

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Senior Care Land Company LLC, a Colorado limited liability company, being the sole owner in fee simple of all that real property described as follows:

Lots 2, 3 and 4, Eagle Ranch, Filing No. 26, according to the Final Plat recorded August 28, 2007 at Reception No. 200722921, Eagle County, State of Colorado containing 5.0104 acres more or less.

and as shown on the accompanying Plat has by these presents laid out, platted and subdivided the same into lots and tracts as shown on this Plat and have designated the same as Eagle Ranch, Filing No. 27 a subdivision of the Town of Eagle, County of Eagle, State of Colorado; and does hereby make the following dedications and grants:

All utility easements as shown on this Final Plat are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, sewer lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures. The dedication of easements shown hereon to the Town preclude the installation of improvements, including but not limited to trees, shrubs, rocks, the deposit of materials, or the alteration of existing ground elevation within the easement area which could in any manner impact the Town or other service providers' use of the easement as provided in this dedication.

The undersigned accepts the responsibility for the completion of all required public improvements for Eagle Ranch, Filing No. 27.

Executed this _____ day of _____, 2014.

Owner: Senior Care Land Company LLC
a Colorado limited liability company
PO Box 850
Eagle, CO 81631

By its manager: Eagle County Housing and Development Corporation
A Colorado nonprofit corporation

By: _____
Director

STATE OF COLORADO)
COUNTY OF _____) ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2014, by _____ of _____

Witness my hand and official seal _____

My commission expires: _____ Notary Public: _____

NOTES

- 1. The purpose of this Final Plat is (i) to create various Lots and Tracts as listed in the Land Use Summary, pursuant to Town of Eagle Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land to be recorded with the Eagle County Clerk and Recorder pursuant to C.R.S. 38-35-109 such that each Lot, or Tract, may be uniquely described with reference to this Final Plat, and (ii) create various easements for the purposes described herein.
- 2. Survey Date: March 19, 2014
- 3. Recorded easements and rights-of-way are shown on this map as disclosed in Land Title Guarantee Company Order No. ABC00037485-2. Effective date February 20, 2014 at 5:00pm.
- 4. Bearings shown on this map are based on the assumption that the South Line of Lot 3, Eagle Ranch, Filing No. 26, bears N90°00'00"W as monumented and shown hereon.
- 5. Approval of this Final Plat shall create Vested Property Rights pursuant to 4, 17, 010 of the Town of Eagle Land Use Regulations and 24-68-103 C.R.S., amended.
- 6. Senior Care Land Company LLC, for itself, its successors and assigns hereby reserves the following perpetual and non-exclusive easements:
 - a) Access, Utility and Drainage Easement on, over, above and through those portions of Tract A designated hereon as "Access, Utility and Drainage Easement" for the purpose of ingress and egress, and for the purpose of construction and maintenance of roads and for the purpose of the installation, use, repair, replacement, improvement, landscaping, and maintenance of utilities of any kind whatsoever, including but not limited to waterlines, drainage, sanitary sewer lines, telephone lines, cable television lines, gas lines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereon.
 - 7. Senior Care Land Company LLC, for itself, its successors and assigns and all current and future owners of Property subject to this Plat, and for Lot 1, Eagle Ranch, Filing No. 26, hereby reserves and grants a nonexclusive and perpetual easement upon, across and over Tract A, for the purpose of pedestrian and vehicular ingress to and egress from all real property subject to this Plat, and for Lot 1, Eagle Ranch, Filing No. 26, for the benefit of all such property.
 - 8. Senior Care Land Company LLC, for itself, its successors and assigns and all current and future owners of Lot 1, Eagle Ranch, Filing No. 27, hereby reserves and grants a nonexclusive and perpetual easement for the purpose of pedestrian and vehicular ingress to and egress from Lot 1, Eagle Ranch, Filing No. 27 across and over only that portion of Lot 2 as may be necessary in the event that no other reasonable vehicular access is available to serve future development on Lot 1, Eagle Ranch, Filing No. 27.

FINAL PLAT

EAGLE RANCH, FILING NO. 27
A RESUBDIVISION OF LOTS 2, 3 and 4, EAGLE RANCH FILING NO. 26
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
(NO SCALE)

NOTES CONTINUED

- 9. Senior Care Land Company LLC, for itself, its successors and assigns hereby reserves Tract B of this Plat as a landscape buffer and for such other uses permitted by the Eagle Ranch PUD as may be amended from time to time, which may include, but not be limited to, location of a trail, utilities, drainage or grading.
- 10. Senior Care Land Company LLC hereby dedicates to the Town of Eagle the following perpetual, non-exclusive easements and rights-of-way:
 - a) Drainage and Utility Easement for the purpose of (i) the installation, use, repair, replacement and improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewer lines and manholes, telephone lines, cable television lines, gas lines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereon, (ii) storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts together with a perpetual right of ingress and egress thereon.
 - b) Sewer Easement on, over, under, across and through those areas designated hereon as "Sewer Easement" for the purpose of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereon.
 - c) Pedestrian easement on, over, above, across and through those areas designated hereon as "Pedestrian Easement" for the public for pedestrian and non-motorized vehicular traffic.
- 11. 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 the certification shown hereon.
- 12. The lineal units used in this survey are in feet.

LAND USE SUMMARY

PARCEL	ADDRESS	AREA	LAND USE
LOT 1 ADDRESS	732 SYLVAN LAKE ROAD	1.3861 ACRES	PUD ZONING
LOT 2 ADDRESS	780 SYLVAN LAKE ROAD	2.3656 ACRES	PUD ZONING
LOT 3 ADDRESS	816 SYLVAN LAKE ROAD	0.7666 ACRES	PUD ZONING
TRACT A	PRIVATE ACCESS	0.3440 ACRES	
TRACT B	PRIVATE LANDSCAPE BUFFER, UTILITY AND DRAINAGE	0.1482	
TOTAL =		5.0104 ACRES	

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 2014, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town 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

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 the _____ day of _____, 2014.

Chairman _____

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 Senior Care Land Company LLC, a Colorado limited liability company, free and clear of all liens, taxes, and encumbrances, except as follows: _____

EXECUTED this _____ day of _____, 2014.

By: _____

TITLE: _____

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock at _____ M., on the _____ day of _____, 2014, and is duly recorded in Book _____ at Page _____ as Document No. _____.

EAGLE COUNTY CLERK & RECORDER

By: _____

Deputy

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. 2014.

Treasurer of Eagle County, Colorado

SURVEYOR'S CERTIFICATE

I, Kelly Lee Miller, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the EAGLE RANCH, FILING No. 27, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, situated upon the ground in compliance with Title 38, Article 31, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this _____ day of _____, 2014.

KELLY LEE MILLER
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 37958



EAGLE COUNTY
ENGINEERING DEPARTMENT
P.O. BOX 850, 500 BROADWAY
EAGLE, CO 81631
970 328-3560 FAX 970 328-8789

ISSUED: 03-20-14

DRAWN: KLM CHECKED: xxx

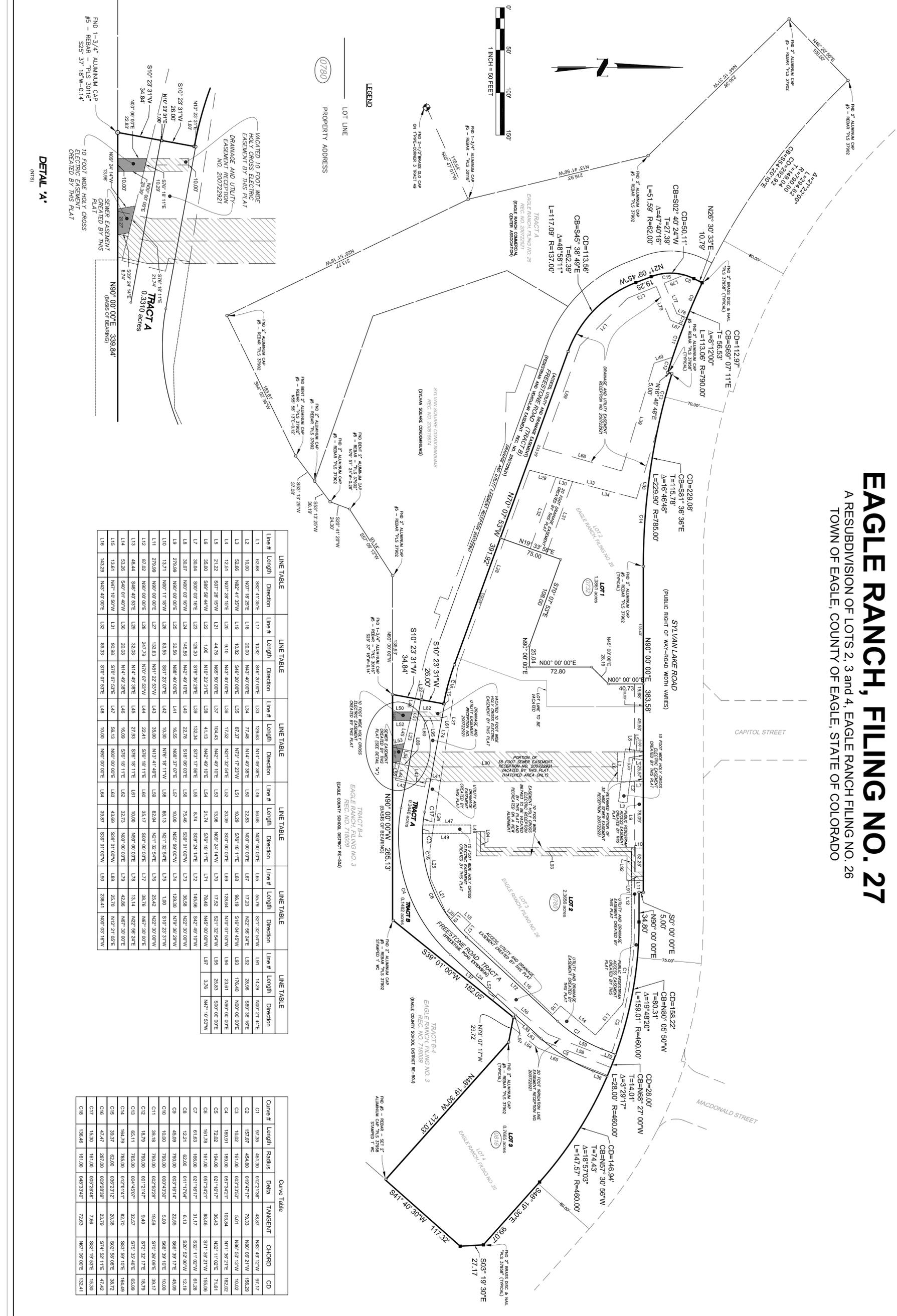
NO.	DATE	REVISION

EAGLE RANCH, FILING NO. 27
A RESUBDIVISION OF
LOTS 2, 3 AND 4, EAGLE RANCH, FILING NO. 26
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SECTION 5, T5S, R84W

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LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE		
Line #	Direction	Line #	Direction	Line #	Direction		
L1	N07°18'25"E	L17	S46°20'00"E	L33	N44°49'38"E	L49	N00°00'00"E
L2	S82°41'57"E	L18	S46°20'00"E	L34	N14°49'38"E	L50	S21°32'54"W
L3	N07°18'25"E	L19	S46°20'00"E	L35	N27°17'23"W	L51	N22°56'42"E
L4	N07°28'15"E	L20	S46°20'00"E	L36	N27°17'23"W	L52	N22°56'42"E
L5	S07°28'15"W	L21	N45°40'00"E	L37	N27°17'23"W	L53	N22°56'42"E
L6	S88°56'44"W	L22	N45°40'00"E	L38	N27°17'23"W	L54	N22°56'42"E
L7	S00°03'16"E	L23	N45°40'00"E	L39	N27°17'23"W	L55	N22°56'42"E
L8	N00°03'16"W	L24	N45°40'00"E	L40	N27°17'23"W	L56	N22°56'42"E
L9	N00°00'00"E	L25	N45°40'00"E	L41	N27°17'23"W	L57	N22°56'42"E
L10	N00°11'18"W	L26	N45°40'00"E	L42	N27°17'23"W	L58	N22°56'42"E
L11	N00°00'00"E	L27	N45°40'00"E	L43	N27°17'23"W	L59	N22°56'42"E
L12	S07°28'15"W	L28	N45°40'00"E	L44	N27°17'23"W	L60	N22°56'42"E
L13	S46°40'57"E	L29	N45°40'00"E	L45	N27°17'23"W	L61	N22°56'42"E
L14	S46°40'57"E	L30	N45°40'00"E	L46	N27°17'23"W	L62	N22°56'42"E
L15	N47°10'50"W	L31	N45°40'00"E	L47	N27°17'23"W	L63	N22°56'42"E
L16	N43°40'00"E	L32	N45°40'00"E	L48	N27°17'23"W	L64	N22°56'42"E
				L49	N27°17'23"W	L65	N22°56'42"E
				L50	N27°17'23"W	L66	N22°56'42"E
				L51	N27°17'23"W	L67	N22°56'42"E
				L52	N27°17'23"W	L68	N22°56'42"E
				L53	N27°17'23"W	L69	N22°56'42"E
				L54	N27°17'23"W	L70	N22°56'42"E
				L55	N27°17'23"W	L71	N22°56'42"E
				L56	N27°17'23"W	L72	N22°56'42"E
				L57	N27°17'23"W	L73	N22°56'42"E
				L58	N27°17'23"W	L74	N22°56'42"E
				L59	N27°17'23"W	L75	N22°56'42"E
				L60	N27°17'23"W	L76	N22°56'42"E
				L61	N27°17'23"W	L77	N22°56'42"E
				L62	N27°17'23"W	L78	N22°56'42"E
				L63	N27°17'23"W	L79	N22°56'42"E
				L64	N27°17'23"W	L80	N22°56'42"E
				L65	N27°17'23"W	L81	N22°56'42"E
				L66	N27°17'23"W	L82	N22°56'42"E
				L67	N27°17'23"W	L83	N22°56'42"E
				L68	N27°17'23"W	L84	N22°56'42"E
				L69	N27°17'23"W	L85	N22°56'42"E
				L70	N27°17'23"W	L86	N22°56'42"E
				L71	N27°17'23"W	L87	N22°56'42"E
				L72	N27°17'23"W	L88	N22°56'42"E
				L73	N27°17'23"W	L89	N22°56'42"E
				L74	N27°17'23"W	L90	N22°56'42"E
				L75	N27°17'23"W	L91	N22°56'42"E
				L76	N27°17'23"W	L92	N22°56'42"E
				L77	N27°17'23"W	L93	N22°56'42"E
				L78	N27°17'23"W	L94	N22°56'42"E
				L79	N27°17'23"W	L95	N22°56'42"E
				L80	N27°17'23"W	L96	N22°56'42"E
				L81	N27°17'23"W	L97	N22°56'42"E
				L82	N27°17'23"W	L98	N22°56'42"E
				L83	N27°17'23"W	L99	N22°56'42"E
				L84	N27°17'23"W	L100	N22°56'42"E

Curve Table	Curve #	Length	Radius	Data	TANGENT	CHORD	CD
C1	97.25	451.20	0.127136"	79.33	N83°49'12"W	97.17	158.28
C2	157.07	454.90	0.194717"	79.33	N80°56'13"W	103.22	168.02
C3	103.2	161.00	0.073353"	5.01	N87°50'13"W	103.22	168.02
C4	168.91	168.00	0.073421"	103.84	N71°36'21"E	168.02	168.02
C5	72.02	194.00	0.211617"	36.43	N27°11'02"E	71.61	118.19
C6	161.78	161.00	0.073421"	88.46	S71°36'21"W	168.02	168.02
C7	61.53	168.00	0.211617"	31.17	S27°11'02"W	61.28	118.19
C8	12.21	62.00	0.111704"	6.13	S20°52'00"W	12.19	20.38
C9	45.69	790.00	0.031614"	22.55	S67°39'17"E	45.09	80.17
C10	103.0	790.00	0.031614"	5.00	S67°39'17"E	103.00	168.02
C11	39.18	790.00	0.027929"	19.59	S70°26'09"E	39.17	68.17
C12	18.79	790.00	0.017147"	9.40	S72°32'17"E	18.79	33.17
C13	63.11	786.00	0.044507"	32.67	S75°35'46"E	63.09	108.49
C14	164.79	786.00	0.121014"	82.70	S83°59'10"E	164.49	270.00
C15	39.57	62.00	0.062312"	20.38	S02°58'08"E	38.72	68.17
C16	47.47	287.00	0.092939"	23.79	S24°52'11"E	47.42	80.17
C17	153.0	161.00	0.052648"	7.86	S27°19'57"E	153.00	270.00
C18	136.46	161.00	0.481340"	72.63	N87°00'00"E	132.41	270.00

EAGLE RANCH, FILING NO. 27

A RESUBDIVISION OF
LOTS 2, 3 AND 4, EAGLE RANCH, FILING NO. 26
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SECTION 5, T5S, R84W

NO.	DATE	REVISION

EAGLE COUNTY
ENGINEERING DEPARTMENT
P.O. BOX 850, 500 BROADWAY
EAGLE, CO 81631
970 328-3560 FAX 970 328-8789
ISSUED: 03-21-14 DRAWN: KLM CHECKED: xxx

