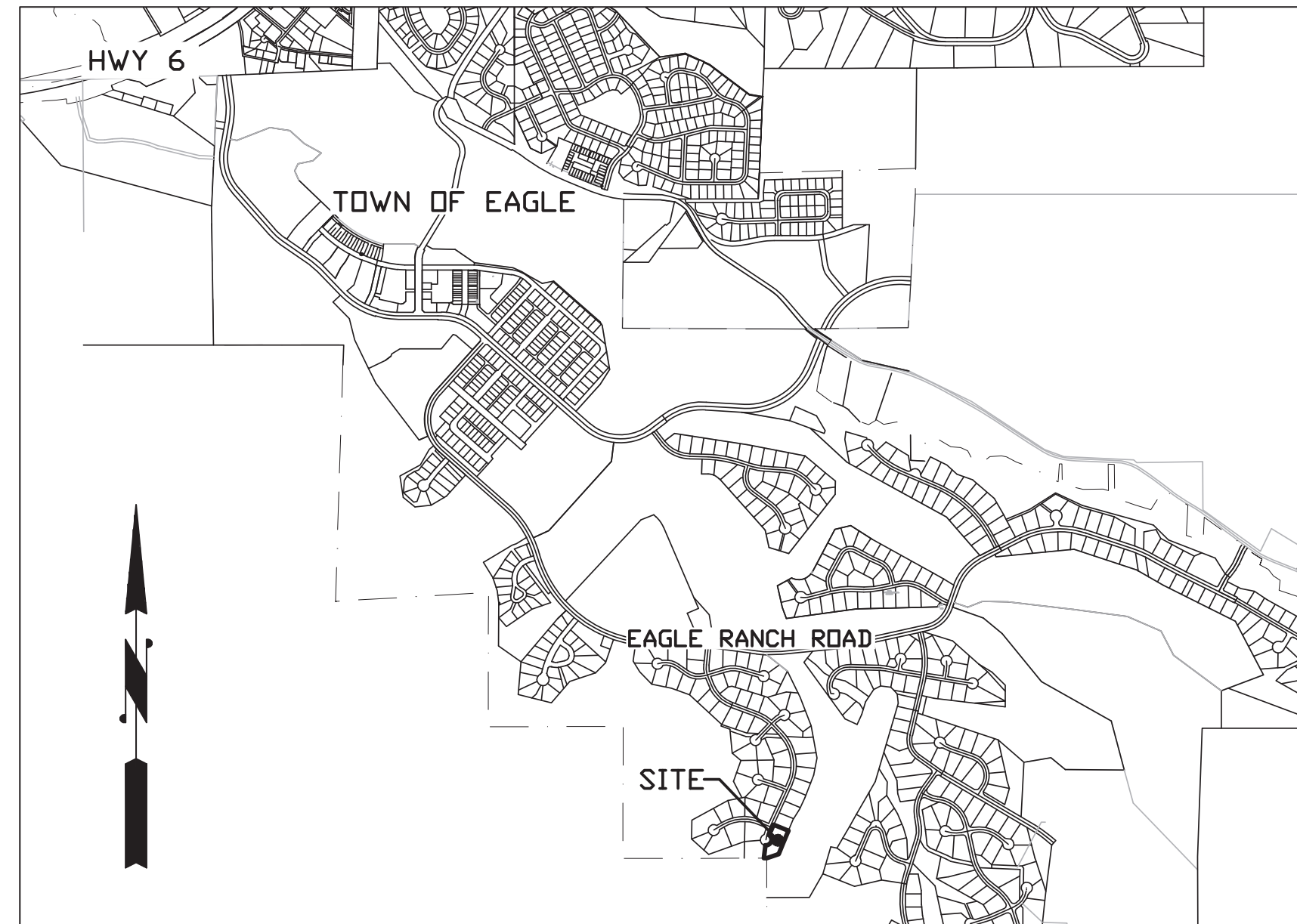


AMENDED FINAL PLAT  
**Eagle Ranch, Filing No. 3**  
**A Consolidation of Lot 36 and Lot 37**  
 Town of Eagle, County of Eagle, State of Colorado



VICINITY MAP SCALE: 1"=1500'

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

Know all men by these presents that BRENT DREVER AND CAROLYN DREVER, the sole owners in fee simple of all that real property described as follows:

LOT 36, BLOCK 3, EAGLE RANCH, FILING NO. 3 AND LOT 37, BLOCK 3, EAGLE RANCH, FILING NO. 3, according to the FINAL PLAT recorded December 16, 1999 in Reception No. 718009 at the Eagle County Clerk and Recorders Office, Eagle County, Colorado, containing 0.9793 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 **AMENDED FINAL PLAT, EAGLE RANCH, FILING NO. 3, A CONSOLIDATION OF LOT 36 AND LOT 37**, 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 \_\_\_\_\_, 2022.

\_\_\_\_\_ AND \_\_\_\_\_

Owner: BRENT DREVER AND CAROLYN DREVER

Address: P.O. BOX 5619  
 EAGLE, CO 81631

STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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 BRENT DREVER AND CAROLYN DREVER, free and clear of all liens and encumbrances, except as follows:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Title Examiner

**TOWN COUNCIL CERTIFICATE**

This plat is approved by the Town Council of the Town of Eagle, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2022 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

**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., 2022.

\_\_\_\_\_  
 Treasurer of Eagle County

**PLANNING COMMISSION CERTIFICATE**

This Plat approved by the Town of Eagle Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Chairman

**SURVEYOR'S CERTIFICATE**

I, Randall P. Kipp, 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 **AMENDED FINAL PLAT, EAGLE RANCH, FILING NO. 3, A CONSOLIDATION OF LOT 36 AND LOT 37**, the Final Plat thereof, 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, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Randall P. Kipp  
 Colorado Licensed Professional Land Surveyor  
 License Number #38079

**PLAT NOTES**

1. THE PURPOSE OF THIS FINAL PLAT IS TO (1) VACATE THE COMMON LOT LINE BETWEEN LOT 36 AND LOT 37. EAGLE RANCH FILING NO. 3 AND (2) VACATE THE EASEMENT ALONG SAID COMMON LINE. THE REMAINING LOT WILL BE DESIGNATED AS LOT 37A.
2. SURVEY DATE: SEPTEMBER 14, 2021.
3. U.S. SURVEY FEET WAS USED FOR THIS SURVEY.
4. ADDRESS: 0462 ABRAMS CREEK ROAD (POSTED).
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS BASED ON A TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V500644770 WITH AN EFFECTIVE DATE OF 2-16-2022, FINAL PLAT, EAGLE RANCH FILING NO. 3, AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY.
6. ALL BEARINGS AND DISTANCES SHOWN ON SHEET 2 OF 2 ARE BOTH FIELD MEASURED AND PLATTED.
7. BASIS OF BEARINGS: AN ASSUMED BEARING OF S 22° 12' 57" W BETWEEN THE NORTH EAST CORNER OF LOT 36, EAGLE RANCH, FILING NO. 3, REC.NO. 718009 AND THE SOUTH EAST CORNER OF LOT 37, EAGLE RANCH, FILING NO. 3, REC.NO. 718009. SAID CORNERS BEING MONUMENTED WITH A 1.5" ALUMINUM CAP, ON 35 REBAR, LS #30091. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE THERETO.
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.
9. THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE RANCH FILING NO. 3, RECORDED DECEMBER, 16, 1999 UNDER RECEPTION NO. 718009
- TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED MARCH 3, 2005 UNDER RECEPTION NO. 907780
- 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 JUNE 23, 1999, UNDER RECEPTION NO. 700815 AND SUPPLEMENT RECORDED SEPTEMBER 1, 2000 AT RECEPTION NO. 738065

**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 \_\_\_\_\_, 2022, and is duly recorded as Reception No. \_\_\_\_\_.

\_\_\_\_\_  
 Clerk and Recorder

By: \_\_\_\_\_  
 Deputy

**LAND USE SUMMARY**

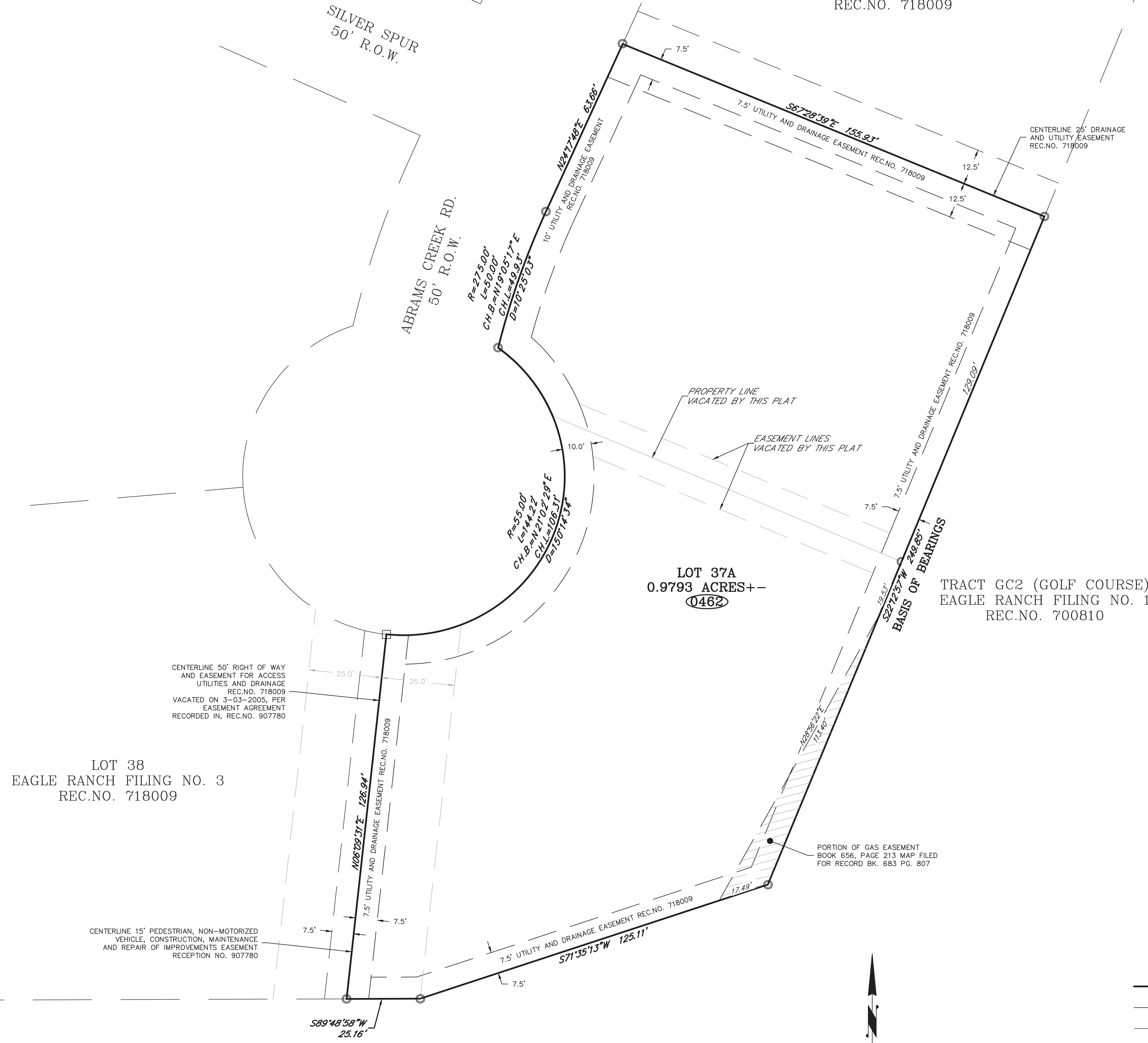
LOT 37A 0462 ABRAMS CREEK ROAD 0.9793 Acres +- RESIDENTIAL SINGLE FAMILY

AMENDED FINAL PLAT <b>Eagle Ranch, Filing No. 3</b> <b>A Consolidation of Lot 36 and Lot 37</b> <i>Town of Eagle, County of Eagle, State of Colorado</i>	
JOB NO.: 211050	DATE: 03-09-2022
SHEET 2 OF 2	DWG NAME: 211050-L36-37 ER F3 AFF
<b><u>KIPP LAND SURVEYING</u></b> <hr/> 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  
**Eagle Ranch, Filing No. 3**  
 A Consolidation of Lot 36 and Lot 37  
 Town of Eagle, County of Eagle, State of Colorado

LOT 35  
 EAGLE RANCH FILING NO. 3  
 REC.NO. 718009



**LEGEND:**

- DENOTES BOUNDARY LINE
- - - DENOTES EASEMENT LINE
- — — DENOTES ADJOINING PROPERTY LINES
- DENOTES FOUND SURVEY MONUMENT—  
1.5" ALUMINUM CAP ON #5 REBAR  
LS #26967 - ACCEPTED
- DENOTES SET SURVEY MONUMENT—  
2" ALUMINUM CAP ON #5 REBAR  
LS #38079

AMENDED FINAL PLAT <b>Eagle Ranch, Filing No. 3</b> A Consolidation of Lot 36 and Lot 37 Town of Eagle, County of Eagle, State of Colorado	
JOB NO.: 211050	DATE: 03-09-2022
SHEET 2 OF 2	DWG NAME: 211050-L36-37 ER F3 AFP
<b>KIPPLAND SURVEYING</b>	
RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	