

VICINITY MAP

GENERAL NOTES:

- 1) DATE OF SURVEY: AUGUST, 2020.
- 2) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENT FOUND IN PLACE MARKING THE BOUNDARY OF U.S. HIGHWAY 6 & 24, A 2 ½" CDOT BRASS CAP MONUMENT SET IN CONCRETE AND THE MONUMENT FOUND IN PLACE MARKING THE POINT OF CURVATURE OF THE SUBJECT PARCEL BOUNDARY BEING A No. 5 REBAR WITH A 2" ALUMINUM CAP MARKED "PE & RLS #23089 EAGLE TOWN BOUNDARY", SAID BEARING BEING N66°51'21"E (PER THE RECORD PLAT OF WEST EAGLE ADDITION, FILING No. 2, RECORDED FEBRUARY 27, 2006) SEE SHEET 2.
- 3) MONUMENTATION AS INDICATED HEREON.
- 4) THE SOLE PURPOSES OF THIS PLAT ARE TO CREATE THE TOWNHOUSE UNITS, AND COMMON PARCEL AS INDICATED HEREON.
- 5) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY AND TITLE SEARCH PERFORMED BY LAND TITLE GUARANTEE COMPANY, ORDER No. VB50057709, DATED JULY 22, 2020 AT 5:00 P.M.
- 6) NOTICE: 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
- 7) ALL REFERENCES TO RECORD DOCUMENTS ARE TO THOSE OF THE REAL ESTATE RECORDS OF THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.
- 8) UNITS INDICATED HEREON ARE IN U.S. SURVEY FEET.
- 9) THE OPEN SPACE EASEMENT CREATED BY THE PLAT OF EAGLE LANDING AT BRUSH CREEK TOWNHOMES RECORDED OCTOBER 29, 2018 AT RECEPTION No. 201818463 IS FOR THE PURPOSES OF FISHING ACCESS, RECREATIONAL TRAILS, PASSIVE OPEN SPACE AND LANDSCAPING AS DEFINED IN ORDINANCE NO. 25, SERIES
- 10) BY VIRTUE OF THIS PLAT THE TOWN OF EAGLE SHALL BE ALLOWED INGRESS AND EGRESS TO MAINTAIN PUBLIC UTILITY STRUCTURES AND THEIR ASSOCIATED EASEMENTS WITHIN THE SUBJECT PROPERTY UTILIZING ALL PRIVATE ROADS WITHIN THE EAGLE LANDING AT BRUSH CREEK TOWNHOMES PROPERTY.
- PER SAID TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, EAGLE LANDING AT BRUSH CREEK TOWNHOMES ARE SUBJECT TO THE FOLLOWING:
- 11) TERMS, CONDITIONS AND PROVISIONS OF A TEN FOOT WIDE EAGLE TELECOMMUNICATIONS INC./COLORADO RIGHT OF WAY EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF A TELEPHONE LINE OR SYSTEM WITH APPURTENANT STRUCTURE RECORDED DECEMBER 24, 1985 IN BOOK 432 AT PAGE 779, AND AS SHOWN ON THE ALTA/ACSM SURVEY PREPARED BY ROGER W. MEYER, PLS NO. 26967, DATED MAY 8, 1999.
- 12) TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND UTILITIES AGREEMENT BY AND BETWEEN EAST EAGLE RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ROGER HESSLETINE RECORDED SEPTEMBER 08, 1999 AT RECEPTION NO. 707788, AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 26, 2000
- 13) RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ENERGY IN INSTRUMENT RECORDED MARCH 22, 2000, AT RECEPTION NO. 725251.
- 14) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1, SERIES OF 2006 RECORDED FEBRUARY 27, 2006 AT RECEPTION NO. 200604680.
- 15) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WEST EAGLE ADDITION, FILING 2 RECORDED FEBRUARY
- 16) TERMS, CONDITIONS AND PROVISIONS OF MAINTENANCE AND EASEMENT AGREEMENT RECORDED MAY 07, 2010 AT RECEPTION NO. 201008707.
- 17) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 25, SERIES 2013 RECORDED DECEMBER 10, 2013 UNDER
- 18) TERMS, CONDITIONS AND PROVISIONS OF PUBLIC SEWER EASEMENT AND AGREEMENT RECORDED OCTOBER 26, 2016 AT RECEPTION NO. 201618090.
- 19) TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT IMPROVEMENTS AGREEMENT, SYLVAN LAKE ROUND-ABOUT PLANNED UNIT DEVELOPMENT RECORDED JANUARY 23, 2017 AT RECEPTION NO. 201701157.
- 20) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 29 (SERIES OF 2016) RECORDED JANUARY 27, 2017 AT RECEPTION NO. 201701532.
- 21) TERMS, CONDITIONS AND PROVISIONS OF TOWN OF EAGLE DEVELOPMENT IMPROVEMENTS, ESCROW AND DISBURSEMENT AGREEMENT RECORDED JANUARY 27, 2017 AT RECEPTION NO. 201701533.
- 22) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AMENDED AND RESTATED MAINTENANCE AND EASEMENT AGREEMENT RECORDED FEBRUARY 7, 2018 UNDER RECEPTION NO. 201802098.
- 23) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 05 (SERIES OF 2018) RECORDED MARCH 23, 2018 AT RECEPTION NO. 201804385.
- 24) TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED JUNE 12, 2018 AT RECEPTION NO. 201809972.
- 25) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE LANDING AT BRUSH CREEK TOWNHOMES RECORDED OCTOBER 29, 2018 UNDER RECEPTION NO. 201818463 AND EAGLE LANDING AT BRUSH CREEK TOWNHOMES - PHASE 2 RECORDED AUGUST 21, 2019 UNDER RECEPTION No. 201913450 AND EAGLE LANDING AT BRUSH CREEK TOWNHOMES-PHASE 2B RECORDED MAY 18, 2020 UNDER RECEPTION NO. 202007290 AND THE AFFIDAVIT OF CORRECTION RECORDED MAY 27, 2020 UNDER RECEPTION NO. 202007823.
- 26) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 29, 2018, UNDER RECEPTION NO. 201818499 AND FIRST SUPPLEMENT THERETO RECORDED SEPTEMBER 6, 2019 UNDER RECEPTION No. 201914671 AND SECOND SUPPLEMENT THERETO RECORDED MAY 22, 2020 UNDER RECEPTION No. 202007631.
- 27) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN HOLY CROSS ENERGY UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED MARCH 07, 2019 UNDER RECEPTION NO. 201903128.
- 28) TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED NOVEMBER 22, 2019 AT RECEPTION NO. 201920001.
- 29) TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED NOVEMBER 22, 2019 AT RECEPTION NO.
- 30) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WEST EAGLE ADDITION RECORDED JANUARY 03, 1977 UNDER RECEPTION NO. 147565.



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

Title Examiner

ertificate of Ownership and Dedica	ation	
le, Gold Dust Capital Partners, LLC, a Color roperty described as follows:	ado limited liability company, the sole owner in fee simple of all that real	Board of Trustees Certificate
ract B2, Eagle Landing at Brush Creek Towr 020 under Reception No. 202007290, Count	nhomes - Phase 2B, according to the plat thereof recorded May 18, by of Eagle, State of Colorado	This plat approved by the Board of Trustees of A.D., 2020, for filing with the Clerk and Record
ame as Eagle Landing at Brush Creek Town f Colorado; and do hereby grant, convey, de or public use the streets shown hereon, inclu	ubdivided the same into units as shown on this plat and designate the homes - Phase 3, situated in the Town of Eagle, County of Eagle, State dicate and set apart to the Town of Eagle, County of Eagle, Colorado, ding avenues, drives, courts, places and alleys, the public lands shown stillity and drainage easements shown hereon for utility and drainage	no way obligates the Town of Eagle for financing easements dedicated to the public except as substituting Further, said approval in no way obligates the Construction of said improvements has been continued that a building permit, development permit or a substitution of the Town of Eagle has agreed to accept said in conditions, substituting permit, development permit or a substitution of the Town of Eagle for financing easements as substituting the Town of Eagle for financing easements as substituting the Town of Eagle for financing easements as substituting the Town of Eagle for financing easements as substituting the Town of Eagle for financing easements as substituting easements dedicated to the public except as easements dedicated to the except except as easements dedicated to the except exce
	empletion of all required public improvements for the Subdivision, and aintain all necessary structures to the entity responsible for providing ablished.	understanding that all expenses involving requicurbs, gutters, sidewalks, road lighting, road simprovements that may be required shall be the Eagle, unless otherwise specifically agreed to i
	subject to the protective covenants filed and recorded for this order of Eagle County, Colorado, in Book at Page, as	Town of Eagle, Colorado
XECUTED this day of	, A.D., 2020.	By: Mayor
wner: Gold Dust Capital PArtners, LLC a Colorado limited liability company		Witness my hand and seal of the Town of Eagl
By:		ATTEST:
Title:		Town Clerk
TATE OF)		
)SS OUNTY OF)		
he foregoing Certificate of Ownership was a	as of	Planning Commission Certificate
old Dust Capital Partners, LLC, a Colorado	limited liability company.	This plat approved by the Town of Eagle Plan
ly Commission expires:		Chairman
otary Public		
lortgagee or Lienholders Certificat	e	Surveyor's Certificate
NB Bank does hereby certify that it is the holonsents to the subdivision of the lands show	lder of a deed of trust against the lands shown on this plat and hereby n hereon.	I, Samuel H. Ecker, do hereby certify that I an Colorado, that this plat is a true, correct and o as laid out, platted, dedicated and shown here
XECUTED this day of	, A.D., 2020.	by me and/or under my supervision, is based applicable standards, is not a guaranty or waldimensions of the lots, staked upon the grour other regulations governing the subdivision of
By:		Executed this day of
TATE OF)		aa, 01
)SS OUNTY OF)		Samuel H. Ecker
ne foregoing Certificate of Ownership was ac		Colorado P.L.S. No. 30091
, A.D., 2020, by NB Bank.	as of	
itness my hand and official seal.		
y Commission expires:		Certificate of Taxes Paid I, the undersigned, do hereby certify that the e
otary Public		upon all parcels of real estate described on the Dated this day of
,		Treasurer of Eagle County
tle Certificate		,
nd Title Guarantee Company does hereby c	ertify that it has examined the title to all lands shown on this Plat	
d that title to such lands is vested in Gold Due and clear of all liens and encumbrances, e	ust Capital Partners, LLC, a Colorado limited liability company, except as follows:	Clerk and Recorder's Certificate
		This Plat was filed for record in the office of th
		day of, 2020 and
		EAGLE COUNTY CLERK AND RECORDER
		By:, De

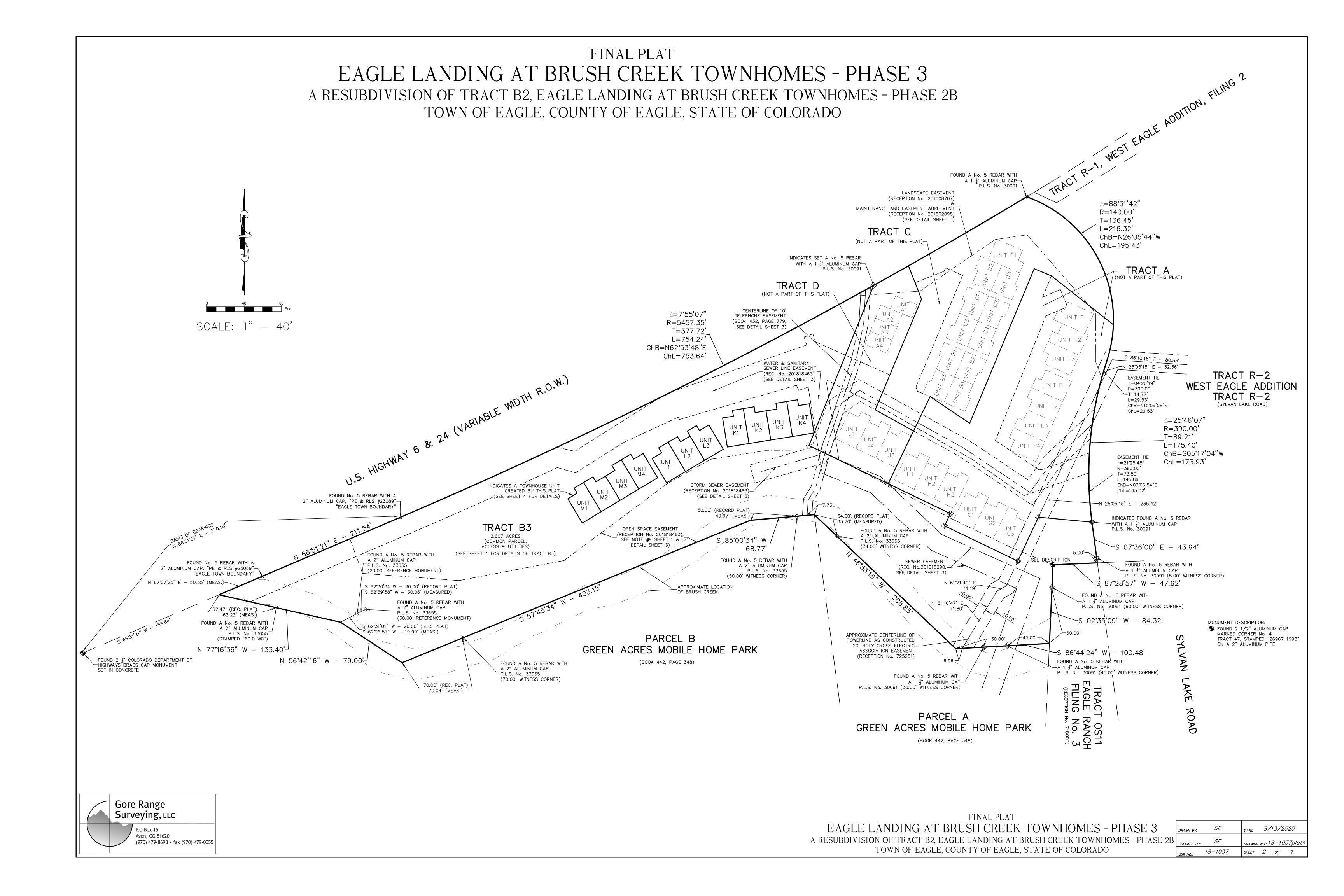
f the Town of Eagle, Colorado, this $_{---}$ day of $_{--}$ der of Eagle County, Colorado; subject to the provisions that approval in ing or constructing of improvements on said lands, streets or specifically agreed to by the Board of Trustees of the Town of Eagle. Town of Eagle for maintenance of public improvements until ompleted in accordance with the Town of Eagle's specifications and improvements. This approval does not guarantee that the size, soil conditions, or flooding conditions of any lot shown hereon are such any other required permit will be issued. This approval is with the ired improvements for all utility services, paving, grading, landscaping, signs, flood protection devices, drainage structures, and all other ne responsibility of the owners designated hereon and not the Town of in writing by the Board of Trustees.

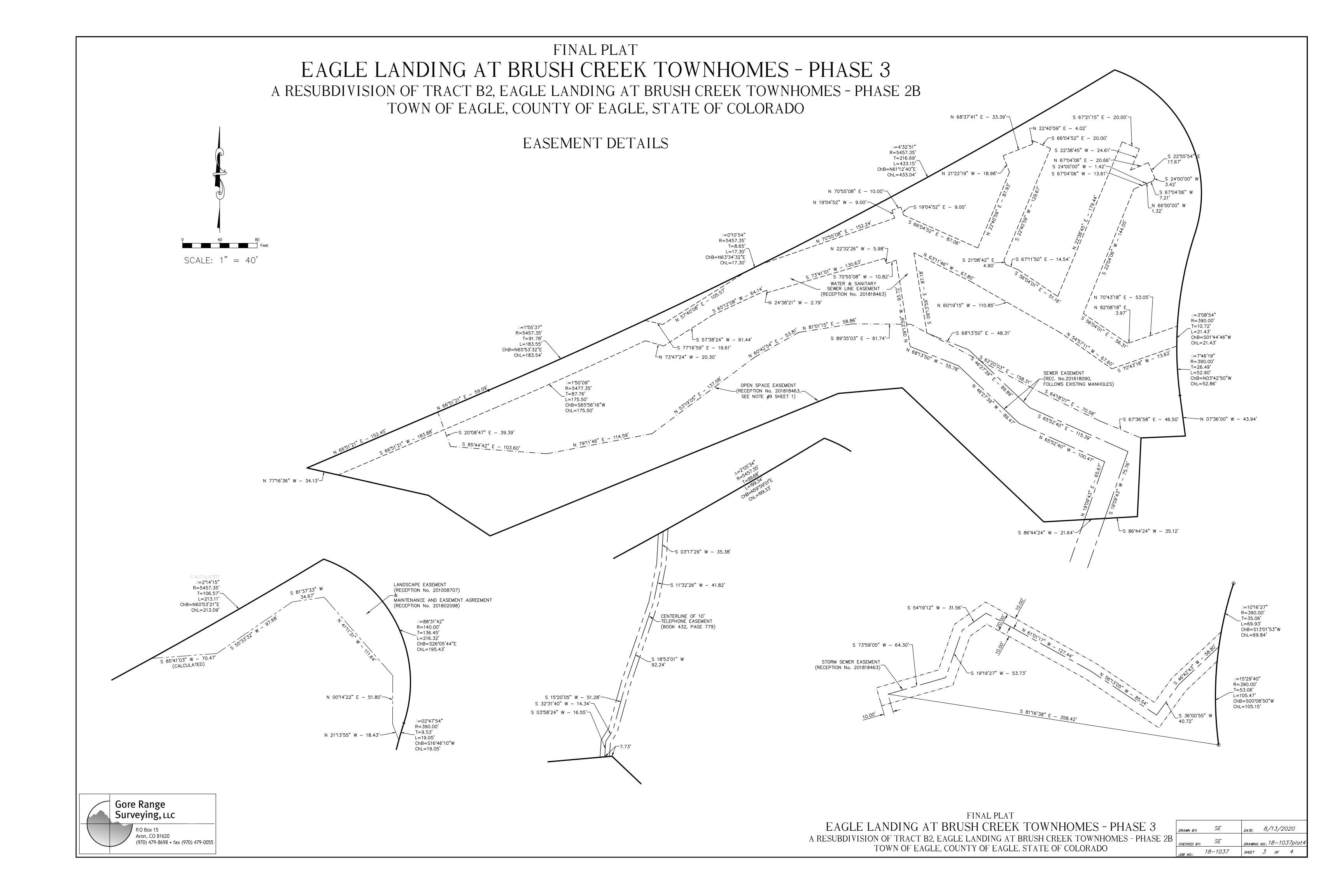
ess my hand and seal of the Town of Eagle, Colorado
EST:
n Clerk
anning Commission Cortificate
nning Commission Certificate
s plat approved by the Town of Eagle Planning Commission the day of, A.D., 2020.
airman
ırveyor's Certificate
samuel H. Ecker, do hereby certify that I am a professional land surveyor licensed under the laws of the State of lorado, that this plat is a true, correct and complete plat of Eagle Landing at Brush Creek Townhomes - Phase 3, laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property me and/or under my supervision, is based upon my knowledge, information and belief, is in accordance with policable standards, is not a guaranty or warranty, either expressed or implied and correctly shows the location and mensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all locations governing the subdivision of land.
er regulations governing the subdivision of land.
ecuted this day of, A.D., 2020.
muel H. Ecker
lorado P.L.S. No. 30091
rtificate of Taxes Paid
Tulicate of Taxes Faid
ne undersigned, do hereby certify that the entire amount of taxes and assessments due and payable
on all parcels of real estate described on this plat are paid in full as of ted this day of A.D., 2020.
ed tills day of, A.D., 2020.
easurer of Eagle County
erk and Recorder's Certificate
s Plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock, on the of, 2020 and is duly recorded at Reception No
, 2020 and is duly recorded at Hecephorn two
OLE COUNTY OLEDIA AND DECORDED
GLE COUNTY CLERK AND RECORDER
, Deputy
elarations or Protective Covenants are filed at Reception No.

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

DATE: 8/13/2020 D<u>RAWING NO.:</u> 18-1037pla 18–1037 SHEET 1 OF 4





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

UNIT AND TRACT B3 DETAILS

LINE TABLE			LINE TABLE		
LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N83°43'16"E	180.24	L24	N30*35'37"W	30.25
L2	N59°00'00"E	11.75	L25	N59°24'23"E	11.75
L3	N31°00'00"W	6.25	L26	N30°35'37"W	6.25
L4	N59°00'00"E	11.75	L27	N59°24'23"E	11.75
L5	S31°00'00"E	36.50	L28	S30°35'37"E	36.50
L6	S59*00'00"W	23.50	L29	S59°24'23"W	23.50
L7	N31°00'00"W	30.25	L30	N59°24'23"E	11.75
L8	N59°00'00"E	11.75	L31	S30*35'37"E	6.25
L9	S31°00'00"E	6.25	L32	N59°24'23"E	11.92
L10	N59°00'00"E	11.88	L33	S30°35'37"E	30.25
L11	S31°00'00"E	30.25	L34	S59°24'23"W	23.67
L12	S59*00'00"W	23.62	L35	N30°35'37"W	36.50
L13	N59°00'00"E	11.79	L36	N59°24'23"E	11.67
L14	N31°00'00"W	6.25	L37	S30°35'37"E	6.25
L15	N59°00'00"E	11.75	L38	N59°24'23"E	11.75
L16	S31°00'00"E	36.50	L39	S30*35'37"E	30.25
L17	S59*00'00"W	23.54	L40	S59°24'23"W	23.42
L18	N59°00'00"E	11.75	L41	N61°24'59"E	4.94
L19	S31°00'00"E	6.25	L42	N09°13'59"W	31.67
L20	N59°00'00"E	11.75	L43	N80°46'01"E	11.75
L21	S31°00'00"E	30.25	L44	N09°13'59"W	6.33
L22	S59°00'00"W	23.50	L45	N80°46'01"E	11.75
L23	S60°32'12"E	10.99	L46	S09°13'59"E	38.00

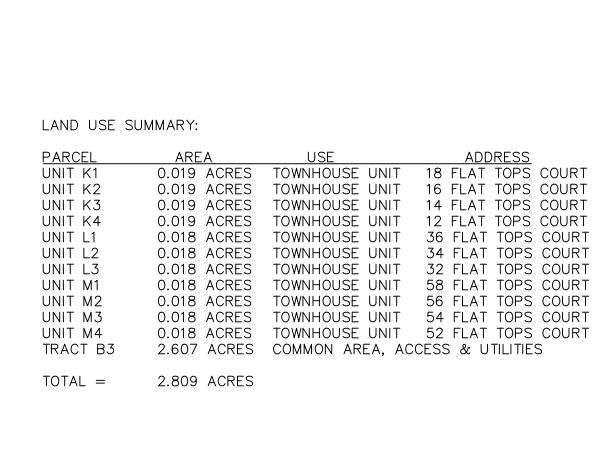
LINE TABLE				
LINE#	BEARING	DISTANO		
L47	S80*46'01"W	23.50		
L48	N80°46'01"E	11.75		
L49	S09°13'59"E	6.33		
L50	N80°46'01"E	11.92		
L51	S09°13'59"E	31.67		
L52	S80°46'01"W	23.67		
L53	N80°46'01"E	11.75		
L54	N09*13'59"W	6.33		
L55	N80°46'01"E	11.75		
L56	S09°13'59"E	38.00		
L57	S80°46'01"W	23.50		
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		

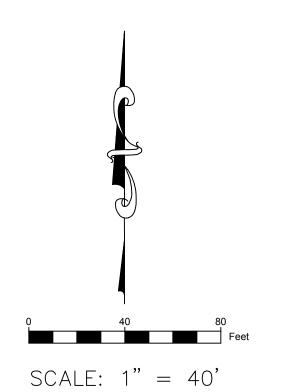
FOUND No. 5 REBAR WITH A 2" ALUMINUM CAP, "PE & RLS #23089"—

"EAGLE TOWN BOUNDARY"

62.47' (REC. PLAT) 62.22' (MEAS.) FOUND A No. 5 REBAR WITH

A 2" ALUMINUM CAP P.L.S. No. 33655 (STAMPED "60.0 WC")





	∆=5°55′50" =5457.35′
	T=282.68' L=564.85' 63°53'26"E
	L=564.60' L45 L48 L50 L53 T
	TRACT A
	21 C. L47 L32 C. L47 LUNIT K2 UNIT K3 L40 L41 UNIT K3 UNIT K3
1,8	UNIT L2 INDICATES FOUND A No. 5 REBAR WITH A 1 ½" ALUMINUM CAP
FOUND No. 5 REBAR WITH A 2" ALUMINUM CAP, "PE & RLS #23089" "EAGLE TOWN BOUNDARY"	FOUND A No. 5 REBAR WITH A 2" ALUMINUM CAP P.L.S. No. 33091 MONUMENT DESCRIPTION:
UNIT M1	S 84°39'25" E - 57.65'- UNIT M2 50.00' (RECORD PLAT) 49.97' (MEAS.) S 85°00'34" W S 25°41'53" W - 14.53'- N 25°05'15" E N 25°05'15" E N 25°05'15" E S 84°39'25" E - 57.65'- N 25°05'15" E
TRACT B3 FOUND A No. 5 REBAR WITH A 2" ALUMINUM CAP FOUND A No. 5 REBAR WITH COMMON PARCEL,	68.7/ FOUND A No. 5 REBAR WITH A 2" ALUMINUM CAP P.L.S. No. 33655 (34.00' WITNESS CORNER) 51.96 S 07°36'00" E - 43.94'
P.L.S. No. 33655 ACCESS & UTILITIES)	S 64°18'07" E - 87.12' SEE DESCRIPTION FOUND A No. 5 REBAR WITH
(20.00' REFERENCE MONUMENT) S 62°30'34 W - 30.00' (RECORD PLAT) S 62°39'58" W - 30.06' (MEASURED)	A 1 ½" ALUMINUM CAP P.L.S. No. 30091 (5.00' WITNESS CORNER) S 87°28'57" W - 47.62' FOUND A No. 5 REBAR WITH
FOUND A No. 5 REBAR WITH A 2" ALUMINUM CAP P.L.S. No. 33655 P.L.S. No. 33655	S 02°35'09" W - 84.32' S 02°35'09" W - 84.32' Pound a No. 5 Rebar with A 1 ½" Aluminum CAP P.L.S. No. 30091 (60.00' WITNESS CORNER)
(30.00' REFERENCE MONUMENT) S 62'31'01" W - 20.00' (REC. PLAT) S 62'26'57" W - 19.99' (MEAS.)	30.00' 45.00' 60.00'
	FOUND A No. 5 REBAR WITH FOUND A No. 5 REBAR WITH A 1 ½" ALUMINUM CAP
FOUND A No. 5 REBAR WITH A 2" ALUMINUM CAP P.L.S. No. 33655 (70.00' WITNESS CORNER)	A 1 ½" ALUMINUM CAP—/ P.L.S. No. 30091 (45.00 WINESS CORNER) P.L.S. No. 30091 (45.00 WINESS CORNER) S 86°44′24" W — 100.48'

INDICATES SET A No. 5 REBAR WITH A 1 $\frac{1}{2}$ " ALUMINUM CAP—P.L.S. No. 30091



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

	DRAWN BY:	SE	DATE:	8/	13/2	020	
2B	CHECKED BY:	SE	DRAWING	_{NO.:} 1	8–10	37plat	4
	JOB NO.:	18-1037	SHEET	4	OF	4	