

CERTIFICATE OF DEDICATION AND OWNERSHIP:

WE, 1215 CHAMBERS LLC, A COLORADO LIMITED LIABILITY COMPANY AND YOUNG FAMILY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:
LOT C-13, AMENDED FINAL PLAT, KEMP SUBDIVISION, ACCORDING TO THE AMENDED FINAL PLAT RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103742, EAGLE COUNTY, COLORADO, CONTAINING 5.384 ACRES MORE OR LESS;
AND
LOT C-12B, AMENDED FINAL PLAT, TROTTER MINOR SUBDIVISION, A RESUBDIVISION OF LOT C-12A AND LOT C-12B, ACCORDING TO THE FINAL PLAT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722061, EAGLE COUNTY, COLORADO, CONTAINING 1.000 ACRES MORE OR LESS;
AND
LOT C-12C, AMENDED FINAL PLAT, TROTTER MINOR SUBDIVISION, A RESUBDIVISION OF LOT C-12A AND LOT C-12B, ACCORDING TO THE FINAL PLAT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722061, EAGLE COUNTY, COLORADO, CONTAINING 1.000 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT AND DESIGNATE THE SAME AS 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, A SUBDIVISION IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS FOR THIS SUBDIVISION, AND FURTHER, HEREBY ACKNOWLEDGE THAT THE OWNERSHIP AND MAINTENANCE OF THE TWO UTILITY EASEMENTS AND STORM SEWER EASEMENT BEING CREATED BY THIS PLAT WILL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MAINTENANCE OF THE ACCESS EASEMENT WILL BE THE RESPONSIBILITY OF LOT C-13A, SEE PLAT NOTE 8..

EXECUTED THIS _____ DAY OF _____, 20__.

MANAGER: MICHAEL V. BARRY

OWNER: 1215 CHAMBER LLC, A COLORADO LIMITED LIABILITY COMPANY

ADDRESS: PO BOX 2654
EDWARDS, CO 81632

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MANAGER: YOUNG FAMILY HOLDINGS LLC

OWNER: YOUNG FAMILY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

ADDRESS: PO BOX 5113
EAGLE, CO 81632

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDERS CERTIFICATE:

THE UNDERSIGNED, MIDFIRST BANK, A COLORADO BANKING CORPORATION, HOLDER OF A DEED OF TRUST UPON THE REAL PROPERTY SHOWN ON THIS FINAL PLAT, DEED OF TRUST RECORDED ON 2/25/2019 AT RECEPTION NO. 201902551 AND MODIFIED DEED OF TRUST RECORDED 4-05-2019 AT RECEPTION NO. 201904429, HEREBY CONSENTS TO THIS FINAL PLAT AND SUBORDINATES ITS INTEREST UNDER SUCH DEED OF TRUST IN SUCH REAL PROPERTY TO THE RIGHTS AND OBLIGATIONS CREATED BY THE DECLARATION.

EXECUTED THIS _____ DAY OF _____, 20__.

LIENHOLDER: MANAGER, MIDFIRST BANK, A COLORADO BANKING CORPORATION

ADDRESS: MIDFIRST BANK
11001 N ROCKWELL
OKLAHOMA CITY, OK 73162

STATE OF COLORADO)
) SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

_____ A.D. 20__ BY _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC

TITLE CERTIFICATE:

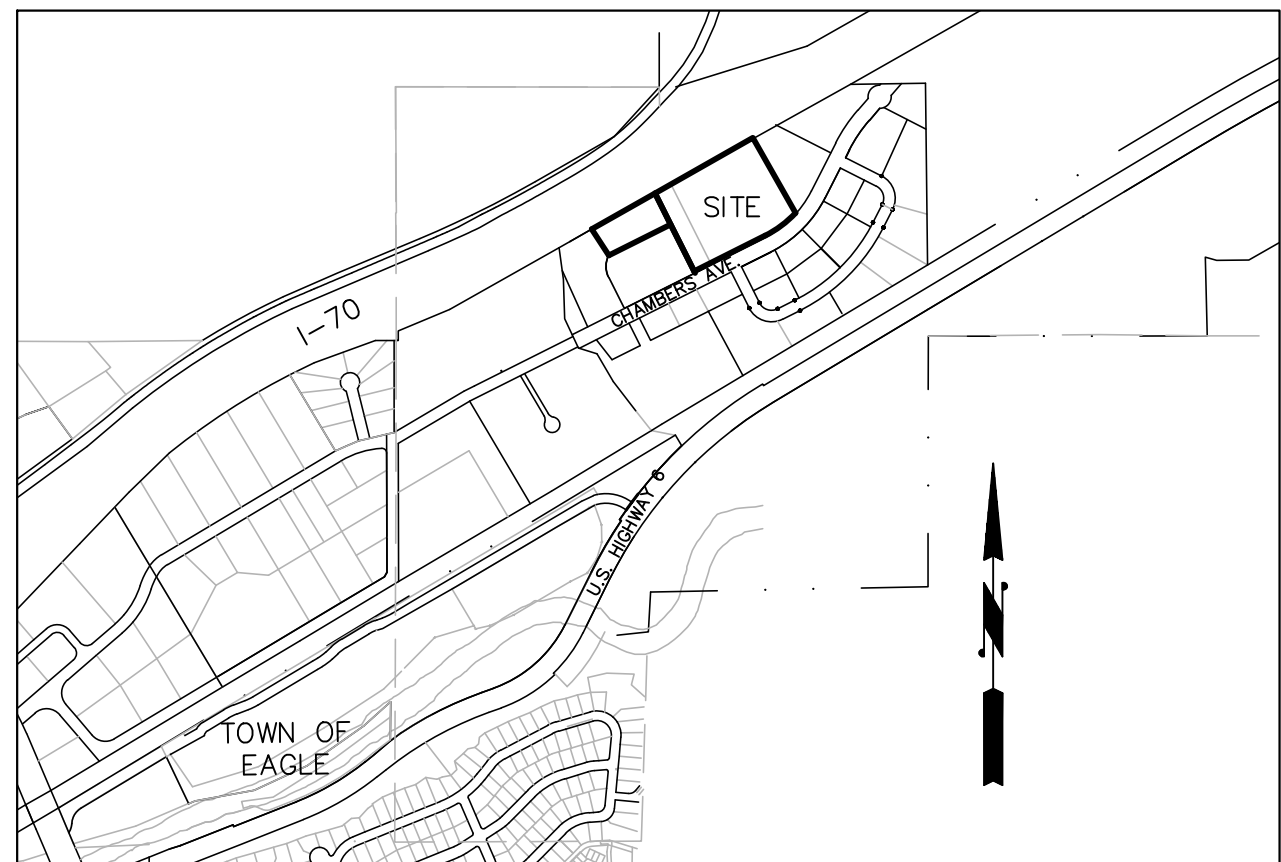
LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN 1215 CHAMBERS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND YOUNG FAMILY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS _____ DAY OF _____, 20__.

TITLE EXAMINER

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



VICINITY MAP SCALE: 1"=1000'

BOARD OF TRUSTEE CERTIFICATE:

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS _____ DAY OF _____ 20__, FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF EAGLE 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 BOARD OF TRUSTEES 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 BOARD OF TRUSTEES.

TOWN OF EAGLE, COLORADO

BY: _____
MAYOR

ATTEST

TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

THIS PLAT APPROVED BY THE TOWN OF EAGLE PLANNING COMMISSION THE ____ DAY OF _____, 20__.

BY: _____
CHAIRMAN

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

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 THIS ____ DAY OF _____, 20__, AND IS DULY RECORDED AS RECEPTION NO. _____.

EAGLE COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SURVEYOR'S CERTIFICATE:

I, RANDALL P. KIPP 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 SUBDIVISION PLAT IS TRUE, CORRECT AND COMPLETE 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, 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 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.

RANDALL P. KIPP
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 38079



LAND USE SUMMARY:

LOT	ADDRESS	ACREAGE	USE
LOT C-12C	1119 CHAMBERS AVE.	1.367+-	COMMERCIAL
LOT C-13A	1215 CHAMBERS AVE.	6.384+-	COMMERCIAL
TOTAL		7.751+-	

PLAT NOTES:

1. THE PURPOSE OF THIS AMENDED FINAL PLAT IS TO (i) CONSOLIDATE TWO (2) LOTS INTO ONE (1), (ii) VACATE THE COMMON PROPERTY LINE INCLUDING THE EASEMENT RUNNING ALONG SAID PROPERTY LINE AS SHOWN HEREON. (iii) CREATE AND DEDICATE NEW EASEMENTS. THE REMAINING LOT WILL BE DESIGNATED AS LOT C-13A.
2. SURVEY DATE: FEBRUARY 26, 2021.
3. LINEAL UNITS = U.S. SURVEY FEET.
4. ADDRESS: 1119, 1125 AND 1215 CHAMBERS AVENUE (NOT POSTED).
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS BASED ON TWO TITLE COMMITMENTS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND50072694-3 WITH AN EFFECTIVE DATE OF 3-07-25, ORDER NO. RND50073178-2 WITH AN EFFECTIVE DATE OF 3-07-25 AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY.
6. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 60° 23' 33" E, BETWEEN THE NORTHWESTERLY CORNER OF LOT C-13, AMENDED FINAL PLAT, KEMP SUBDIVISION, REC.NO. 201103742, A FOUND 1 1/2" ALUMINUM CAP, ON 5/8" REBAR, STAMPED PLS #23089 AND THE NORTHEASTERLY CORNER OF LOT C-13, AMENDED FINAL PLAT, KEMP SUBDIVISION, REC.NO. 201103742, A FOUND 1 1/2" ALUMINUM CAP, ON 5/8" REBAR, STAMPED PLS #20695.
7. BEARINGS AND DISTANCES SHOWN ARE BOTH PLATTED AND MEASURED.
8. THE ACCESS EASEMENT BEING DEDICATED IN LOT C-12C, IS FOR THE USE AND BENEFIT OF LOT C-13A, 1215 CHAMBERS LLC, ITS SUCCESSORS AND ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE EASEMENT AREA.
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.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 22, 1929, IN BOOK 106 AT PAGE 519.
11. 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, FAMILIAL 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 AUGUST 08, 1996, IN BOOK 702 AT PAGE 366 AND THIRD NOTICE OF ANNEXATION RECORDED DECEMBER 27, 2000 AT RECEPTION NO.746978 AND RECORDED JUNE 6, 2001 AT RECEPTION NO. 758897.
12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 3 RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746022.
13. TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED MARCH 15, 2001 AT RECEPTION NO. 751900.
14. TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED NOVEMBER 02, 2007 AT RECEPTION NO. 200729459.
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF KEMP SUBDIVISION RECORDED OCTOBER 14, 2010 UNDER RECEPTION NO. 201020684.
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 14, 2010 UNDER RECEPTION NO. 201020685.
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 1, SERIES 2011 RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103743.
18. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED MAY 6, 2020 UNDER RECEPTION NO. 202006656.
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED MAP OF KEMP SUBDIVISION RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103742.
20. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED JUNE 14, 1995 IN BOOK 663 AT PAGE 231.
21. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 08, 1996, IN BOOK 702 AT PAGE 366 AND AMENDMENT THERETO RECORDED FEBRUARY 18, 1997 IN BOOK 718 AT PAGE 831 AND SECOND NOTICE OF ANNEXATION RECORDED AUGUST 19, 1998 AT RECEPTION NO. 666477 AND THIRD NOTICE OF ANNEXATION RECORDED DECEMBER 27, 2000 AT RECEPTION NO. 746978.
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 3 RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746022.
23. TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENT AGREEMENT RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746023.
24. TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED MARCH 15, 2001 AT RECEPTION NO. 751900.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED APRIL 23, 2015 UNDER RECEPTION NO. 201506767.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENT AGREEMENT RECORDED APRIL 08, 2015 UNDER RECEPTION NO. 201506025.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENTS AGREEMENT RECORDED APRIL 08, 2015 UNDER RECEPTION NO. 201505991.
28. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TROTTER MINOR SUBDIVISION RECORDED JULY 7, 2016 UNDER RECEPTION NO. 201610457 AND AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722061.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENTS AGREEMENT AS SET FORTH IN AND APPROVED BY RESOLUTION NO. 55, SERIES OF 2016, RECORDED DECEMBER 13, 2016 UNDER RECEPTION NO. 201621326.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRIVEWAY EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722058.
31. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRIVEWAY EASEMENT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO.201722059.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO 25 RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722060.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TRENCH, CONDUIT, AND VAULT AGREEMENT BY AND BETWEEN CHAMBERS LOFTS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND HOLY CROSS ENERGY, A COLORADO CORPORATION RECORDED AUGUST 04, 2017 UNDER RECEPTION NO. 201715116.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED AUGUST 04, 2017 UNDER RECEPTION NO. 201715117.
35. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TROTTER MINOR SUBDIVISION RECORDED JULY 7, 2016 UNDER RECEPTION NO. 201610457.
36. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO.41, SERIES OF 2017 APPROVING A DEVELOPMENT PLAN, APPROVING A DEVELOPMENT IMPROVEMENTS AGREEMENT DATED JUNE 13, 2017, APPROVING A SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHING A VESTED PROPERTY RIGHT, AND AUTHORIZING THE ISSUANCE OF A MAJOR DEVELOPMENT PERMIT RECORDED JUNE 14, 2017 UNDER RECEPTION NO. 201711407, AND ORDINANCE NO. 22, SERIES OF 2017, APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT IMPROVEMENTS AGREEMENT AND APPROVING AN AMENDMENT TO A SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHING A VESTED RIGHT RECORDED SEPTEMBER 25, 2017 UNDER RECEPTION NO. 201716339.

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 1 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	

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

BASIS OF BEARINGS
N60° 23' 33"E 585.75'

25' DITCH & UTILITY EASEMENT &
SETBACK, REC. NO. 746022

OLD LOT C-13
A.F.P. KEMP SUBDIVISION
REC.NO. 201103742

LOT C-12C
1.367 Acres +-
(1119)

OLD LOT C-12B
A.F.P. TROTTER MINOR SUBD.
REC.NO. 201722061

LOT LINE AND DRAINAGE, SETBACK AND
UTILITY EASEMENT, REC.NO. 746022
TO BE VACATED BY THIS PLAT

LOT C-13A
(1215)
6.384 acres

LOT C-14A
A.F.P. KEMP SUBD.
REC.NO. 202006657
1353 CHAMBERS, LLC

0 15 30 60
1 inch = 30 ft.



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 EASEMENT CREATED BY THIS PLAT

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'

CHAMBERS AVENUE
80' R.O.W.

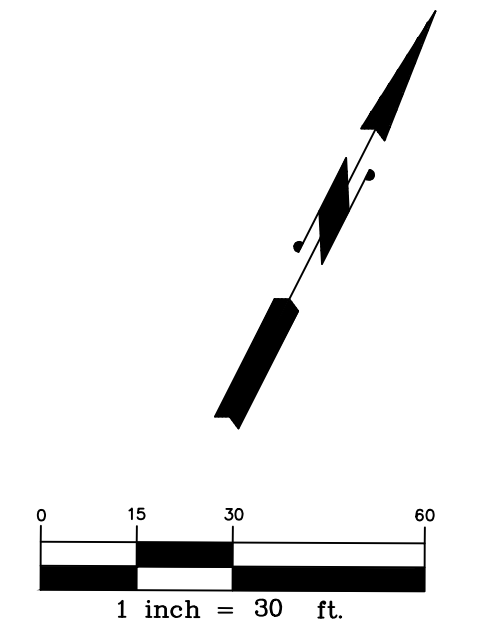
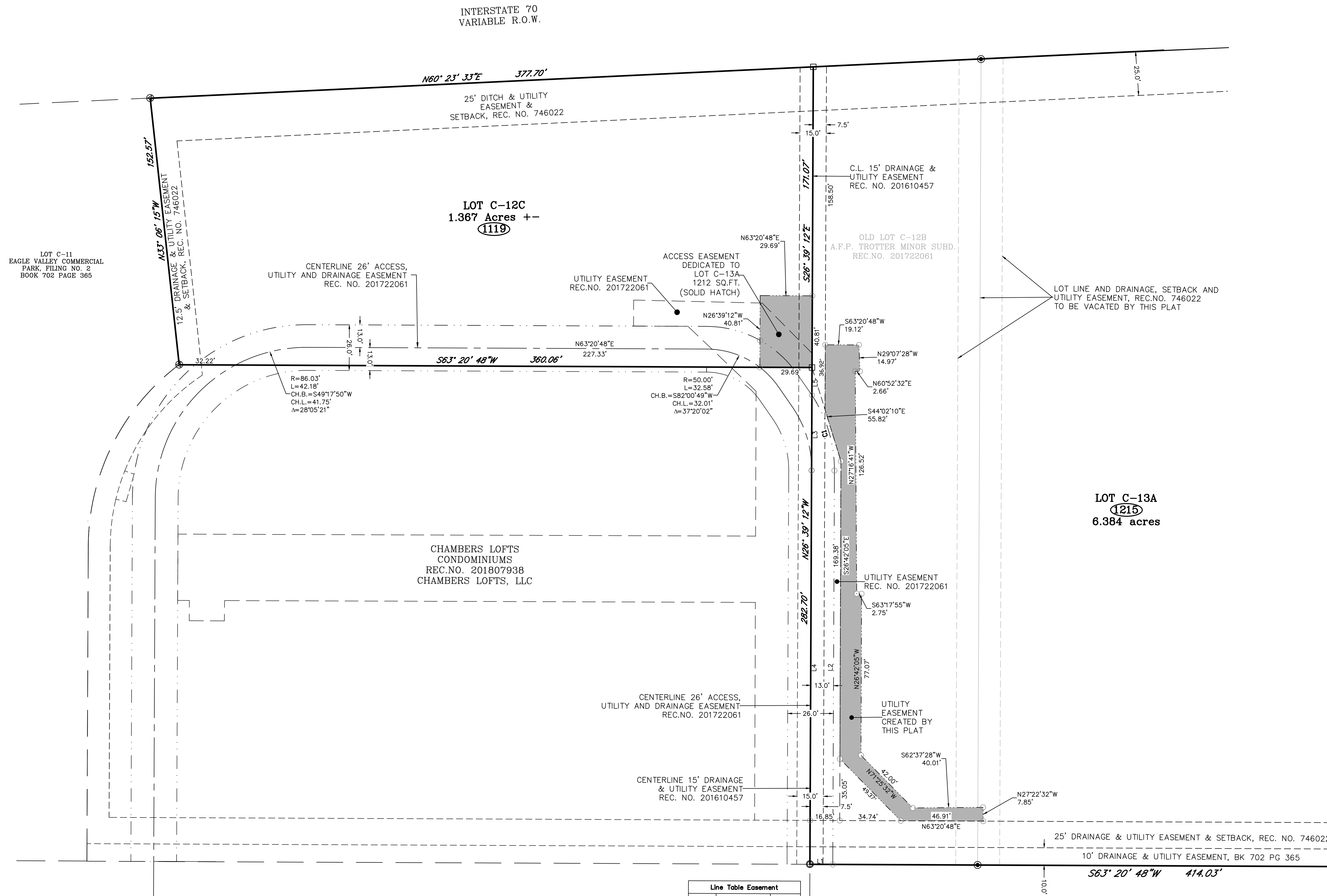
MARMOT LANE
60' R.O.W.

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 2 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

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
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 - · - · - DENOTES EASEMENT LINE AS NOTED
 - - - DENOTES UTILITY EASEMENT
 - · - · - DENOTES EASEMENT CREATED BY THIS PLAT

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		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
JOB NO.: 211013	DATE: 08-21-2025	
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