

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
PARCEL 1 AND PARCEL 2

AKA: 220 E. SIXTH STREET, EAGLE
SITUATED IN TRACT 43 AND 45, SECTION 5, TOWNSHIP 5 SOUTH
RANGE 84 WEST, OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

DESCRIPTION:

PARCEL 1
THAT PART OF THE E1/4 OF THE NE1/4 OF SECTION 5, IN TOWNSHIP 5 SOUTH RANGE 84 WEST OF THE 6TH P.M., AS ORIGINALLY DESCRIBED AND PATENTED, DESIGNATED AND BECOMING A PART OF TRACTS 43 AND 45 OF THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE APPROVED BY THE U.S. SURVEYOR GENERAL, 1860, AND BEING A PART OF THE ORIGINAL LAND SURVEY OF 1860, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SIXTH STREET IN THE TOWN OF EAGLE, COLORADO, WHENCE THE TRUE POSITION OF CORNER NO. 1 OF TRACT NO. 43, IDENTICAL WITH CORNER NO. 4 OF TRACT NO. 45, CORNER NO. 3 OF TRACT NO. 40 AND CORNER NO. 2 OF TRACT NO. 42, THE TRUE POSITION OF WHICH IS 831.39 FEET WEST, 104.77 FEET NORTH, 54.62 FEET DISTANT, BEARS S. 74°43'46" E., 831.39 FEET DISTANT TO THE POINT OF BEGINNING, CONFORMING WITH THE EAST RIGHT OF WAY OF THE CAPITOL STREET AND THE SOUTH BOUNDARY OF SIXTH STREET; THENCE N. 00° 00' 00" E., 263.85' FEET DISTANT, TO THE POINT OF BEGINNING, CONFORMING ALONG A CURVE TO THE RIGHT, RADIUS 430.32 FEET, 386.68 FEET, CHORD BEARING S. 71°49' W., CHORD LENGTH OF 382.81 FEET TO P.T., THENCE S. 33°43' 00" W. 218.97 FEET, THENCE N. 09° 36' E. 54.62 FEET, TO THE WEST BOUNDARY OF THE EAGLE CEMETERY ASSOCIATION PROPERTY; THENCE CONFORMING WITH THE WEST RIGHT OF WAY OF SIXTH STREET, N. 00° 00' 00" E., 301.54 FEET DISTANT, BEARS S. 70°27'33" E., 831.39 FEET DISTANT, TO THE SOUTH RIGHT OF WAY OF SIXTH STREET IN THE TOWN OF EAGLE, COLORADO; THENCE CONFORMING THERETO, S. 89°27' W., 180.22 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 1.383 ACRES, MORE OR LESS.

AND

PARCEL 2
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/4NE1/4) OF SECTION 5, TP. 5 S. R. 84 W. 6TH P.M., AS ORIGINALLY DESCRIBED AND PATENTED, DESIGNATED AND BECOMING A PART OF TRACTS 43 AND 45 OF THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE APPROVED BY THE U.S. SURVEYOR GENERAL, 1860, AND BEING A PART OF THE ORIGINAL LAND SURVEY OF 1860, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF SIXTH STREET IN THE TOWN OF EAGLE, COLORADO, WHENCE THE TRUE POSITION OF CORNER NO. 1 OF TRACT 43, IDENTICAL WITH CORNER NO. 4 OF TRACT 45, CORNER NO. 3 OF TRACT 40 AND CORNER NO. 2 OF TRACT 42, THE TRUE POSITION OF WHICH IS 831.39 FEET WEST, 104.77 FEET NORTH, 54.62 FEET DISTANT, BEARS S. 74°43'46" E., 831.39 FEET DISTANT TO THE POINT OF BEGINNING, CONFORMING WITH THE EAST RIGHT OF WAY OF THE CAPITOL STREET AND THE SOUTH BOUNDARY OF SIXTH STREET; THENCE N. 00° 00' 00" E., 263.85' FEET DISTANT, TO THE POINT OF BEGINNING, CONFORMING ALONG A CURVE TO THE RIGHT, RADIUS 430.32 FEET, 386.68 FEET, CHORD BEARING S. 71°49' W., CHORD LENGTH OF 382.81 FEET TO P.T., THENCE S. 33°43' 00" W. 218.97 FEET, THENCE N. 09° 36' E. 54.62 FEET, TO THE WEST BOUNDARY OF THE EAGLE CEMETERY ASSOCIATION PROPERTY; THENCE CONFORMING WITH THE WEST RIGHT OF WAY OF SIXTH STREET, N. 00° 00' 00" E., 301.54 FEET DISTANT, BEARS S. 70°27'33" E., 831.39 FEET DISTANT, TO THE SOUTH RIGHT OF WAY OF SIXTH STREET IN THE TOWN OF EAGLE, COLORADO; THENCE CONFORMING THERETO, S. 89°27' W., 180.22 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF .199 ACRES, MORE OR LESS.

NOTES:

1. DATE OF SURVEY: JUNE 14, 2024
2. STREET ADDRESS: 220 E. SIXTH STREET (POSTED)
3. LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON QUITCLAIM DEED, RECORDED 12-31-92 AT BOOK 598 PAGE 184, VARIOUS PLATS AS NOTED HEREON, AND SURVEY MONUMENTS FOUND AT THE TIME OF SURVEY AS SHOWN HEREON.
4. BENCHMARK: NGS 0280 PUBLISHED ELEV. = 6625.21'
5. 1' CONTOURS SHOWN ON SHEET 2 OF 2.
6. U.S. SURVEY FEET USED.
7. BASIS OF BEARINGS: AN ASSUMED BEARING OF S. 89°27' W., ALONG THE SOUTH RIGHT OF WAY OF SIXTH STREET, BETWEEN TWO FOUND 1.25" WHITE PLASTIC CAPS ON #5 REBAR, MARKING THE NORTHEAST AND NORTHWEST OF EAGLE CEMETERY ASSOCIATION, BOOK 234 PAGE 866.
8. TITLE COMMITMENT PROVIDED BY: LAND TITLE GUARANTEE COMPANY, ORDER NO. V50072528, WITH AN EFFECTIVE DATE OF AUGUST 23, 2024.
9. 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.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR KATHY R. CHANDLER-HENRY AND GEORGE S. HENRY, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RELATING TO THE PROPERTY LOCATED AS SHOWN ON THIS LAND SURVEY PLAT, IS IN CONFORMANCE WITH 38-51-106 C.R.S. MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHTS-OF-WAY SURVEYS AT PAGE _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
PARCEL 1 AND PARCEL 2

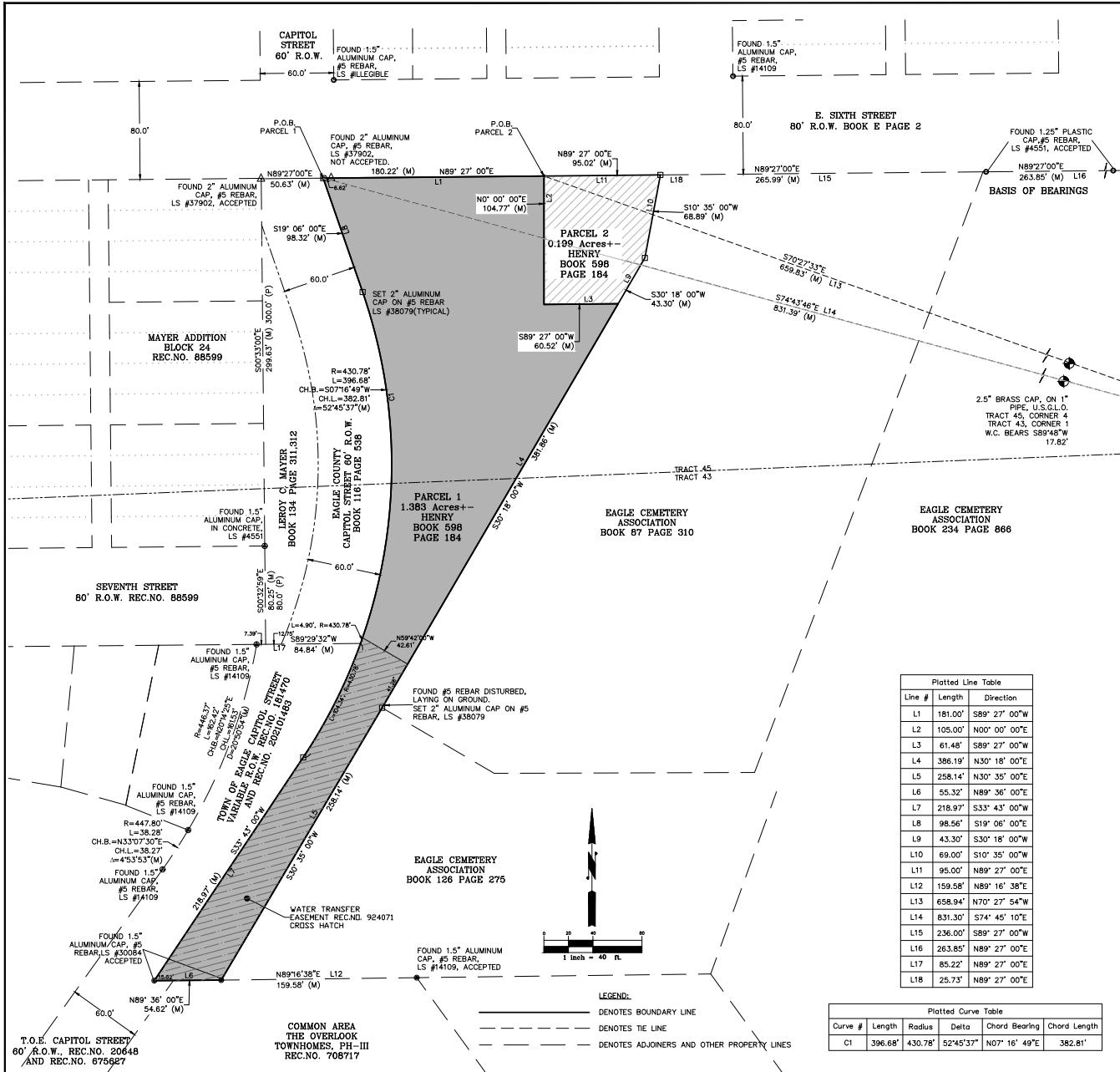
SITUATED IN TRACT 43 & TRACT 45, SECTION 5, T.S., R.84 W., 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

JOB NO.: 241011

DATE: 9-02-2024

SHEET 1 OF 2

KIPP LAND SURVEYING
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com



IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
PARCEL 1 AND PARCEL 2

AKA: 220 E. SIXTH STREET, EAGLE
SITUATED IN TRACT 43 AND 45, SECTION 5, TOWNSHIP 5 SOUTH
RANGE 84 WEST, OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

E. SIXTH STREET
80' R.O.W. BOOK E PAGE 2

MAYER ADDITION
BLOCK 24
REC.NO. 88599

SEVENTH STREET
80' R.O.W. REC.NO. 88599

COMMON AREA
THE OVERLOOK
TOWNHOMES PH-III
REC.NO. 708717

P.O.E. CAPITOL STREET
80' R.O.W. REC.NO. 20648
AND REC.NO. 675627

EAGLE CEMETERY
ASSOCIATION
BOOK 126 PAGE 275

EAGLE CEMETERY
ASSOCIATION
BOOK 87 PAGE 310

EAGLE COUNTY
CAPITOL STREET 80' R.O.W.
BOOK 134 PAGE 311/312



E. SIXTH STREET
80' R.O.W. BOOK E PAGE 2

LEGEND:

- Ⓐ DENOTES GAS METER
- Ⓑ DENOTES ELECTRIC METER
- Ⓒ DENOTES ELECTRIC MANHOLE
- Ⓓ DENOTES UTILITY POLE
- Ⓔ DENOTES WATER METER
- Ⓕ DENOTES WATER VALVE
- Ⓖ DENOTES FIRE HYDRANT
- Ⓗ DENOTES SANITARY SEWER MANHOLE
- Ⓘ DENOTES SANITARY CLEAN OUT
- DENOTES BOUNDARY LINE
- DENOTES TIE LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- X — DENOTES WIRE FENCE
- OE — DENOTES OVERHEAD WIRE

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
PARCEL 1 AND PARCEL 2
SITUATED IN TRACT 43 & TRACT 45, SECTION 5, T.5 S., R.84 W., 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

JOB NO.: 241011

DATE: 9-02-2024

SHEET 2 OF 2

DWG NAME:
241015- 220 E.SIXTH ISP

KIPP LAND SURVEYING

RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com