

FINAL PLAT

LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION

A RE-SUBDIVISION OF LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION
LESS AND EXCEPT THAT PORTION OF LOT 6 CONVEYED TO
THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO
Located in Sections 32 and 33, Township 4 South, Range 84 West of the 6th P.M.
Town of Eagle, Eagle County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Alpine Lumber Company, a Colorado Corporation the sole owners in fee simple of all that real property described as follows:

LOTS 6 & 7, BLOCK 1, EBY CREEK SUBDIVISION, LESS AND EXCEPT THAT PORTION OF LOT 6 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN DEED RECORDED MARCH 25, 2014 UNDER RECEPTION NO. 201404634, COUNTY OF EAGLE, STATE OF 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 FINAL PLAT, LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION, A RE-SUBDIVISION OF LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION LESS AND EXCEPT THAT PORTION OF LOT 6 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, IN DEED RECORDED MARCH 25, 2014 UNDER RECEPTION NO. 201404634, COUNTY OF EAGLE, STATE OF COLORADO, for hereby grant, convey, dedicate and apart to the Town of Eagle, Eagle County, Colorado, for public use the streets shown herein, including avenues, drives, courts, places and alleys, the public lands shown herein for their indicated public use and the utility and drainage easements shown herein 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 _____, 2023.

Owners

STATE OF COLORADO)

) ss.

COUNTY OF)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2023, by _____.

Witness my hand and official seal _____.

My commission expires: _____

Notary Public

TOWN COUNCIL CERTIFICATE

This plat approved by the Town Council of the Town of Eagle, Colorado, this _____ day of _____, 2023, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of Eagle of the public dedications shown herein; 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 Town Council 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 the performance of certain conditions, such as surface rights, mineral, coal, oil, gas, mining conditions of any lot shown herein 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 herein and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

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 _____, 2023.

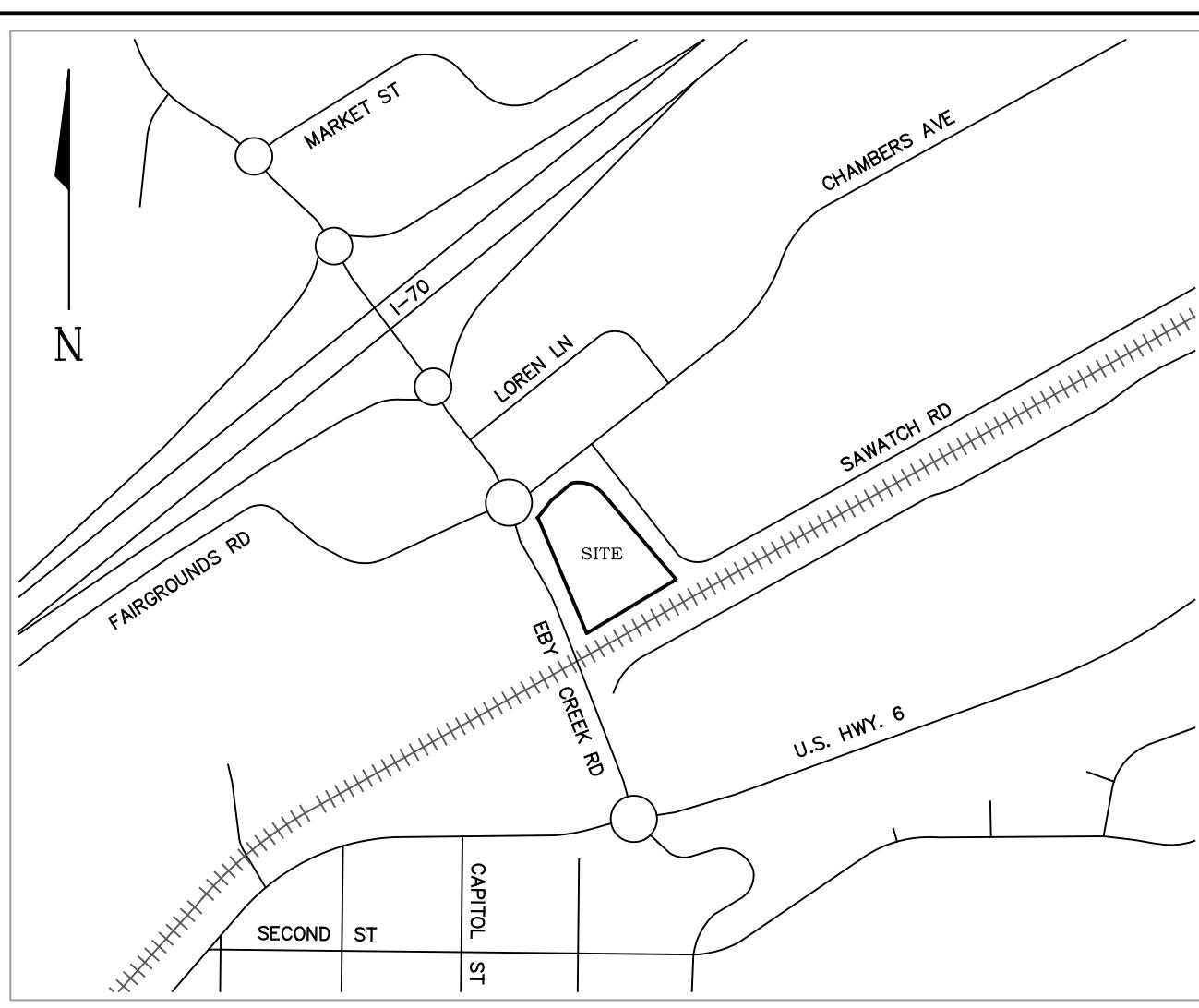
Chairman

PROPERTY DESCRIPTION

Lot 6A, Block 1, A Re-Subdivision of Lots 6 and 7 less and except that portion of Lot 6 conveyed to Colorado Department of Transportation, Eby Creek Subdivision, Eagle County, Colorado.

LAND USE SUMMARY

Lot 6A, Commercial General Lot, 2.014 Acres



VICINITY MAP

1"=500'

TITLE CERTIFICATE

_____, 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 _____, free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this _____ day of _____, 2023.

Title Examiner

SURVEYOR'S CERTIFICATION

I, O Eron Watts, 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 the FINAL PLAT, LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION, A RE-SUBDIVISION OF LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION LESS AND EXCEPT THAT PORTION OF LOT 6 CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, as laid out, platted, dedicated and shown herein, 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 _____, 2023.

Registered Land Surveyor

O. Eron Watts, PLS 38403
Colorado Registered Professional
Land Surveyor



REV 1 7-27-23 - REVISE NOTES, REVISE EASEMENTS & SHOW UTILITIES PER TOWN OF EAGLE REQUEST.

NOTES

1. THE PURPOSE OF THIS LOT LINE ADJUSTMENT PLAT IS TO COMBINE LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION INTO ONE LOT.

2. THIS RE-SUBDIVISION PLAT IS BASED ON THE FINAL PLAT OF EBY CREEK SUBDIVISION, RECORDED FEBRUARY 18, 1976 AT BOOK 244, PAGE 762, AS RECEPTION NO. 140925, THE AMENDMENT TO FINAL PLAT OF EBY CREEK SUBDIVISION RECORDED NOVEMBER 22, 1985 AT BOOK 681, PAGE 554, AS RECEPTION NO. 577582, AND THE WARRANTY DEED RECORDED MARCH 25, 2014 UNDER RECEPTION NO. 201404634, EAGLE COUNTY, COLORADO.

3. BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 7, BOTH BEING 150' LONG, 10' WIDER WITH 1/2" ALUMINUM CAP 24325, HAVING A BEARING OF 050°56'05" W AS SHOWN HEREON. BEARING WAS DERIVED FROM FINAL PLAT OF EBY CREEK SUBDIVISION, RECORDED FEBRUARY 18, 1976 AT BOOK 244, PAGE 762, AS RECEPTION NO. 140925, EAGLE COUNTY, COLORADO.

4. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.

5. THIS RE-SUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MERIDIAN LAND SURVEYING, LLC, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, MERIDIAN LAND SURVEYING LLC, RELIED UPON TITLE COMMITMENT NO. RND50069349 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: JUNE 12, 2023.

6. ONLY ABOVE GROUND UTILITIES VISIBLE AT THE TIME OF SURVEY ARE SHOWN HEREON.

7. THIS PROPERTY REMAINS SUBJECT TO ALL EASEMENTS AND NOTES AS SHOWN ON THE FINAL PLAT OF EBY CREEK SUBDIVISION, RECORDED FEBRUARY 18, 1976 AT BOOK 244, PAGE 762, AS RECEPTION NO. 140925, EAGLE COUNTY, COLORADO.

INCLUDING:

7A. DEDICATION OF UTILITY EASEMENT: A PERPETUAL EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, IS RESERVED AND DEDICATED OVER AND THROUGH THE PRIVATE AND PUBLIC ROADS AND STREETS WITHIN THE SUBDIVISION TOGETHER WITH AN EASEMENT BEING FIFTEEN (15) FEET IN WIDTH ALONG THE EXTERIOR OF SUBDIVISION BOUNDARY LINE, AND A FEET WITHIN THE REAR LOT LINES AND REAR LOT LINES AS SHOWN ON PLAT, UNLESS OTHERWISE INDICATED, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. IN THE EVENT THAT ONE PARTY PURCHASES TWO OR MORE CONSECUTIVE LOTS, THE ABOVE STATEMENT WILL NOT APPLY TO INTERIOR LOT LINES.

8. THIS PROPERTY REMAINS SUBJECT TO SCHEDULE B, PART 2 EXCEPTIONS ACCORDING TO TITLE COMMITMENT NO. RND50069349 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: JUNE 12, 2023.

INCLUDING:

8A. EXISTING LEASES AND TENANCIES, IF ANY.

8B. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND, PROVIDED, OR INTERFERE THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 20, 1895, IN BOOK 48 AT PAGE 452.

8C. RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 17, 1972 IN BOOK 223 AT PAGE 189.

8D. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND NOTES AS SHOWN OR RESERVED ON THE PLAT OF EBY CREEK SUBDIVISION RECORDED FEBRUARY 11, 1976 IN BOOK 244 AT PAGE 760 AND AMENDMENT RECORDED FEBRUARY 18, 1976 IN BOOK 244 AT PAGE 796.

8E. EASEMENT AS GRANTED TO EAGLE SANITATION DISTRICT IN INSTRUMENT RECORDED OCTOBER 22, 1981 IN BOOK 330 AT PAGE 977.

8F. TERMS, CONDITIONS AND PROVISIONS OF NOTIFICATION OF LAND USE DECISION RECORDED APRIL 25, 1995 IN BOOK 665 AT PAGE 951.

8G. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 09, SERIES OF 2017, ACCEPTING THE CONVEYANCE OF CERTAIN PARCELS OF REAL PROPERTY FROM THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO TO THE TOWN OF EAGLE BY QUITCLAIM DEED RECORDED MAY 01, 2017 UNDER RECEPTION NO. 201707774.

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 _____, 2023 and is duly recorded at Reception No. _____.

Clerk and Recorder

By _____ Deputy

FINAL PLAT	DWG NO: 23001-01
LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION	DATE: 07/06/2023
A RE-SUBDIVISION OF LOTS 6 AND 7,	FLD/DTM: EW/EW
BLOCK 1, EBY CREEK SUBDIVISION	SHET: 1 OF 2
Located in Sec. 32 & 33, T4S, R84W, 6th P.M.	P.O. Box 2225 Gypsum, CO 81637 (970) 524-0983
Town of Eagle, Eagle County, Colorado	
111 Chambers Avenue	

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 the certification shown herein.

MERIDIAN
LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0983

FINAL PLAT

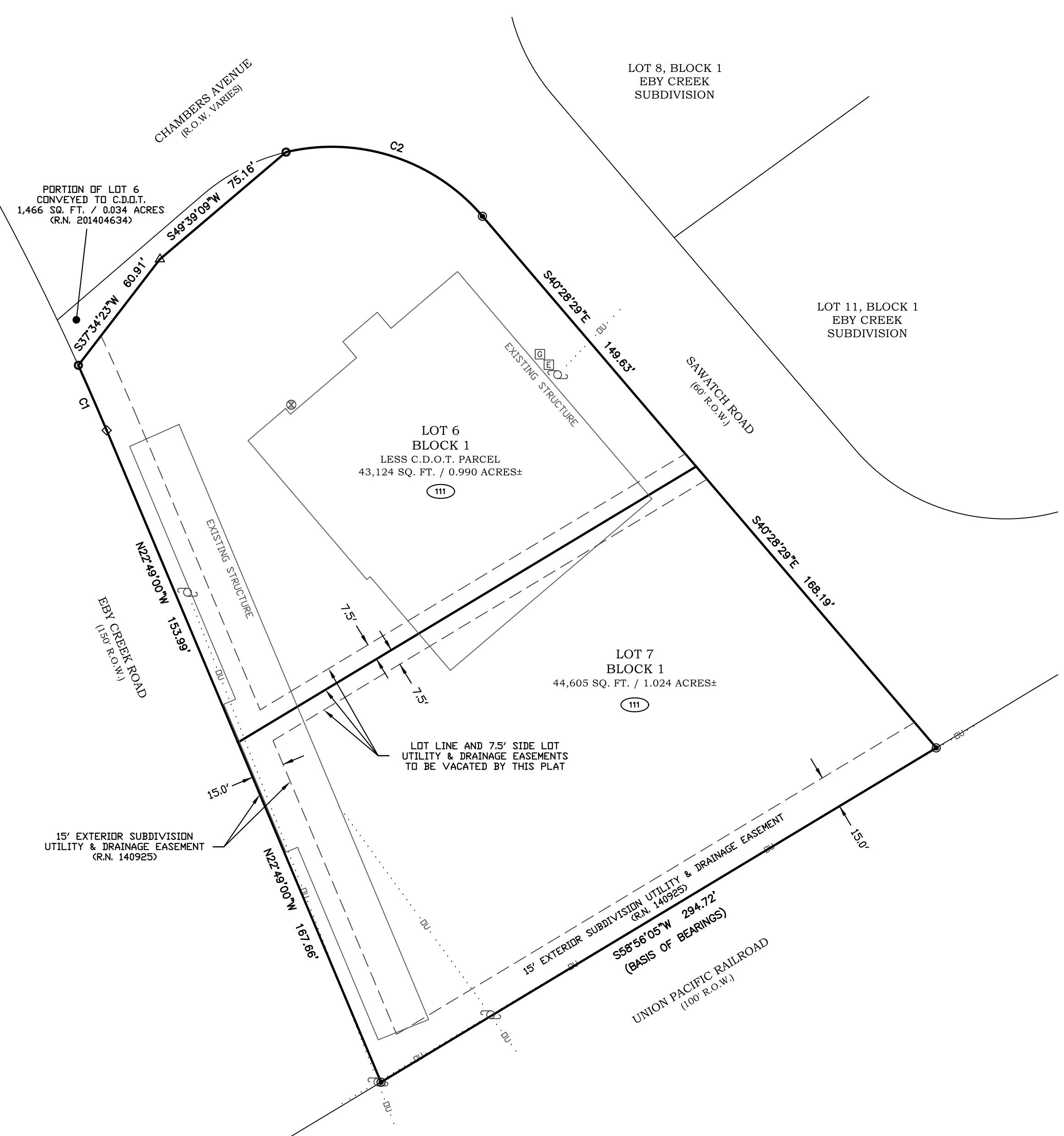
LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION

A RE-SUBDIVISION OF LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION

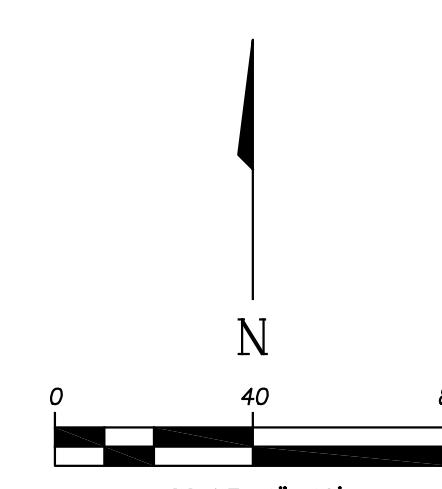
LESS AND EXCEPT THAT PORTION OF LOT 6 CONVEYED TO
THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO

Located in Sections 32 and 33, Township 4 South, Range 84 West of the 6th P.M.

Town of Eagle, Eagle County, Colorado



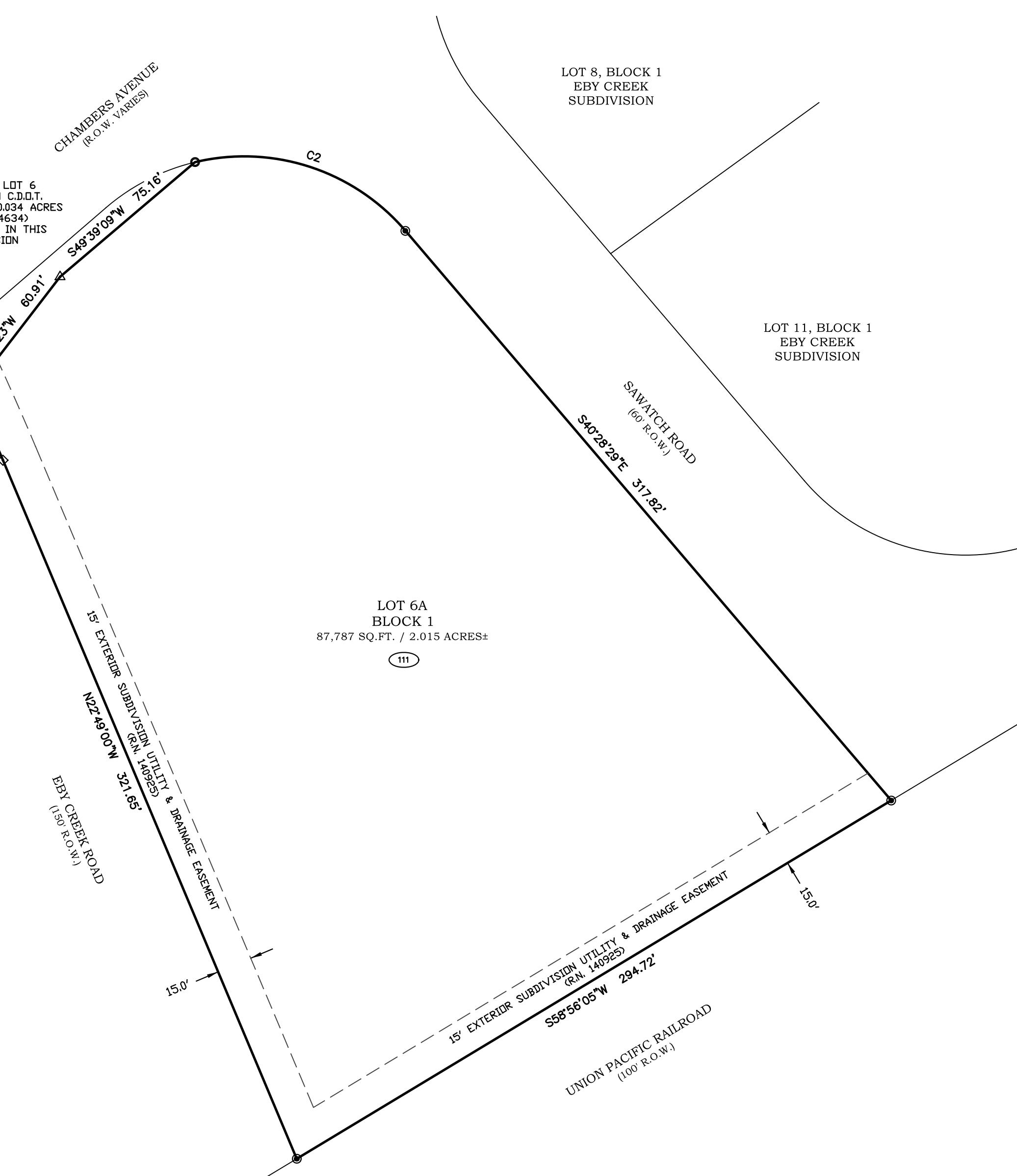
LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION
LESS AND EXCEPT THAT PORTION OF LOT 6 CONVEYED
TO THE COLORADO DEPARTMENT OF TRANSPORTATION
(SHOWING EXISTING STRUCTURES AND UTILITIES)



LEGEND

- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.24325 (PROPERTY CORNER)
- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.25381 (PROPERTY CORNER)
- ◊ SET NO.5 REBAR WITH 1.5" ALUMINUM CAP LS.38403 (PROPERTY CORNER)
- △ SET MAG NAIL WITH 1.5" ALUMINUM WASHER LS.38403 (PROPERTY CORNER)
- POWER/UTILITY POLE
- OVERHEAD UTILITY LINE
- ⊗ SEWER CLEANOUT (PVC)
- GAS METER
- ELECTRIC METER

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELT A ANGLE	CHORD BEARING	CHORD LENGTH
C1	1220.90'	32.25'	1°30'49"	S2°3'34"23'E	32.25'
C2	90.00'	98.89'	62°57'11"	N7°1'56"22'W	93.99'



LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION
CREATED BY THIS PLAT



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REV 1 7-27-23 - REVISE NOTES, REVISE EASEMENTS & SHOW UTILITIES PER TOWN OF EAGLE REQUEST.

FINAL PLAT	DWG NO: 23001-01
LOT 6A, BLOCK 1, EBY CREEK SUBDIVISION A RE-SUBDIVISION OF LOTS 6 AND 7, BLOCK 1, EBY CREEK SUBDIVISION Located in Sec. 32 & 33, T4S, R84W, 6th P.M. Town of Eagle, Eagle County, Colorado 111 Chambers Avenue	DATE: 07/06/2023
	FLD/Off: EW/EW
	SHEET: 2 OF 2

MERIDIAN
LAND SURVEYING, L.L.C.
P.O. Box 2225 Gypsum, CO 81637
(970) 524-0983