41'53"E	6.33
L5	S64°18'07"E	11.67
L6	S25°41'53"W	38.00
L7	N64°18'07"W	23.42
L8	S25°41'53"W	6.33
L9	S64°18'07"E	11.92
L10	N25°41'53"E	6.33
L11	S64°18'07"E	11.67
L12	S25°41'53"W	38.00
L13	N64°18'07"W	23.58
L14	S25°41'53"W	6.33
L15	S64°18'07"E	11.92
L16	N25°41'53"E	6.33
L17	S64°18'07"E	11.67
L18	S25°41'53"W	38.00
L19	N64°18'07"W	23.58
L20	S24°20'13"W	19.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S11°19'57"W	61.98
L22	N68°00'00"W	25.00
L23	N22°00'00"E	15.12
L24	S68°00'00"E	25.00
L25	S22°00'00"W	15.12
L26	N22°00'00"E	15.13
L27	S68°00'00"E	25.00
L28	S22°00'00"W	15.13
L29	N22°00'00"E	15.21
L30	S68°00'00"E	25.00
L31	S22°00'00"W	15.21
L32	S68°00'00"E	11.00
L33	N22°00'00"E	15.04
L34	S68°00'00"E	25.00
L35	S22°00'00"W	15.04
L36	S68°00'00"E	25.00
L37	N37°45'53"E	7.38



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