

VICINITY MAP
SCALE: 1"=1000'

AMENDED FINAL PLAT
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. PROPERTY IS NOT IN A FLOOD PLAIN OR FLOODWAY.
8. HOLY CROSS EASEMENT RECEPTION NO. 742910 SHOWN SHEET 2 DEPICTED AT APPROXIMATE LOCATION FROM LOCATES DONE BY UULC, LLC PER PLAT RECEIPT NO. 201903217.
9. 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..
10. 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

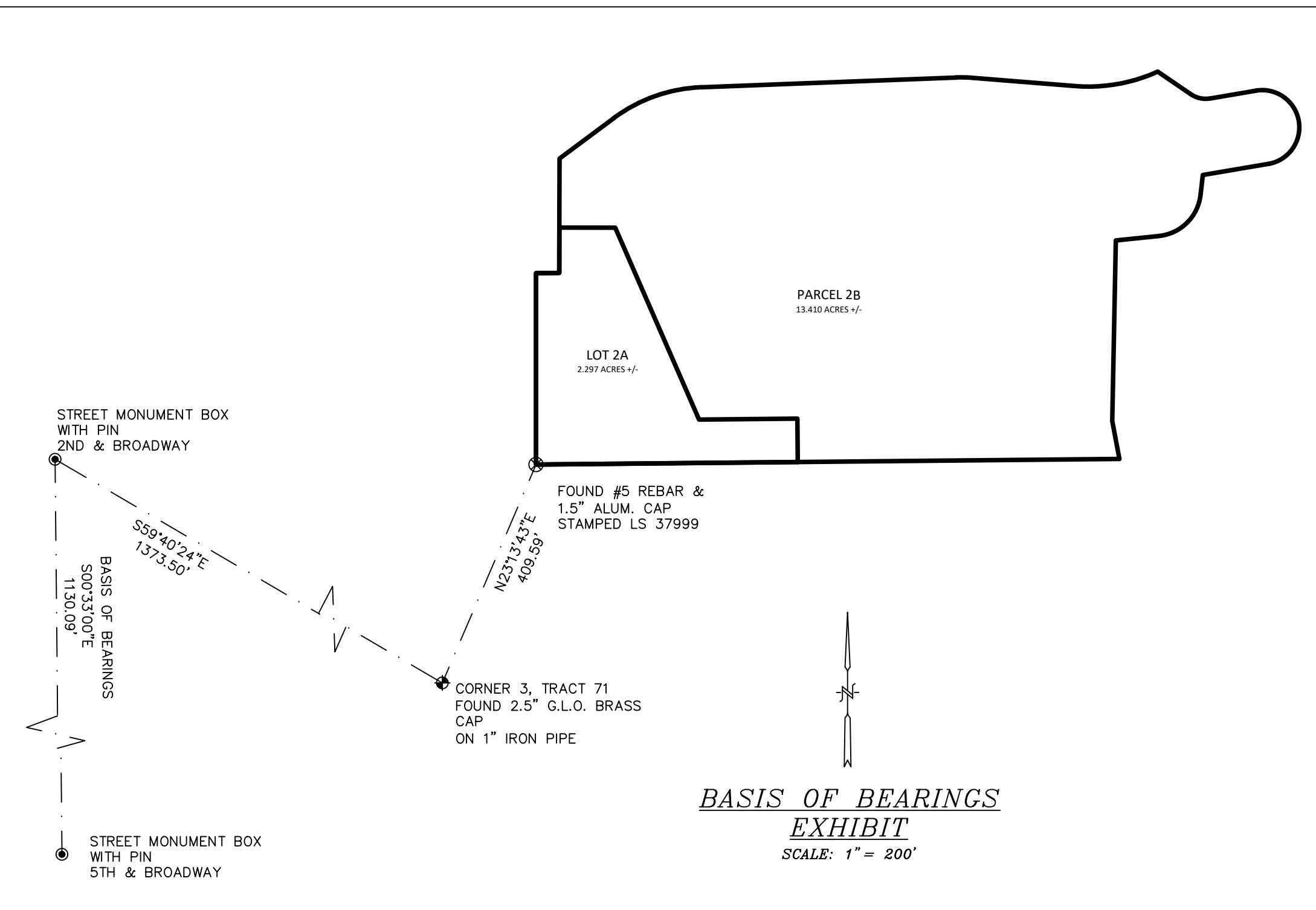
THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS _____ DAY OF _____, 20_____, FOR RECORDING WITH THE CLERK OF EAGLE COUNTY, COLORADO, AND TO CONVEYANCE OR RECORDATION TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR FINANCING OR CONSTRUCTION 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 SUCH IMPROVEMENT HAS BEEN APPROVED 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 INVOLVED IN THE PREPARATION, APPROVAL, CONSTRUCTION, MAINTENANCE, OPERATION, AND REMOVAL OF PUBLIC IMPROVEMENTS, SUCH AS SEWER, WATER, PARKS, GROUNDS, LANDSCAPING, 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



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

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THE SUBDIVISION PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF A RESUBDIVISION OF LOT 2, EAGLE VALLEY ELEMENTARY AND MIDDLE SCHOOL SUBDIVISION 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 ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.



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

CLERK AND RECORDER'S CERTIFICATE

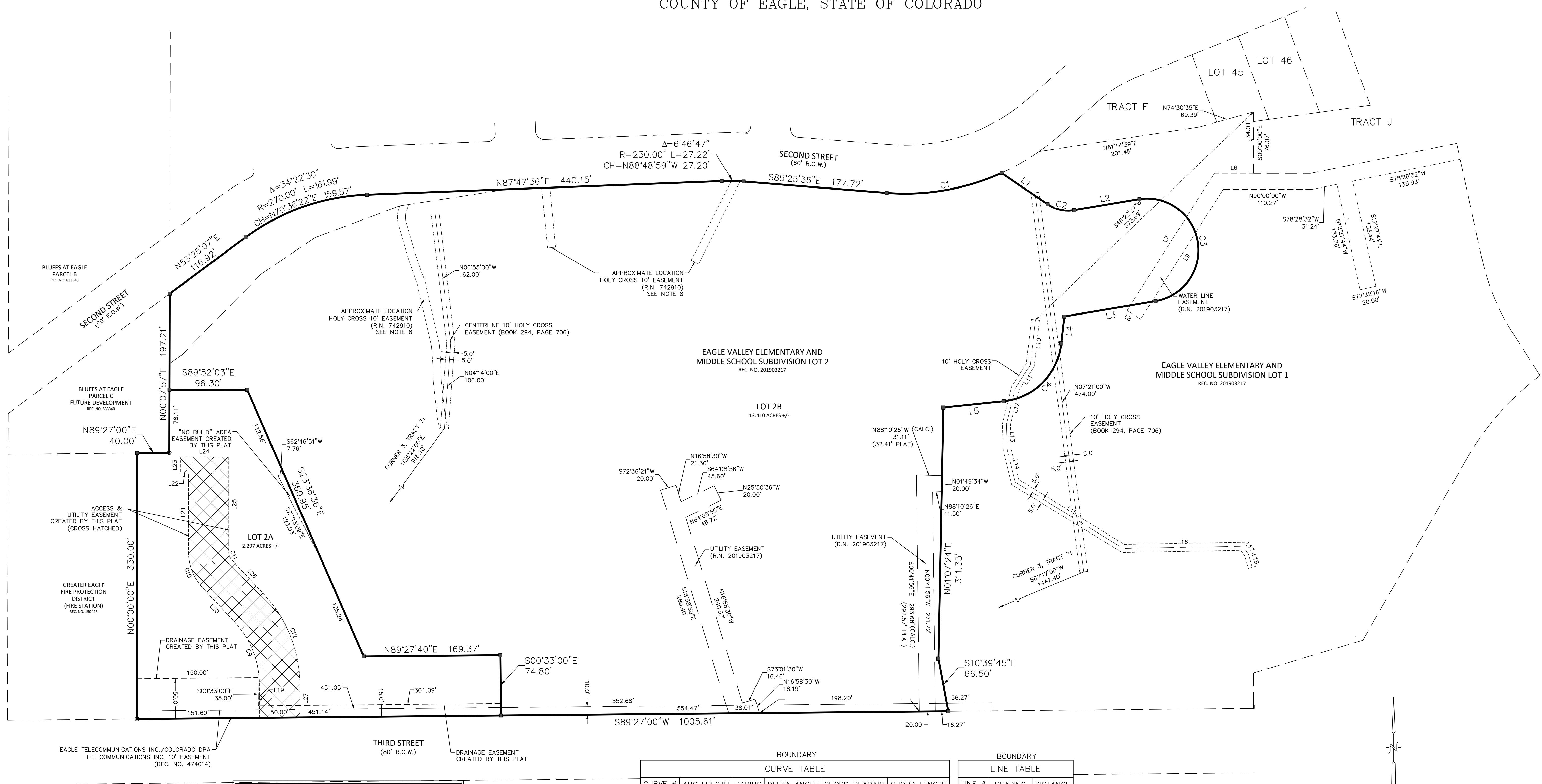
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT 0 O'CLOCK AT _____ M., ON THE _____ DAY OF _____, 20_____, AND IS DULY RECORDED IN BOOK _____ AT PAGE _____, AS DOCUMENT NO. _____.

EAGLE COUNTY CLERK & RECORDER

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

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

AMENDED FINAL PLAT
A RESUBDIVISION OF
LOT 2, EAGLE VALLEY ELEMENTARY AND MIDDLE SCHOOL SUBDIVISION
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

69.15 CALC. S55°32'09" W 68.63' P

WATER LINE		
LINE TABLE		
LINE #	BEARING	DISTAN
L6	N90°00'00"E	48.80
L7	N32°28'04"E	201.7
L8	N57°20'23"W	20.00

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

TABLE ACCESS/UTILITY EASEMENTS

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C9	84.90	113.00	43°02'54"	N21°31'27"W	82.92
C10	48.84	65.00	43°02'54"	N21°31'27"W	47.70
C11	11.27	15.00	43°02'54"	S21°31'27"E	11.01
C12	117.96	166.12	40°41'04"	S22°30'07"E	115.49

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	11.57

GRAPHIC SCALE

0 20 40

(IN FEET)

1 inch = 40 ft.

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