

FINAL PLAT  
HENRY SUBDIVISION

SITUATED IN TRACT 43 AND 45, SECTION 5, TOWNSHIP 5 SOUTH  
RANGE 84 WEST, OF THE 6TH P.M.  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT KATHY CHANDLER-HENRY AND GEORGE S. HENRY, THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 1 - BOOK 598 PAGE 184

THAT PART OF THE E½ OF THE NE¼ 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 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 RIGHT OF WAY 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°43'46" E., 831.39 FEET DISTANT, THENCE, CONFORMING WITH THE EAST RIGHT OF WAY OF THE CAPITOL STREET AND THE SOUTH RIGHT OF WAY OF SIXTH STREET, ALONG THE EAST RIGHT OF WAY OF CAPITAL STREET S. 19°06' E. 98.32 FEET TO THE P.C.; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 430.78 FEET, 396.68 FEET, CHORD BEARING S 7 16' 49" W, CHORD LENGTH OF 382.81 FEET TO THE 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°35' E. 258.14 FEET; THENCE N. 30°18' E. 381.86 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 1.3827 ACRES, MORE OR LESS.

AND

PARCEL 2 - BOOK 598 PAGE 184

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E½NE¼) OF SECTION 5, TWP. 5 S., R. 84 W., 6TH P.M., AS ORIGINALLY DESCRIBED AND PATENTED, DESIGNATED AND BECOMING A PART OF TRACT 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 S. 89°48' W. 17.82 FEET DISTANT) BEARS S. 70°27'33" E. 659.83 FEET DISTANT; THENCE, N. 89°27' E. 95.02 FEET; THENCE S. 10°35' W. 68.89 FEET; THENCE S. 30°18' W. 43.30 FEET; THENCE S. 89°27' W. 60.52 FEET; THENCE NORTH 104.77 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 0.1986 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 FINAL PLAT HENRY SUBDIVISION, THE FINAL PLAT THEREOF, A SUBDIVISION IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO; AND DO HEREBY GRANT, CONVEY, DEDICATE AND SET APART TO THE TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON, INCLUDING AVENUES, DRIVES, COURTS, PLACES AND ALLEYS, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY.

WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION, AND FURTHER, HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN ALL NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

OWNER: KATHY R. CHANDLER-HENRY AND GEORGE S. HENRY

ADDRESS: P.O. BOX 1647 EAGLE, CO 81631

STATE OF COLORADO )  
 ) SS.  
COUNTY OF COLORADO )

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

MORTGAGEE OR LIENHOLDERS CERTIFICATE:

ALPINE BANK, A COLORADO BANKING CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF DEED OF TRUST DATED , MARCH 30, 2022, RECORDED UNDER RECEPTION NO. 202206956, IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AGAINST THE LANDS SHOWN ON THIS PLAT AND HEREBY CONSENTS TO THE SUBDIVISION OF THE LANDS SHOWN HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MORTGAGEE OR LIENHOLDER

STATE OF COLORADO )  
 ) SS.  
COUNTY OF EAGLE )

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

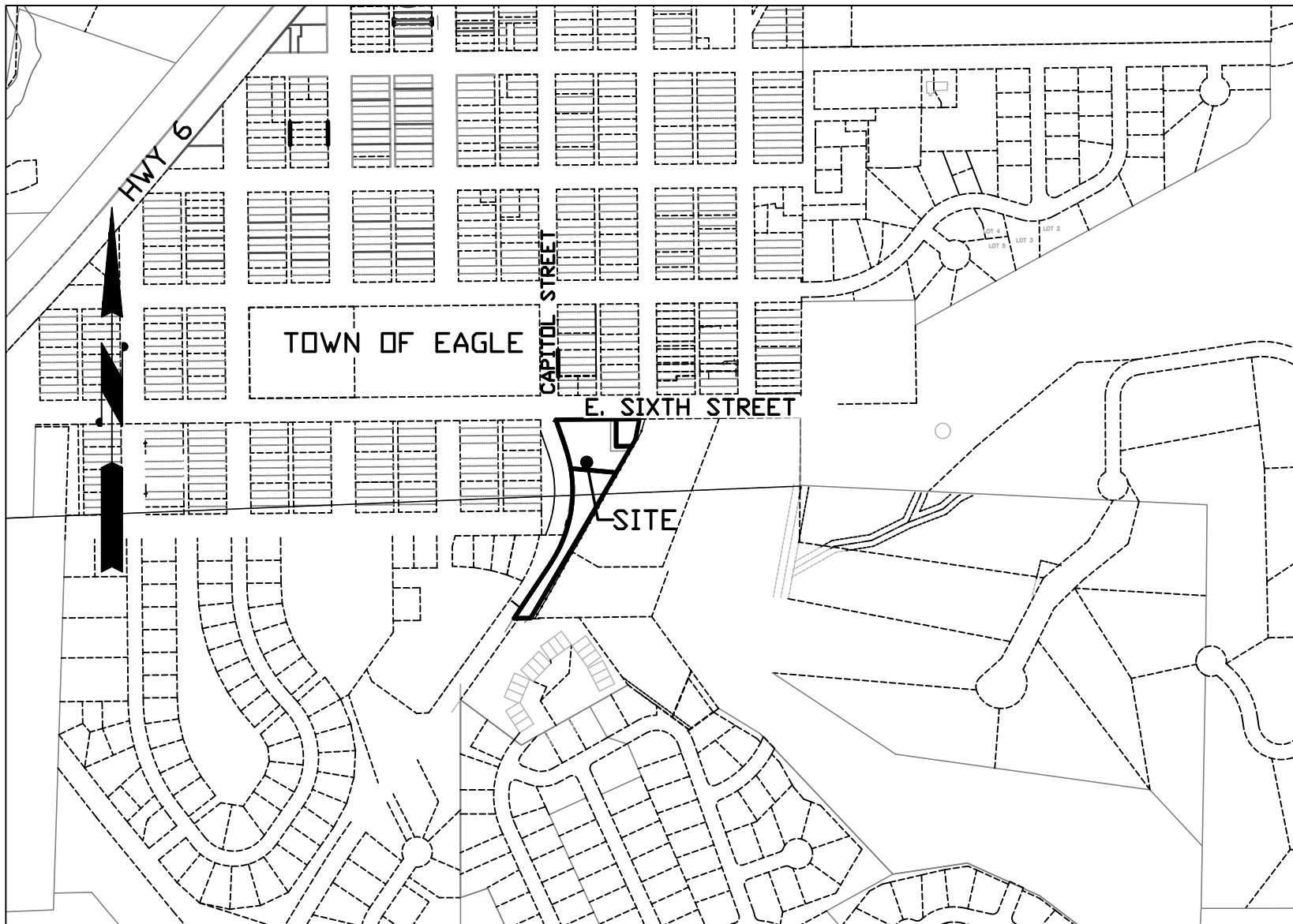
NOTARY PUBLIC

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



VICINITY MAP SCALE: 1"=500'

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 KATHY CHANDLER-HENRY AND GEORGE S. HENRY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TITLE EXAMINER

TOWN COUNCIL CERTIFICATE:

THIS PLAT IS 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, 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 TOWN COUNCIL 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 TOWN COUNCIL.

TOWN OF EAGLE, COLORADO

BY: \_\_\_\_\_  
MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF EAGLE, COLORADO

ATTEST: \_\_\_\_\_  
TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

This Plat approved by the Town of Eagle Planning Commission on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chairman

NOTES:

1. THE PURPOSE OF THE FINAL PLAT IS TO SUBDIVIDE PARCEL 1 AND PARCEL 2 INTO THREE LOTS AND CREATE TWO EASEMENTS.
2. DATE OF SURVEY: JUNE 14, 2024
3. STREET ADDRESS: 220 E. SIXTH STREET (POSTED)
4. 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.
5. U.S. SURVEY FEET USED FOR THIS SURVEY.
6. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 89°27' E, 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.
7. TITLE COMMITMENT PROVIDED BY: LAND TITLE GUARANTEE COMPANY, ORDER NO. V50072528, WITH AN EFFECTIVE DATE OF AUGUST 23, 2024.
8. 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.

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 AS RECEPTION NO. \_\_\_\_\_.

\_\_\_\_\_  
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 A TRUE, CORRECT AND COMPLETE PLAT OF THE FINAL PLAT, HENRY 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 RIGHT OF WAYS 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 SURVEYORS 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.



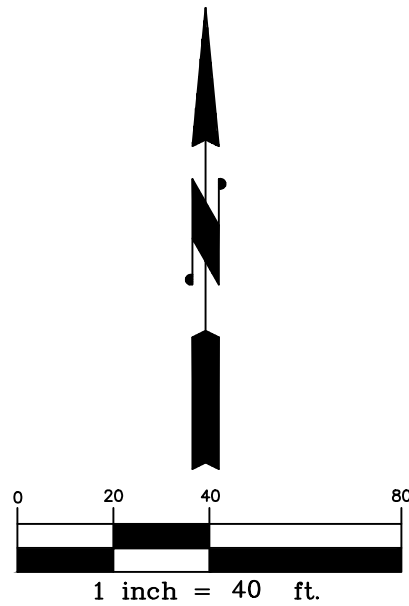
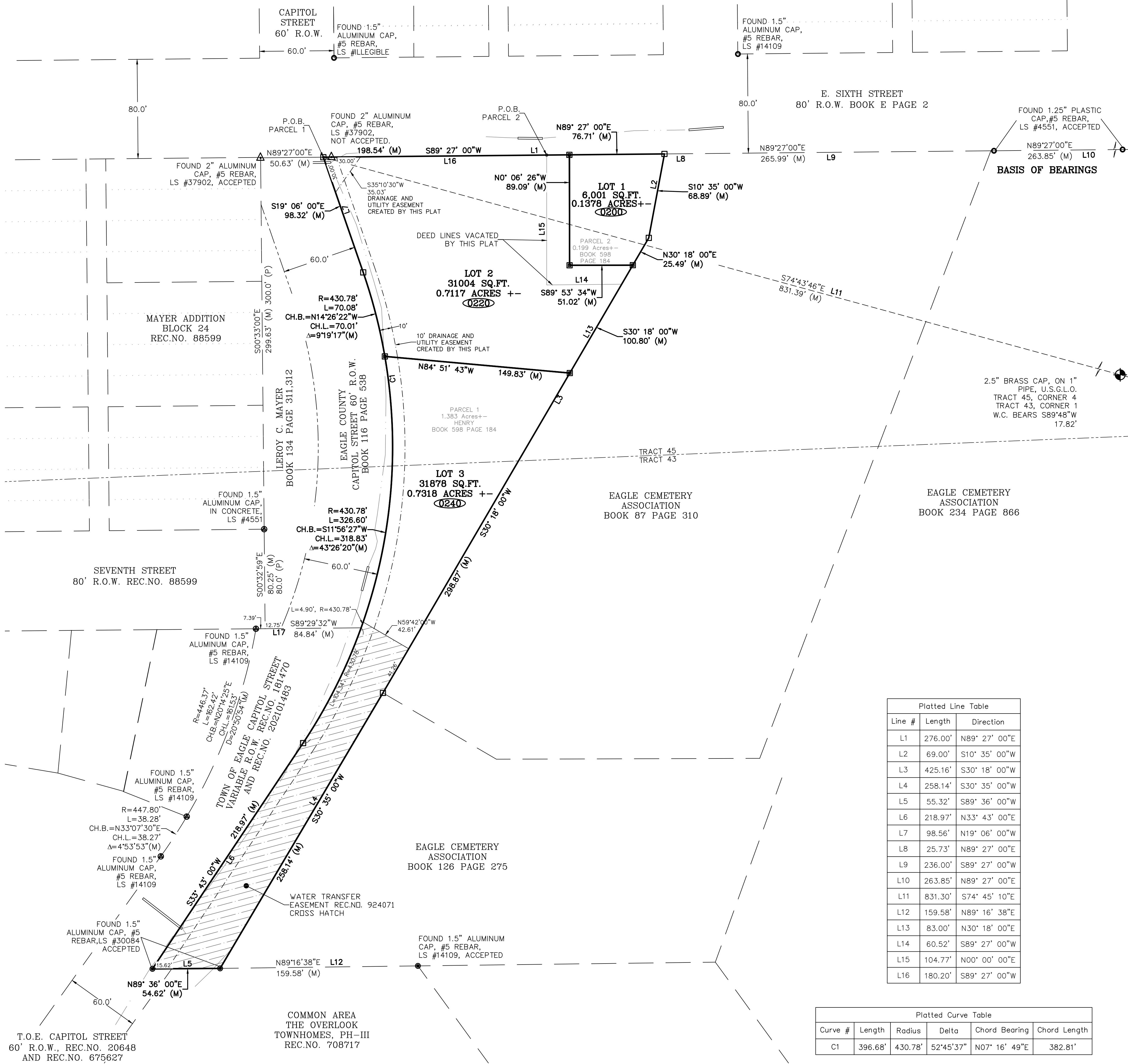
RANDALL P. KIPP  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER #38079

LAND USE SUMMARY

LOT 1	200 E. SIXTH ST.	0.1378 ACRES	6001 S.F.	RESIDENTIAL
LOT 2	220 E. SIXTH ST.	0.7117 ACRES	31,004 S.F.	RESIDENTIAL
LOT 3	240 E. SIXTH ST.	0.7318 ACRES	31,878 S.F.	RESIDENTIAL
TOTAL			1.5813 ACRES	

FINAL PLAT HENRY SUBDIVISION SITUATED IN TRACT 43 AND 45, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 84 WEST, OF THE 6TH P.M. TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO		KIPP LAND SURVEYING	
JOB NO.: 241011		DATE: 10-16-2025	
SHEET 2 OF 2		DWG NAME: 241015-HENRY SUBDIVISION	
		RANDY KIPP, P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	

FINAL PLAT  
HENRY SUBDIVISION  
SITUATED IN TRACT 43 AND 45, SECTION 5, TOWNSHIP 5 SOUTH  
RANGE 84 WEST, OF THE 6TH P.M.  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



- LEGEND:**
- DENOTES BOUNDARY LINE
  - DENOTES EASEMENT LINE
  - DENOTES TIE LINE
  - DENOTES ADJOINERS AND OTHER PROPERTY LINES
  - DENOTES FOUND 2" ALUMINUM CAP ON #5 REBAR, LS #38079
  - DENOTES SET 2" ALUMINUM CAP ON #5 REBAR, LS # 38079
  - (M) DENOTES MEASURED BEARING AND DISTANCE
  - XXXX DENOTES ADDRESS



RANDALL P. KIPP  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER #38079

Platted Line Table		
Line #	Length	Direction
L1	276.00'	N89° 27' 00"E
L2	69.00'	S10° 35' 00"W
L3	425.16'	S30° 18' 00"W
L4	258.14'	S30° 35' 00"W
L5	55.32'	S89° 36' 00"W
L6	218.97'	N33° 43' 00"E
L7	98.56'	N19° 06' 00"W
L8	25.73'	N89° 27' 00"E
L9	236.00'	S89° 27' 00"W
L10	263.85'	N89° 27' 00"E
L11	831.30'	S74° 45' 10"E
L12	159.58'	N89° 16' 38"E
L13	83.00'	N30° 18' 00"E
L14	60.52'	S89° 27' 00"W
L15	104.77'	N00° 00' 00"E
L16	180.20'	S89° 27' 00"W

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

FINAL PLAT  
HENRY SUBDIVISION  
SITUATED IN TRACT 43 AND 45, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 84 WEST, OF THE 6TH P.M.  
TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO

JOB NO.: 241011	DATE: 10-16-2025
SHEET 2 OF 2	DWG NAME: 241015-HENRY SUBDIVISION

**KIPP LAND SURVEYING**

RANDY KIPP, P.L.S.  
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web: kipplandsurveying.com