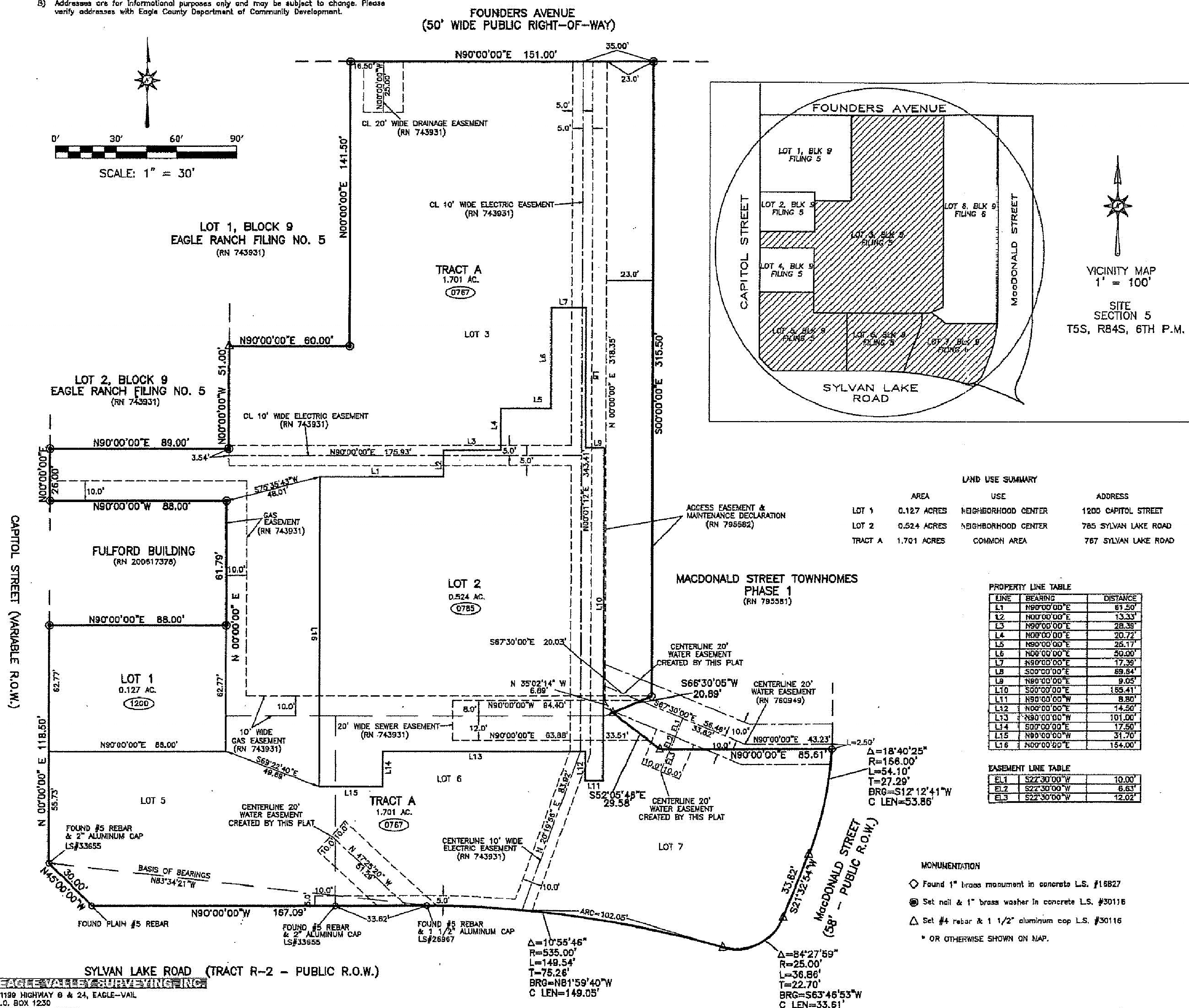


SURVEYOR'S NOTES

- 1) Date of Survey: February, 2017.
- 2) Land Title Guarantee Company Commitment No. VB50648116-2 dated 1/26/2017 was relied upon for all title information.
- 3) Banks of bearings is a line connecting monuments found at the southerly point of curvature Lot 6 and the southerly point of curvature Lot 5, (see drawing).
- 4) 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.
- 5) Electric easements and gas easements will be vacated and re-created as necessary by separate document.
- 6) The U.S. survey foot is the linear unit used for the dimensions on this plat.
- 7) All conditions, covenants, restrictions, reservations, and notes shown on the plat of Eagle Ranch, Filing No. 5, recorded November 13, 2000 at Reception No. 743931, Eagle Ranch, Filing No. 6, recorded June 29, 2001 at Reception No. 760349 and Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5, recorded January 5, 2006 at Reception No. 20060468 remain in full force and effect.
- 8) Addresses are for informational purposes only and may be subject to change. Please verify addresses with Eagle County Department of Community Development.

AMENDED FINAL PLAT
EAGLE RANCH FILING NO. 30
A RESUBDIVISION OF LOT 3 AND LOT 6, BLOCK 9, EAGLE RANCH, FILING NO. 5;
LOT 5, AMENDED FINAL PLAT, LOT 4 AND LOT 5, EAGLE RANCH, FILING NO. 5
AND LOT 7, BLOCK 9, EAGLE RANCH FILING NO. 6
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



LAND USE SUMMARY

LOT	AREA	USE	ADDRESS
LOT 1	0.127 ACRES	NEIGHBORHOOD CENTER	1200 CAPITOL STREET
LOT 2	0.524 ACRES	NEIGHBORHOOD CENTER	785 SYLVAN LAKE ROAD
TRACT A	1.701 ACRES	COMMON AREA	787 SYLVAN LAKE ROAD

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°00'00"E	61.50'
L2	N90°00'00"E	13.33'
L3	N89°00'00"E	28.85'
L4	N89°00'00"E	20.72'
L5	N89°00'00"E	25.17'
L6	N90°00'00"E	50.00'
L7	N89°00'00"E	17.59'
L8	S00°00'00"E	69.84'
L9	N89°00'00"E	9.05'
L10	S00°00'00"E	155.41'
L11	N89°00'00"E	14.50'
L12	N90°00'00"E	101.00'
L13	S00°00'00"E	17.60'
L14	N89°00'00"E	31.70'
L15	N90°00'00"E	154.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S22°30'00"W	10.00'
E2	S22°30'00"W	6.63'
E3	S22°30'00"W	12.02'

- MONUMENTATION**
- Found 1" brass monument in concrete L.S. #18827
 - Set nail & 1" brass washer in concrete L.S. #30118
 - Set #4 rebar & 1 1/2" aluminum cap L.S. #30116
 - OR OTHERWISE SHOWN ON MAP.

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Eagle Ranch Commercial Center Association, A Colorado Non-Profit Corporation, being the sole owner in fee simple of all that real property described as follows:

Lot 3, Block 9, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record November 13, 2000 at Reception No. 743931 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 1.4347 acres, more or less.

and Eagle Ranch Village, LLC, A Delaware Limited Liability Company, the sole owner in fee simple of all that real property described as follows:

Lot 6, Block 9, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record November 13, 2000 at Reception No. 743931 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.2413 acres, more or less.

and Lot 5, Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record January 5, 2006 at Reception No. 20060468 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.395 acres, more or less.

and Lot 7, Block 9, Eagle Ranch, Filing No. 6, according to the Final Plat thereof as filed for record June 29, 2001 at Reception No. 760349 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.2803 acres, more or less.

and as shown on the accompanying Plat, has by these presents laid out, platted and subdivided the same into lots, blocks as shown on this Plat and designate the same as Amended Final Plat, Eagle Ranch Filing No. 30, a subdivision of the Town of Eagle, County of Eagle, State of Colorado; and do hereby make the following dedications and grants:

All utility easements shown hereon 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, wastewater 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 the easements shown hereon 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, wastewater 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 undersigned accepts the responsibility for the completion of all required public improvements for this subdivision.

The undersigned further states that this Subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 700815.

The undersigned further states that this Subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 743935.

EXECUTED this 11th day of April, 2017.

OWNER:
Eagle Ranch Commercial Center Association,
A Colorado Non-Profit Corporation.
As to Lot 3,
By: Willis J. Wright
Print Name: Willis J. Wright
Title: President

STATE OF COLORADO)
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of April, A.D. 2017, by Willis J. Wright, President of Eagle Ranch Commercial Center Association, A Colorado Non-Profit Corporation.

My Commission expires: 7/1/20
Witness my hand and official seal.
Notary Public
Carol Glasson

Eagle Ranch Village, LLC,
a Delaware limited liability company, its Manager
As to Lots 5, 6 and 7,
By: Michael J. Post
Print Name: Michael J. Post
Title: President

STATE OF COLORADO)
COUNTY OF EAGLE)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of April, A.D. 2017, by Michael J. Post, President of Eagle Ranch Village, LLC, A Delaware limited liability company.

My Commission expires: 7/1/20
Witness my hand and official seal.
Notary Public
Carol Glasson

SUBORDINATION BY MORTGAGEES

FirstBank of Vail, being the holder of a promissory note secured by a deed of trust dated December 18, 2008 recorded January 7, 2010 at Reception No. 201000271, all deeds of trust being recorded in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consent to the subdivision of the lands set forth in this Amended Final Plat Eagle Ranch Filing No. 30, and subordinate the liens represented by the aforesaid deeds of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

MORTGAGEE:
FirstBank of Vail
17 Vail Road
Vail, Colorado 81657
By: Adeline O. Dean
Print Name: Adeline O. Dean
Title: Executive Vice President
STATE OF COLORADO)
COUNTY OF EAGLE)
The foregoing Subordination of Mortgagees was acknowledged before me this 10th day of April, 2017, by Adeline O. Dean, Executive Vice President of FirstBank of Vail.

Witness my hand and official seal.
My commission expires: 10/25/18
Carol Glasson
Notary Public
STATE OF COLORADO
MY COMMISSION EXPIRES OCTOBER 25, 2018

TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in Eagle Ranch Commercial Center Association, A Colorado Non-Profit Corporation and Eagle Ranch Village, LLC, A Delaware Limited Liability Company, free and clear of all liens and encumbrances, except as follows:

DEED OF TRUST RECORDED 1/7/10
UNDER RECEPTION NO. 201000271
INDICATING EASEMENTS 5/9/11 UNDER
RECEPTION NO. 201105287 & 2/28/13 UNDER
RECEPTION NO. 201105287 & 7/12/16 UNDER
EXECUTED this 11th day of April, 2017

By: Michael J. Post
Title: President

SURVEYOR'S CERTIFICATE

I, Michael J. Post, do hereby certify that I am a professional 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. 30, as laid out, platted, dedicated and shown hereon, that such plat was made from and accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, blocks, and other features shown on the plat. I, Michael J. Post, a Professional Land Surveyor, State of Colorado PLS 30316.

EXECUTED this 11th day of April, 2017.
Michael J. Post
Professional Land Surveyor
State of Colorado PLS 30316

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this 11th day of April, 2017, 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 site, 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: Michael J. Post
Mayor
ATTEST: Carol Glasson
Town Clerk

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the 5 day of February, 2015.

CERTIFICATE OF TAXES PAID

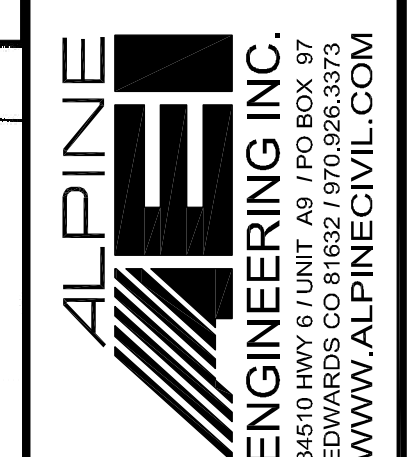
I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2017 upon all parcels of real estate described on this condominium map are paid in full.

Dated this 11th day of April, 2017.
Jack Simonson
Treasurer of Eagle County, Colorado
By: Carol Glasson
Notary Public

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at 11:00 o'clock A.M. on the 18th day of April, 2017, and is duly recorded as Reception No. 201706723.
By: Alan M. Simpson
Deputy
Declarations or Protective Covenants are recorded as Reception No. N/A

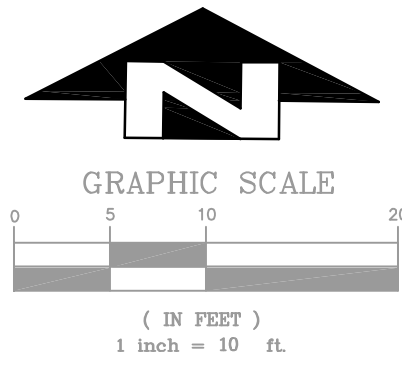
EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
FINAL PLAT



DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MCW	MCW	MCW	XXX	XX/XX/XXXX
DRB SUBMITTAL	BUILDING PERMIT	DEVELOPMENT PERMIT RESPONSE		
08/06/2020	03/14/2020	11/08/2022		

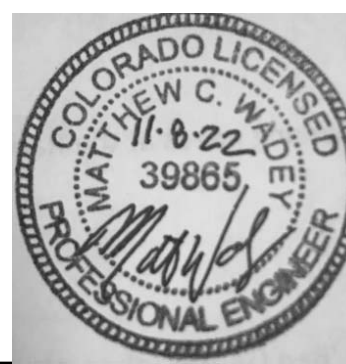
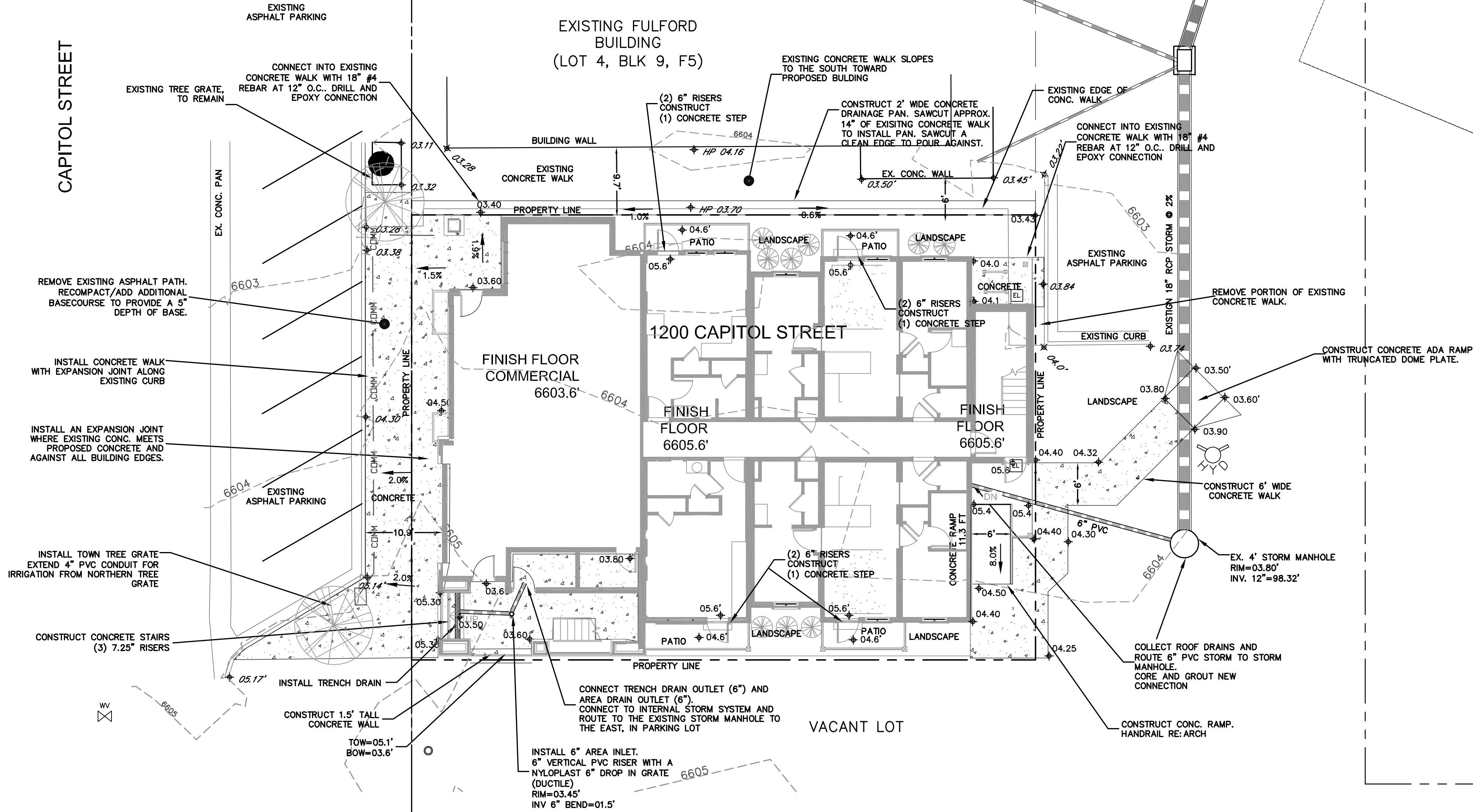
LEGEND

- PROPERTY LINE
- EXISTING CONTOUR EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT



ALL STORM INLETS TO
BE CONSTRUCTED WITH
AN 12" SUMP UNLESS
NOTED OTHERWISE

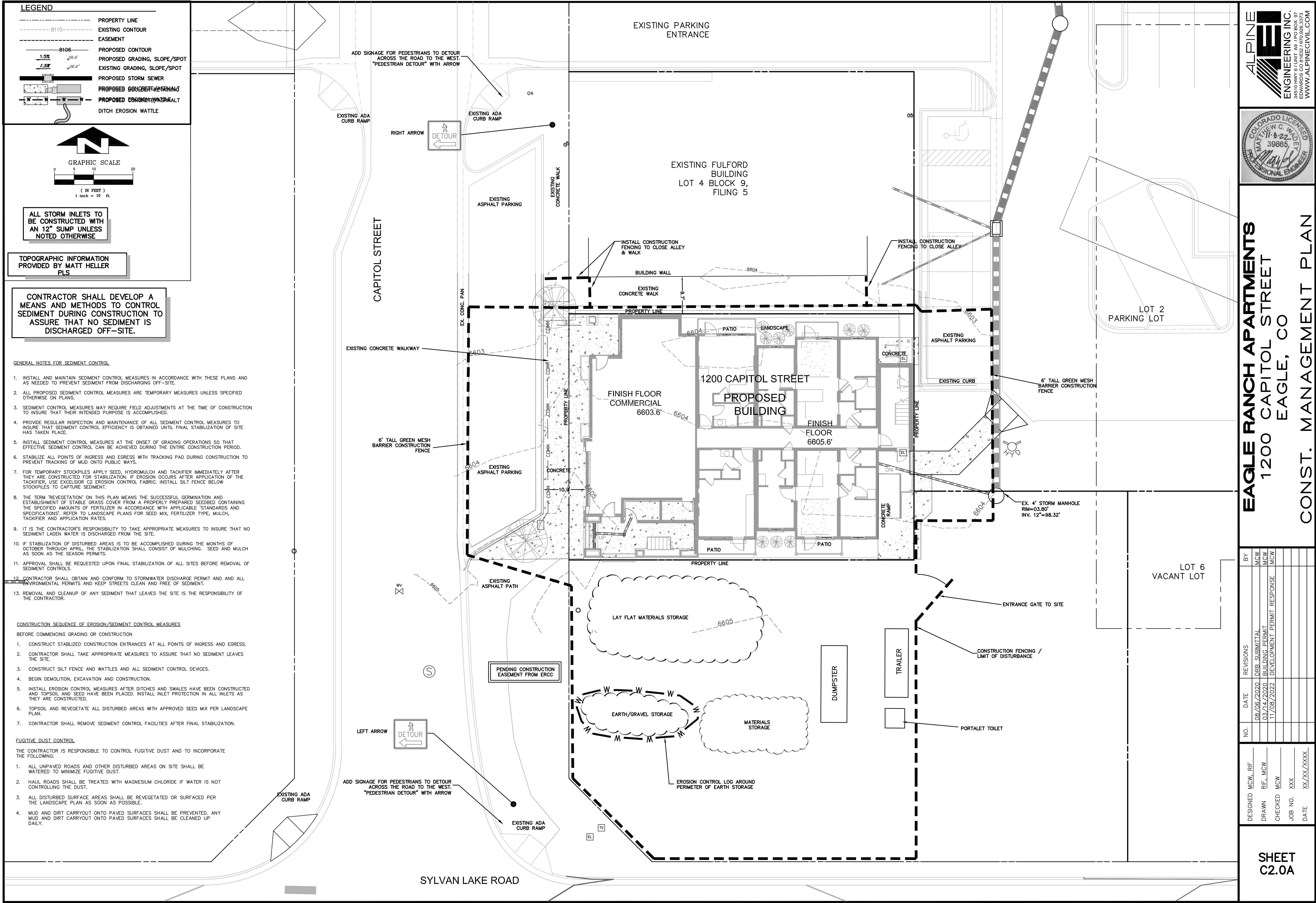
TOPOGRAPHIC INFORMATION
PROVIDED BY MATT HELLER
PLS



EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
GRADING AND DRAINAGE

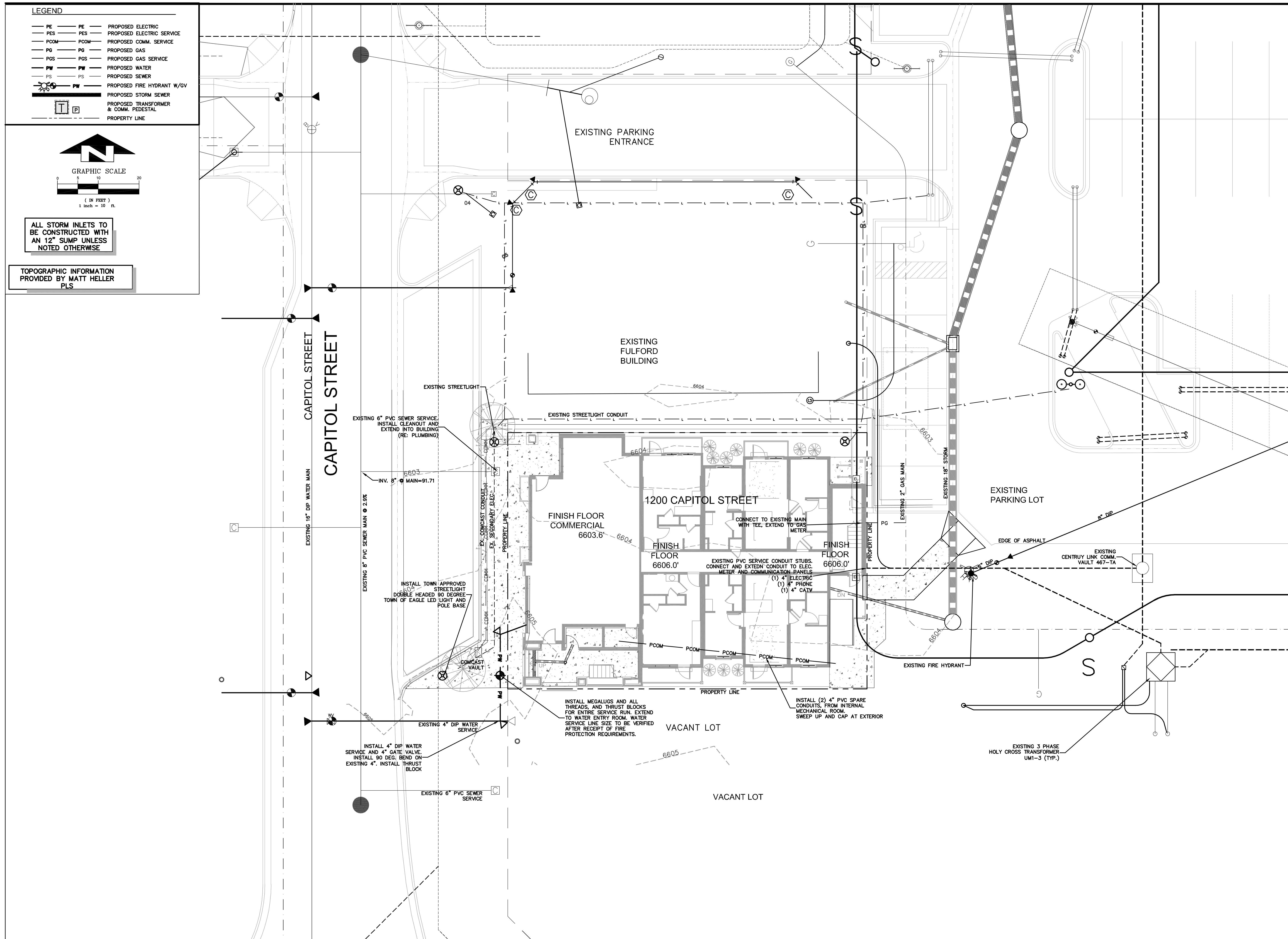
NO.	DATE	REVISIONS	BY
	08/06/2020	DRB SUBMITTAL	MCW
	03/14/2020	BUILDING PERMIT	MCW
	11/08/2022	DEVELOPMENT PERMIT RESPONSE	MCW

DESIGNED	MCW	RIF
DRAWN	RIF	MCW
CHECKED	MCW	
JOB NO.	XXX	
DATE	XX/XX/XXXX	

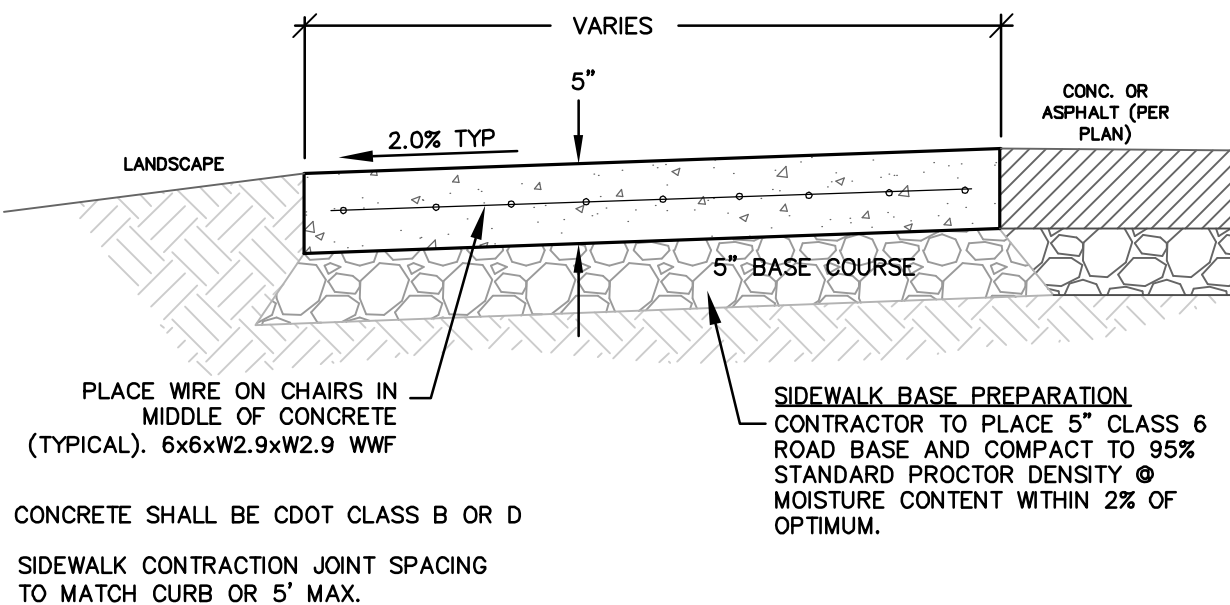
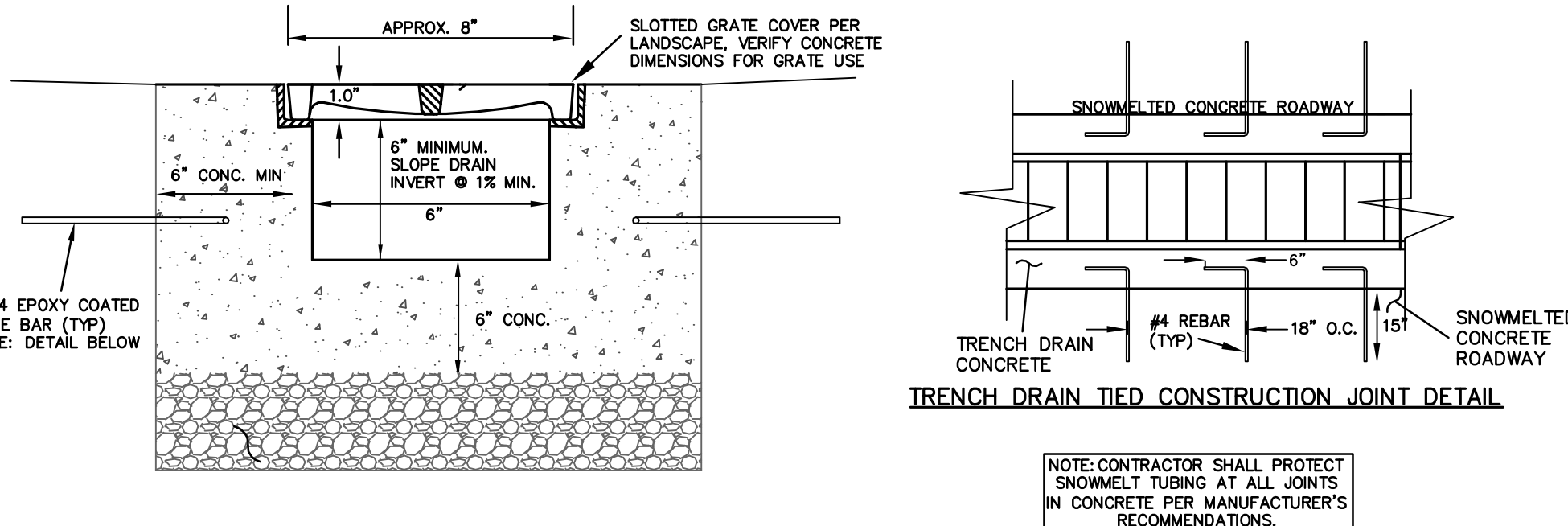
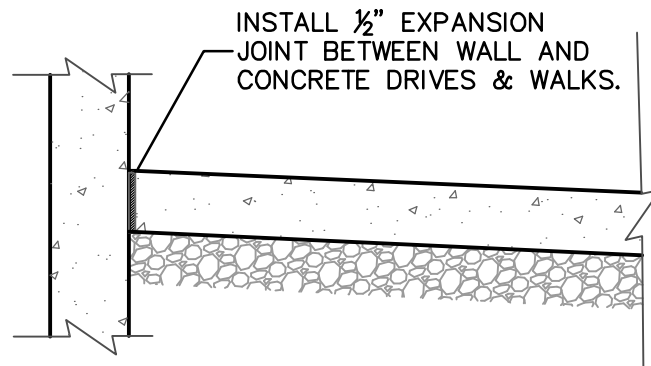
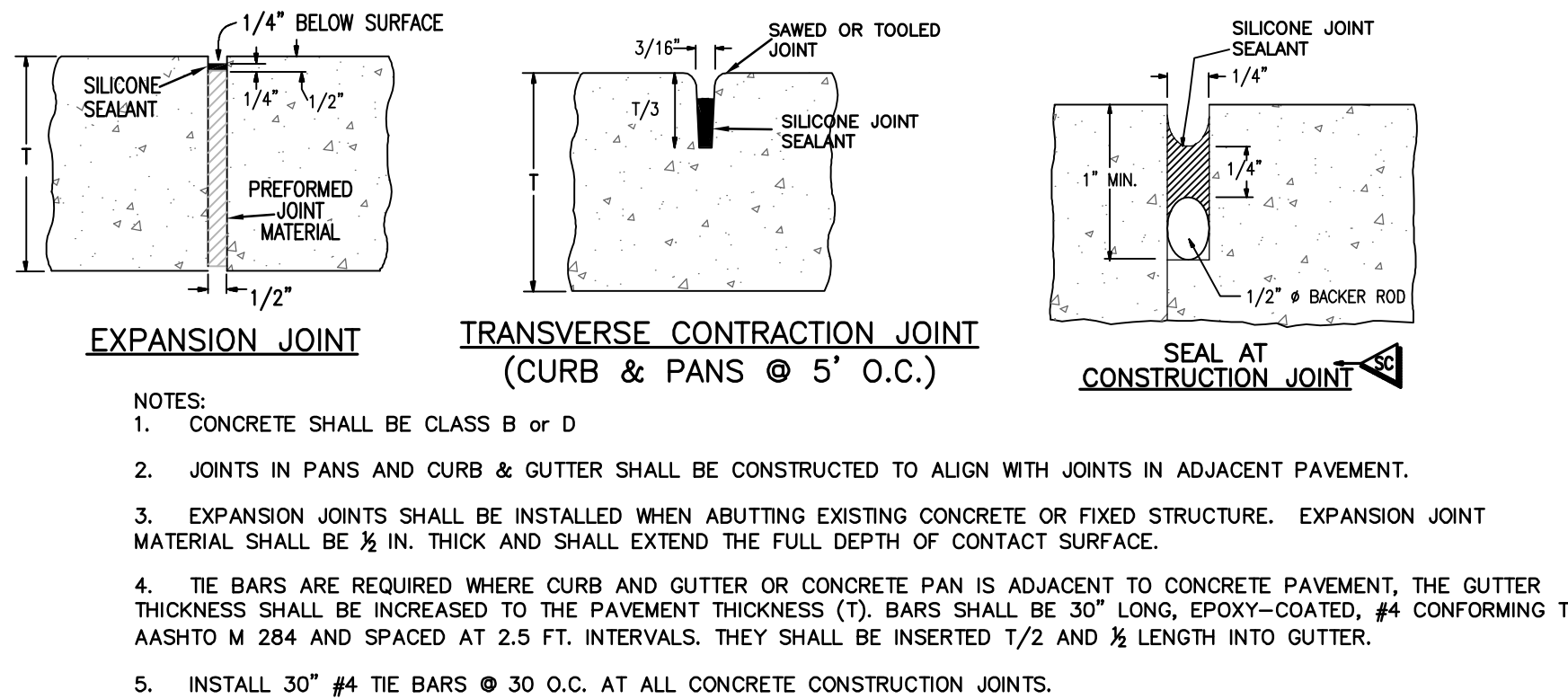
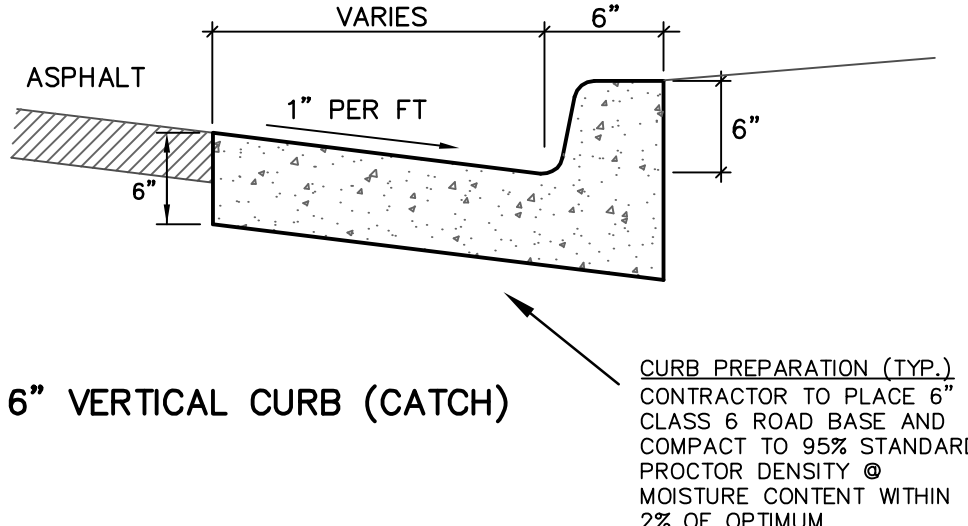
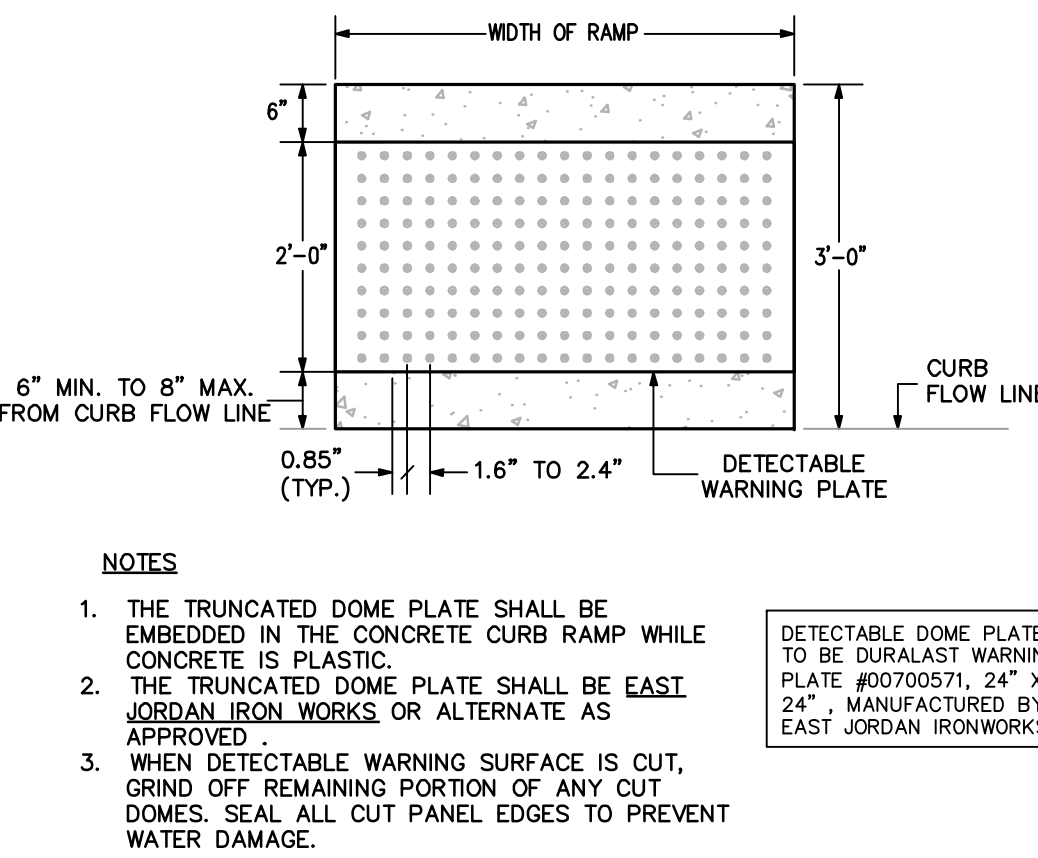
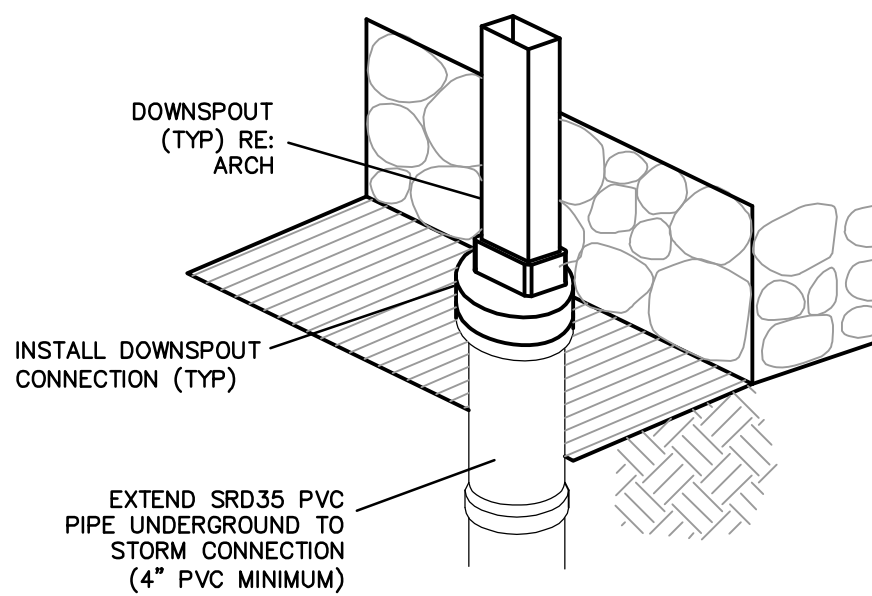
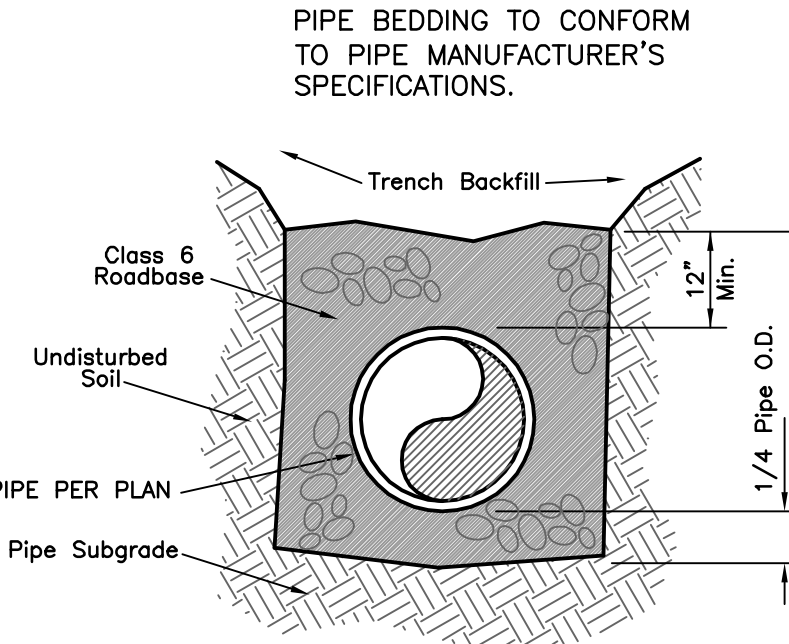
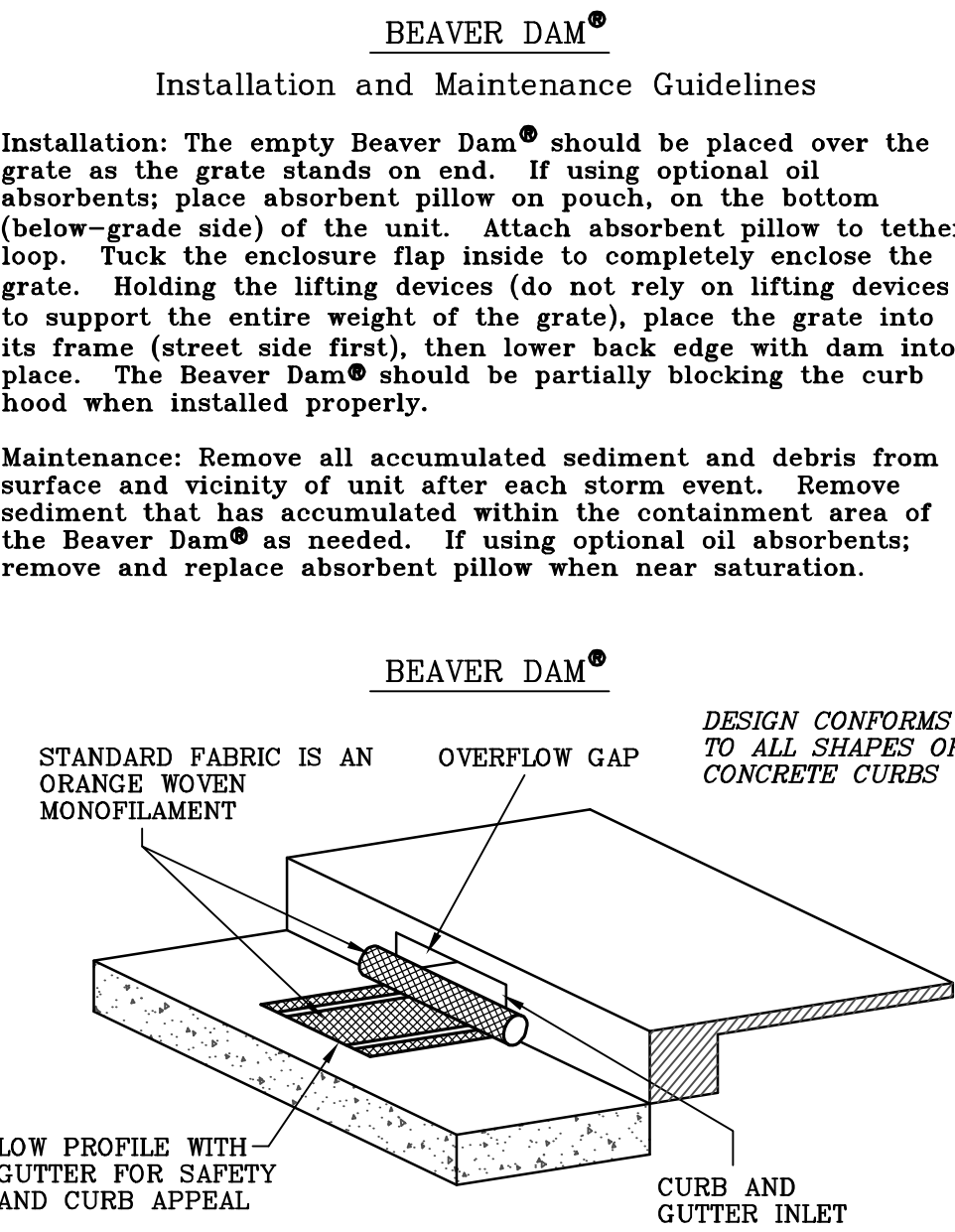
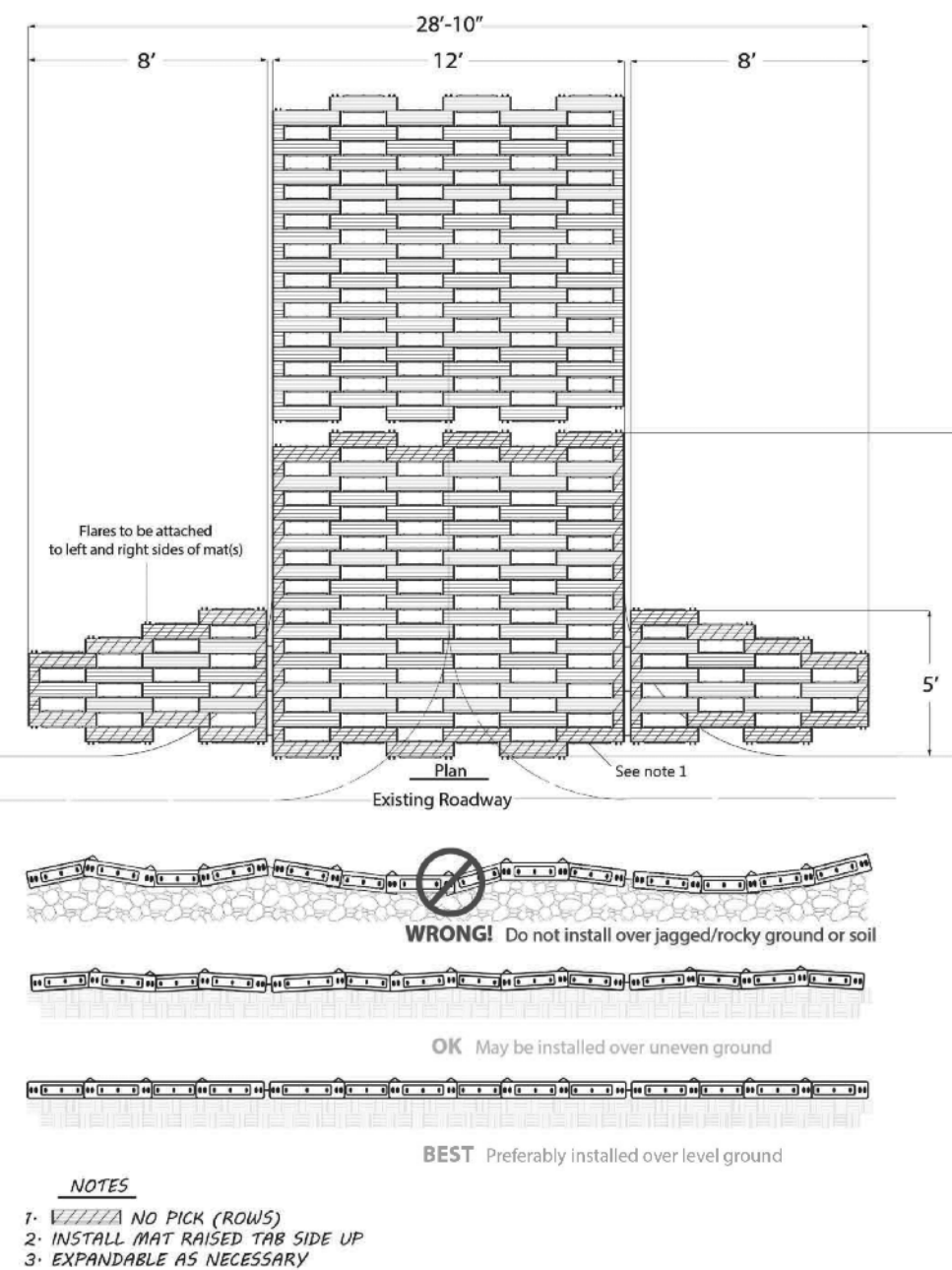
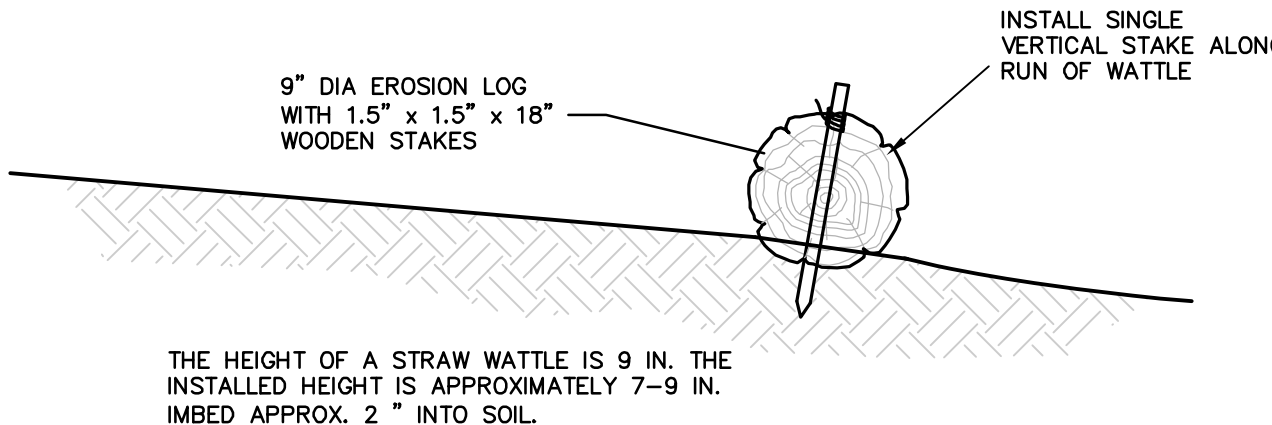


NO.	DATE	REVISIONS	BY
	08/06/2020	DRB SUBMITTAL	MCW
	03/14/2020	BUILDING PERMIT	MCW
	11/08/2022	DEVELOPMENT PERMIT RESPONSE	MCW

DESIGNED	MCW, RIF
DRAWN	RIF, MCW
CHECKED	MCW
JOB NO.	XXX
DATE	XX/XX/XXXX



C:\Eagle\1200 Capitol St. 2020.dwg\Master\DETAILS-1200 Capitol.dwg, 11/8/2022 8:25:57 AM, wednesday

					
A	CONCRETE WALK	B	CONCRETE TRENCH DRAIN	C	EXPANSION JOINT AT BUILDING
					
E	CONCRETE JOINTS	F	TOWN CURB REPLACEMENT	D	ADA TRUNCATED DOMES
					
H	DOWNSPOUT CONNECTION	I	CULVERT BEDDING	L	BEAVER DAM INLET PROTECTION
					
J		K	TRACKING PAD	M	EROSION LOG WATTLE DETAIL

ALPINEENGINEERING INC.
34510 HWY 6 UNIT A9 / PO BOX 97
EAGLE, CO 81631-0097
WWW.ALPINECIVIL.COM

COLORADO LICENSED
PROFESSIONAL ENGINEER
NEW C. WOLF
39885


EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO
DETAILS

DESIGNED	MCW	RIF	MCW	NO.	DATE	REVISIONS	BY
DRAWN	MCW	RIF	MCW		08/06/2020	DRE SUBMITTAL	MCW
CHECKED	MCW	XXX	MCW		03/14/2020	BUILDING PERMIT	MCW
JOB NO.	XXX	XX/XX/XXXX	XXX		11/08/2022	DEVELOPMENT PERMIT RESPONSE	MCW
DATE	XX/XX/XXXX						

SHEET
C4.0



ALPINE
ENGINEERING INC.
34510 HWY 6 UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.262.3373
WWW.ALPINECIVIL.COM



COLORADO LICENSED
PROFESSIONAL ENGINEER
MATTHEW C. WOLFE
11-8-22
39885

EAGLE RANCH APARTMENTS
1200 CAPITOL STREET
EAGLE, CO

DETAILS

DESIGNED	MCW	RIF	BY	MCW
DRAWN	RIF	MCW	REVISIONS	MCW
CHECKED	MCW	XXX	08/06/2020	DRB SUBMITTAL
JOB NO.	XXX	XXX	03/14/2020	BUILDING PERMIT
DATE	XX/XX/XXXX	XX/XX/XXXX	11/08/2022	DEVELOPMENT PERMIT RESPONSE

SHEET
C4.0

