

AMENDED FINAL PLAT
ADAM'S WAY TOWNHOUSES
A RESUBDIVISION OF
LOT 2A, EAGLE VALLEY ELEMENTARY
AND MIDDLE SCHOOL SUBDIVISION,
RESUBDIVISION OF LOT 2, EAGLE VALLEY ELEMENTARY
AND MIDDLE SCHOOL SUBDIVISION
TOWN OF EAGLE
COUNTY OF EAGLE, STATE OF COLORADO

TOWN COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, THIS _____
DAY OF _____, 20 _____, 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 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 THAT THE SIZE, SOIL
CONDITIONS, SUB-SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LAND
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 TOWN COUNCIL.

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, HABITAT FOR HUMANITY VAIL VALLEY, INC. A COLORADO NONPROFIT CORPORATION, THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 2A A RESUBDIVISION OF LOT 2, EAGLE VALLEY ELEMENTARY AND MIDDLE SCHOOL SUBDIVISION, ACCORDING TO THE FINAL PLAT RECORDED DECEMBER 21, 2022 AT RECEPTION NO. 202219183 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 ADAM'S WAY TOWNHOUSES 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.

EXECUTED THIS _____ DAY OF _____, 20 _____.

OWNER: _____	ADDRESS: _____
BY: _____	
TITLE: _____	

STATE OF COLORADO)
)
COUNTY OF EAGLE) SS

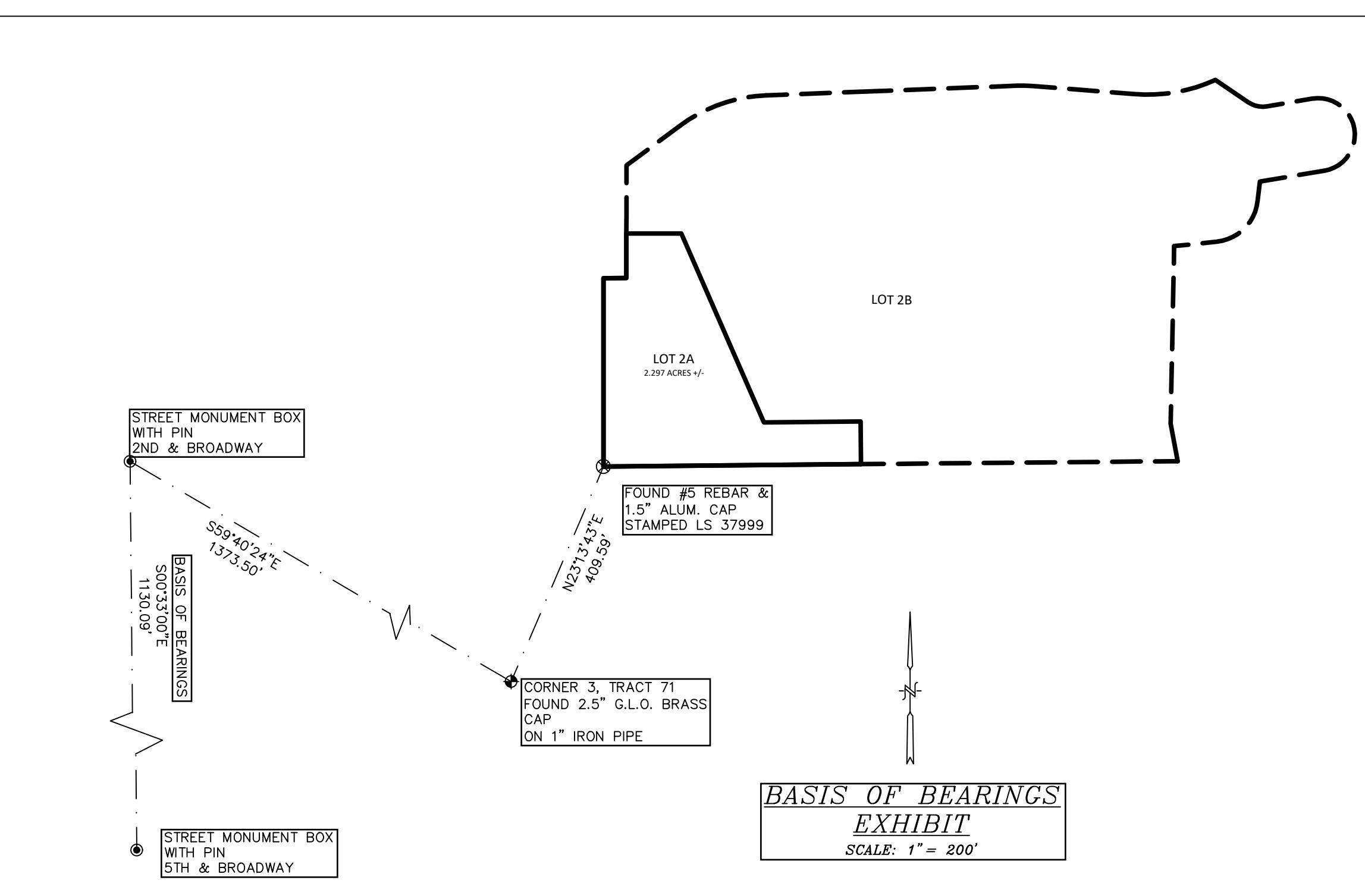
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 20 _____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

<u>MORTGAGEE OR LIENHOLDERS CERTIFICATE</u>	
HMS LOAN FUND 1, LLC DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A DEED OF TRUST AGAINST THE LANDS SHOWN ON THIS PLAT AND HEREBY CONSENTS TO THE SUBDIVISION OF THE LANDS SHOWN HEREON.	
EXECUTED THIS _____ DAY OF _____, 20 _____.	
OWNER: LOAN FUND 1, LLC	ADDRESS: _____
STATE OF COLORADO)) COUNTY OF EAGLE)) SS	
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____, BY _____.	
AS _____ OF _____	
WITNESS MY HAND AND OFFICIAL SEAL _____	
MY COMMISSION EXPIRES: _____	
NOTARY PUBLIC	

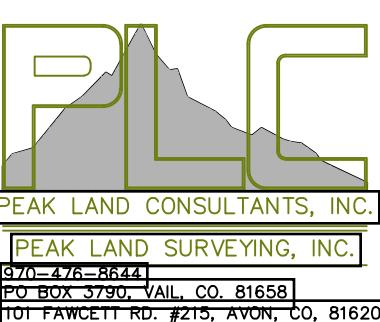
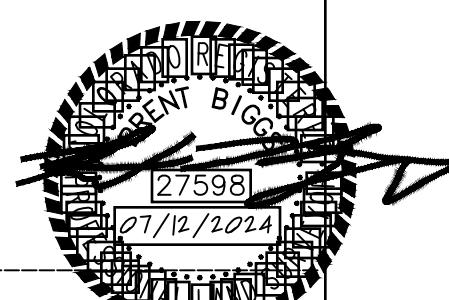


<p><u>CERTIFICATE OF TAXES PAID</u></p> <p>I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENT DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.</p> <p>DATED THIS _____ DAY OF _____, A.D., 20_____.</p>

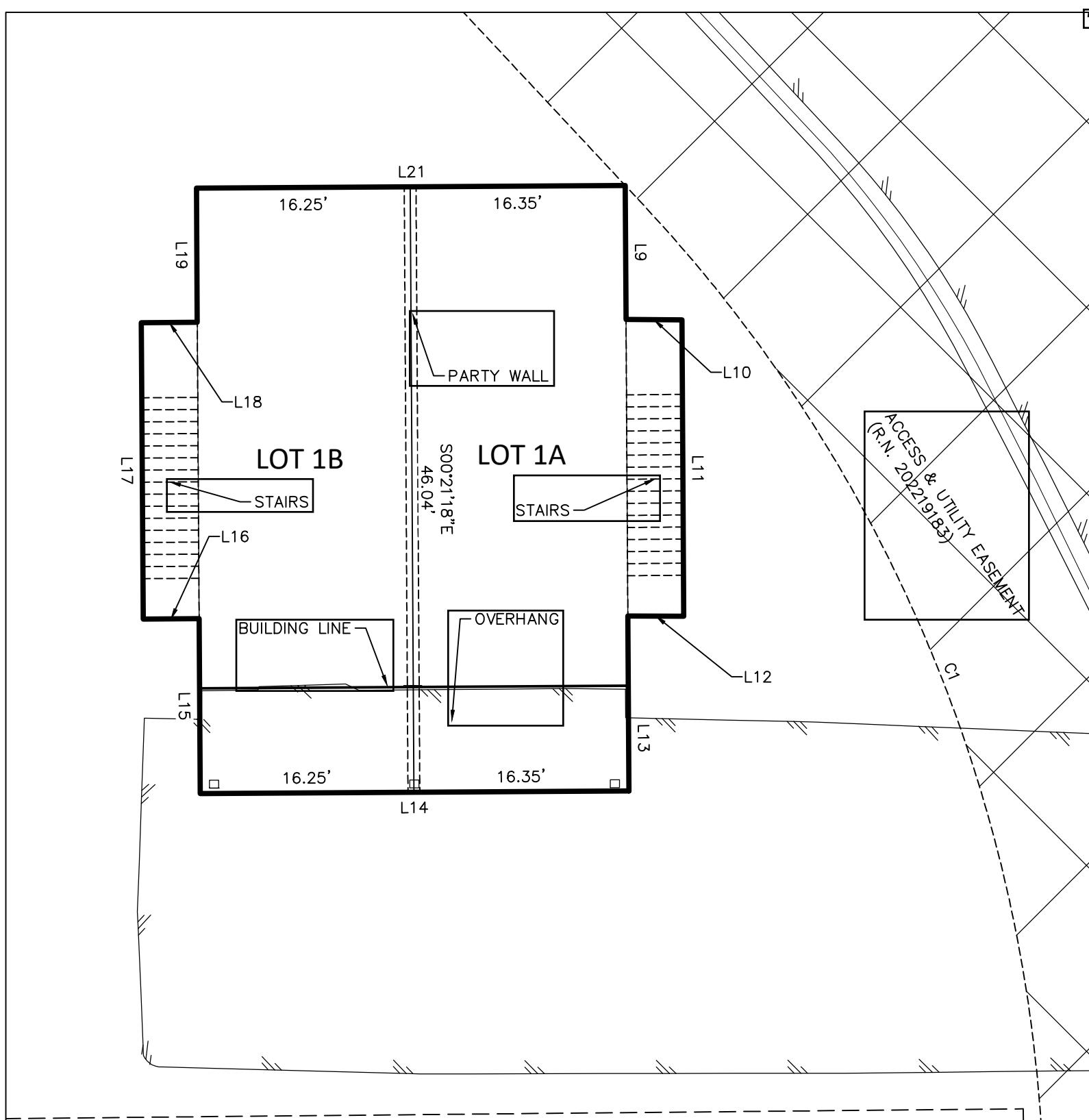
<u>CLERK AND RECORDER'S CERTIFICATE</u>	
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT O'CLOCK AT _____.M., ON THE _____ DAY OF _____, 20_____ AND IS DULY RECORDED IN BOOK _____ AT PAGE _____, AS DOCUMENT NO. _____. EAGLE COUNTY CLERK & RECORDER _____ BY: DEPUTY DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK _____ AT PAGE _____	

GENERAL NOTES:

1. DATE OF SURVEY: JUNE 07, 2024
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 SUBDIVIDE LOT 2A INTO TOWNHOUSE LOTS AND TRACT A (COMMON AREA).
5. THE ADDRESS INDICATED IN OVAL IS FOR INFORMATION PURPOSES ONLY VERIFY THE FINAL ADDRESS WITH EAGLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
6. PROPERTY IS NOT IN A FLOOD PLAIN OR FLOODWAY.
7. ADAM'S WAY TOWNHOUSES IS SUBJECT TO THOSE PORTIONS OF THIS PLAT LABELED AS "PRIVATE DRAINAGE EASEMENT R.N. 202219183" FOR THE PURPOSE OF DRAINAGE AND STORM WATER RUNOFF FROM LOT 2B, AND FOR MAINTENANCE, REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND FACILITIES CONTAINED THEREIN FOR SUCH PURPOSES.
8. ADAM'S WAY TOWNHOUSES IS SUBJECT TO THAT PORTION OF TRACT A IDENTIFIED AS "NO BUILD AREA EASEMENT R.N. 202219183" SHALL BE MAINTAINED BY THE OWNER OF TRACT A FOR THE BENEFIT OF LOT 2B IN ITS NATURAL CONDITION. NO ABOVE-GRADE IMPROVEMENTS OF ANY KIND MAY BE CONSTRUCTED OR MAINTAINED IN THIS AREA.
9. ADAM'S WAY TOWNHOUSES IS SUBJECT TO THOSE PORTIONS OF THIS PLAT LABELED AS "ACCESS AND UTILITY EASEMENT R.N. 202219183" FOR THE PURPOSE OF THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF RESIDENTIAL UTILITY LINES, FACILITIES AND IMPROVEMENTS FOR THE BENEFIT OF ADAM'S WAY TOWNHOUSES ONLY.
10. ADAM'S WAY TOWNHOUSES IS SUBJECT TO PORTIONS OF THIS PLAT LABELED AS "ACCESS AND UTILITY EASEMENT R.N. 202219183" FOR THE PURPOSE OF THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF PRIVATE DRIVEWAY IMPROVEMENTS AND COMMON PEDESTRIAN AND VEHICULAR ACCESS, ACCESS BY EMERGENCY SERVICE PROVIDERS, INGRESS AND EGRESS TO AND FROM LOT 2A AND ANY SUCH INDIVIDUAL RESIDENTIAL LOTS CREATED IN THE FUTURE WITHIN LOT 2A. THIS EASEMENT IS INTENDED FOR USE BY FUTURE RESIDENTS AND SHALL NOT BE A GRANT OF A PUBLIC ACCESS EASEMENT OR PUBLIC RIGHTS OF ANY NATURE WHATSOEVER.
11. HOLY CROSS EASEMENT RECEPTION NO. 742910 SHOWN SHEET 2 DEPICTED AT APPROXIMATE LOCATION FROM LOCATES DONE BY UULC, LLC PER PLAT RECEPTION NO. 201903217.
12. ADAM'S WAY TOWNHOUSES IS SUBJECT TO THE A HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED AUGUST 3, 2023 AT RECEPTION NO. 202310946. LOCATED IN THE NORTHWESTERLY CORNER OF TRACT A, ELECTRIC LINE NOT LOCATED FOR THIS PLAT.
13. ADAM'S WAY TOWNHOUSES IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DECLARATION RECORDED _____ AT RECEPTION NO. _____.
14. 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. 0821801-C DATED JUNE 07, 2024 AT 7:00 A.M.
15. 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.



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A RESUBDIVISION OF LOT 2, EAGLE VALLEY ELEMENTARY
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TOWN OF EAGLE
COUNTY OF EAGLE, STATE OF COLORADO**



LOTS 1A AND 1B

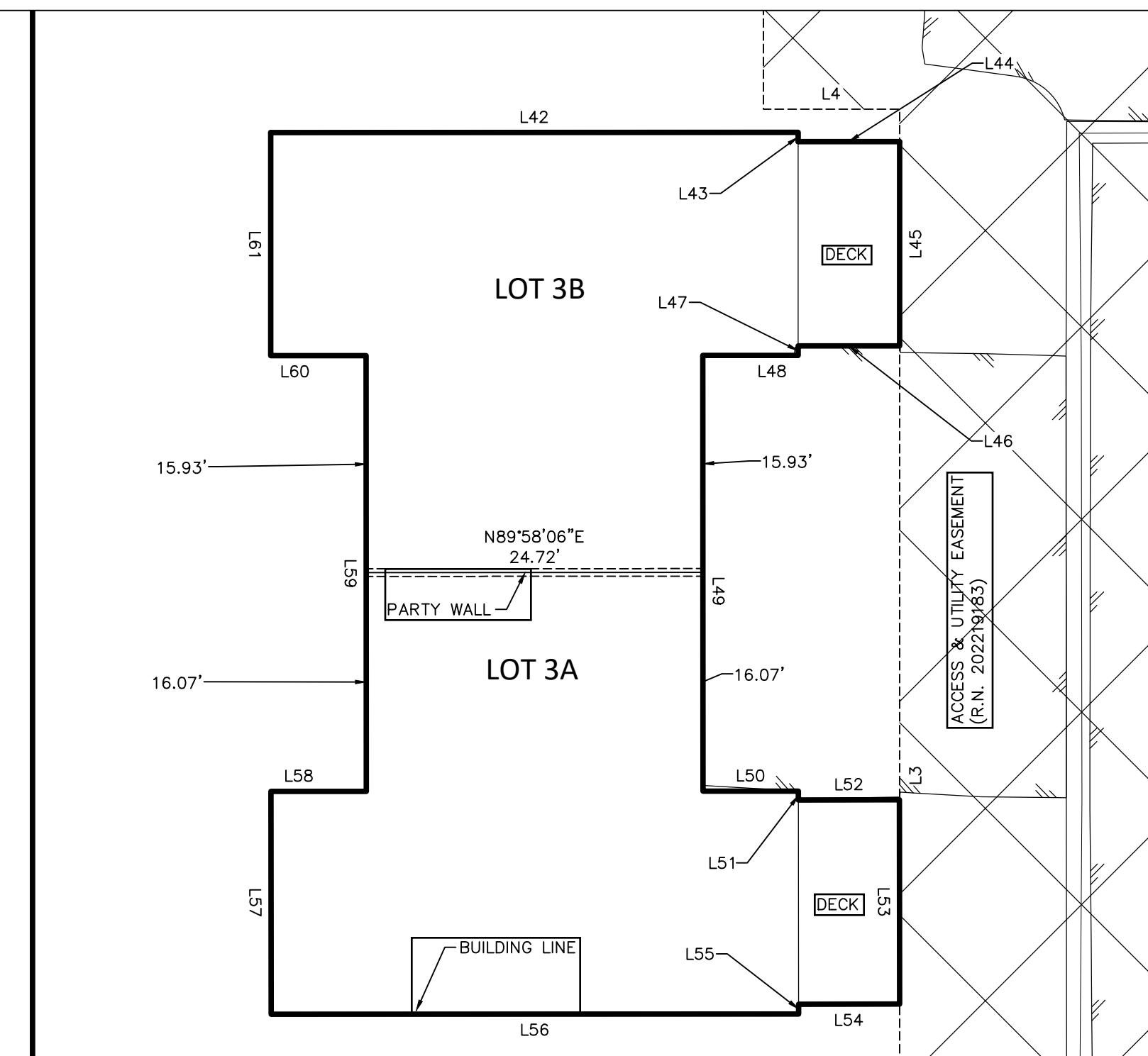
LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S0021'18"E	10.19
L10	S89'41"43"E	4.25
L11	S0021'18"E	22.53
L12	N89'54"34"W	4.25
L13	S0021'18"E	13.30
L14	S89'38"42"W	32.60

LINE TABLE		
LINE #	BEARING	DISTANCE
L15	N0021'18"W	13.30
L16	S89'38"42"W	4.25
L17	N0021'18"W	22.53
L18	N89'38"42"E	4.25
L19	N0021'18"W	10.21
L21	N89'38"42"E	32.60

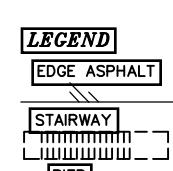
TRACT "B"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0000'00"E	41.51
L2	N43'02"54"W	58.62
L3	N0000'00"E	97.83
L4	N90'00"00"W	10.00
L5	N0000'00"E	20.00
L6	S0000'00"E	117.83
L7	S43'02"54"E	58.62
L8	S0000'00"E	41.03

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	84.90	113.00	43'02"54"	N21'31"27"W
C2	48.84	65.00	43'02"54"	N21'31"27"W
C3	11.27	15.00	43'02"54"	S21'31"27"E
C4	122.47	163.00	43'02"54"	S21'31"27"E



DETAIL 2
LOTS 2A AND 2B
3A AND 3B
SCALE 1"=10'

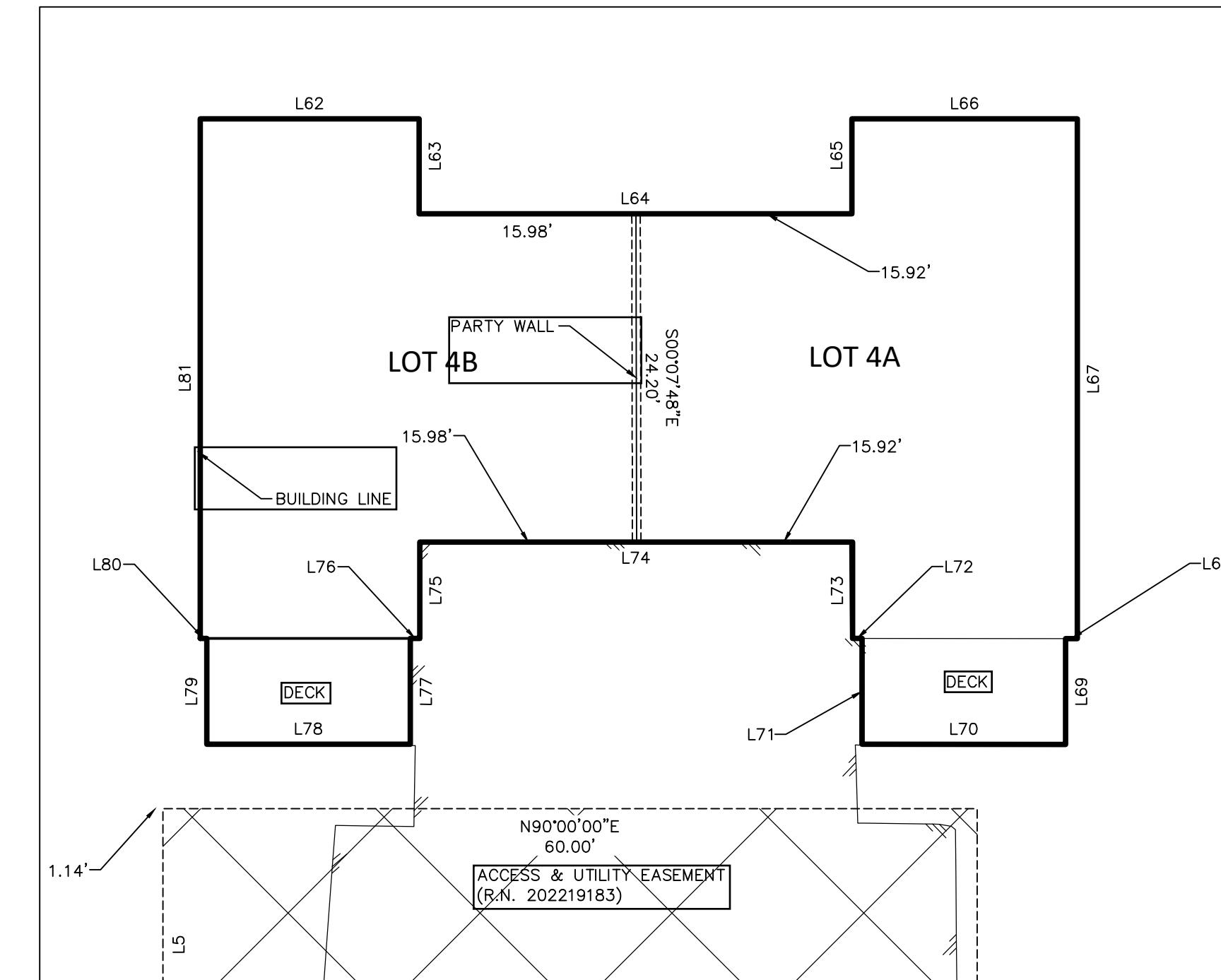


LOTS 2A AND 2B

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	N89'58"06"E	38.72
L23	S00'08"59"E	0.60
L24	S89'45"36"E	7.85
L25	S00'00"00"E	15.00
L26	S89'43"33"W	7.81
L27	S00'08"59"E	0.78
L28	S89'51"01"W	7.08
L29	S00'08"59"E	32.00
L30	N89'51"01"E	7.08
L31	S00'10"18"E	0.55

LINE TABLE		
LINE #	BEARING	DISTANCE
L42	N89'58"06"E	38.72
L43	S00'01"54"E	0.69
L44	N89'58"06"E	7.45
L45	S00'00"00"E	15.00
L46	S89'58"06"W	7.45
L47	S00'01"54"E	0.69
L48	S89'58"06"E	7.00
L49	S00'01"54"E	32.00
L50	N89'58"06"E	7.00
L51	S00'01"54"E	0.64

LOTS 3A AND 3B



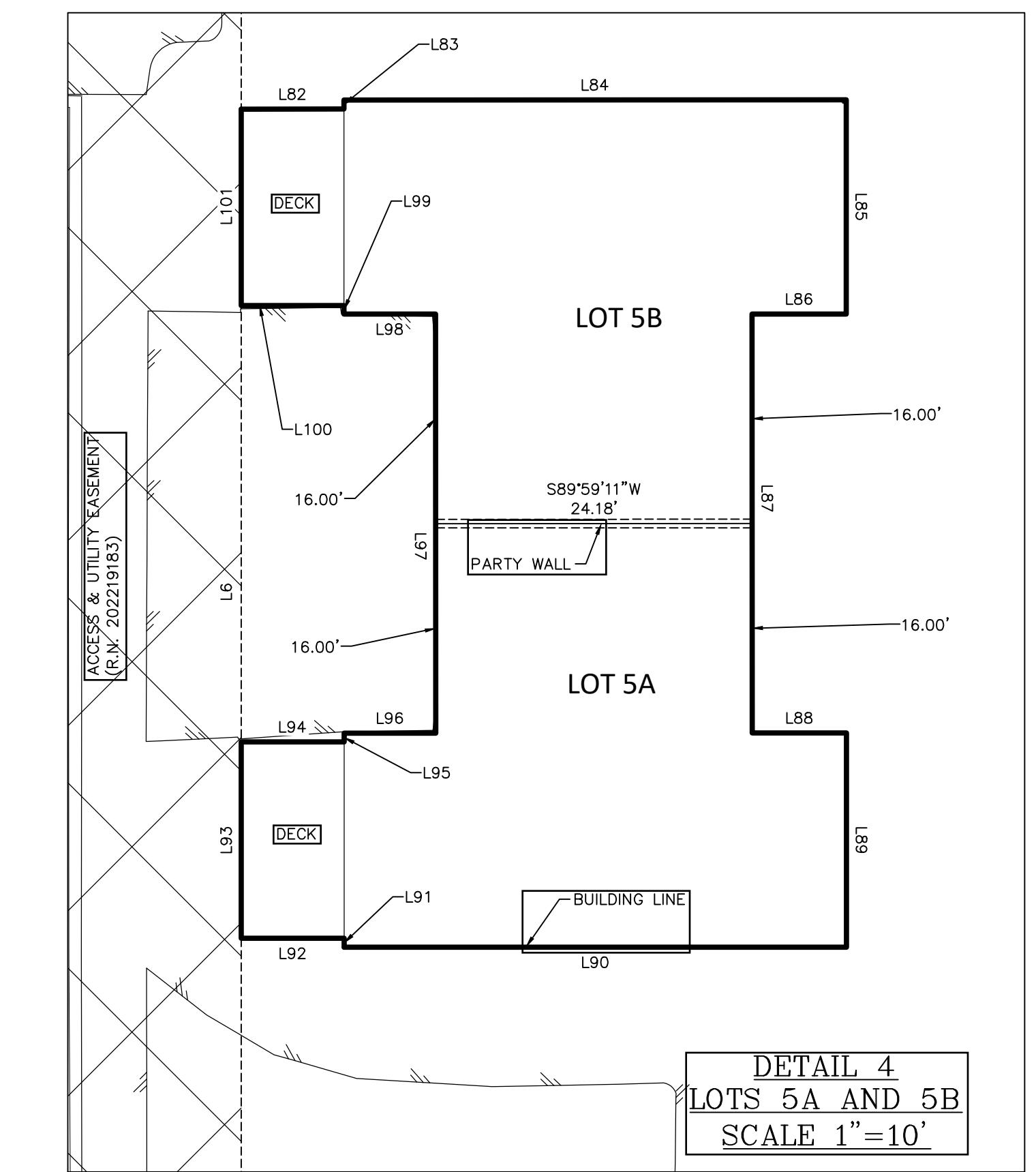
DETAIL 3
LOTS 4A AND 4B
SCALE 1"=10'

LOTS 4A AND 4B

LINE TABLE		
LINE #	BEARING	DISTANCE
L62	S89'59"47"E	16.13
L63	S00'00"13"W	7.00
L64	S89'59"47"E	31.90
L65	S00'00"13"E	7.00
L66	S89'59"47"E	16.61
L67	S00'00"13"W	38.30
L68	N89'59"47"W	0.86
L69	S00'00"13"W	7.80
L70	N89'59"47"W	15.00
L71	N00'00"13"E	7.80

LINE TABLE

LINE TABLE		
LINE #	BEARING	DISTANCE
L72	N89'59"47"W	0.70
L73	N00'00"13"E	7.10
L74	N89'59"47"W	31.90
L75	S00'00"13"W	7.10
L76	N89'59"50"W	0.70
L77	S00'00"13"W	7.80
L78	N89'59"47"W	15.00
L79	N00'00"13"E	7.80
L80	N89'59"49"W	0.48
L81	N00'00"13"E	38.30



DETAIL 4
LOTS 5A AND 5B
SCALE 1"=10'

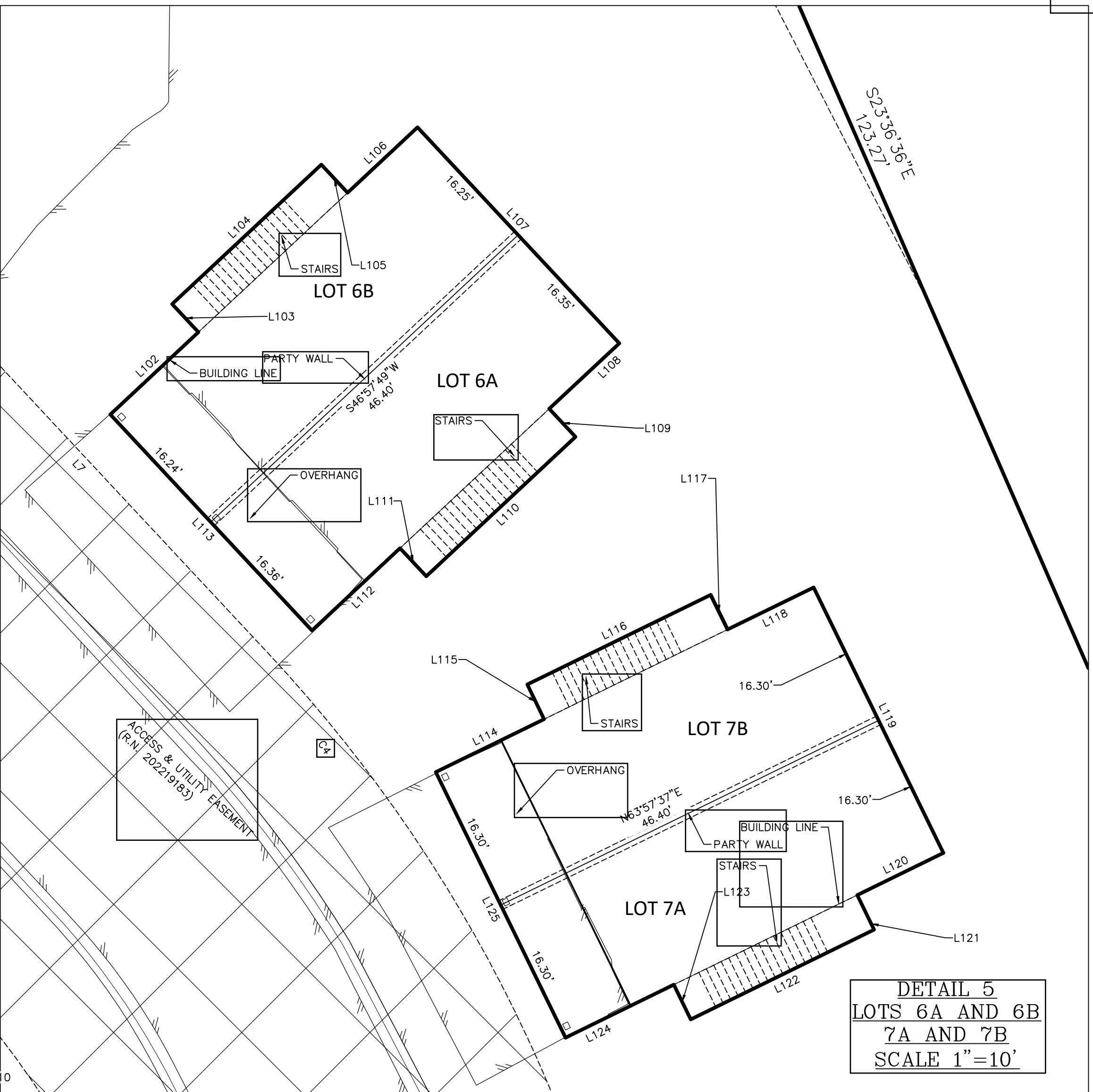
LOTS 5A AND 5B

LINE TABLE		
LINE #	BEARING	DISTANCE
L82	S89'59"11"E	7.85
L83	N00'00"00"E	15.00
L84	N89'59"11"E	38.38
L85	S00'00"49"W	0.67
L86	S89'59"11"W	7.20
L87	S00'00"49"E	32.00
L88	N89'59"11"E	7.20
L89	S00'00"49"E	16.36
L90	S89'59"11"W	38.38
L91	N00'00"00"E	0.69

LINE TABLE

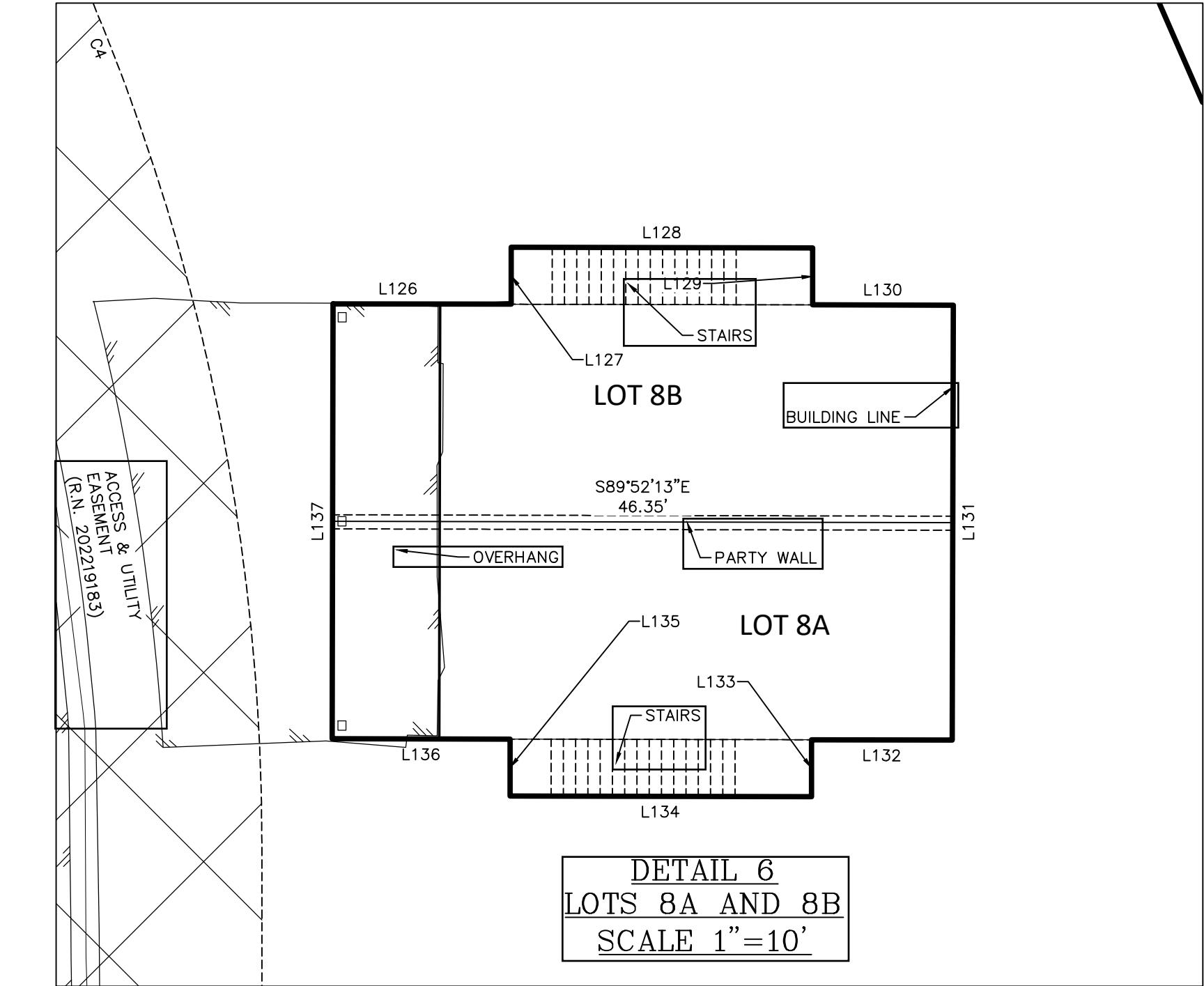
LINE TABLE		
LINE #	BEARING	DISTANCE
L92	S89'59"11"W	7.87
L93	N00'00"00"E	15.00
L94	N89'59"11"E	7.87
L95	N00'00"49"W	0.67
L96	S89'59"11"E	7.00
L97	N00'00"49"W	32.00
L98	S89'59"11"W	7.00
L99</td		

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TRACT "B"		
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°00'00"E	41.51
L2	N43°02'54"W	58.62
L3	N00°00'00"E	97.83
L4	N90°00'00"W	10.00
L5	N00°00'00"E	20.00
L6	S00°00'00"E	117.83
L7	S43°02'54"E	58.62
L8	S00°00'00"E	41.03

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.90	113.00	43°02'54"	N21°31'27"W	82.92
C2	48.84	65.00	43°02'54"	N21°31'27"W	47.70
C3	11.27	15.00	43°02'54"	S21°31'27"E	11.01
C4	122.47	163.00	43°02'54"	S21°31'27"E	119.61



LOTS 8A AND 8B		
LINE TABLE		
LINE #	BEARING	DISTANCE
L126	S89°52'13"E	13.30
L132	N89°52'13"W	10.52
L127	N00°07'47"E	4.25
L128	S89°52'13"E	22.53
L134	N89°52'13"W	22.53
L129	S00°07'47"W	4.25
L130	S89°52'13"E	10.52
L136	N89°52'13"W	13.30
L131	S00°07'47"W	32.50
L137	N00°07'47"E	32.50

LOTS 7A AND 7B		
LINE TABLE		
LINE #	BEARING	DISTANCE
L114	N63°57'37"E	13.30
L115	N26°02'23"W	4.25
L116	N63°57'37"E	22.53
L117	S26°02'23"E	4.25
L118	N63°57'37"E	10.58
L119	S26°02'23"E	32.60
LINE #	BEARING	DISTANCE
L120	N63°57'37"E	10.58
L121	N26°02'23"W	4.25
L122	N63°57'37"E	22.53
L123	S26°02'23"E	4.25
L124	N63°57'37"E	13.29
L125	S26°02'23"W	32.60

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.

27598
07/12/2024
PLC