

**PRELIMINARY PLAN
A RESUBDIVISION OF
LOT 2, EAGLE VALLEY ELEMENTARY
AND MIDDLE SCHOOL SUBDIVISION
TOWN OF EAGLE
COUNTY OF EAGLE, STATE OF COLORADO**

GENERAL NOTES:

1. DATE OF SURVEY: SEPTEMBER 07, 2021
2. BASIS OF BEARINGS: LINE BETWEEN FOUND REBAR IN MONUMENT BOXES AT INTERSECTIONS OF 2ND STREET AND BROADWAY AND 5TH STREET AND BROADWAY BEING S00°33'00"E. SEE DETAIL THIS PAGE.
3. LINEAL UNITS OF MEASUREMENTS SHOWN ARE GIVEN IN US SURVEY FOOT.
4. THE SOLE PURPOSE OF THIS AMENDED FINAL PLAT IS TO CREATE A 2.3 ACRE SITE (LOT 2A) WITH THE REMAINDER OF LOT 2 BEING LOT 2B AND CREATE "NO BUILD" EASEMENT ON LOT 2A.
5. THERE ARE NO PUBLIC ROAD WAYS, PUBLIC IMPROVEMENTS, OR EASEMENTS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.
6. THE ADDRESS INDICATED IN OVAL IS FOR INFORMATION PURPOSES ONLY VERIFY THE FINAL ADDRESS WITH EAGLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
7. HOLY CROSS EASEMENT RECEPTION NO. 742910 SHOWN SHEET 2 DEPICTED AT APPROXIMATE LOCATION FROM LOCATES DONE BY UULC, LLC PER PLAT RECEPTION NO. 201903217.
8. PROPERTY IS NOT IN A FLOOD PLAIN OR FLOOD WAY.
9. COMMON AREA AND LANDSCAPING WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION TO BE ESTABLISHED AT TIME OF DUPLEX SUBDIVISION.
10. PLANNED DEVELOPMENT OF LOT 2A INCLUDES EIGHT DUPLEXES/16 UNITS. THE DENSITY OF 6254 SQUARE FEET OF SITE AREA PER UNIT EXCEEDS THE MINIMUM REQUIREMENT OF 6000 SQUARE FEET OF SITE AREA PER UNIT.
11. PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS AMENDED FINAL PLAT WERE PROVIDED BY TITLE COMPANY OF THE ROCKIES, COMMITMENT NO. 0820386-C DATED MAY 06, 2022 AT 7:00 A.M.
12. 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.

TITLE CERTIFICATE

DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH IS VESTED IN _____, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D. 20_____.
AGENT _____

BOARD OF TRUSTEES CERTIFICATE

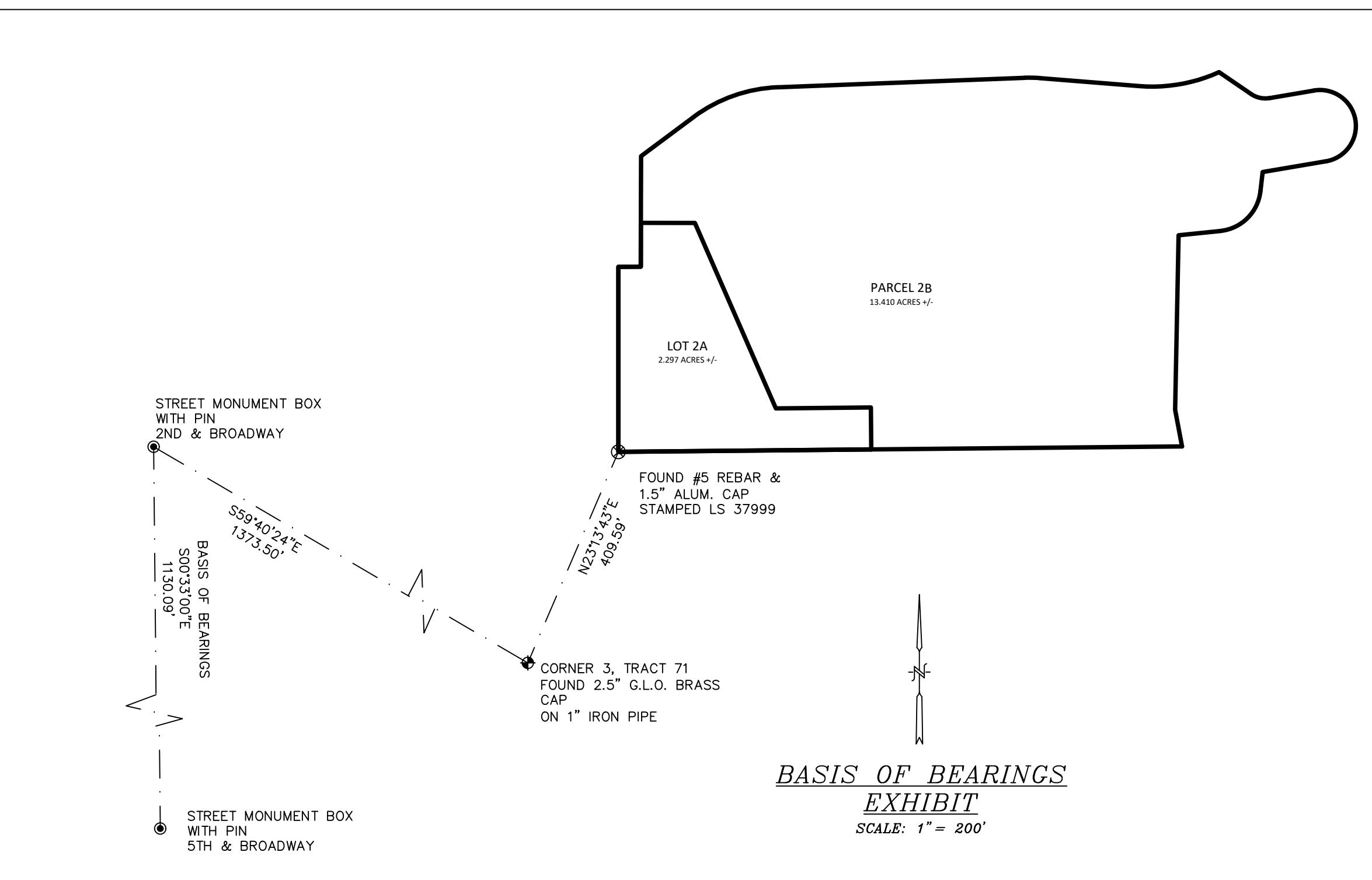
THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS _____ DAY OF _____, 20_____. FOR RECORDING WITH THE CLERK OF EAGLE COUNTY, COLORADO, AND THE CONVEYANCE OR RECORDING TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES 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 SAID IMPROVEMENTS UNTIL CONSTRUCTION OF SAME. IMPROVEMENT HAS BEEN APPROVED IN ACCORDANCE WITH THE TOWN OF EAGLE 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 INVOLVED IN THE IMPROVEMENTS, INCLUDING SERVICE PLANNING, LANDSCAPING, GROUNDS, GUTTERS, SIDEWALKS, ROAD SIGNS, ROAD SIGNS, FLOOR PROTECTION, SERVICES, 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



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. 20_____.
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 0'CLOCK AT _____ M., ON THE _____ DAY OF _____, 20_____. AND IS DULY RECORDED IN BOOK _____ AT PAGE _____ AS DOCUMENT NO. _____.

EAGLE COUNTY CLERK & RECORDER

BY:
DEPUTY

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK _____ AT PAGE _____ AS DOCUMENT NO. _____.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



DRAWN: KPJ REVIEWED: BB
DATE: 09/01/22 PLC JOB#: 2361
SHEET 1 OF 2

OWNER
EAGLE COUNTY SCHOOL DISTRICT
948 CHAMBERS AVENUE
EAGLE, CO. 81631

APPLICANT
HABITAT FOR HUMANITY VAIL VALLEY
45 NOTTINGHAM RANCH ROAD
AVON, CO. 81620

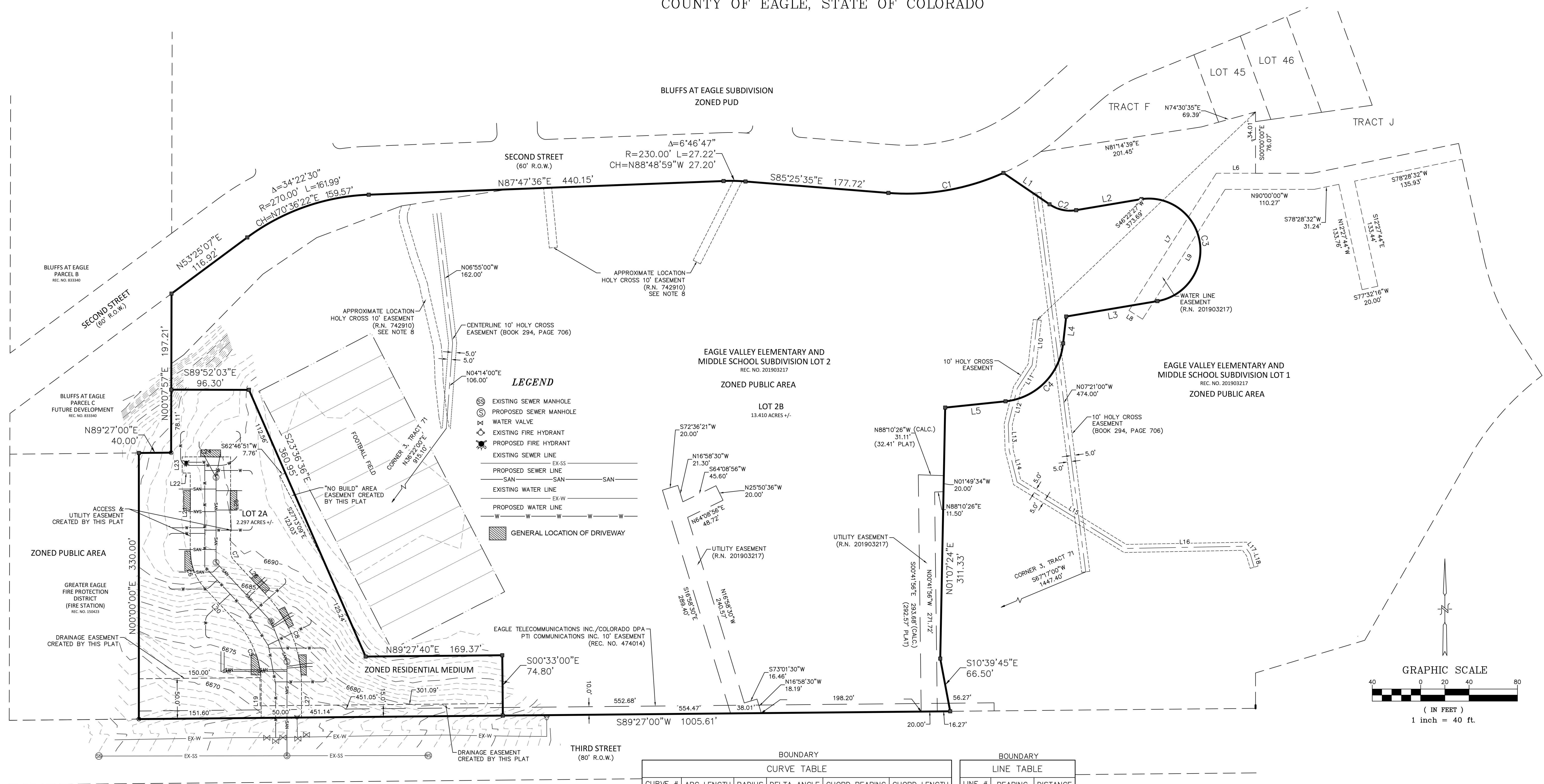
CIVIL ENGINEERING
YARNELL CONSULTING AND CIVIL DESIGN
P.O. BOX 3901
EAGLE, CO. 81631

SURVEYING
PEAK LAND CONSULTANTS
1000 LIONS RIDGE LOOP #3D
VAIL, CO. 81657

PLANNING COMMISSION CERTIFICATE
THIS PLAT APPROVED BY THE TOWN OF EAGLE PLANNING COMMISSION THE _____ DAY OF _____, 20_____.
CHAIRMAN _____

LOT	ACRES	LAND USE	ADDRESS	ZONING
2A	2.297	RESIDENTIAL	TO BE DETERMINED	RESIDENTIAL MEDIUM
2B	13.410	SCHOOL SITE	747 E. THIRD STREET	PUBLIC AREA

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TOWN OF EAGLE
COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	146.19	290.00	28°53'02"	N80°07'56"E	144.65
C2	34.62	45.00	44°04'31"	S77°34'25"E	33.77
C3	201.06	64.00	180°00'00"	N09°36'40"W	128.00
C4	109.62	80.00	78°30'30"	S44°48'39"W	101.24

LINE TABLE			
GTH	LINE #	BEARING	DISTANCE
	L1	S55°45'20"E	69.15
	L2	N80°23'20"E	80.50
	L3	S80°23'20"W	114.68
	L4	N06°33'25"E	33.52
	L5	S24°07'57"E	75.21

CALC. S55°32'09" W 68.63' PLA

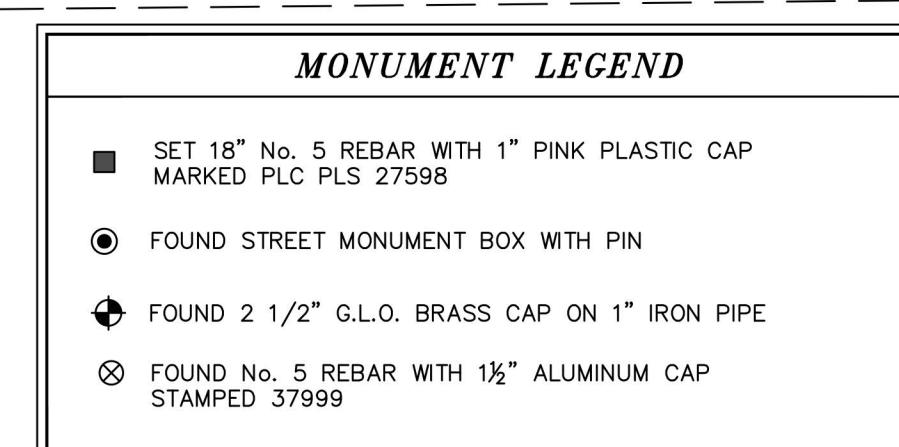
LINE TABLE		
LINE #	BEARING	DISTANCE
L19	N00°00'00"E	41.51
L20	N43°02'54"W	58.62
L21	N00°00'00"E	97.83
L22	N90°00'00"W	10.00
L23	N00°00'00"E	20.00
L24	N90°00'00"E	60.00
L25	S00°00'00"E	117.83
L26	S43°02'54"E	58.62
L27	S00°00'00"E	41.03

WATER LINE			HOLY CROSS ELECTRIC		
LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L6	N90°00'00"E	48.80	L10	S06°27'32"W	56.00
L7	N32°28'04"E	201.73	L11	S32°49'43"W	34.00
L8	N57°20'23"W	20.00	L12	S13°57'43"W	46.00
L9	S32°27'24"W	190.79	L13	S01°58'35"E	31.00
			L14	S13°56'51"E	40.00
			L15	S58°25'31"E	157.00
			L16	N88°56'04"E	148.00
			L17	S35°41'56"E	12.00
			L18	S16°18'26"E	16.00

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C5	84.90	113.00	43°02'54"	N21°31'27"W	82.92	
C6	48.84	65.00	43°02'54"	N21°31'27"W	47.70	
C7	11.27	15.00	43°02'54"	S21°31'27"E	11.01	
C8	122.47	163.00	43°02'54"	S21°31'27"E	119.61	

ACCESS/UTILITY EASEMENT

The logo for Peak Land Consultants, Inc. consists of the letters 'P', 'L', and 'C' in a bold, outlined font. The 'P' and 'L' are on the left, and the 'C' is on the right. The letters are designed to overlap and form a silhouette of a mountain peak with a jagged top and a base that slopes down to the right.



Pre
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