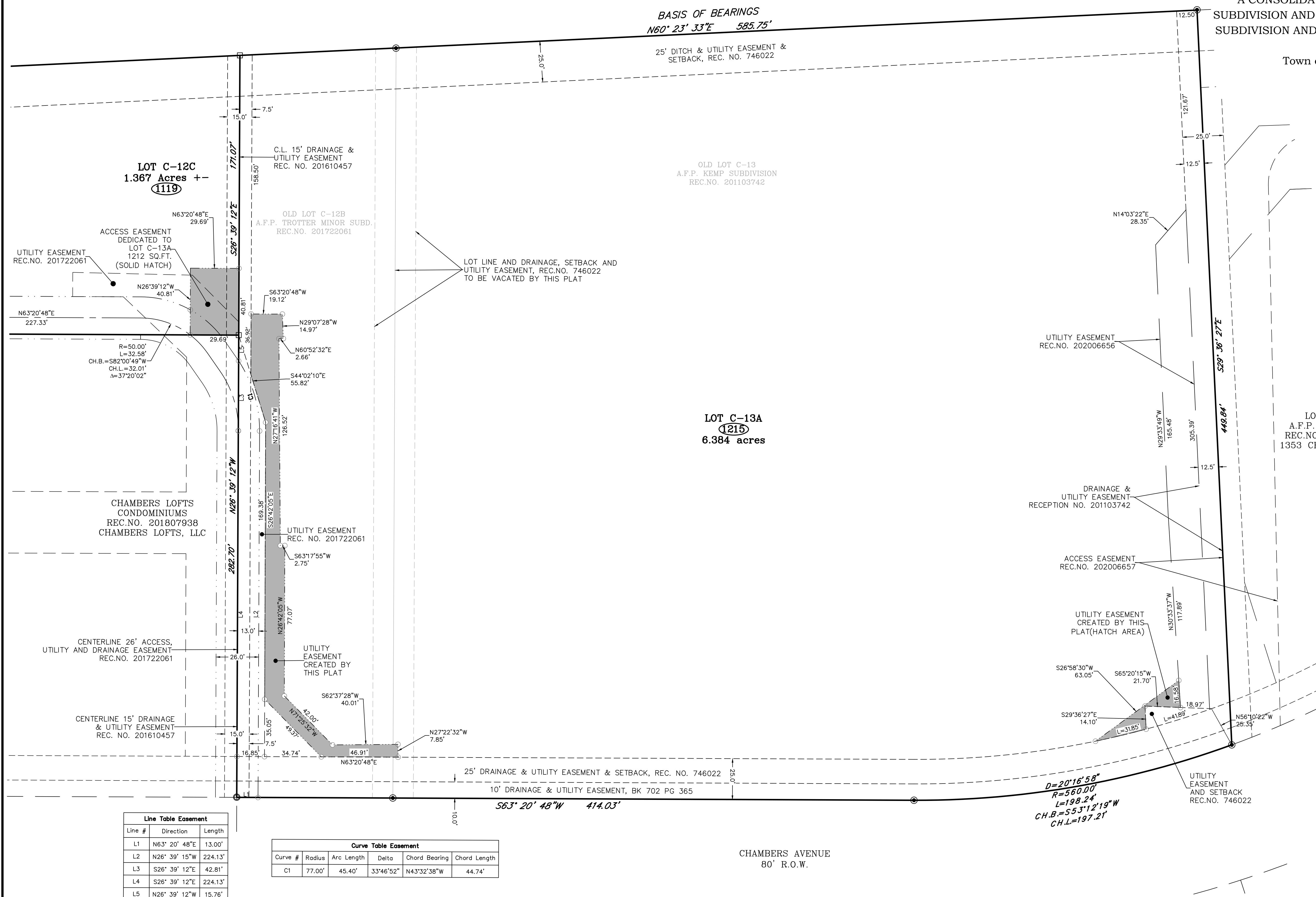


INTERSTATE 70
VARIABLE R.O.W.

SECOND AMENDED FINAL PLAT
TROTTER MINOR SUBDIVISION

A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT, KEMP
SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT, TROTTER MINOR
SUBDIVISION AND AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT
TROTTER MINOR SUBDIVISION
Town of Eagle, County of Eagle, State of Colorado



LEGEND:

DENOTES SET SURVEY MONUMENT,
2" ALUMINUM CAP ON #5 REBAR
LS #38079

DENOTES FOUND SURVEY MONUMENT
1" BRASS SHINER, IN ASPHALT
LS #38079

DENOTES FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP, ON #5 REBAR
LS #23089

DENOTES EASEMENT ANGLE POINT OR
INTERSECTION

DENOTES BOUNDARY LINE

DENOTES ADJOINER/ROW PROPERTY LINE

DENOTES EASEMENT LINE AS NOTED

DENOTES EASEMENT LINE AS NOTED

DENOTES UTILITY EASEMENT

DENOTES FASFMNT CRAFTED BY THIS PLAT

CHAMBERS AVENUE
80' ROW

60' R.O.W.

Line Table Easement		
Line #	Direction	Length
L1	N63° 20' 48"E	13.00'
L2	N26° 39' 15"W	224.13'
L3	S26° 39' 12"E	42.81'
L4	S26° 39' 12"E	224.13'
L5	N26° 39' 12"W	15.76'

Curve Table Easement					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C1	77.00'	45.40'	33°46'52"	N43°32'38"W	44.74'

*SECOND AMENDED FINAL PLAT
TROTTER MINOR SUBDIVISION
CONSOLIDATION LOT C-13, A.F.P. KEMP SUBDIVISION
AND LOT C-12B A.F.P. TROTTER SUBDIVISION*

KIPP LAND SURVEYING

*RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540*

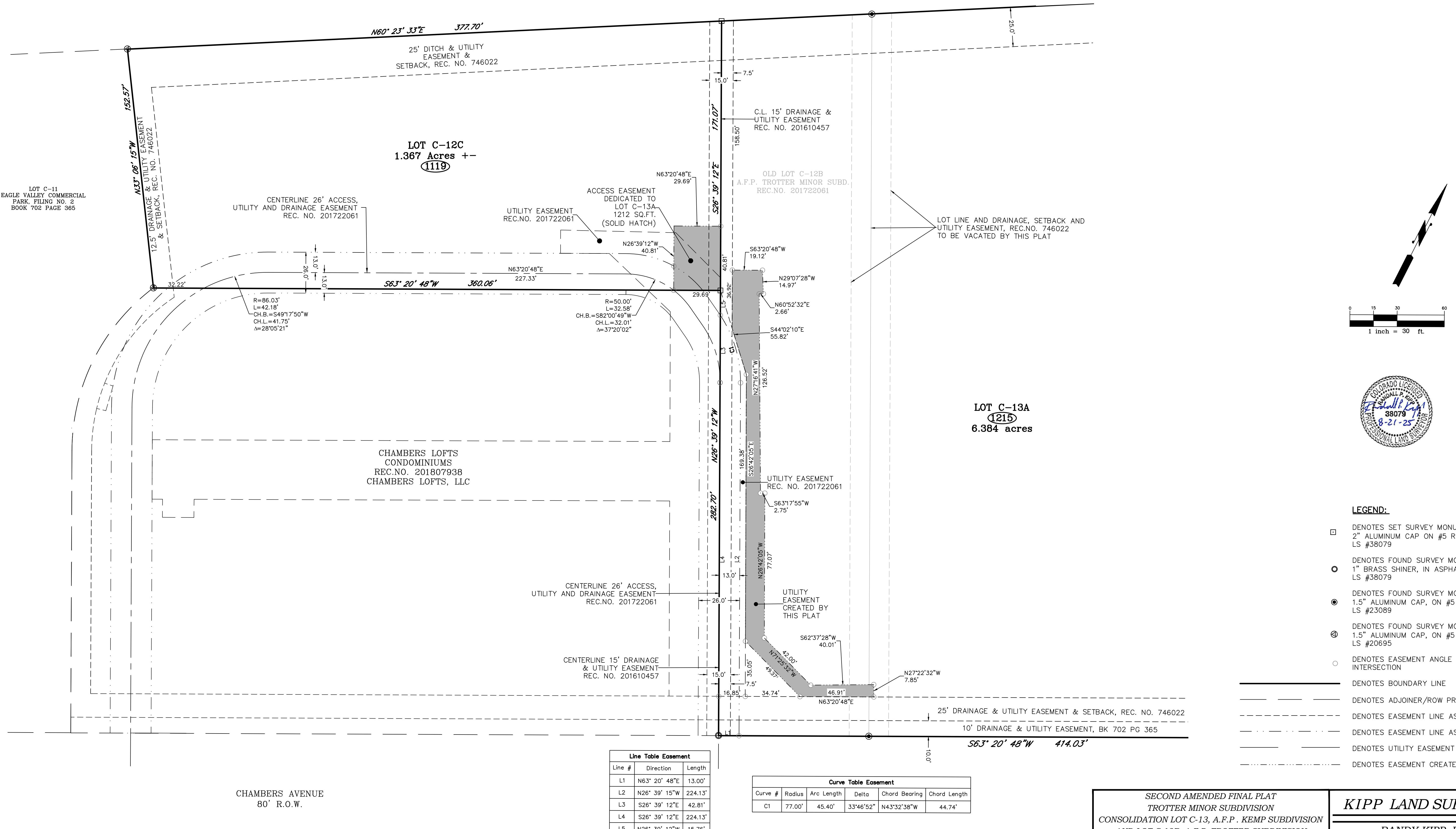
(970) 390-9340
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

SECOND AMENDED FINAL PLAT
TROTTER MINOR SUBDIVISION

A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT, KEMP
SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT, TROTTER MINOR
SUBDIVISION AND AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT
TROTTER MINOR SUBDIVISION

Town of Eagle, County of Eagle, State of Colorado

INTERSTATE 70
VARIABLE R.O.W.



LEGEND:

- DENOTES SET SURVEY MONUMENT, 2" ALUMINUM CAP ON #5 REBAR LS #38079
- DENOTES FOUND SURVEY MONUMENT 1" BRASS SHINER, IN ASPHALT LS #38079
- ◎ DENOTES FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP, ON #5 REBAR LS #23089
- ◎ DENOTES FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP, ON #5 REBAR LS #20695
- DENOTES EASEMENT ANGLE POINT OR INTERSECTION
- DENOTES BOUNDARY LINE
- DENOTES ADJOINER/ROW PROPERTY LINE
- DENOTES EASEMENT LINE AS NOTED
- DENOTES EASEMENT LINE AS NOTED
- DENOTES UTILITY EASEMENT
- DENOTES EASEMENT CREATED BY THIS PLAT

Line Table Easement		
Line #	Direction	Length
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SECOND AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION CONSOLIDATION LOT C-13, A.F.P. KEMP SUBDIVISION AND LOT C-12B A.F.P. TROTTER SUBDIVISION Town of Eagle, County of Eagle, State of Colorado	
JOB NO.: 211013	DATE: 08-21-2025
SHEET 3 OF 3	DWG NAME: 211013-AFP2 Trott-Kemp

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