

**AMENDED FINAL PLAT
TOWN OF EAGLE**
A CONSOLIDATION OF LOTS 21-24, BLOCK 22
SITUATED IN TRACT 45, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 84 WEST, 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT 446 BROADWAY LLC, A COLORADO LIMITED LIABILITY COMPANY, THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOTS 21, 22, 23 AND 24, BLOCK 22, TOWN OF EAGLE, ACCORDING TO THE FINAL PLAT THEREOF RECORDED AT BOOK E PAGE 2, IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED:

COMMENCING (P.O.C.) AT THE INTERSECTION OF BROADWAY AND FIFTH STREET FROM WHICH THE INTERSECTION OF BROADWAY AND SECOND STREET BEARS N00°33'00"W, 1130.17 FEET, SAID INTERSECTIONS MONUMENTED WITH A FOUND 2.5" ALUMINUM CAP SET IN A MONUMENT BOX, LS #30093 AND BEING THE BASIS OF BEARINGS HEREON; THENCE N44°30'03"E, 56.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24 AND THE POINT OF BEGINNING (P.O.B.), ALSO BEING THE EAST RIGHT OF WAY OF BROADWAY AND THE NORTH RIGHT OF WAY OF FIFTH STREET, TO A FOUND 1.5" ALUMINUM CAP ON #4 REBAR SET IN CONCRETE, LS #4551; THENCE ALONG SAID EAST RIGHT OF WAY, N03°42'W, 100.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 21, TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR SET IN CONCRETE, LS #4551; THENCE ALONG THE NORTH LINE OF SAID LOT 21, N89°25'11"E, 125.00 FEET TO THE NORTH EAST CORNER OF SAID LOT 21, AND ALSO BEING A POINT ON THE WEST RIGHT OF WAY OF A 16' ALLEY, TO A FOUND 2" ALUMINUM CAP ON #5 REBAR, LS # 38079; THENCE S00°33'00"E, 100.00 FEET ALONG THE SAID WEST RIGHT OF WAY OF THE ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 24, ALSO BEING THE NORTH RIGHT OF WAY OF FIFTH STREET, TO A FOUND 2" ALUMINUM CAP ON #5 REBAR, LS # 38079; THENCE ALONG SAID NORTH RIGHT OF WAY S88°25'05"W, 124.86 FEET TO THE POINT OF BEGINNING, CONTAINING 12,499.2 SQ.FT., +/- 0.2869 ACRES +/-.

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 AMENDED FINAL PLAT TOWN OF EAGLE, A CONSOLIDATION OF LOTS 21-24, BLOCK 22, TOWN OF EAGLE, 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.

WE FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICES OF THE CLERK AND RECORDER OF EAGLE COUNTY, AT RECEPTION NO. _____.

EXECUTED THIS _____ DAY OF _____, 20____.

NAME _____ TITLE _____

OWNER: 446 BROADWAY LLC, A COLORADO LIMITED LIABILITY COMPANY

ADDRESS: P.O. BOX 5830
EAGLE, CO 81631

STATE OF COLORADO
) SS
COUNTY OF EAGLE)

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

TITLE CERTIFICATE:

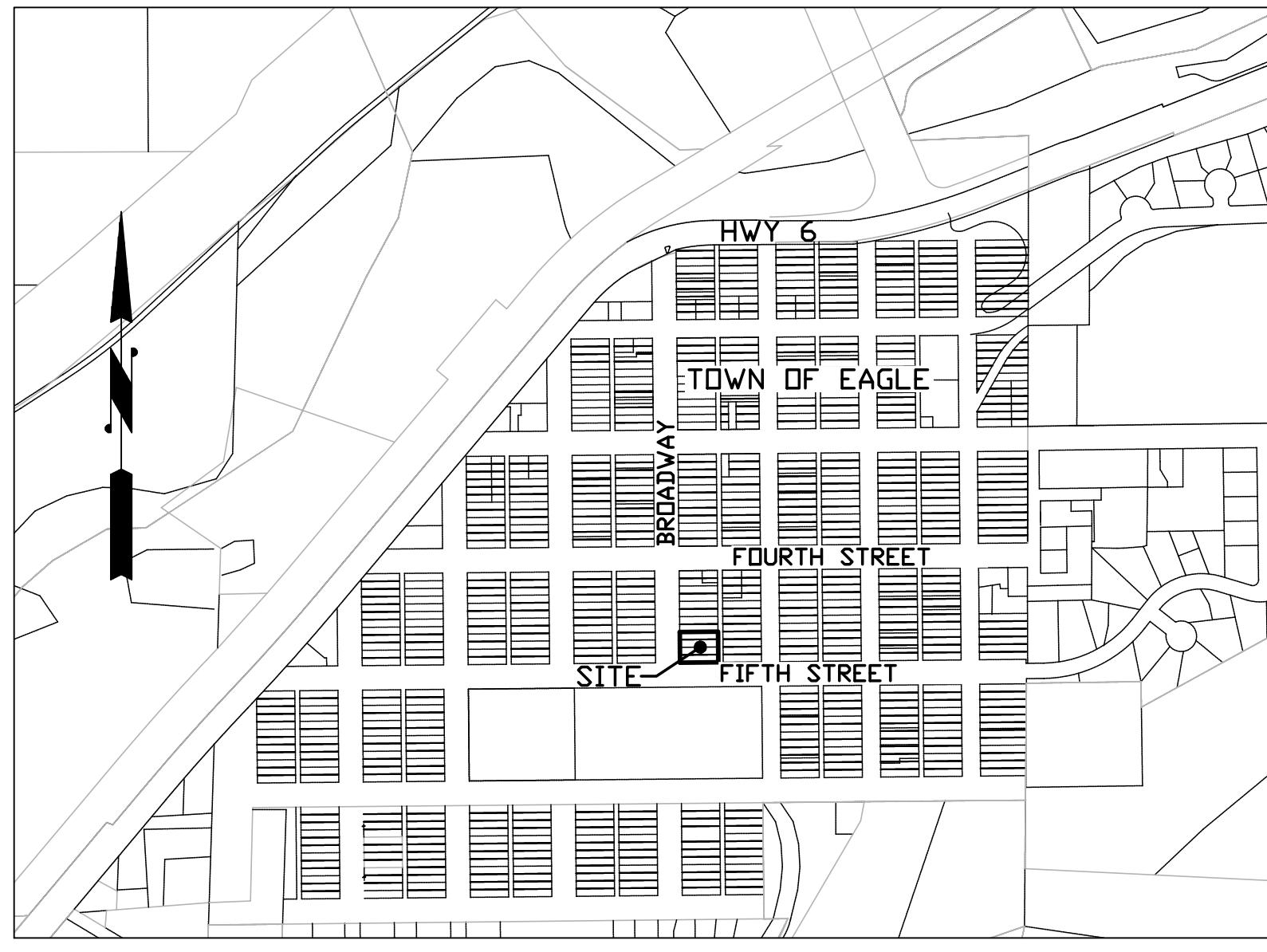
LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN 446 BROADWAY LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS _____ DAY OF _____, 20____.

TITLE EXAMINER

LAND USE SUMMARY

LOT 21A 446 BROADWAY 0.2869 Acres 12,499 s.f. MULTI FAMILY/ COMMERCIAL



VICINITY MAP SCALE: 1' = 500'

NOTES:

1. THE PURPOSE OF THIS AMENDED FINAL PLAT IS TO CONSOLIDATE LOTS 21-24 AND VACATE THE INTERIOR LOT LINES.
2. DATE OF SURVEY: MARCH 2, 2021, BOUNDARY CONFIRMED MAY 8, 2025.
3. STREET ADDRESS: 446 BROADWAY (POSTED)
4. LOCATION OF IMPROVEMENTS AND LOT / BLOCK LINES ARE BASED UPON THE FINAL PLAT OF THE TOWN OF EAGLE AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON. LAND TITLE GUARANTEE COMPANY PROVIDED A COMMITMENT ORDER NO. V50072825, WITH AN EFFECTIVE DATE OF 9-18-24.
5. LINEAL UNITS = U.S. SURVEY FEET.
6. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 00° 33' 00" W FROM THE TOWN OF EAGLE FINAL PLAT BOOK E, PAGE 2, BETWEEN A 2.5" ALUMINUM CAP, LS #30093, SET IN MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND SECOND STREET AND A 2.5" ALUMINUM CAP, LS #30093, SET IN MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND FIFTH STREET.
7. THIS PROPERTY IS CONSIDERED "AREA OF MINIMAL FLOOD HAZARD, ZONE X, PER FEMA FIRMETTE 08037C0389D, EFFECTIVE DATE 12-04-07.
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.

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: _____

PLANNING COMMISSION CERTIFICATE:

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

CHAIRMAN _____

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: _____

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 AMENDED FINAL PLAT, TOWN OF EAGLE, A CONSOLIDATION OF LOTS 21-24, BLOCK 22, TOWN OF EAGLE, 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

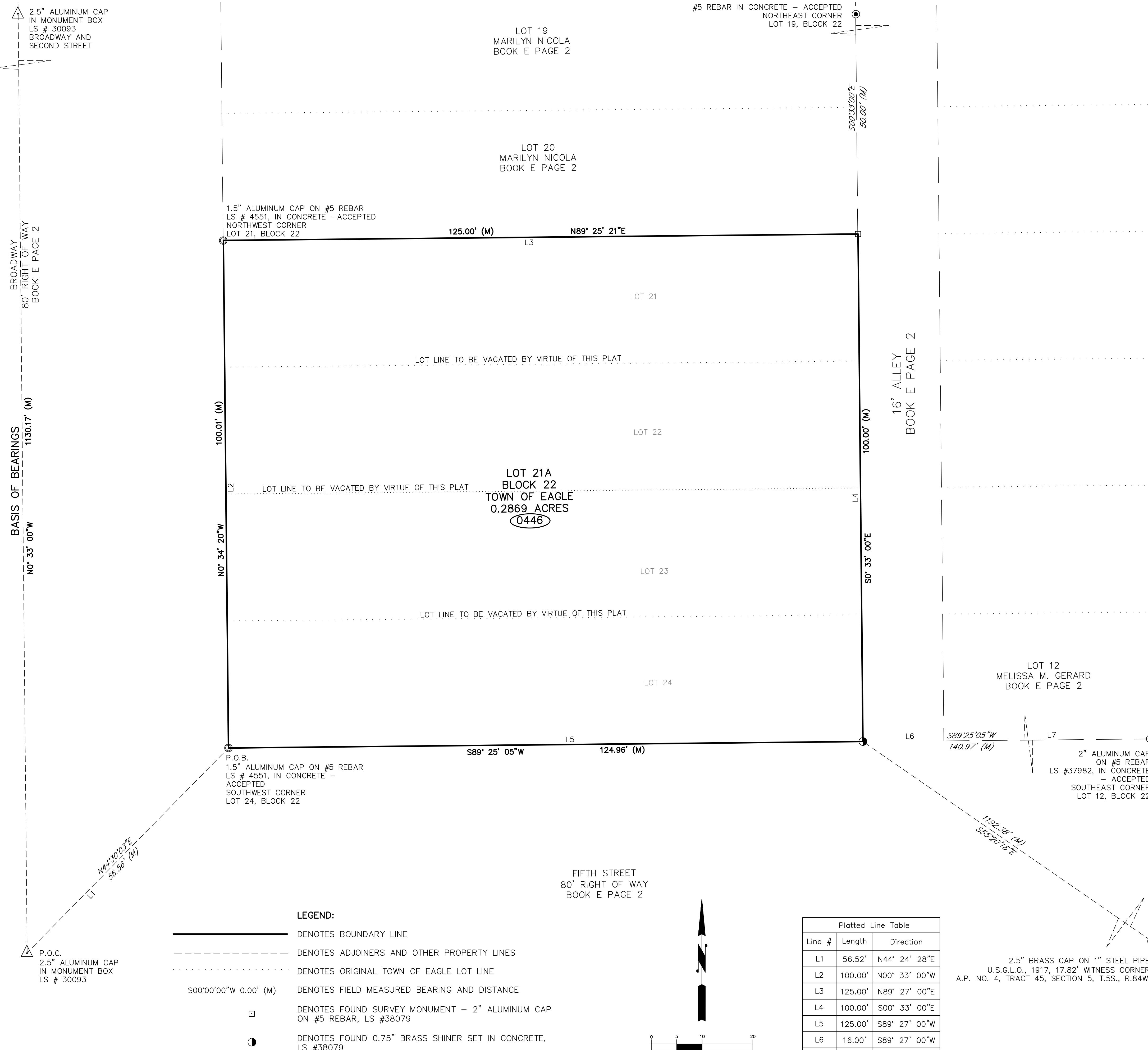
| | |
|---|------------------|
| AMENDED FINAL PLAT TOWN OF EAGLE | |
| A CONSOLIDATION OF LOTS 21-24, BLOCK 22 SITUATED IN TRACT 45, SEC. 5, TWP. 5 S., R.84 W., 6TH P.M. TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO | |
| JOB NO.: 211016 | DATE: 05-08-2025 |
| SHEET 1 OF 2 DWG NAME: 211016-L21-24 TOE AFP | |

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

AMENDED FINAL PLAT
TOWN OF EAGLE

A CONSOLIDATION OF LOTS 21-24, BLOCK 22
SITUATED IN TRACT 45, SECTION 5, TOWNSHIP 5 SOUTH
RANGE 84 WEST, 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



RANDALL P. KIPP
COLORADO PROFESSIONAL LAND
SURVEYOR NO. 38079

| AMENDED FINAL PLAT TOWN OF EAGLE | |
|--|------------------------------------|
| A CONSOLIDATION OF LOTS 21-24, BLOCK 22 SITUATED IN TRACT 45, SEC. 5, TWP.5 S., R.84 W., 6TH P.M. TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO | |
| JOB NO.: 211016 DATE: 05-08-2025 | |
| SHEET 2 OF 2 | DWG NAME: 211016-L21-24 TOE AFP |

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