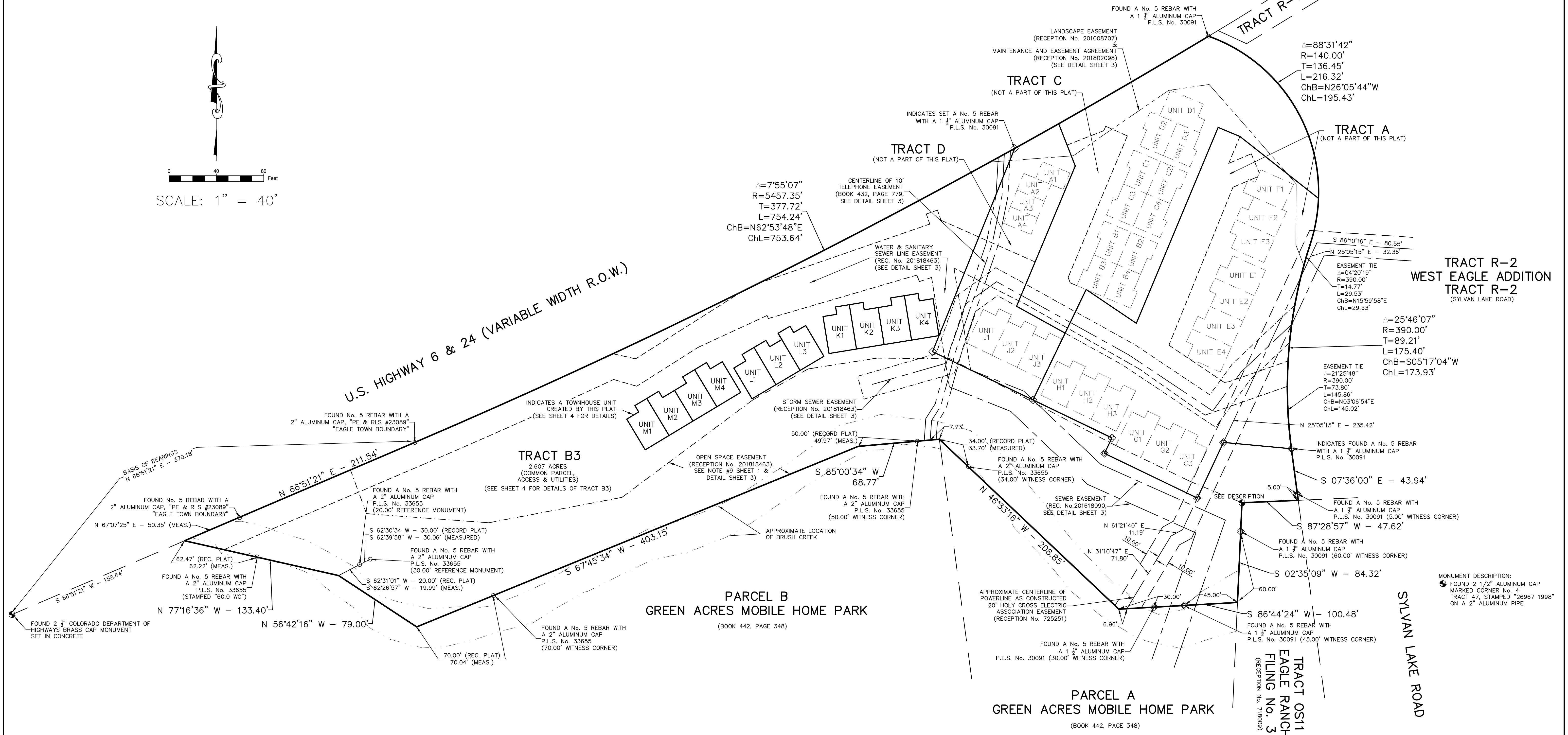
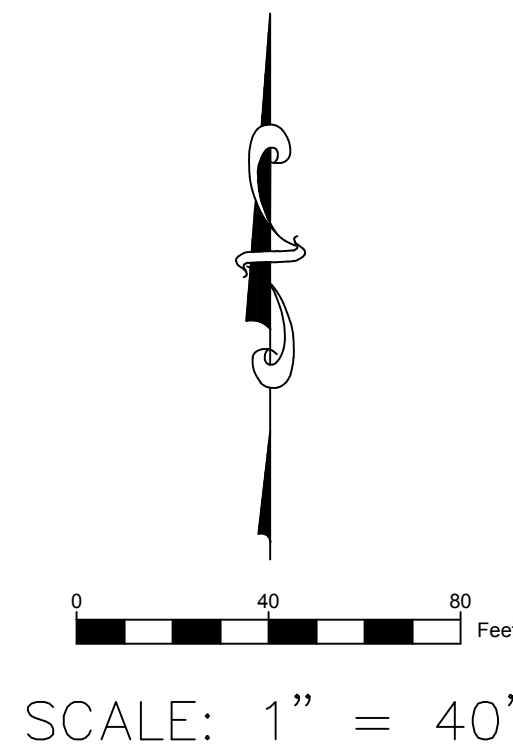


FINAL PLAT
EAGLE LANDING AT BRUSH CREEK TOWNHOMES - PHASE 3
 A RESUBDIVISION OF TRACT B2, EAGLE LANDING AT BRUSH CREEK TOWNHOMES - PHASE 2B
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

TRACT R-1, WEST EAGLE ADDITION, FILING 2



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

MONUMENT DESCRIPTION:
 FOUND 2 1/2" ALUMINUM CAP
 MARKED CORNER No. 4
 TRACT 47, STAMPED "26967 1998"
 ON A 2" ALUMINUM PIPE

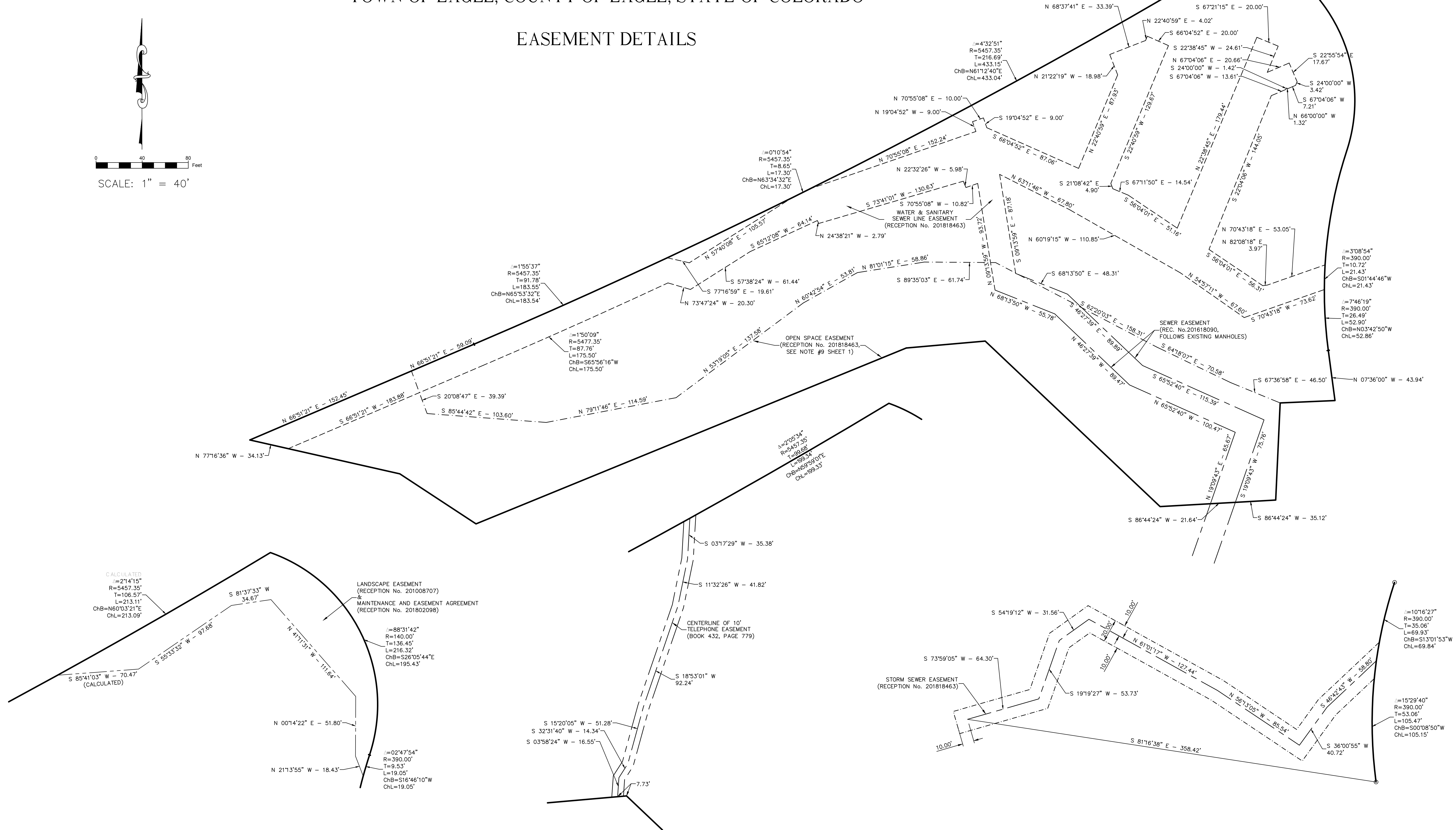
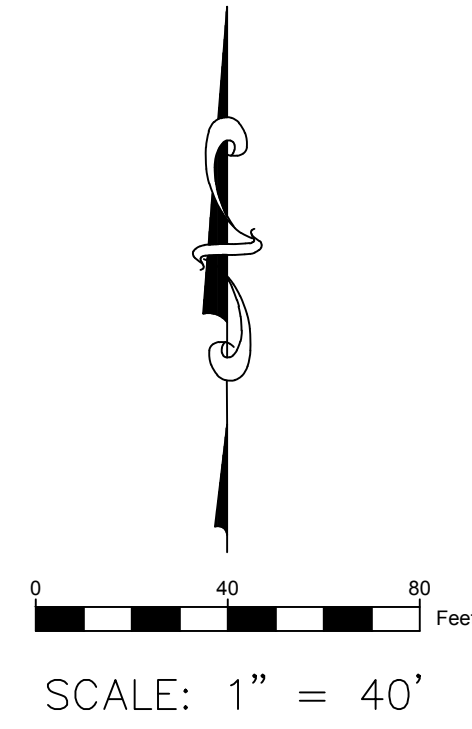
Gore Range Surveying, LLC
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DRAWN BY:	SE	DATE:	8/13/2020
CHECKED BY:	SE	DRAWING NO.:	18-1037plot4
JOB NO.:	18-1037	SHEET:	2 OF 4

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EASEMENT DETAILS



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UNIT AND TRACT B3 DETAILS

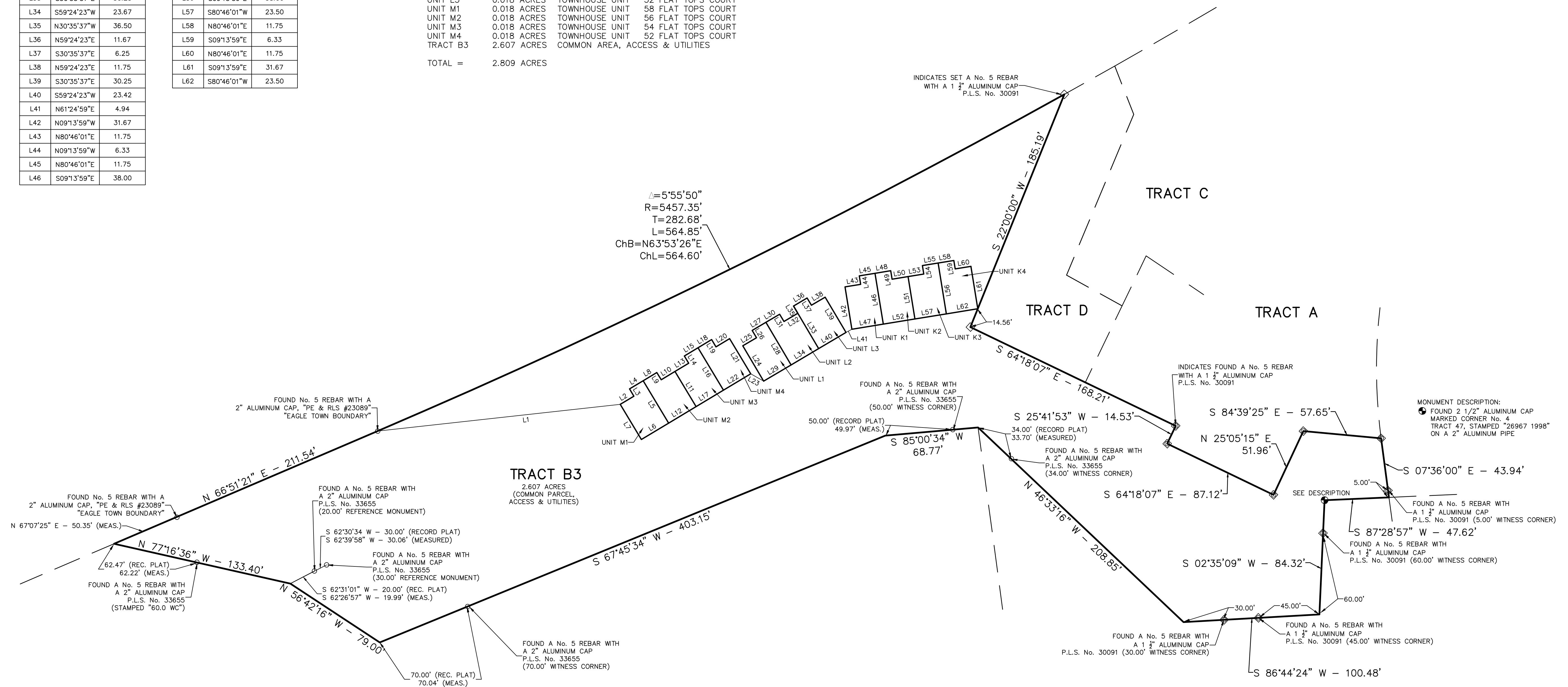
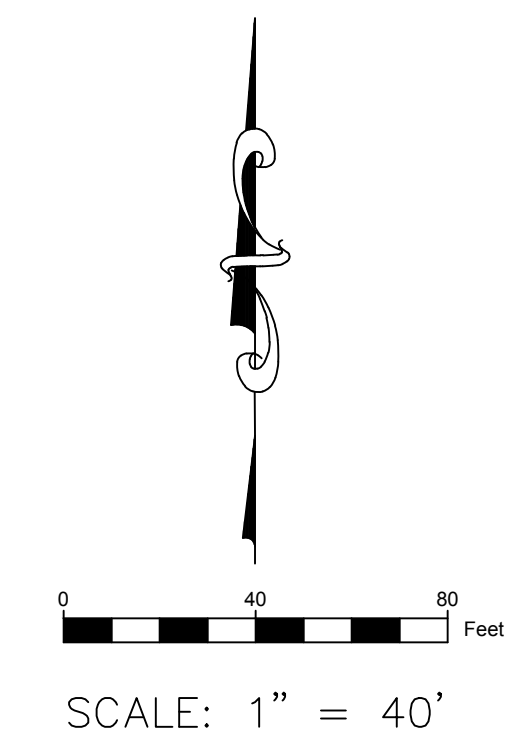
LINE #	BEARING	DISTANCE
L1	N83°43'16"E	180.24
L2	N59°00'00"E	11.75
L3	N31°00'00"W	6.25
L4	N59°00'00"E	11.75
L5	S31°00'00"E	36.50
L6	S59°00'00"W	23.50
L7	N31°00'00"W	30.25
L8	N59°00'00"E	11.75
L9	S31°00'00"E	6.25
L10	N59°00'00"E	11.88
L11	S31°00'00"E	30.25
L12	S59°00'00"W	23.62
L13	N59°00'00"E	11.79
L14	N31°00'00"W	6.25
L15	N59°00'00"E	11.75
L16	S31°00'00"E	36.50
L17	S59°00'00"W	23.54
L18	N59°00'00"E	11.75
L19	S31°00'00"E	6.25
L20	N59°00'00"E	11.75
L21	S31°00'00"E	30.25
L22	S59°00'00"W	23.50
L23	S60°32'12"E	10.99

LINE #	BEARING	DISTANCE
L24	N30°35'37"W	30.25
L25	N59°24'23"E	11.75
L26	N30°35'37"W	6.25
L27	N59°24'23"E	11.75
L28	S30°35'37"E	36.50
L29	S59°24'23"W	23.50
L30	N59°24'23"E	11.75
L31	S30°35'37"E	6.25
L32	N59°24'23"E	11.92
L33	S30°35'37"E	30.25
L34	S59°24'23"W	23.67
L35	N30°35'37"W	36.50
L36	N59°24'23"E	11.67
L37	S30°35'37"E	6.25
L38	N59°24'23"E	11.75
L39	S30°35'37"E	30.25
L40	S59°24'23"W	23.42
L41	N61°24'59"E	4.94
L42	N09°13'59"W	31.67
L43	N80°46'01"E	11.75
L44	N09°13'59"W	6.33
L45	N80°46'01"E	11.75
L46	S09°13'59"E	38.00

LINE #	BEARING	DISTANCE
L47	S80°46'01"W	23.50
L48	N80°46'01"E	11.75
L49	S09°13'59"E	6.33
L50	N80°46'01"E	11.92
L51	S09°13'59"E	31.67
L52	S80°46'01"W	23.67
L53	N80°46'01"E	11.75
L54	N09°13'59"W	6.33
L55	N80°46'01"E	11.75
L56	S09°13'59"E	38.00
L57	S80°46'01"W	23.50
L58	N80°46'01"E	11.75
L59	S09°13'59"E	6.33
L60	N80°46'01"E	11.75
L61	S09°13'59"E	31.67
L62	S80°46'01"W	23.50

LAND USE SUMMARY:

PARCEL	AREA	USE	ADDRESS
UNIT K1	0.019 ACRES	TOWNHOUSE UNIT	18 FLAT TOPS COURT
UNIT K2	0.019 ACRES	TOWNHOUSE UNIT	16 FLAT TOPS COURT
UNIT K3	0.019 ACRES	TOWNHOUSE UNIT	14 FLAT TOPS COURT
UNIT K4	0.019 ACRES	TOWNHOUSE UNIT	12 FLAT TOPS COURT
UNIT L1	0.018 ACRES	TOWNHOUSE UNIT	36 FLAT TOPS COURT
UNIT L2	0.018 ACRES	TOWNHOUSE UNIT	34 FLAT TOPS COURT
UNIT L3	0.018 ACRES	TOWNHOUSE UNIT	32 FLAT TOPS COURT
UNIT M1	0.018 ACRES	TOWNHOUSE UNIT	58 FLAT TOPS COURT
UNIT M2	0.018 ACRES	TOWNHOUSE UNIT	56 FLAT TOPS COURT
UNIT M3	0.018 ACRES	TOWNHOUSE UNIT	54 FLAT TOPS COURT
UNIT M4	0.018 ACRES	TOWNHOUSE UNIT	52 FLAT TOPS COURT
TRACT B3	2.607 ACRES	COMMON AREA, ACCESS & UTILITIES	
TOTAL	2.809 ACRES		



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