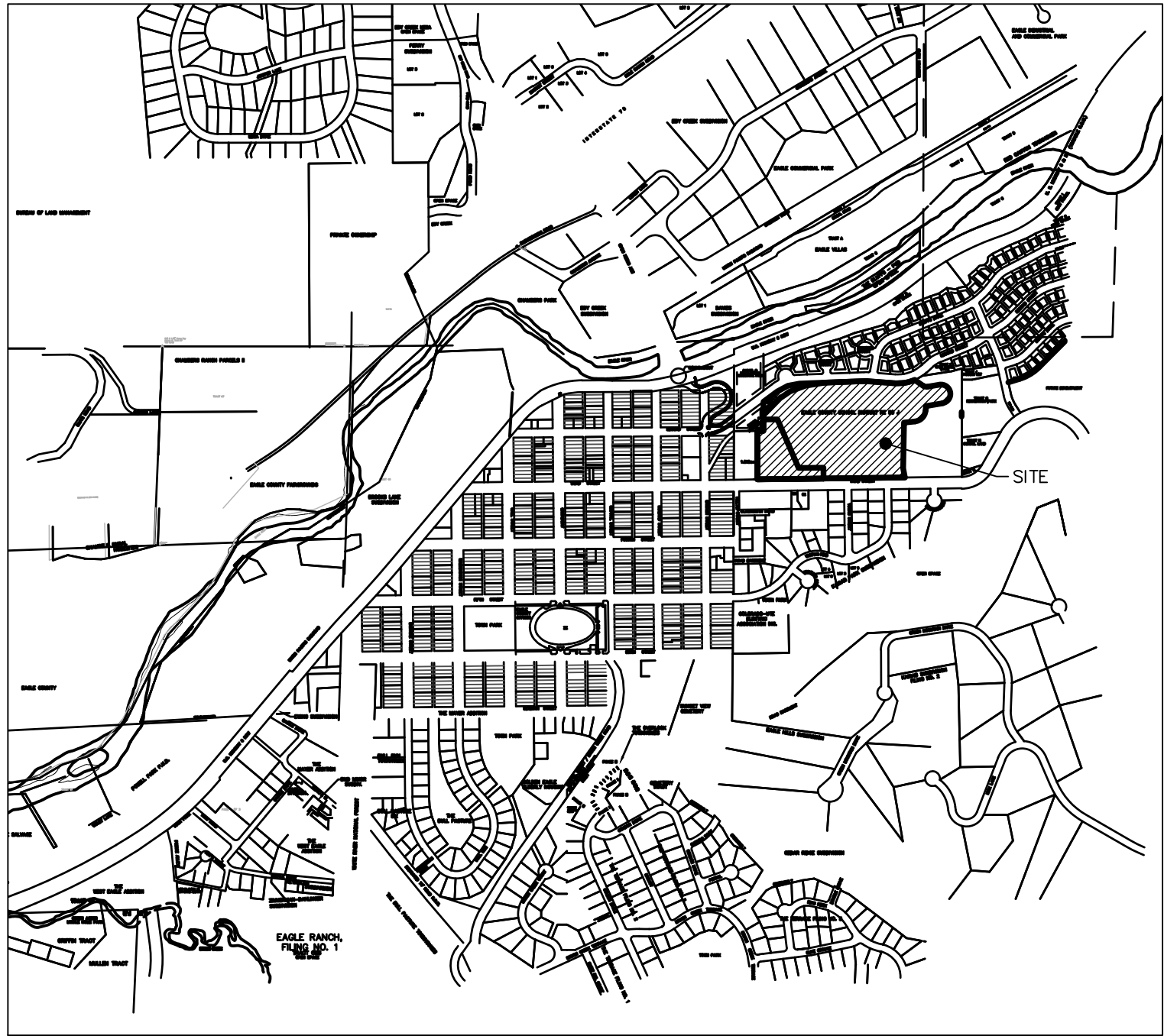


PRELIMINARY PLAN
A RESUBDIVISION OF
LOT 2, EAGLE VALLEY ELEMENTARY
AND MIDDLE SCHOOL SUBDIVISION
TOWN OF EAGLE
COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=1000'

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. 0820388-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 _____, FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AND FOR CONVEYANCE OR DEDICATION 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 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

CERTIFICATE OF DEDICATION AND OWNERSHIP

WE, EAGLE COUNTY SCHOOL DISTRICT RE-50J, THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 2, EAGLE VALLEY ELEMENTARY AND MIDDLE SCHOOL SUBDIVISION RECEPTION NO. 201903216 EAGLE COUNTY, COLORADO

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 THE A RESUBDIVISION OF LOT 2, EAGLE VALLEY ELEMENTARY AND MIDDLE SCHOOL 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, COLORADO, IN BOOK _____ AT PAGE _____ AS DOCUMENT NO. _____

EXECUTED THIS _____ DAY OF _____, 20 _____

OWNERS

STATE OF COLORADO }
COUNTY OF EAGLE } SS

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER

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

APPLICANT

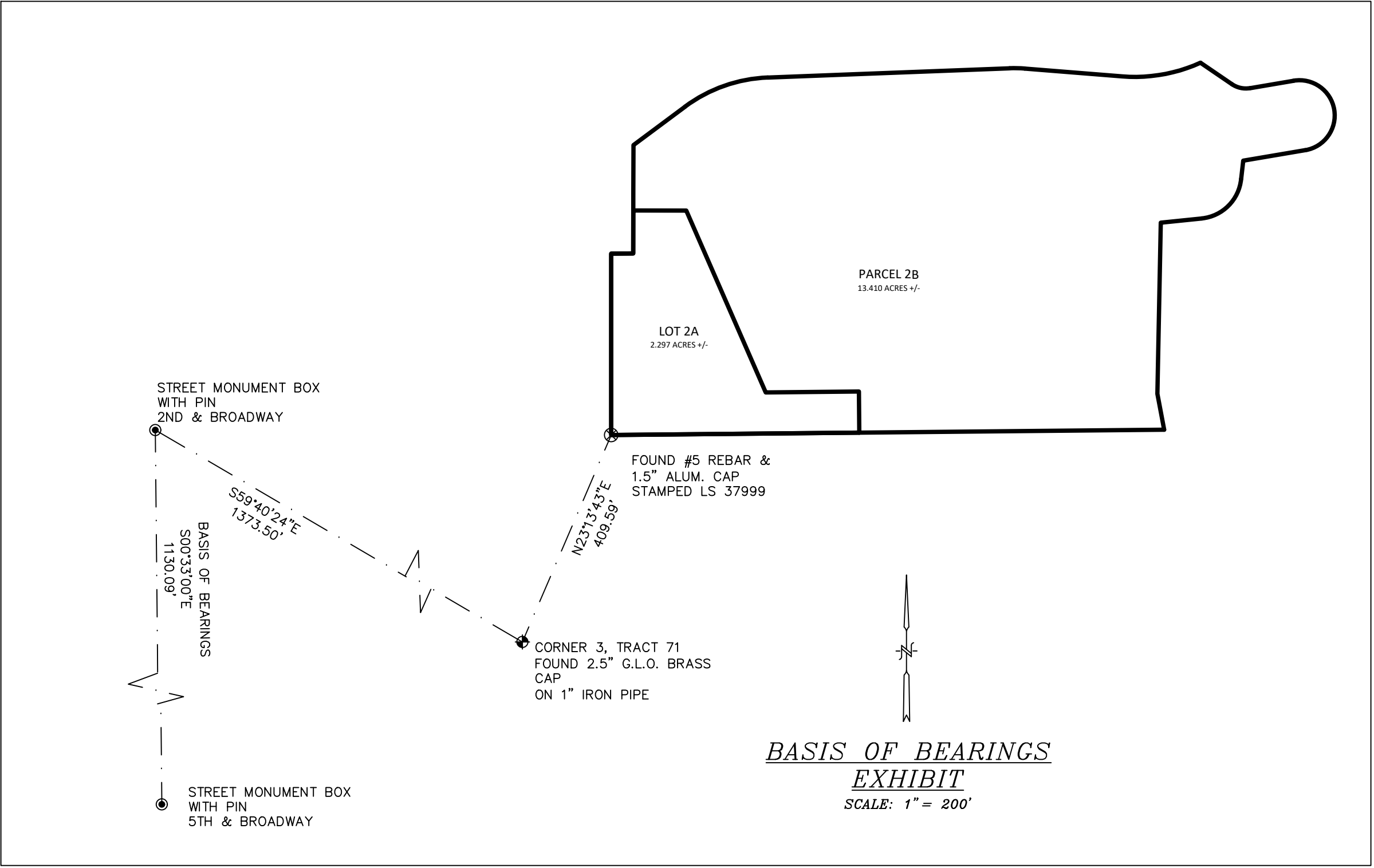
HABITAT FOR HUMANITY VAIL VALLEY
45 NOTTINGHAM RANCH ROAD
AVON, CO. 81620

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



BASIS OF BEARINGS
EXHIBIT
SCALE: 1"= 200'

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

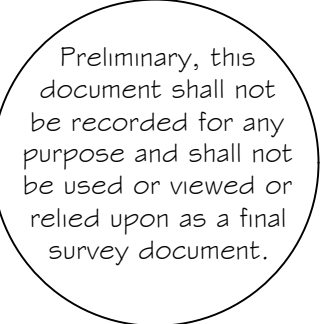
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT O'CLOCK AT _____ M., ON THE _____ DAY OF _____, 20_____, AND IS DULY RECORDED IN BOOK _____ AT PAGE _____, AS DOCUMENT NO. _____

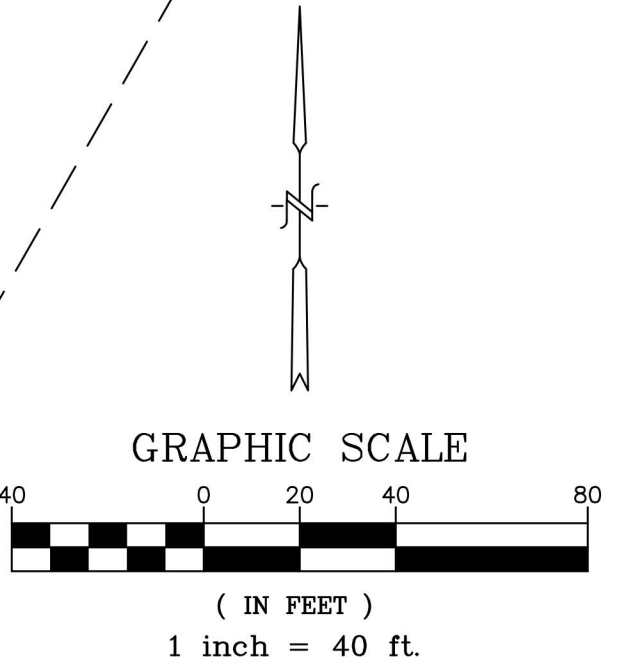
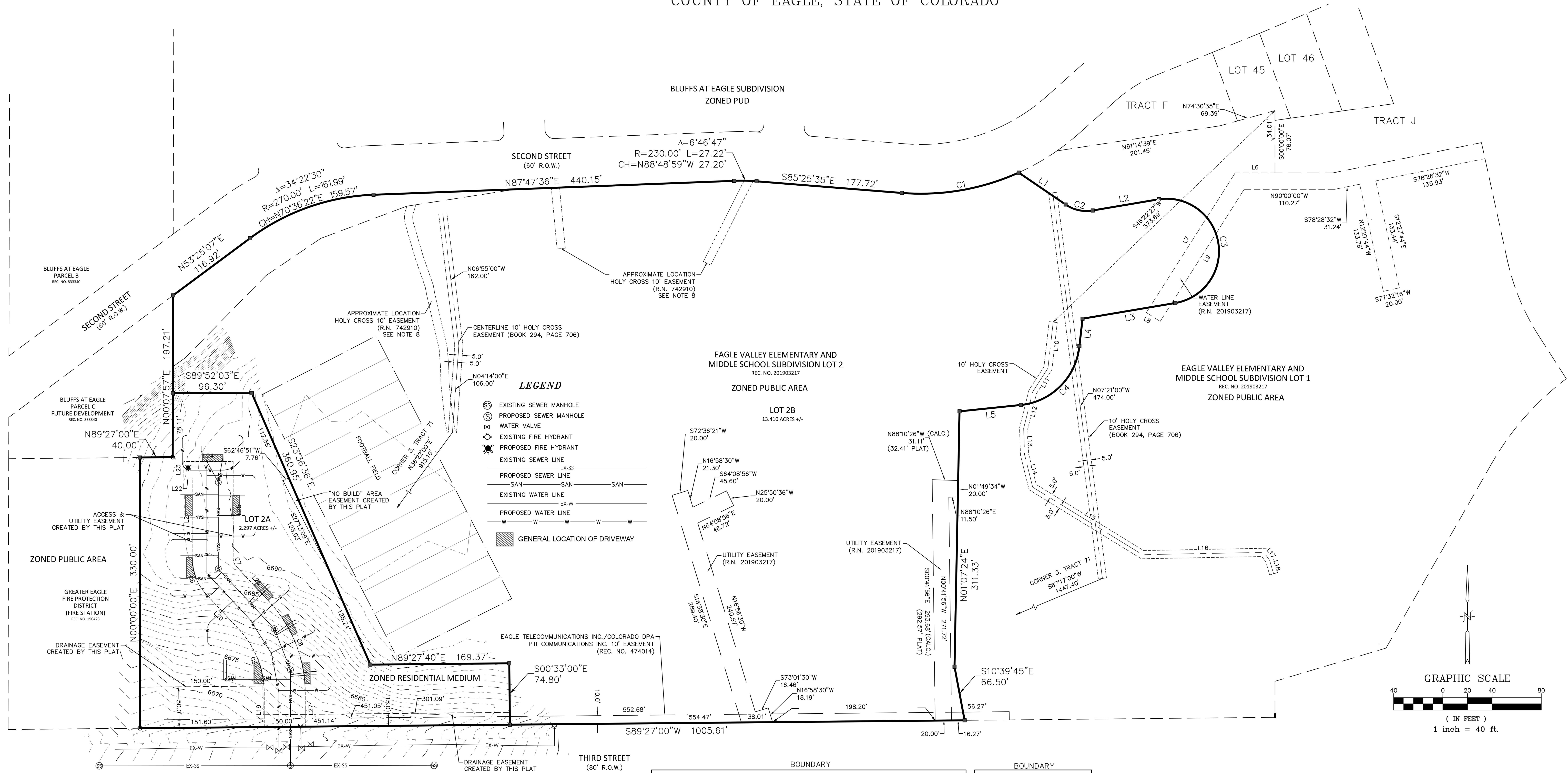
EAGLE COUNTY CLERK & RECORDER

BY:
DEPUTY

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



PRELIMINARY PLAN
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LOT 2, EAGLE VALLEY ELEMENTARY AND MIDDLE SHOOOL SUBDIVISION
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MONUMENT LEGEND	
■	SET 18" No. 5 REBAR WITH 1" PINK PLASTIC CAP MARKED PLC PLS 27598
●	FOUND STREET MONUMENT BOX WITH PIN
⊕	FOUND 2 1/2" G.L.O. BRASS CAP ON 1" IRON PIPE
⊗	FOUND No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED 37999

KAIBAB PARK FILING 1
ZONED RESIDENTIAL MEDIUM

BOUNDARY 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

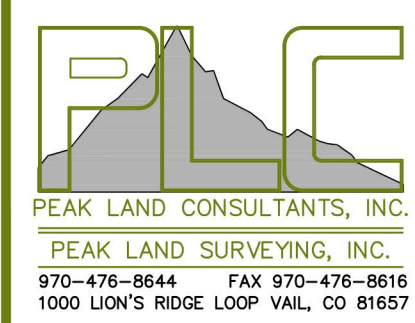
WATER LINE LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N90°00'00"E	48.80
L7	N32°28'04"E	201.73
L8	N57°20'23"W	20.00
L9	S32°27'24"W	190.79

HOLY CROSS ELECTRIC LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S06°27'32"W	56.58
L11	S32°49'43"W	34.15
L12	S13°57'43"W	46.02
L13	S01°58'35"E	31.88
L14	S13°56'51"E	40.96
L15	S58°25'31"E	157.18
L16	N88°56'04"E	148.10
L17	S35°41'56"E	12.02
L18	S16°18'26"E	16.95

BOUNDARY LINE TABLE		
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	S84°03'53"W	75.21

ACCESS/UTILITY EASEMENT 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 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



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.

