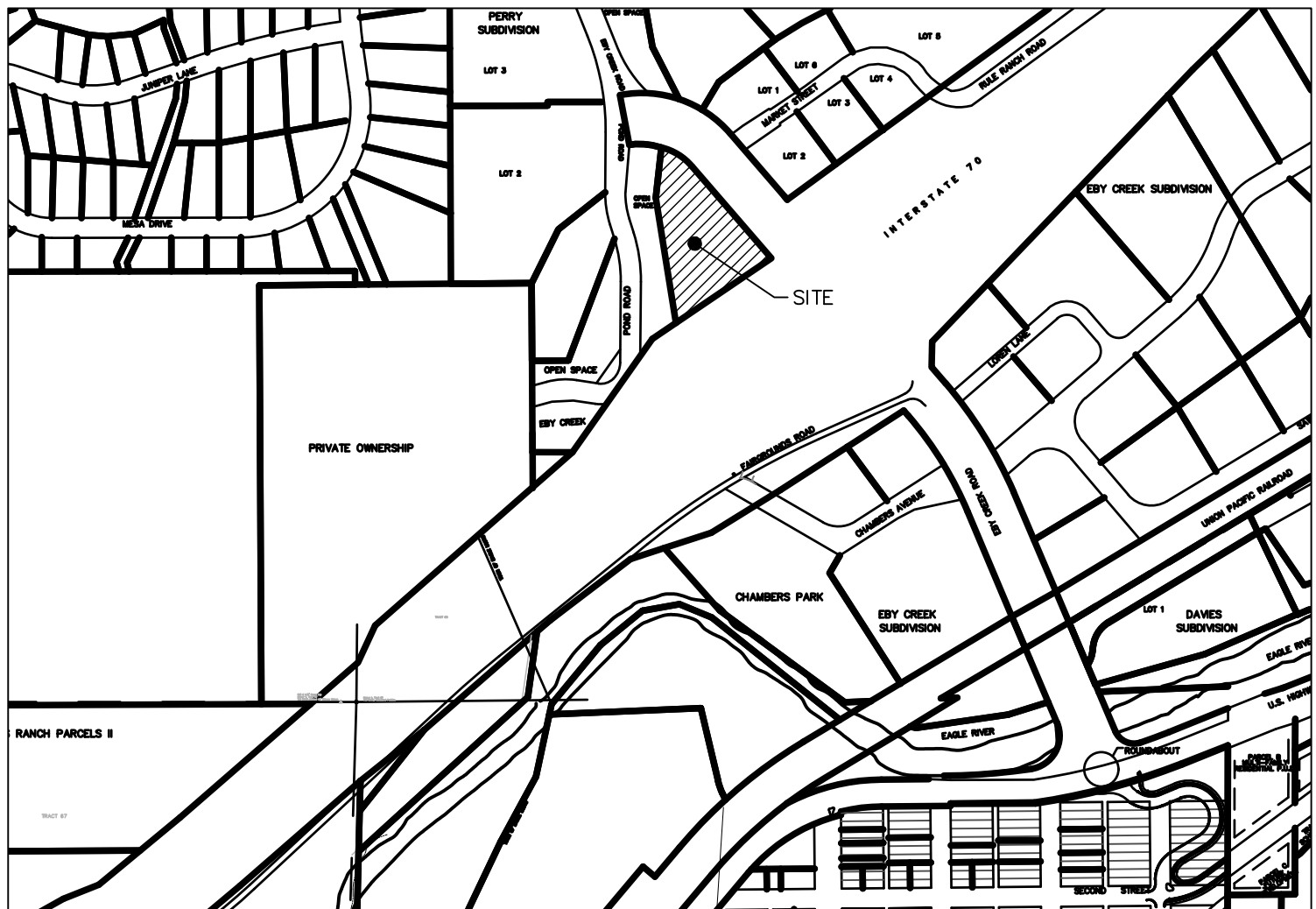


AMENDED FINAL PLAT
A RESUBDIVISION OF LOT 2, BLOCK 3
EBY CREEK SUBDIVISION
TOWN OF EAGLE, EAGLE COUNTY, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES:

- DATE OF SURVEY: DECEMBER 13, 2024
- BASIS OF BEARINGS: LINE BETWEEN MONUMENTS FOUND ON THE NORTHWESTERLY LINE OF LOT 2, BLOCK 3, EBY CREEK SUBDIVISION RECEPTION NO. 140925, EAGLE COUNTY, COLORADO, BEING #5 REBARS WITH 2# ALUMINUM, CAPS STAMPED 23506, BEARING BEING N16°23'39"E.
- LINEAL UNITS OF MEASUREMENTS SHOWN ARE GIVEN IN US SURVEY FOOT.
- THE SOLE PURPOSE OF THIS AMENDED FINAL PLAT IS TO CREATE 2 LOTS FROM LOT 2, LOTS 2A AND 2B, AND TO CREATE AN ACCESS EASEMENT THROUGH LOT 2A FOR THE USE OF LOT 2B.
- THERE ARE NO PUBLIC ROAD WAYS, PUBLIC IMPROVEMENTS, OR EASEMENTS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.
- THE ADDRESS INDICATED IN OVAL IS FOR INFORMATION PURPOSES ONLY VERIFY THE FINAL ADDRESS WITH EAGLE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- PURSUANT TO SECTION 4.14.060(C)3 OF THE EAGLE MUNICIPAL CODE, THE SUBJECT PROPERTY HAS BEEN GRANTED A REDUCED RIPARIAN SETBACK OF 50'.
- ACCESS EASEMENT RECORDED _____
- 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 LAND TITLE GUARANTEE COMPANY ORDER NO. ABC50073341-3 DATED FEBRUARY 12, 2025 AT 5:00 P.M..
- 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.

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. 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 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 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

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 _____

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 THIS AMENDED FINAL PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF AMENDED FINAL PLAT LOT 2, BLOCK 3, EBY CREEK 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.

CLERK AND RECORDER'S CERTIFICATE

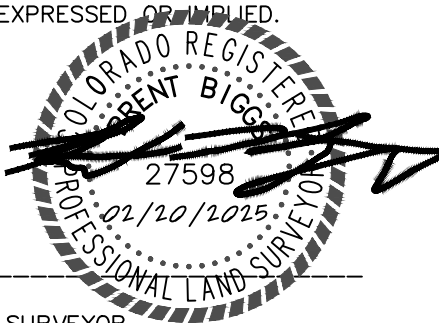
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____, ON THIS _____ DAY OF _____, 20____ AND IS DULY RECORDED AT RECEPTION No. _____.

CLERK AND RECORDER

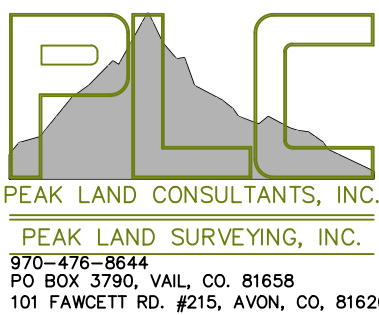
BY:

DEPUTY

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.



BRENT BIGGS
PROFESSIONAL LAND SURVEYOR
P.L.S. No. 27598



LAND USE SUMMARY

PARCEL	AREA	USE	ADDRESS
LOT 2A	0.955 ACRES	COMMERCIAL	XXX-A EBY CREEK ROAD
LOT 2B	1.070 ACRES	COMMERCIAL	XXX-B EBY CREEK ROAD

AMENDED FINAL PLAT
A RESUBDIVISION OF LOT 2, BLOCK 3
EBY CREEK SUBDIVISION
TOWN OF EAGLE, EAGLE COUNTY, STATE OF COLORADO

