

FINAL PLAT TOWN OF EAGLE - LOT 15A

A Consolidation of Lot 15 and Lot 16, Block 22, Town of Eagle
Town of Eagle, County of Eagle, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that JEH INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, the sole owners in fee simple of all that real property described as follows:

LOTS 15 AND 16, BLOCK 22, TOWN OF EAGLE, according to the FINAL PLAT recorded January 1, 1905 in Book E, Page 2 at the Eagle County Clerk and Recorders Office, Eagle County, Colorado, containing 0.1435 acres more or less;

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 TOWN OF EAGLE - LOT 15A, A CONSOLIDATION OF LOT 15 AND LOT 16, BLOCK 22, TOWN OF EAGLE, the Final Plat thereof, a Subdivision 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 streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only.

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, at Reception No. _____.

EXECUTED this _____ day of _____, 2022.

Owner: JEH INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY

Address: 9605 POUNDSTONE PLACE
GREENWOOD VILLAGE, CO 80111

STATE OF _____)
COUNTY OF _____) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2022, by _____

Witness my hand and official seal _____

My commission expires: _____

Notary Public

TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in JEH INVESTMENTS LLC, a Colorado Limited Liability Company, free and clear of all liens and encumbrances, except as follows:

EXECUTED this _____ day of _____, 2022.

Title Examiner

BOARD OF TRUSTEE CERTIFICATE

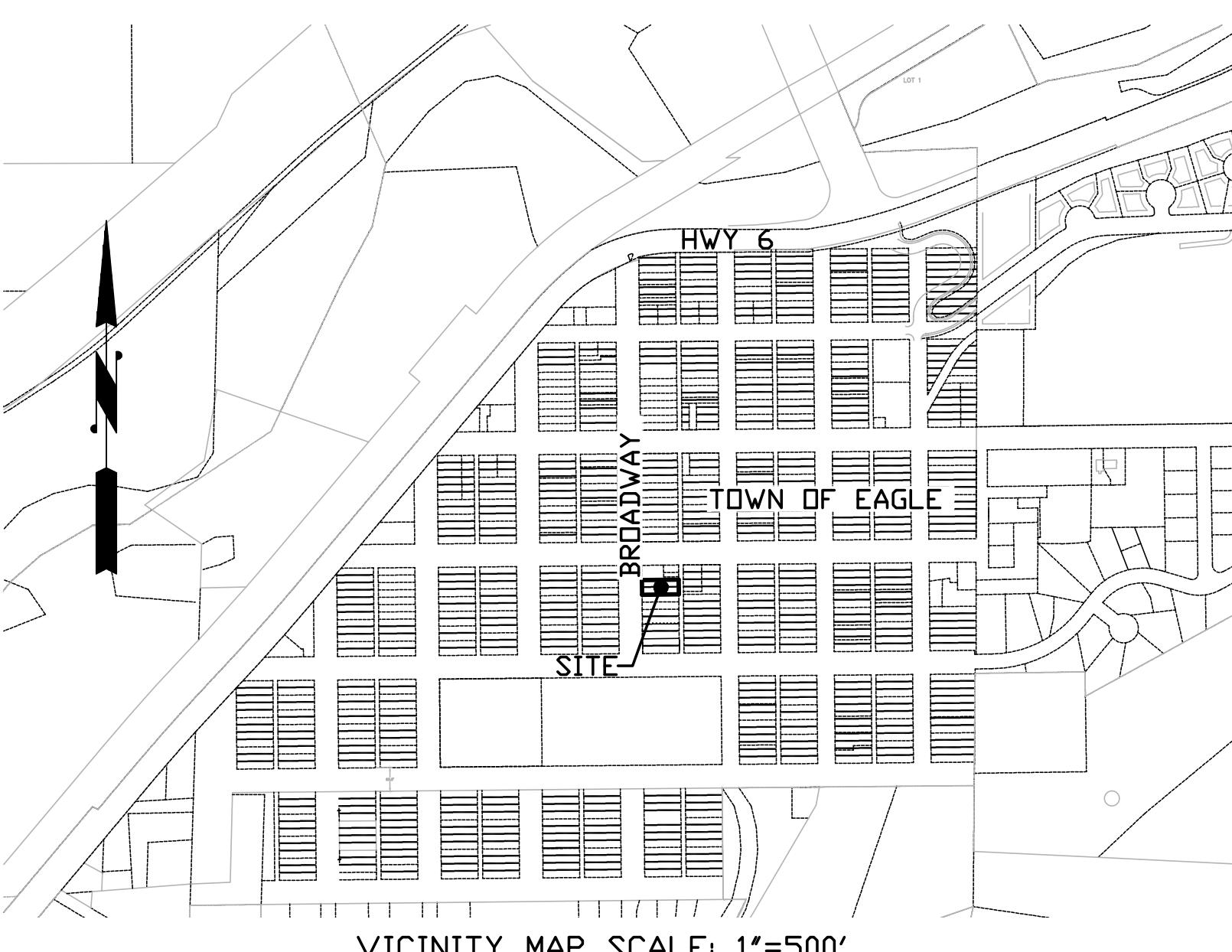
This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 2022 for filing with the Clerk and Recorder of Eagle County, and for conveyance or dedication to the Town of Eagle of the public dedications shown hereon; subject to the provisions that approval in no 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



PLAT NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO (1) VACATE THE COMMON LOT LINE BETWEEN LOT 15 AND LOT 16, BLOCK 22, TOWN OF EAGLE AND (2) CREATE A ENCRUSTATION AGREEMENT EASEMENT.
2. SURVEY DATE: OCTOBER 29, 2021.
3. U.S. SURVEY FEET WAS USED FOR THIS SURVEY.
4. ADDRESS: 410 BROADWAY (NOT POSTED).
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS BASED ON A TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50064345 WITH AN EFFECTIVE DATE OF 1-06-2022, FINAL PLAT, TOWN OF EAGLE, BOOK E, PAGE 2 AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY.
6. BASIS OF BEARINGS: AN ASSUMED BEARING OF S 00° 33' 00" E FROM THE TOWN OF EAGLE FINAL PLAT BOOK E, PAGE 2, BETWEEN A 2.5" ALUMINUM CAP, LS #30091, SET IN MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND SECOND STREET AND A 2.5" ALUMINUM CAP, LS #30091, SET IN MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND FIFTH STREET.
7. BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH PLATTED AND MEASURED.
8. 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.
9. THIS PROPERTY IS ALSO SUBJECT TO THE FOLLOWING:
 - RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 19, 1891 IN BOOK 48 AT PAGE 149.
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE TOWN OF EAGLE RECORDED JANUARY 1, 1876 IN PLAT BOOK E AT PAGE 2.

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this Plat are paid in full.

Dated this _____ day of _____ A.D., 2022.

Treasurer of Eagle County

PLANNING COMMISSION CERTIFICATE

This Plat approved by the Town of Eagle Planning Commission on this _____ day of _____, 2022.

Chairman

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the Clerk and Recorder at _____ o'clock _____ on this _____ day of _____, 2022, and is duly recorded as Reception No. _____.

Clerk and Recorder

By: _____
Deputy

SURVEYOR'S CERTIFICATE

I, Randall P. Kipp, 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 TOWN OF EAGLE - LOT 15A, A CONSOLIDATION OF LOT 15 AND LOT 16, BLOCK 22, TOWN OF EAGLE, the Final Plat thereof, 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 _____, 2022.

Randall P. Kipp
Colorado Licensed Professional Land Surveyor
License Number #38079

LAND USE SUMMARY

LOT 15A 410 BROADWAY 0.1435 Acres 6250.0 s.f. MULTI FAMILY

FINAL PLAT TOWN OF EAGLE - LOT 15A	
A Consolidation of Lot 15 and Lot 15, T.O.E., Blk 22 Town of Eagle, County of Eagle, State of Colorado	
JOB NO.: 211042	DATE: 01-13-2022
SHEET 1 OF 2	DWG NAME: 211042- L15-16 TOE

KIPP LAND SURVEYING

RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

FINAL PLAT
TOWN OF EAGLE - LOT 15A

A Consolidation of Lot 15 and Lot 16, Block 22, Town of Eagle
Town of Eagle, County of Eagle, State of Colorado

2.5" ALUMINUM CAP
IN MONUMENT BOX
LS # 30093
BROADWAY AND
SECOND STREET

BASIS OF BEARINGS
S00°33'00"E
1130.17' — — —

2.5" ALUMINUM CAP
IN MONUMENT BOX
LS # 30093
FIFTH AND BROADWAY

FOURTH STREET
80' RIGHT OF WAY
BOOK E PAGE 2

404
BROADWAY
BUILDING CONDO.
REC.NO. 729202

EXTERIOR BUILDING LINE
ON PROPERTY LINE

N89° 27' 00"E

125.00'

9.03' 1.00' 52.60' 1.00'

ENCROACHMENT AGREEMENT EASEMENT
CREATED BY THIS PLAT
(HATCHED AREA)

50.00'

125.00'

N0° 33' 00"W

589° 27' 00"W

125.00'

LOT 15A
410
6250 SQ.FT.
0.1435 ACRES

COMMON LOT LINE BETWEEN
LOT 15 AND LOT 16, BLOCK 22
TO BE VACATED BY THIS PLAT

LOT 17, BLK 22
420
TAMIE AND TRAVIS KANE LEBLANC
REC.NO. 201712272

50.00'

500' 33' 00"E

50.00'

N08° 53' 53"E
243.30'

2.5" ALUMINUM CAP
IN MONUMENT BOX
LS # 30093
FIFTH AND BROADWAY

0 5 10 20

1 inch = 10 ft.

16' ALLEY

500:333 00.2

FINAL PLAT
TOWN OF EAGLE - LOT 15A
*Consolidation of Lot 15 and Lot 15, T.O.E., Blk 22
Town of Eagle, County of Eagle, State of Colorado*

KIPP LAND SURVEYING

RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540

LEGEND:	
—————	DENOTES BOUNDARY LINE
— — — — —	DENOTES ADJOINER PROPERTY LINES
— — — — — — —	DENOTES TIE LINE
· · · · · · · ·	DENOTES ORIGINAL TOWN OF EAGLE LOT LINE VACATED
— — — — — — —	DENOTES EASEMENT CREATED BY THIS PLAT
○	DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #14109
●	DENOTES FOUND SURVEY MONUMENT – #5 REBAR
□	DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #ILLEGIBLE
▲	DENOTES TOWN OF EAGLE STREET MONUMENTS