

VICINITY MAP

FINAL PLAT

LOT 2, 700 CHAMBERS AVENUE SUBDIVISION

A RESUBDIVISION OF LOT 2 700 CHAMBERS AVENUE SUBDIVISION & A RESUBDIVISION OF TRACT A 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

Surveyor's Certificate

I, Samuel H. Ecker, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Lot 2, 700 Chambers Avenue 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 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, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

Executed this _____ day of _____, A.D., 2023.

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

GENERAL NOTES:

- 1) DATE OF SURVEY: AUGUST, 2023.
- 2) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND IN PLACE MARKING THE SOUTHWESTERLY CORNER OF THE SAID LOT 2, A No. 5 REBAR WITH A 1/2" BLUE PLASTIC CAP, P.L.S. No. 37924 AND THE NORTHWESTERLY CORNER OF SAID TRACT, A No. 5 REBAR WITH A 1/2" BLUE PLASTIC CAP, P.L.S. No. 37924, SAID BEARING BEING N 30°52'00" W, PER THE PLAT OF 700 CHAMBERS AVENUE SUBDIVISION, RECORDED MAY 25, 2011, UNDER RECEPTION NO. 201109308 AND THE PLAT OF 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1, RECORDED SEPTEMBER 8, 2014, UNDER RECEPTION NO. 201415291.
- 3) MONUMENTATION AS INDICATED HEREON.
- 4) THE PURPOSE OF THIS PLAT IS TO VACATE THE PROPERTY LINES BETWEEN SAID LOT 2 AND SAID TRACT A AND VACATE AND CREATE CERTAIN EASEMENTS 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. RND50068914, WITH AN EFFECTIVE DATE OF AUGUST 18, 2023 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.
- PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY LOT 2, CHAMBERS AVENUE SUBDIVISION IS SUBJECT TO THE FOLLOWING:
- 9) EASEMENT AND RIGHT OF WAY AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 17, 1972 IN BOOK 223 AT PAGE 189.
- 10) TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 25, 1978 IN BOOK 274 AT PAGE 3 AND RESOLUTION IN CONNECTION THEREWITH RECORDED AUGUST 26, 1994 IN BOOK 648 AT PAGE 607.
- 11) RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 26, 1978, IN BOOK 275 AT PAGE 809 AND AS AMENDED IN INSTRUMENT RECORDED FEBRUARY 13, 1979, IN BOOK 281 AT PAGE 896.
- 12) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE COMMERCIAL PARK RECORDED AUGUST 25, 1978 IN BOOK 274 AT PAGE 1.
- 13) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LIFE SUBDIVISION RECORDED JUNE 3, 1992 IN BOOK 581 AT PAGE 377.
- 14) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 700 CHAMBERS AVENUE SUBDIVISION RECORDED MAY 25, 2011 UNDER RECEPTION NO. 201109308.
- 15) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. 201109309 AND NOTICE OF RELEASE OF RESTRICTIONS RECORDED FEBRUARY 22, 2013 UNDER RECEPTION NO. 201303400.
- 16) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #2, SERIES OF 2011 RECORDED MAY 25, 2011 UNDER RECEPTION NO. 201109307.
- 17) TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED SEPTEMBER 17, 2012 UNDER RECEPTION NO. 201219605.
- 18) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT AND RESOLUTION APPROVING SAID AGREEMENT RECORDED JULY 16, 2014 UNDER RECEPTION NO. 201411565.
- 19) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENTS AGREEMENT AND RESOLUTION APPROVING SAID AGREEMENT RECORDED JULY 16, 2014 UNDER RECEPTION NO. 201411566.
- 20) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1 RECORDED SEPTEMBER 08, 2014 UNDER RECEPTION NO. 201415291, ORDINANCE NO. 18, SERIES OF 2014 APPROVING SAID RESUBDIVISION RECORDED SEPTEMBER 08, 2014 UNDER RECEPTION NO. 201415290.
- 21) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF PRIVATE ACCESS AND WASTEWATER SERVICE LINE COVENANT RECORDED SEPTEMBER 08, 2014 UNDER RECEPTION NO. 201415294.
- 22) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DECLARATION RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 201619348.

Board of Trustees Certificate

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, A.D., 2023, 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 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

Planning Commission Certificate

This plat approved by the Town of Eagle Planning Commission the _____ day of _____, A.D., 2023.

Chairman

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 Sawatch 263 RD LLC, a Colorado limited liability company and Chambers 700 LLC, a Colorado limited liability company, free and clear of all liens and encumbrances, except as follows:

Executed this _____ day of _____, A.D., 2023.

Title Examiner

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., 2023.

Treasurer of Eagle County

Certificate of Ownership

We, Sawatch 263 RD LLC, a Colorado limited liability company (Parcel 1) and Chambers 700 LLC, a Colorado limited liability company (Parcel 2), the sole owners in fee simple of all that real property described as follows:

Parcel 1:
Lot 2, 700 Chambers Avenue Subdivision, according to the plat thereof recorded May 25, 2011 under Reception No. 201109308, County of Eagle, State of Colorado,

and

Parcel 2:
Tract A, 700 Chambers Avenue Subdivision, according to the plat thereof recorded September 8, 2014 under 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 Lot 2, 700 Chambers Avenue Subdivision, 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., 2018.

Owner (Parcel 1): Sawatch 263 RD 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., 2023, by _____ as _____ of Sawatch 263 RD LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

Owner (Parcel 2): 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., 2023, by _____ as _____ of Chambers 700 LLC, a Colorado limited liability company.

Witness my hand and official seal.

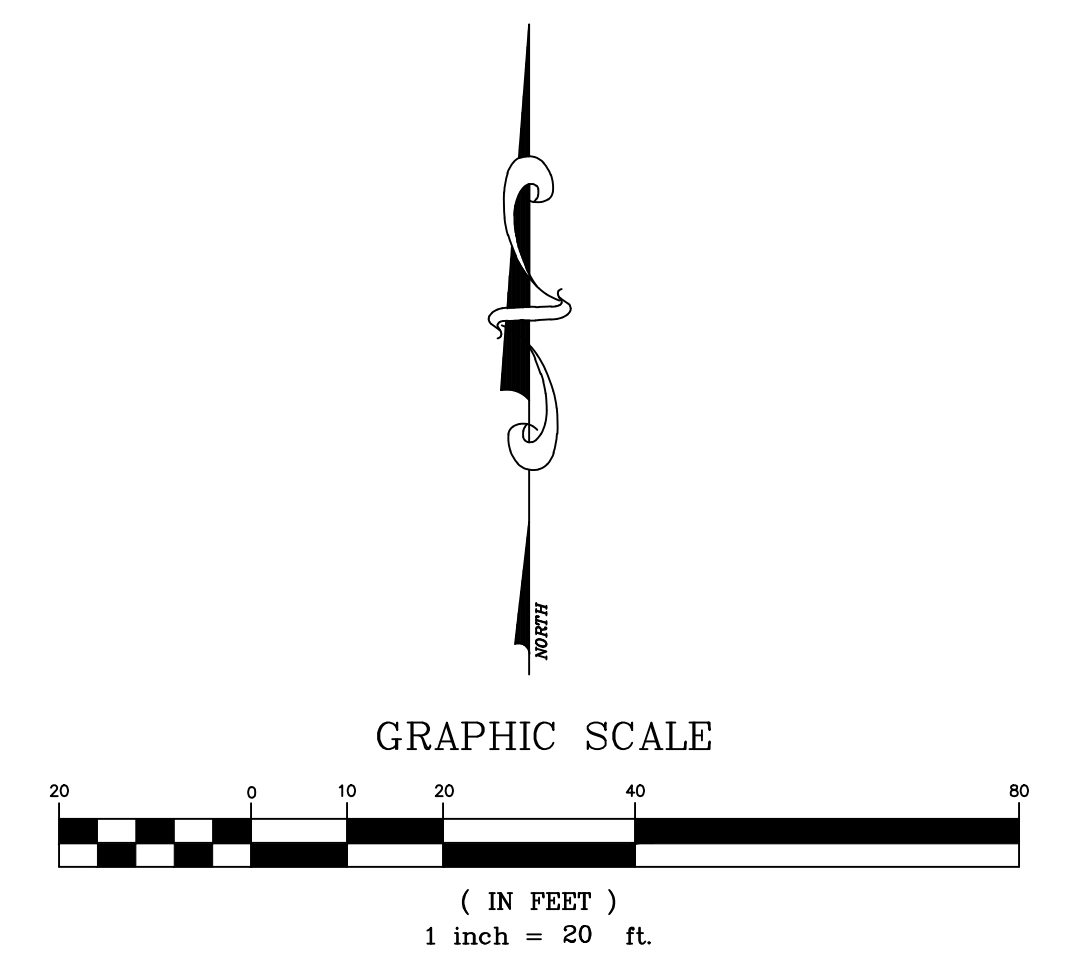
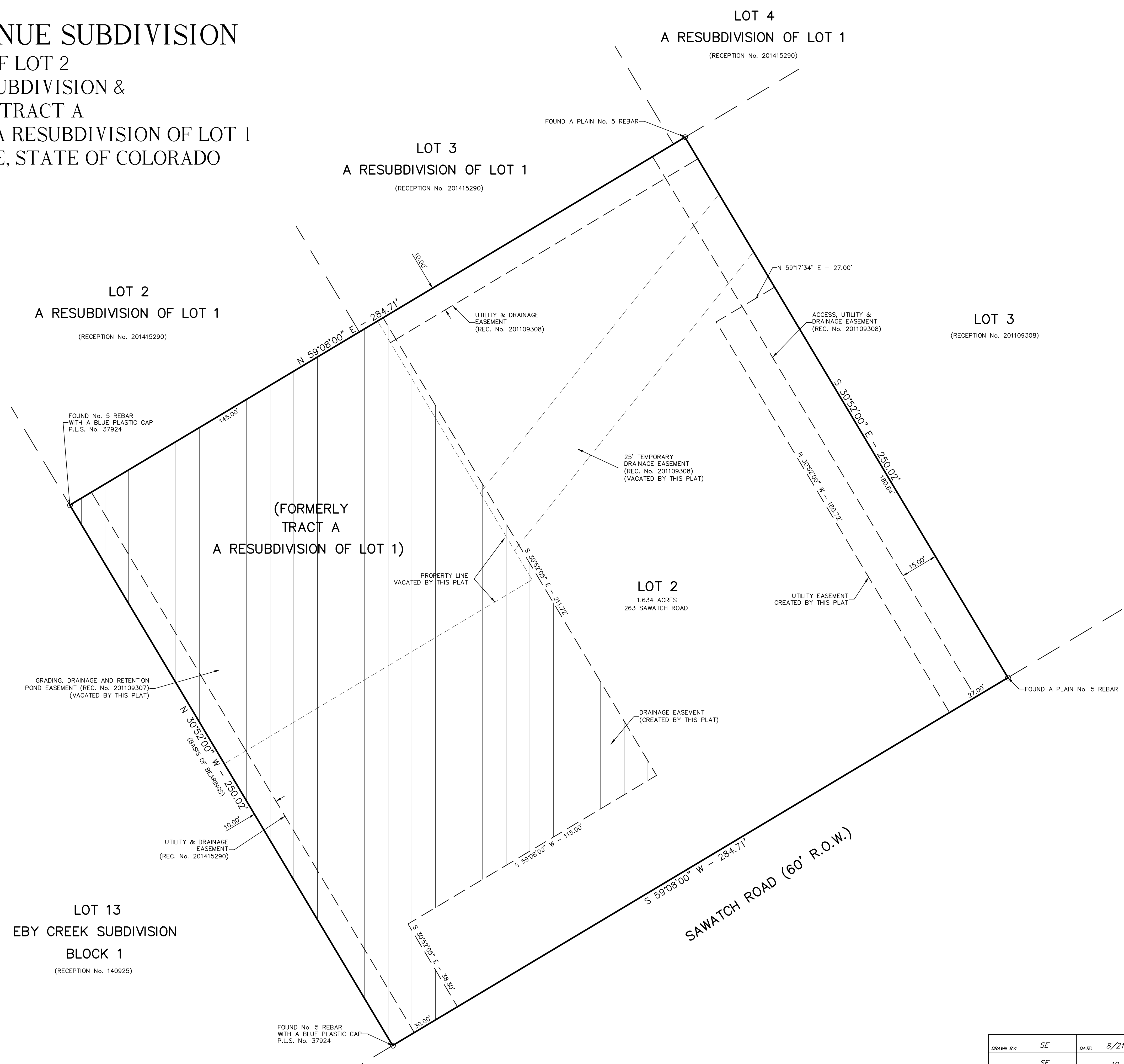
My Commission expires: _____

Notary Public



DRAWN BY:	SE	DATE:	8/21/2023
CHECKED BY:	SE	DRAWING NO.:	19-1171 RESUB
JOB NO.:	19-1171	SHEET	1 OF 2

FINAL PLAT
LOT 2, 700 CHAMBERS AVENUE SUBDIVISION
 A RESUBDIVISION OF LOT 2
 700 CHAMBERS AVENUE SUBDIVISION &
 A RESUBDIVISION OF TRACT A
 700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



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

DRAWN BY:	SE	DATE:	8/21/2023
CHECKED BY:	SE	DRAWING NO.:	19-1171 RESUB
JOB NO.:	19-1171	SHEET:	2 OF 2