

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 E1/2 OF THE NEW 1/4 SECTION 5, IN TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH 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, JUNE 20, 1922, AND ACCEPTED BY THE GENERAL LAND OFFICE JUNE 6, 1923, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: 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 WITNESS CORNER WHEREOF BEING LOCATED S. 89° 48' W. 17.82 FEET DISTANT), BEARS S. 74° 43' 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 ALONG THE EAST RIGHT OF WAY OF CAPITAL STREET, S. 19° 06' E. 98.32 FEET TO P.C.; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 430.78 FEET, 398.68 FEET, CHORD BEARING S. 7° 16' 48" W. CHORD LENGTH OF 382.81 FEET TO P.T.; THENCE S. 33° 43' 00" W. 218.97 FEET; THENCE N. 89° 36' E. 54.62 FEET TO THE WEST BOUNDARY OF THE EAGLE CEMETERY ASSOCIATION PROPERTY; THENCE, CONFORMING THERETO, N. 30° 18' E. 298.14 FEET; THENCE N. 30° 18' E. 381.96 FEET; THENCE S. 89° 27' W. 60.52 FEET; THENCE NORTH 104.77 FEET TO THE SOUTH RIGHT OF WAY OF SAID 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 (E1/2NE1/4) OF SECTION 5, T.P. 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, JUNE 20, 1922 AND ACCEPTED BY THE GENERAL LAND OFFICE JUNE 6, 1923, 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 WITNESS CORNER WHEREOF BEING LOCATED SOUTH 89° 48' W. 17.82 FEET DISTANT) BEARS S. 70° 27' E. 659.83 FEET DISTANT; THENCE N. 89° 27' E. 56.62 FEET; THENCE S. 89° 27' W. 60.52 FEET; THENCE S. 30° 18' W. 43.30 FEET; THENCE S. 89° 27' WEST 60.52 FEET; THENCE NORTH 104.77 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 THIS SURVEY AS SHOWN HEREON.
4. BENCHMARK: NGS D280 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 886.
8. TITLE COMMITMENT PROVIDED BY: LAND TITLE GUARANTEE COMPANY, ORDER NO. v60072528, 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, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT 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 AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

COUNTY SURVEYOR CERTIFICATION:

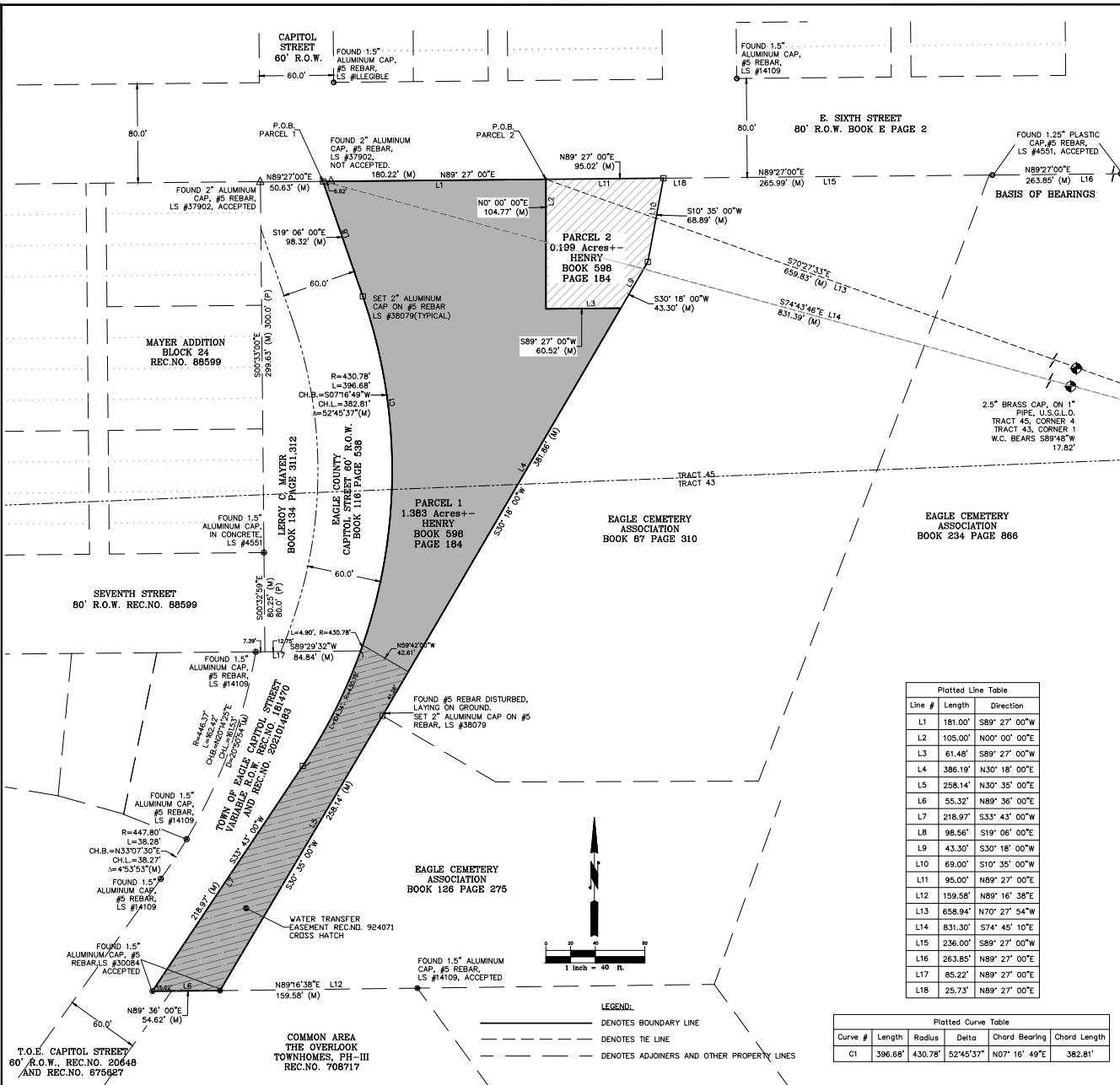
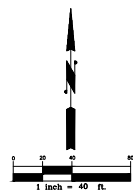
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, IN BOOK 1 OF THE EAGLE COUNTY SURVEYORS LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE \_\_\_\_ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

Platted Line Table		
Line #	Length	Direction
L1	181.00'	S89° 27' 00"W
L2	105.00'	N00° 00' 00"E
L3	61.48'	S89° 27' 00"W
L4	386.19'	N30° 18' 00"E
L5	258.14'	N30° 35' 00"E
L6	55.32'	N89° 36' 00"E
L7	218.97'	S33° 43' 00"W
L8	98.56'	S19° 06' 00"E
L9	43.30'	S30° 18' 00"W
L10	69.00'	S10° 35' 00"W
L11	95.00'	N89° 27' 00"E
L12	159.58'	N89° 16' 39"E
L13	658.94'	N70° 27' 54"W
L14	831.30'	S74° 45' 10"E
L15	236.00'	S89° 27' 00"W
L16	263.85'	N89° 27' 00"E
L17	85.22'	N89° 27' 00"E
L18	25.73'	N89° 27' 00"E

Platted Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	396.68'	430.78'	52° 45' 37"	N07° 16' 49"E

LEGEND:

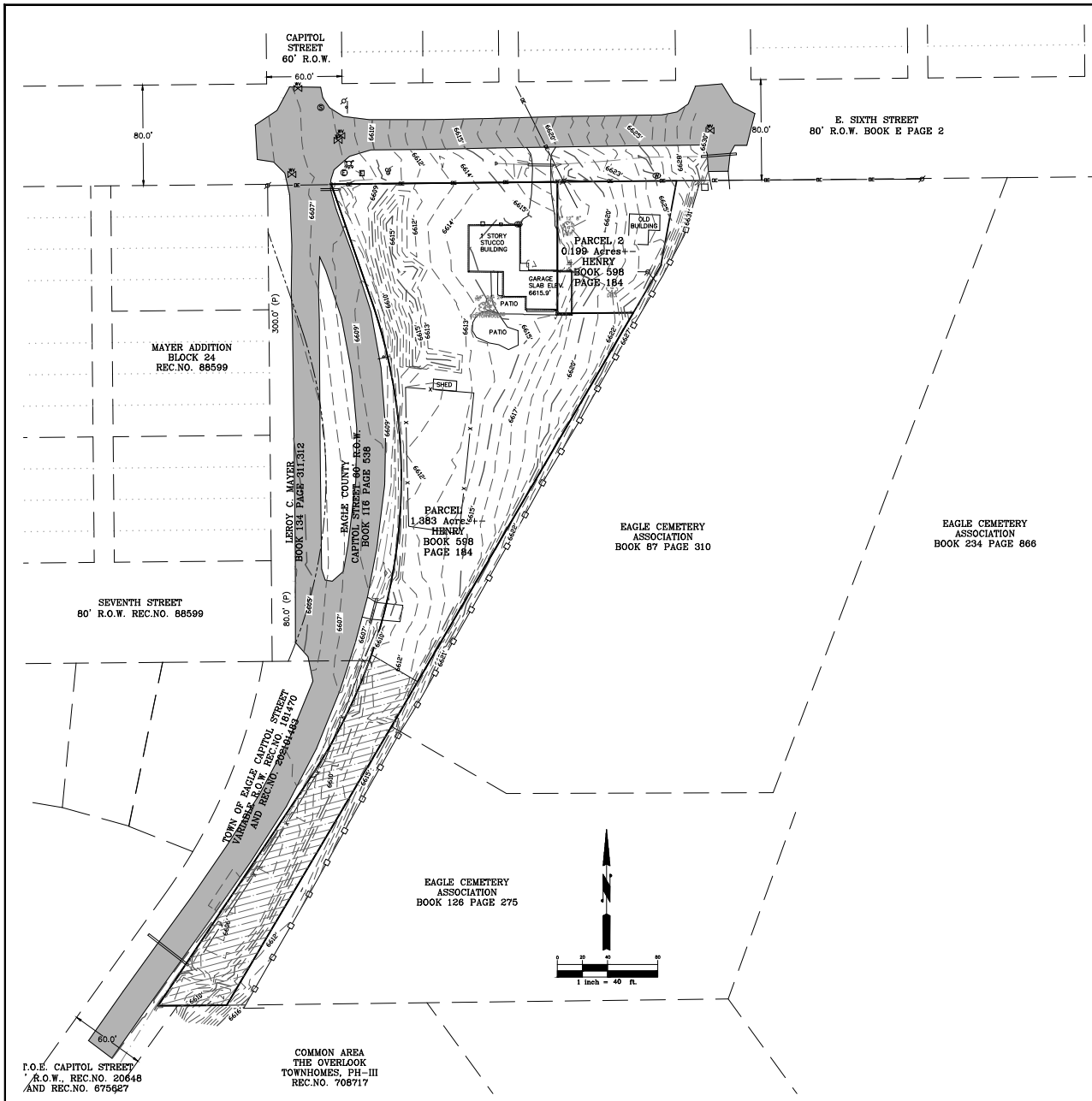
- DENOTES BOUNDARY LINE
- DENOTES TIE LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES



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		<b>KIPP LAND SURVEYING</b>  RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	
JOB NO.: 241011	DATE: 9-02-2024		
SHEET 1 OF 2	DWG NAME: 241015-- 220 E. SIXTH ISP		

# 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



- 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
  - DENOTES OVERHEAD WIRE

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY PARCEL1 AND PARCEL 2 SITUATED IN TRACT 43 & TRACT 45, SECTION 5, T.5 S., R.84 W., 6TH P.M. 6TH COUNTY OF EAGLE, STATE OF COLORADO		<b>KIPP LAND SURVEYING</b>  RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	
JOB NO.: 241011	DATE: 9-02-2024		
SHEET 2 OF 2	DWG NAME: 241015- 220 E.SIXTH ISP		