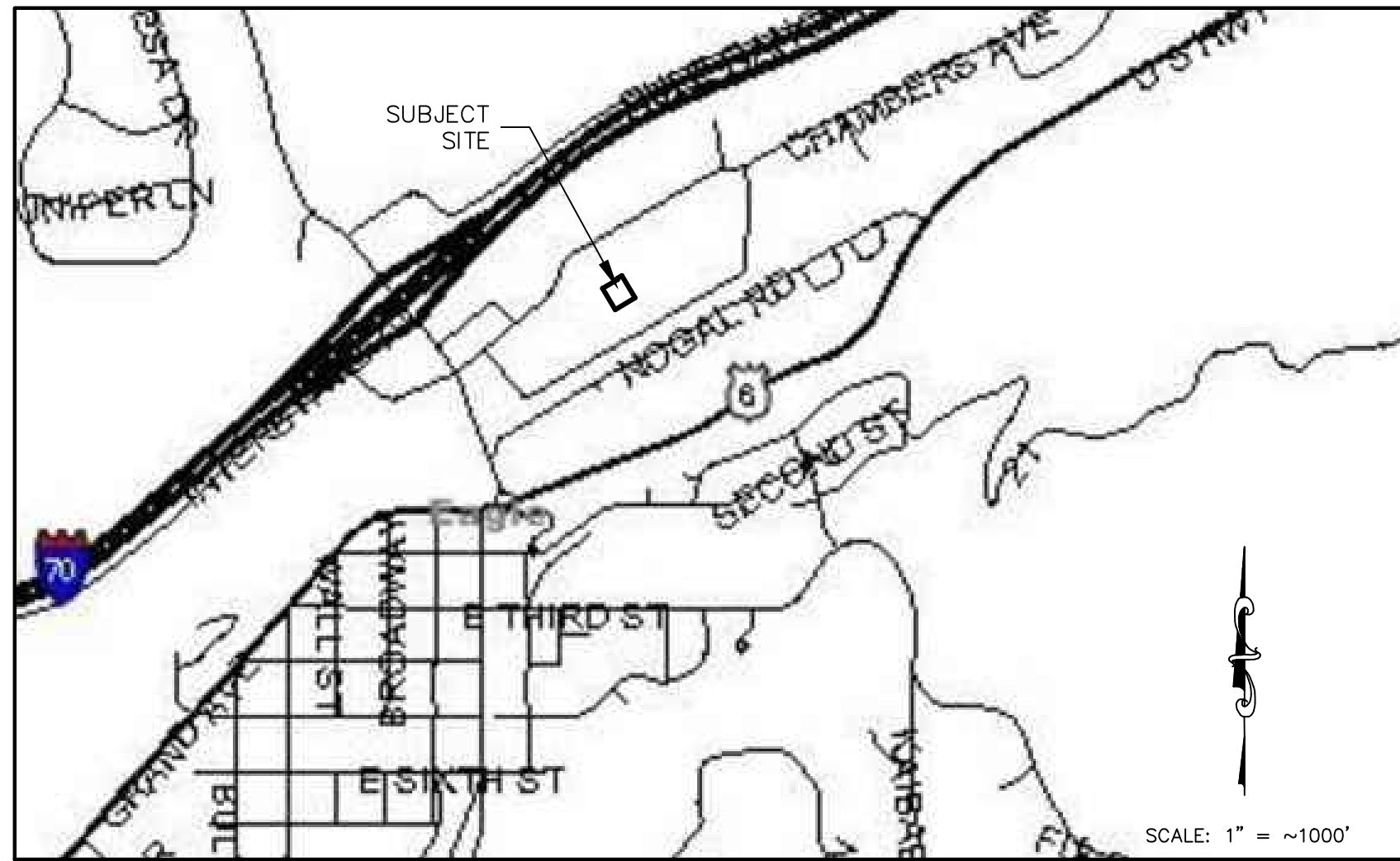


FINAL PLAT
CHAMBERS AVENUE CONDOMINIUMS, LOT D
 A RESUBDIVISION OF LOT 4
 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP

Town Council Certificate

This plat approved by the Town Council of the Town of Eagle, Colorado, this ____ day of _____, A.D., 2021, for filing with the Clerk and Recorder of Eagle County, Colorado; 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 Town Council 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 Town Council.

Town of Eagle, Colorado

By: _____
 Mayor

Witness my hand and seal of the Town of Eagle, Colorado

ATTEST:

 Town Clerk

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 Chamber 700 LLC, a Colorado limited liability company, free and clear of all liens and encumbrances, except as follows:

Executed this ____ day of _____, A.D., 2021.

 Title Examiner

Certificate of Ownership

We, Chambers 700 LLC, a Colorado limited liability company, the sole owner in fee simple of all that real property described as follows:

Lot 4, 700 Chambers Avenue Subdivision, a Resubdivision of Lot 1, according to the plat thereof recorded September 8, 2014 at Reception No. 201415291, County of Eagle, State of Colorado

have by these presents laid out, platted and subdivided the same into units as shown on this plat and designate the same as Chambers Avenue Condominiums, Lot D, situated in the Town of Eagle, County of Eagle, State of Colorado.

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 _____, A.D., 2021.

Owner: Chambers 700 LLC
 a Colorado limited liability company

By: _____
 Title: _____

STATE OF _____)
)SS
 COUNTY OF _____)

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, A.D., 2021, by _____ as _____ of Chambers 700 LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission expires: _____

 Notary Public

Mortgagee or Lienholders Certificate

Creekside DTS, LLC does hereby certify that it is the holder of a deed of trust against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this ____ day of _____, A.D., 2021.

By: _____
 Title: _____

STATE OF _____)
)SS
 COUNTY OF _____)

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, A.D., 2021, by _____ as _____ of Creekside DTS, LLC.

Witness my hand and official seal.

My Commission expires: _____

 Notary Public

Surveyor's Certificate

I, Samuel H. Ecker, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Chambers Avenue Condominiums, Lot C, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and correctly shows the location and dimensions of the units, and lot 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 7th day of June, A.D., 2021.

Samuel H. Ecker
 Colorado P.L.S. No. 30091



GENERAL NOTES:

- 1) DATE OF SURVEY: JUNE, 2021.
- 2) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND IN PLACE MARKING THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY, A No. 5 REBAR WITH A 1 1/2" ALUMINUM CAP, P.L.S. No. 37924 AND THE NORTHWESTERLY CORNER OF THE SUBJECT PROPERTY, A No. 5 REBAR WITH A 1 1/2" ALUMINUM CAP, P.L.S. No. 37924, SAID BEARING BEING N30°52'00"W (ASSUMED) (SEE SHEET 2).
- 3) MONUMENTATION AS INDICATED HEREON.
- 4) THE PURPOSE OF THIS PLAT IS TO CREATE THE CONDOMINIUM UNITS AND THEIR ASSOCIATED LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS 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. V50061874, DATED MAY 26, 2021 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 DATE OF CERTIFICATION SHOWN HEREON.
- 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) DECLARATIONS OR PROTECTIVE COVENANTS FOR THIS SUBDIVISION RECORDED _____ UNDER RECEPTION No. _____.
- 10) UNITS 1A & 1B ARE TO BE TREATED AS ONE UNIT AND CANNOT BE SOLD SEPARATELY.
- 11) UNITS 4A & 4B ARE TO BE TREATED AS ONE UNIT AND CANNOT BE SOLD SEPARATELY.

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable upon all parcels of real estate described on this plat are paid in full as of _____ Dated this ____ day of _____, A.D., 2021.

 Treasurer of Eagle County

Clerk and Recorder's Certificate

This Plat was filed for record in the office of the Eagle County Clerk and Recorder at ____ o'clock ____ on the ____ day of _____, 2021 and is duly recorded at Reception No. _____.

EAGLE COUNTY CLERK AND RECORDER

By: _____, Deputy

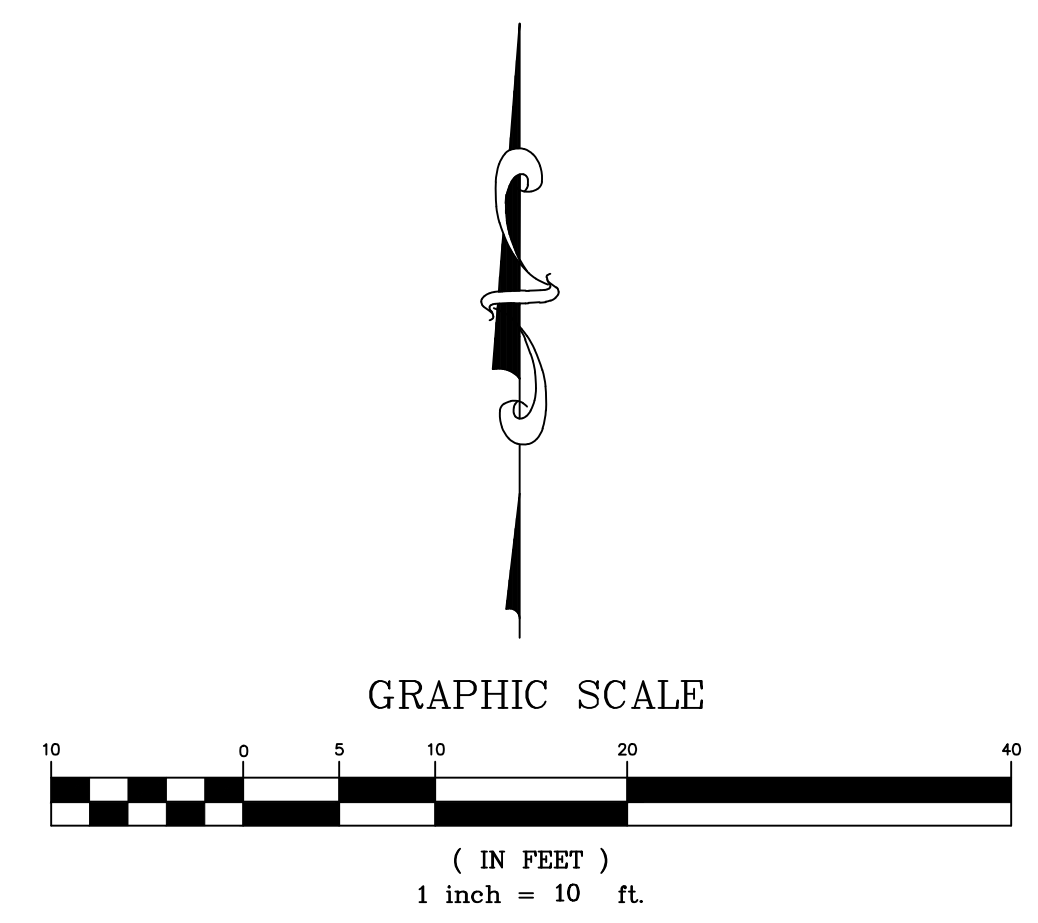
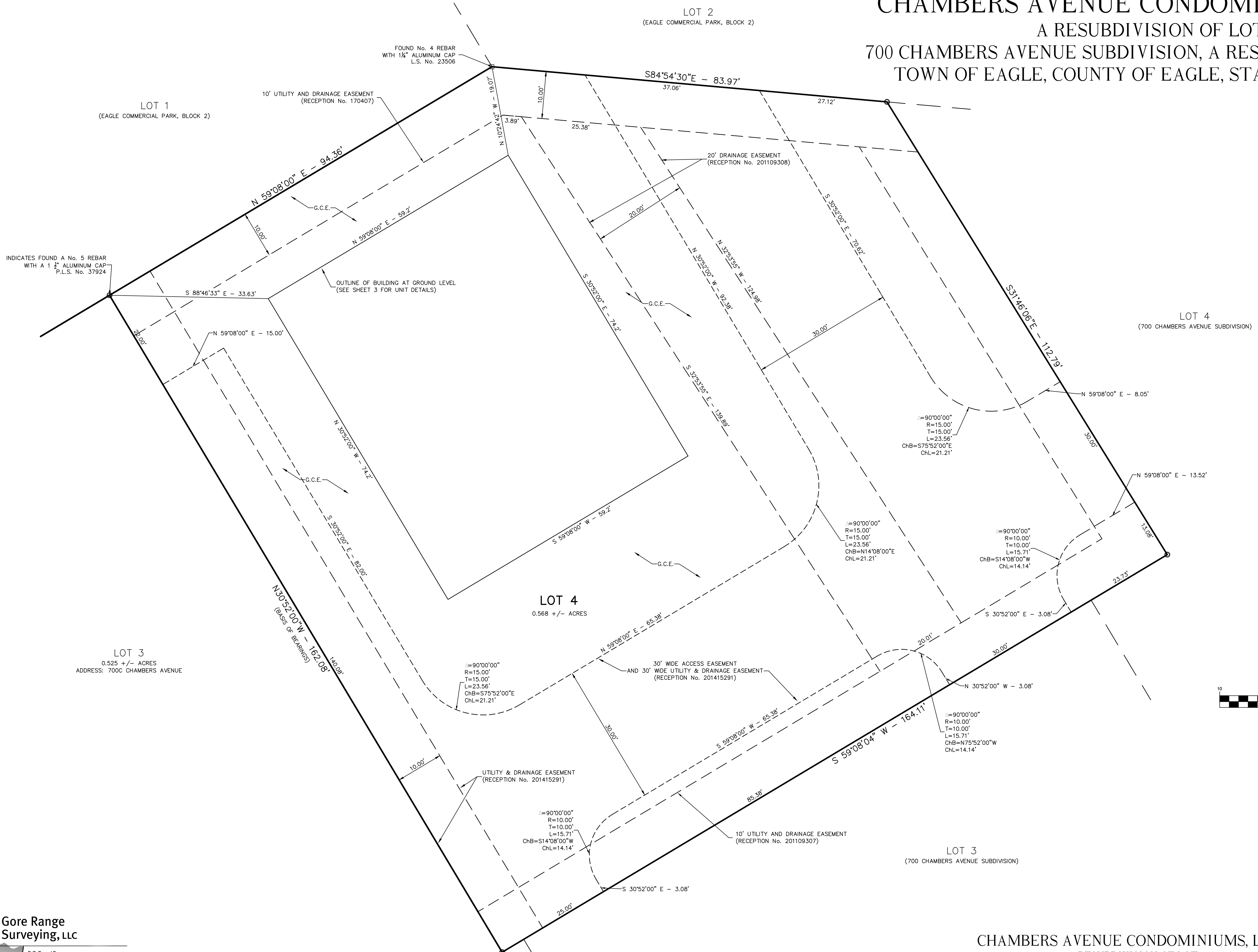
Declarations or Protective Covenants are filed at Reception No. _____



CHAMBERS AVENUE CONDOMINIUMS, LOT D
 A RESUBDIVISION OF LOT 4
 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	SE	DATE:	6/7/2021
CHECKED BY:	SE	DRAWING NO.:	17-957 lot D
JOB NO.:	17-957	SHEET	1 of 3

FINAL PLAT
CHAMBERS AVENUE CONDOMINIUMS, LOT D
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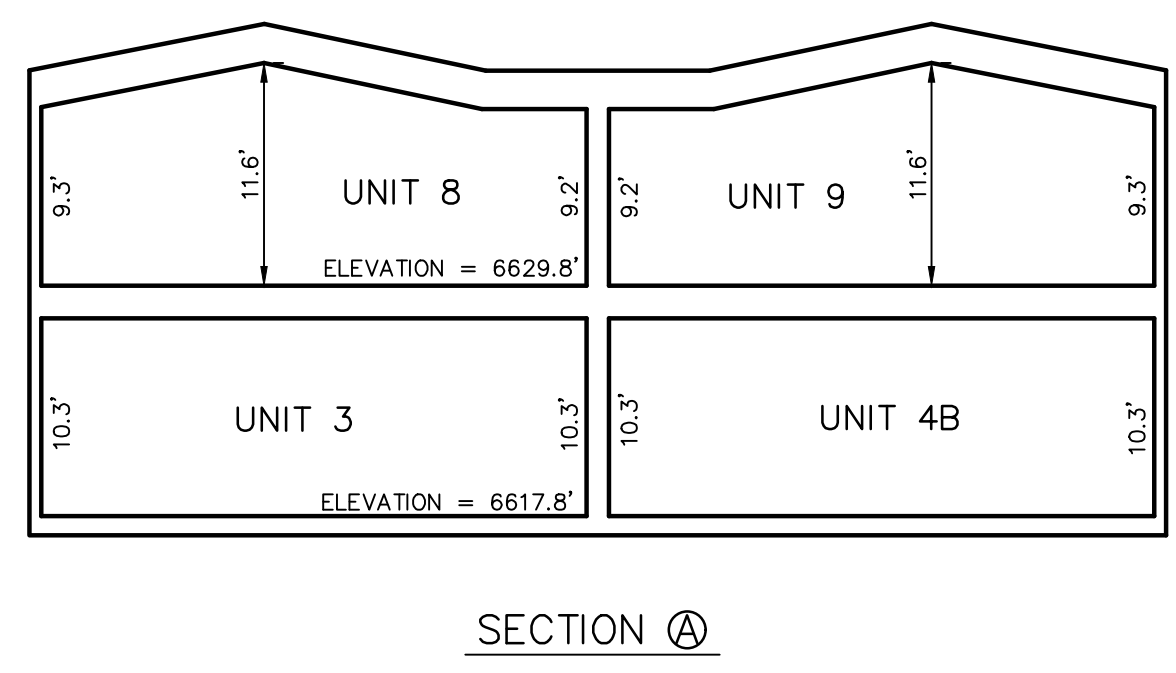
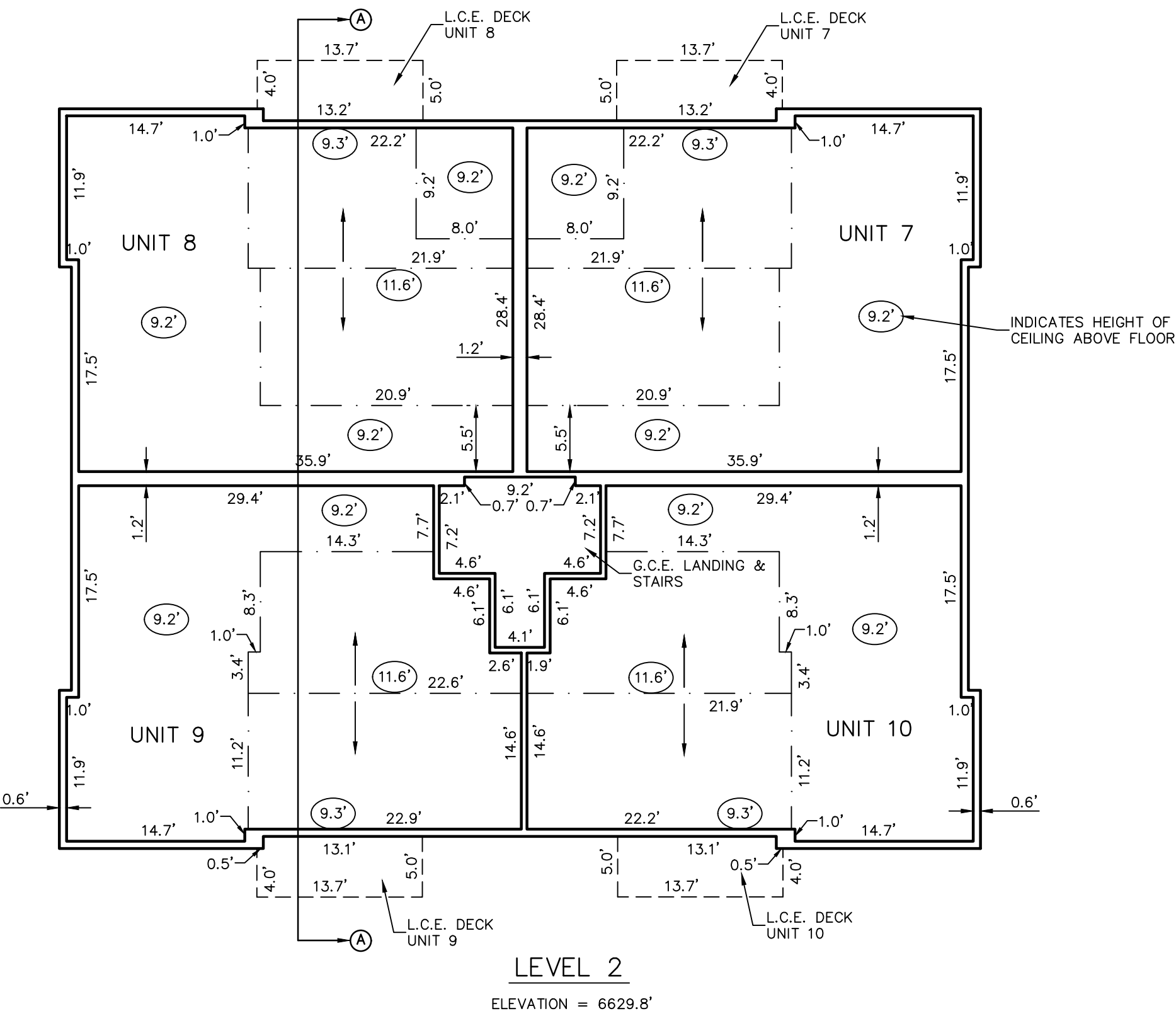
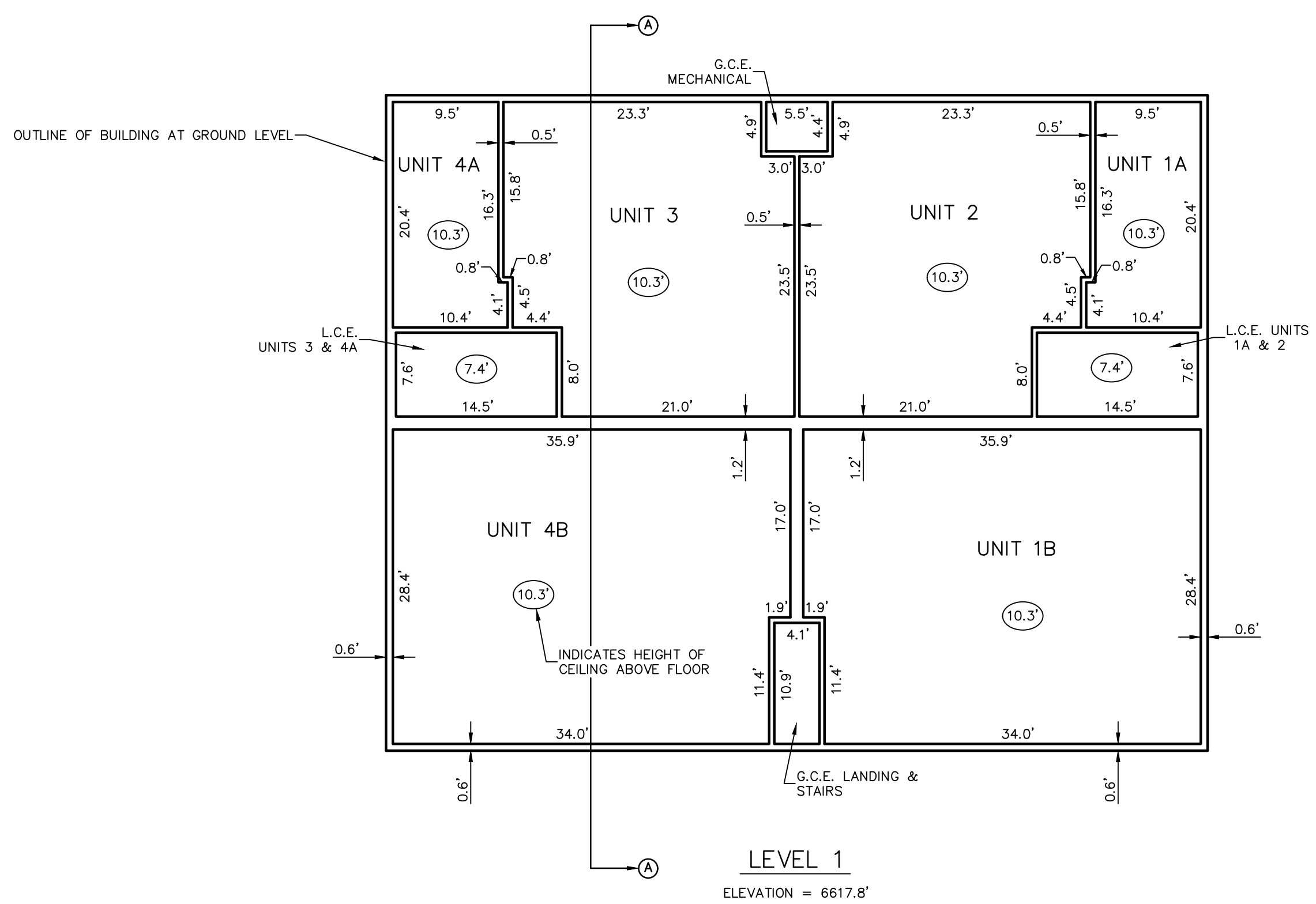
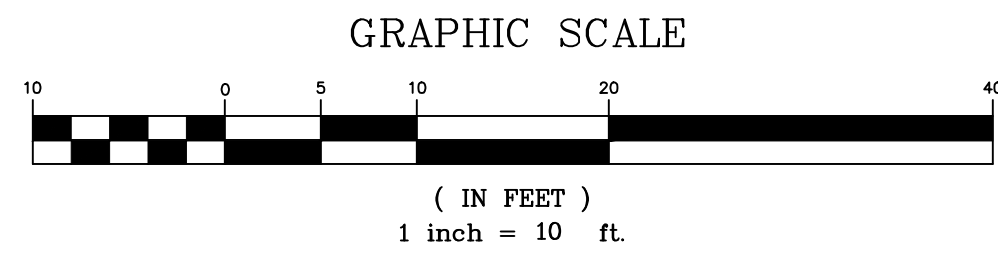
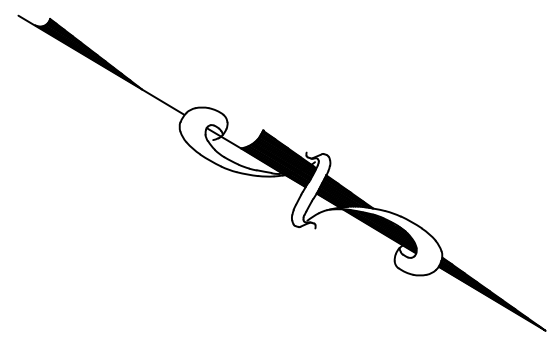


Gore Range Surveying, LLC
 P.O. Box 15
 Avon, CO 81620
 (970) 479-8698 • fax (970) 479-0055

CHAMBERS AVENUE CONDOMINIUMS, LOT D
 A RESUBDIVISION OF LOT 4
 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	SE	DATE:	6/7/2021
CHECKED BY:	SE	DRAWING NO.:	17-957 lot D
JOB NO.:	17-957	SHEET	2 OF 3

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



ADDRESS TABLE:

UNIT	ADDRESS
UNIT 1A	706 CHAMBERS AVENUE, UNIT 1
UNIT 1B	706 CHAMBERS AVENUE, UNIT 6
UNIT 2	706 CHAMBERS AVENUE, UNIT 2
UNIT 3	706 CHAMBERS AVENUE, UNIT 3
UNIT 4A	706 CHAMBERS AVENUE, UNIT 4
UNIT 4B	706 CHAMBERS AVENUE, UNIT 5
UNIT 7	706 CHAMBERS AVENUE, UNIT 7
UNIT 8	706 CHAMBERS AVENUE, UNIT 8
UNIT 9	706 CHAMBERS AVENUE, UNIT 9
UNIT 10	706 CHAMBERS AVENUE, UNIT 10



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DRAWN BY:	SE	DATE:	6/7/2021
CHECKED BY:	SE	DRAWING NO.:	17-957 Lot D
JOB NO.:	17-957	SHEET	3 OF 3