



FINAL PLAT

LOT 2A, 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

Town Council Certificate

This plat approved by the Town Council of the Town of Eagle, Colorado, this ____ day of _____, A.D., 2024, 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 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 Town Council.

Town of Eagle, Colorado

By: _____

Mayor

Witness my hand and seal of the Town of Eagle, Colorado

ATTEST:

Town Clerk

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 (Parcel 1) and Chambers 700 LLC, a Colorado limited liability company (Parcel 2), free and clear of all liens and encumbrances, except as follows:

Executed this ____ day of _____, A.D., 2024.

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 _____, A.D., 2024.

Treasurer of Eagle County

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 2A, 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 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., 2024.

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 1/2" BLUE PLASTIC CAP, P.L.S. No. 37924 AND THE NORTHWESTERLY CORNER OF SAID TRACT, A No. 5 REBAR WITH A 1 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. THE NEWLY CREATED LOT SHALL BE DESIGNATED AS LOT 2A.
- 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. RND50069914-2, WITH AN EFFECTIVE DATE OF MAY 22, 2024 AT 5:00 P.M. AND ORDER No. RND50069989-3, WITH AN EFFECTIVE DATE OF MAY 22, 2024.
- 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.
- 9) THE SUBJECT PARCEL DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.
- 10) THE GRADING, DRAINAGE AND RETENTION POND EASEMENT WITHIN LOT 1 AND LOT 2, 700 CHAMBERS AVENUE SUBDIVISION, RECORDED MAY 25, 2011, UNDER RECEPTION No. 201109308 AND WITHIN TRACT A, LOT 2 AND LOT 3, 700 CHAMBERS AVENUE SUBDIVISION, RECORDED MAY 25, 2011, UNDER RECEPTION No. 201415291 ARE HEREBY VACATED BY THIS PLAT AND REPLACED WITH THE DRAINAGE EASEMENT INDICATED HEREIN ON SHEET 2.
- 11) SAWATCH 263 RD LLC, A COLORADO LIMITED LIABILITY COMPANY AND CHAMBERS 700 LLC, A COLORADO LIMITED LIABILITY COMPANY HEREBY DEDICATES THE FOLLOWING NON-EXCLUSIVE EASEMENTS TO THE TOWN OF EAGLE, PUBLIC UTILITY COMPANIES, AND PRIVATE UTILITY COMPANIES, WITH THIS PLAT FOR THE PURPOSES DESCRIBED HEREIN:

11a) THE DRAINAGE EASEMENT ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" CREATED BY THIS PLAT, FOR THE PURPOSE OF STORM DRAINAGE, DRAINAGE OF WATER FLOWING FROM OTHER LANDS ALONG WITH THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF DRAINAGE STRUCTURES INCLUDING BUT NOT LIMITED TO A RETENTION POND, SWALES, GUTTERS, DITCHES, STORM PIPING AND CULVERTS, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS THERETO, SAID EASEMENT IS SUBJECT TO THE OWNERSHIP AND MAINTENANCE EASEMENTS AGREEMENT RECORDED _____, 2024, UNDER RECEPTION No. _____.

11b) THE ACCESS, UTILITY AND DRAINAGE EASEMENT ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS "ACCESS, UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSES OF: 1) THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF AN ACCESS DRIVEWAY, ALONG WITH APPROPRIATE SURFACING STRUCTURES, TOGETHER WITH A RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS THERETO; 2) THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF UTILITIES OF ANY KIND WHATSOEVER, INCLUDING BUT NOT LIMITED TO WATERLINES AND HYDRANTS, SANITARY SEWER LINES AND MANHOLES, TELEPHONE LINES, CABLE TELEVISION LINES, GAS LINES, ELECTRIC LINES, FIBER OPTIC LINES, OTHER COMMUNICATION LINES AND ALL RELATED STRUCTURES, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS THERETO; AND 3) STORM DRAINAGE, DRAINAGE OF WATER FLOWING FROM OTHER LANDS ALONG WITH THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO SWALES, GUTTERS, DITCHES, STORM PIPING AND CULVERTS, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS THERETO, PER THE PLAT RECORDED MAY 25, 2011, UNDER RECEPTION No. 201109308.

11c) THE UTILITY AND DRAINAGE EASEMENT ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED "UTILITY AND DRAINAGE EASEMENT" FOR THE PURPOSES OF: 1) THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF UTILITIES OF ANY KIND WHATSOEVER, INCLUDING BUT NOT LIMITED TO WATER LINES AND HYDRANTS, SANITARY SEWER LINES AND MANHOLES, TELEPHONE LINES, CABLE TELEVISION LINES, GAS LINES, ELECTRIC LINES, FIBER OPTIC LINES, OTHER COMMUNICATION LINES AND ALL RELATED STRUCTURES, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS THERETO; AND 2) STORM DRAINAGE, DRAINAGES OF WATER FLOWING FROM OTHER LANDS ALONG WITH THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF DRAINAGE STRUCTURES INCLUDING BUT NOT LIMITED TO SWALES, GUTTERS, DITCHES, STORM PIPING AND CULVERTS, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS THERETO, PER THE PLAT RECORDED MAY 25, 2011, UNDER RECEPTION No. 201109308.

11d) THE UTILITY EASEMENT CREATED BY THIS PLAT ON, OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE AREAS DESIGNATED "UTILITY EASEMENT" FOR THE PURPOSES OF: 1) THE INSTALLATION, USE, REPAIR, REPLACEMENT, IMPROVEMENT AND MAINTENANCE OF UTILITIES OF ANY KIND WHATSOEVER, INCLUDING BUT NOT LIMITED TO WATER LINES AND HYDRANTS, SANITARY SEWER LINES AND MANHOLES, TELEPHONE LINES, GAS LINES, ELECTRIC LINES, FIBER OPTIC LINES, OTHER COMMUNICATION LINES AND ALL RELATED STRUCTURES, TOGETHER WITH A RIGHT OF INGRESS AND EGRESS THERETO;

PER SAID TITLE COMMITMENTS PROVIDED BY LAND TITLE GUARANTEE COMPANY LOT 2A, CHAMBERS AVENUE SUBDIVISION IS SUBJECT TO THE FOLLOWING:

12) 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.

13) 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.

14) 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, FAMILY 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.

15) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE COMMERCIAL PARK RECORDED AUGUST 25, 1978 IN BOOK 274 AT PAGE 1.

16) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LIFE SUBDIVISION RECORDED JUNE 3, 1992 IN BOOK 581 AT PAGE 377.

17) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF 700 CHAMBERS AVENUE SUBDIVISION RECORDED MAY 25, 2011 UNDER RECEPTION NO. 201109308.

18) 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.

19) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #2, SERIES OF 2011 RECORDED MAY 25, 2011 UNDER RECEPTION NO. 201109307.

20) TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED SEPTEMBER 17, 2012 UNDER RECEPTION NO. 201218805.

21) 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.

22) 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.

23) 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.

24) 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.

25) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DECLARATION RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 201619348.

26) TERMS, CONDITIONS AND PROVISIONS OF TEMPORARY DRAINAGE EASEMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. 201109310.

27) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED JUNE 03, 2016 UNDER RECEPTION NO. 201608439.

28) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 73 (SERIES OF 2023) RECORDED DECEMBER 18, 2023 UNDER RECEPTION NO. 202316677.

29) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED FEBRUARY 28, 2024 UNDER RECEPTION NO. 202402048.

30) PER THE PLAT RECORDED UNDER RECEPTION No. 201109308 AND THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION No. 201109309, THE DEVELOPER SHALL NOT CONVEY LOT 2A TO ANY THIRD PARTY UNTIL AFTER THE COMPLETION OF ALL PUBLIC AND OTHER SUBDIVISION IMPROVEMENTS INCLUDING THE IMPROVEMENTS PROPOSED UNDER THE EASEMENT CREATED BY THIS PLAT NOTED IN PLAT NOTES 11a AND 11d, OR AS APPROVED BY THE TOWN ENGINEER.

Clerk and Recorder's Certificate

This Plat was filed for record in the office of the Eagle County Clerk and Recorder at ____ o'clock ____, on the ____ day of _____, 2024 and is duly recorded at Reception No. _____.

EAGLE COUNTY CLERK AND RECORDER

By: _____, Deputy

Declarations or Protective Covenants are filed at Reception No. _____.

DRAWN BY:	SE	DATE:	8/16/2024
CHECKED BY:	SE	DRAWING NO.:	19-1171 result
JOB NO.:	19-1171	SHEET	1 OF 2



FINAL PLAT
LOT 2A, 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

Easement Vacation and Acceptance Certificate

We, Chambers Avenue Condominium Association (Parcel 1), and Lot C, Chambers Avenue Condominium Association (Parcel 2) being the sole owners in fee simple of all that real property described as follows:

Parcel 1: Lot 2, 700 Chambers Avenue Subdivision, a Resubdivision of Lot 1, according to the plat thereof recorded September 8, 2014 under Reception No. 201415291 County of Eagle, State of Colorado,

and

Parcel 2: Lot 3, 700 Chambers Avenue Subdivision, a Resubdivision of Lot 1, according to the plat thereof recorded September 8, 2014 under Reception No. 201415291 County of Eagle, State of Colorado,

Hereby vacate the grading, drainage and retention pond easement recorded under Reception No. 201109307 & 201109308 & Reception No. 201415291 and hereby accept the drainage easement created by this plat.

EXECUTED this ____ day of _____, A.D., 2024.

Owner (Parcel 1): Chambers Avenue Condominium Association

By: _____

Title: _____

STATE OF _____)
COUNTY OF _____)SS

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, A.D., 2024, by _____ as _____ of Chambers Avenue Condominium Association.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

Owner (Parcel 2): Lot C, Chambers Avenue Condominium Association

By: _____

Title: _____

STATE OF _____)
COUNTY OF _____)SS

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, A.D., 2024, by _____ as _____ of Lot C, Chambers Avenue Condominium Association.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

ALL PORTIONS OF THE GRADING, DRAINAGE AND RETENTION POND EASEMENT SITUATED IN LOTS 1 & 2 RECEPTION No. 201109308 AND SITUATED IN TRACT A, LOT 2 AND LOT 3 RECEPTION No. 201415291 ARE VACATED BY THIS PLAT. (SEE NOTE 10)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

LOT 13
EBY CREEK SUBDIVISION
BLOCK 1
(RECEPTION No. 140925)

LOT 2
A RESUBDIVISION OF LOT 1
(RECEPTION No. 201415291)

LOT 3
A RESUBDIVISION OF LOT 1
(RECEPTION No. 201415291)

LOT 4
A RESUBDIVISION OF LOT 1
(RECEPTION No. 201415291)

LOT 3
(RECEPTION No. 201109308)

LOT 2A
1.634 ACRES
71183.4 SQ. FT.
263 SAWATCH ROAD

SAWATCH ROAD (60' R.O.W.)

LAND USE SUMMARY			
PARCEL	AREA	USE	ADDRESS
LOT 2A	1.634 ACRES	COMMERCIAL	263 SAWATCH ROAD

NOTE:
ALL BOUNDARY DIMENSIONS INDICATED ARE BOTH PER RECORD PLAT(S) AND FIELD MEASURED.

DRAWN BY:	SE	DATE:	9/16/2024
CHECKED BY:	SE	DRAWING NO.:	19-1171 resub
JOB NO.:	19-1171	SHEET	2 OF 2