



AMENDED FINAL PLAT EAGLE RANCH FILING NO. 30

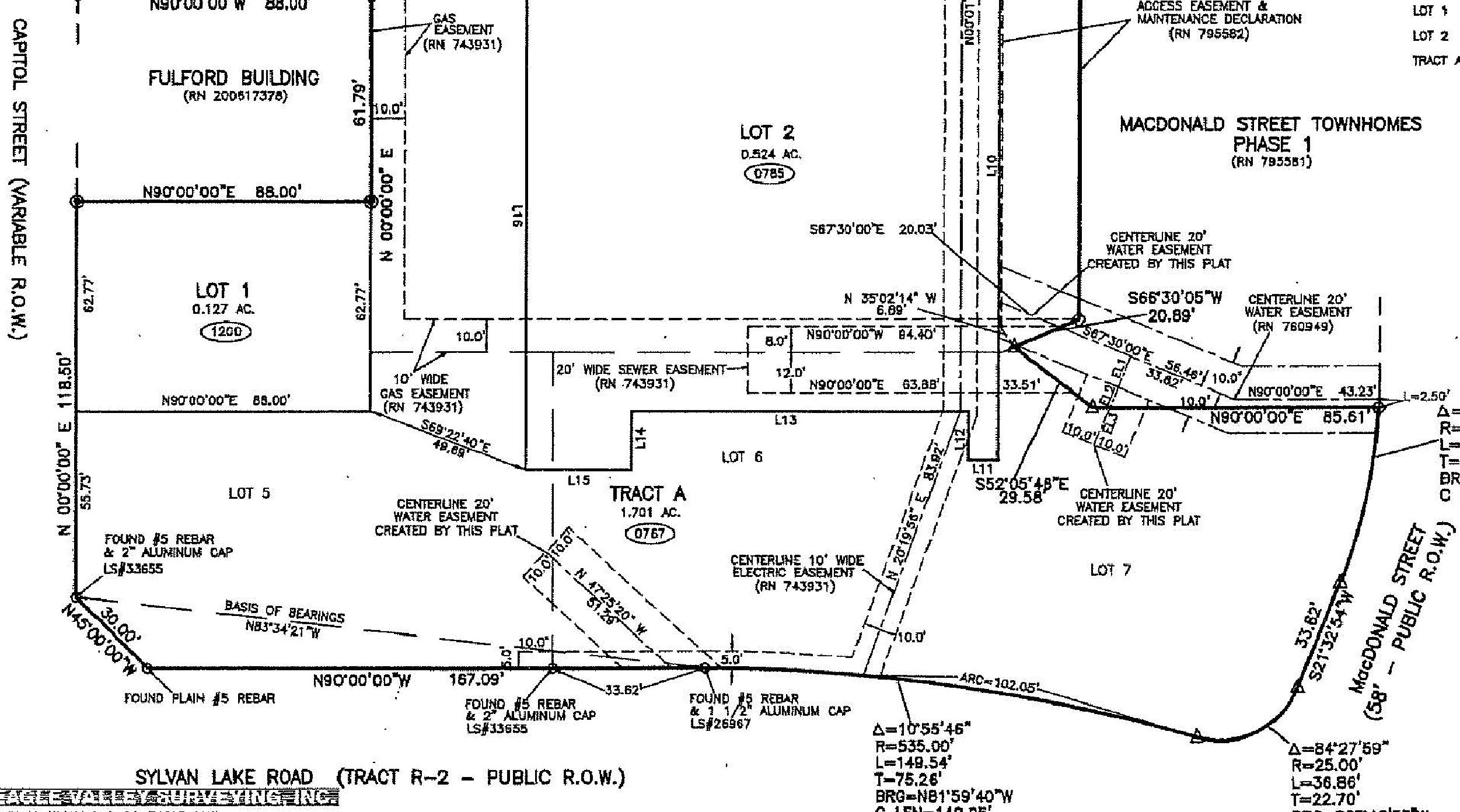
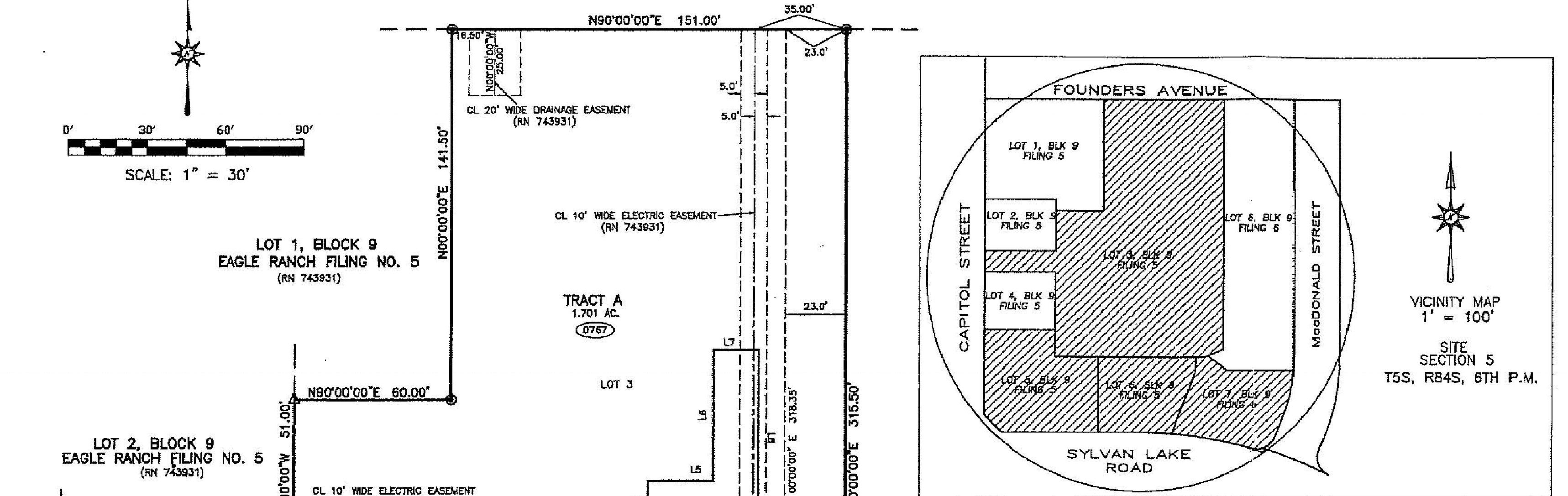
A RESUBDIVISION OF LOT 3 AND LOT 6, BLOCK 9, EAGLE RANCH, FILING NO. 5;
LOT 5, AMENDED FINAL PLAT, LOT 4 AND LOT 5, EAGLE RANCH, FILING NO. 5
AND LOT 7, BLOCK 9, EAGLE RANCH FILING NO. 6

TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

SURVEYOR'S NOTES

- Date of Survey: February, 2017.
- Land Title Guarantee Company Commission No. 1000048116-2 dated 1/18/2017 was used for all title information.
- Line of bearings is a line connecting monuments found at the southernly point of curvatures Lot 6 and the southerly angle point Lot 5 (see drawing).
- 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 herein.
- Electric easements and gas easements will be vacated and re-created as necessary by separate document.
- The U.S. survey foot is the linear unit used for the dimensions on this plat.
- All conditions, covenants, restrictions, reservations, and notes shown on the plots of Eagle Ranch, Filing No. 5, recorded November 13, 2000 at Reception No. 743531, Eagle Ranch, Filing No. 5, recorded November 13, 2000 at Reception No. 743531, and Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5 recorded January 6, 2006 at Reception No. 20000168 remain in full force and effect.
- Addressess are for informational purposes only and may be subject to change. Please verify addresses with Eagle County Department of Community Development.

FOUNDRY AVENUE
(50' WIDE PUBLIC RIGHT-OF-WAY)



AREA	USE	ADDRESS
LOT 1	0.127 ACRES	NEIGHBORHOOD CENTER
LOT 2	0.524 ACRES	NEIGHBORHOOD CENTER
TRACT A	1.701 ACRES	COMMON AREA

LINE	BEARING	DISTANCE
L1	N90°00'00"E	91.20'
L2	N90°00'00"E	59.33'
L3	N90°00'00"E	28.38'
L4	N90°00'00"E	20.72'
L5	N90°00'00"E	35.17'
L6	N90°00'00"E	50.00'
L7	N90°00'00"E	14.32'
L8	S90°00'00"E	69.84'
L9	S90°00'00"E	9.05'
L10	S90°00'00"E	185.41'
L11	S90°00'00"E	8.80'
L12	N90°00'00"E	14.26'
L13	N90°00'00"E	10.07'
L14	N90°00'00"E	17.56'
L15	N90°00'00"E	31.70'
L16	N90°00'00"E	154.00'

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. #30116
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 5, Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record November 13, 2000 as Reception No. 743531 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.4343 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 as Reception No. 743531 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.2413 acres, more or less,

and Lot 7, Amended Final Plat, Lot 4 and Lot 5, Eagle Ranch, Filing No. 5, according to the Final Plat thereof as filed for record January 6, 2006 as Reception No. 20000168 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.395 acres, more or less;

and the 10' wide electric easement, as shown on the accompanying Plat, has by these presents sold out, platted and subdivided the same into lots, blocks as shown on this Plat and designate the same on Amended Final Plat, Eagle Ranch Filing No. 5, 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 herein are dedicated to the Town of Eagle for use by utility companies, providers of natural gas, telephone, cable service lines, other broadband communication service lines and telephone lines, electric service lines, water and wastewater lines, and for the maintenance of traffic control facilities, street lighting, street trees and grade structures.

The dedication of the easements shown herein to the Town preclude the installation of improvements, including but not limited to, trees, shrubs and rocks, the deposit of materials, or the alteration of existing ground elevation, within the easement area, which could in any manner impair the Town's or other service providers' rights, including but not limited to, water lines and hydrants, and all related structures together with a general right of ingress and egress thereto.

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. 743531 on the 13th day of November, 2000.

The undersigned further states that this subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch Commercial Center Association filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 743531.

EXECTUED this 17th day of April 2017

By: Michael J. Post, Notary Public, State of Colorado PLS, 2016

Michael J. Post
Professional Land Surveyor
State of Colorado PLS, 2016

BOARD OF TRUSTEE CERTIFICATE

This plat is approved by the Board of Trustees of the Town of Eagle, Colorado, this 17th day of April, 2017, for filing with the Clerk and Recorder of Eagle County, Colorado, and for all other purposes relating to the Town of Eagle the dedications shown herein: subject to the provisions that no way will oblige the Town of Eagle for financing or amending of improvements on any lots, streets or easements dedicated to the public except as specifically set forth in the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch.

The undersigned further states that this subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch Commercial Center Association filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 743531.

EXECTUED this 17th day of April 2017

By: Michael J. Post, Notary Public, State of Colorado PLS, 2016

Michael J. Post
Professional Land Surveyor
State of Colorado PLS, 2016

TOWN OF EAGLE, COLORADO

By: *John Marshall*, Mayor

Witness my hand and seal of the Town of Eagle, Colorado

ATTEST: *John Marshall*, Town Clerk

PLANNING COMMISSION CERTIFICATE

This plat is approved by the Town of Eagle Planning Commission the 5 day of February 2017

By: *Willis J. Wright*, Notary Public, State of Colorado PLS, 2016

Willis J. Wright
President

STATE OF COLORADO, *John Marshall*
COUNTY OF EAGLE, *John Marshall*

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th 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

Carol Glasson
Notary Public
State of Colorado
Notary ID #15984010134
My Commission Expires 07-21-2020

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Notary Public
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CERTIFICATE OF TAXES PAID

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

Dated this 11th day of April 2017

Teek Simonton by *Chelsea Horn*, Treasurer of Eagle County, Colorado

20170623 20170623 20170623

By: *Chelsea Horn*, Deputy

Chelsea Horn
Treasurer of Eagle County, Colorado

20170623 20170623 20170623

Declarations or Protective Covenants are recorded as Reception No. N/A

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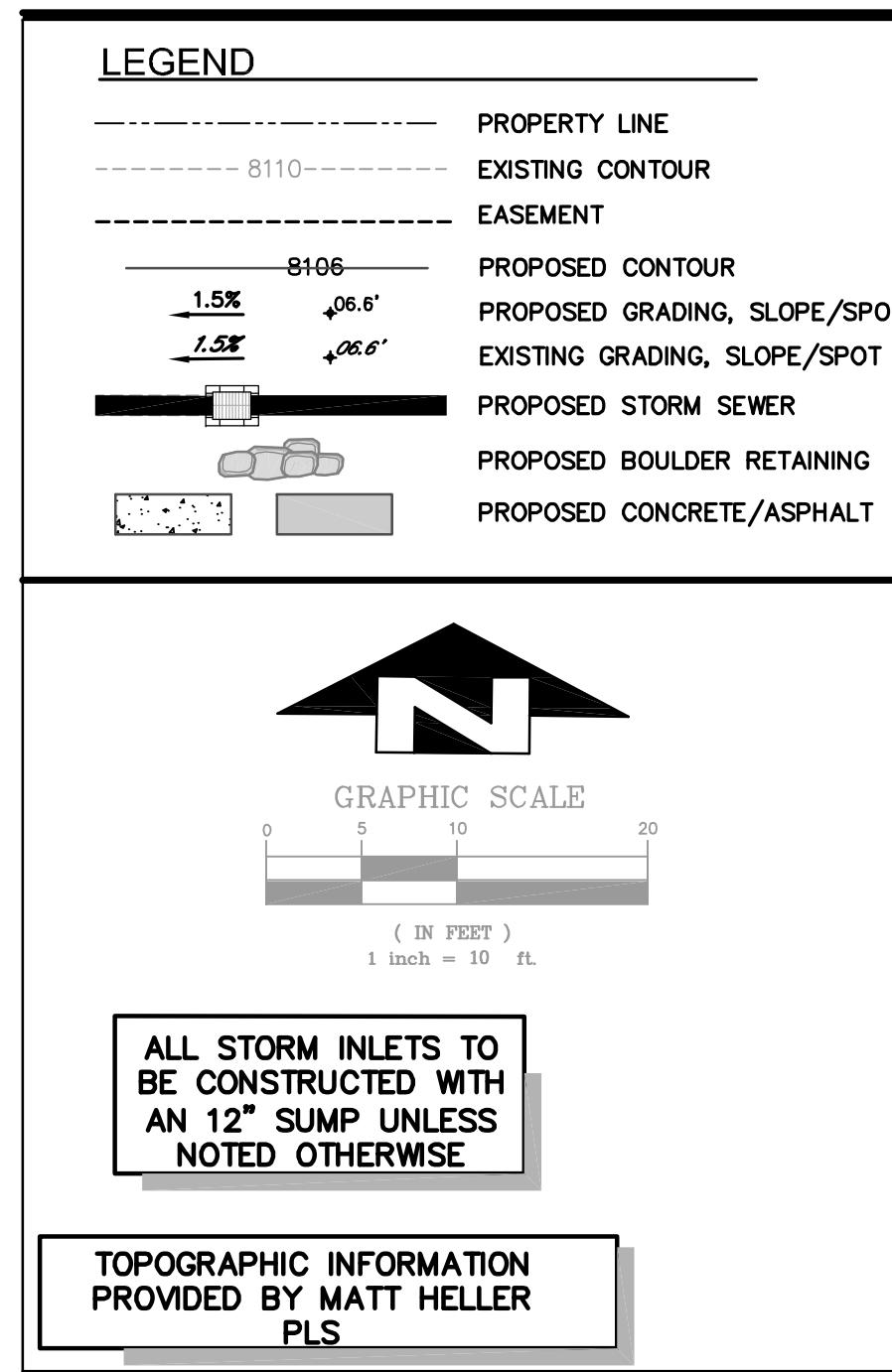
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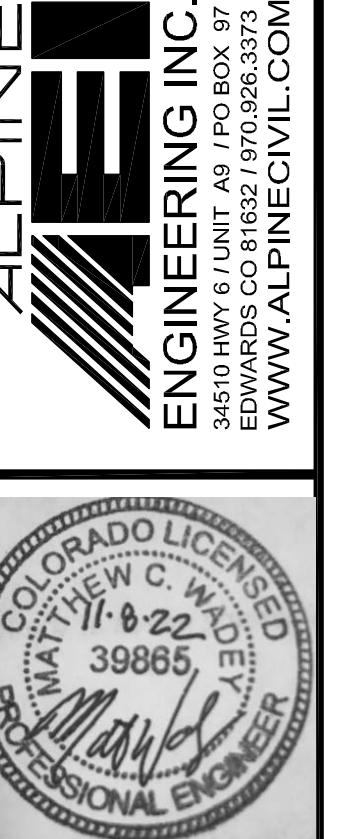
EXISTING PARKING ENTRANCE

CAPITOL STREET

CB&DIINC AND DBA INC EAGLE, CO

GRADING AND DRAINAGE

ET
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The logo for Alpine Engineering Inc. on a white background. On the left is a graphic of a mountain peak with diagonal stripes. To its right, the company name 'ALPINE' is written vertically in a bold, sans-serif font. To the right of 'ALPINE' is a large, bold, vertical font for 'ENGINEERING INC.'. To the right of 'INC.' is the company address: '34510 HWY 6 / UNIT A9 / PO BOX 97 EDWARDS CO 81632 / 970.926.3373' on top, and 'WWW.ALPINECIVIL.COM' on the bottom.

