



# ALTA/ ASCM LAND TITLE SURVEY

# Lot 21 - 24, Block 22, Town of Eagle

Section 5, Township 5 South, Range 84 West, of the 6th P.M.  
Town of Eagle, County of Eagle, State of Colorado

**LEGAL DESCRIPTION:**

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 intersection monumented with a found 2.5" Aluminum Cap set in a Monument Box, LS #30094 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 #5 Rebar set in concrete, LS #4551; thence along said east right of way, **N0°34'20"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°25'21"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 set 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 set 2" Aluminum Cap on #5 Rebar, LS # 38079; thence along said north right of way **S89°25'05"W, 124.96 feet** to the Point of Beginning. Containing 12,499.2 sq.ft.+− / 0.2869 Acres +−.

## NOTES:

- 1) DATE OF SURVEY: March 2, 2021
  - 2) STREET ADDRESS: 446 Broadway (Posted)
  - 3) Location of improvements and lot / block lines are based upon said 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 commitment order no. 50061007, with an effective date of 3-16-21.
  - 4) Benchmark: NGS Monument 3.75" Brass Cap set in northwest corner of building on Lot 1, Block 25, Town of Eagle, stamped elevation = 6602.0'
  - 5) 1' contours shown hereon.
  - 6) Lineal units = U.S. Survey Feet.
  - 7) 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.

## LEGEND:

- |                        |  |
|------------------------|--|
|                        | DENOTES UTILITY POLE   |
| CO                     | DENOTES SANITARY CLEAN OUT   |
| ⑥                      | DENOTES GAS METER  |
| ⑦                      | DENOTES ELECTRIC METER   |
| ⑧                      | DENOTES SANITARY SEWER MANHOLE                                       |
| WV                     | DENOTES WATER VALVE  |
| — GAS —— GAS ——        | DENOTES GAS LINE   |
| — S ——                 | DENOTES COMMUNICATION LINE (TV/TELE)                                 |
| — OE ——                | DENOTES OVERHEAD WIRE  |
| — — — — —              | DENOTES BOUNDARY LINE  |
| — — — — — — —          | DENOTES TIE LINE   |
| — — — — — — — —        | DENOTES ADJOINERS AND OTHER PROPERTY LINES                           |
| · · · · · · · ·        | DENOTES ORIGINAL TOWN OF EAGLE LOT LINE                              |
| 500'00'00" W 0.00' (M) | DENOTES FIELD MEASURED BEARING AND DISTANCE                          |
| — — — — — — — —        | DENOTES CURB AND GUTTER  |
| □                      | DENOTES SET SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #38079 |
| ● ○ △                  | DENOTES FOUND SURVEY MONUMENT AS NOTED HEREON                        |

## **SURVEYORS CERTIFICATION:**

To JEH Investments LLC and Land Title Guarantee Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,4,7a, 8, 9, 11, 13, AND 16 of Table A thereof. The field work was completed March 7, 2021.

Date of Plat: March 7, 2021.

Plat Line Table		
Line #	Length	Direction
L1	56.52'	N44° 24' 28"E
L2	100.00'	N00° 33' 00"W
L3	125.00'	N89° 27' 00"E
L4	100.00'	S00° 33' 00"E
L5	125.00'	S89° 27' 00"W
L6	16.00'	S89° 27' 00"W
L7	125.00'	S89° 27' 00"W

Randall P. Kipp P.L.S. #38079  
Colorado Professional Land Surveyor

ALTA / ASCM LAND TITLE SURVEY  
Lot 21-24, Block 25, TOWN OF EAGLE

Situated in S-5, T.5S., R.84W., 6th P.M.  
*Town of Eagle, County of Eagle, State of Colorado*

IPR NO : 311016 DATE: 01.07.2021

BOOK NO.: 2110010 DATE: 04-07-2021 PWG NAME: ema

SHEET 1 OF 1 DWG NAME: 211019-L21-24 TOE

KIPP LAND SURVEYING

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