

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_, for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN  
TOWN COUNCIL OF THE TOWN OF MINTURN

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR TOWN OF MINTURN, COLORADO TOWN CLERK TOWN OF MINTURN, COLORADO

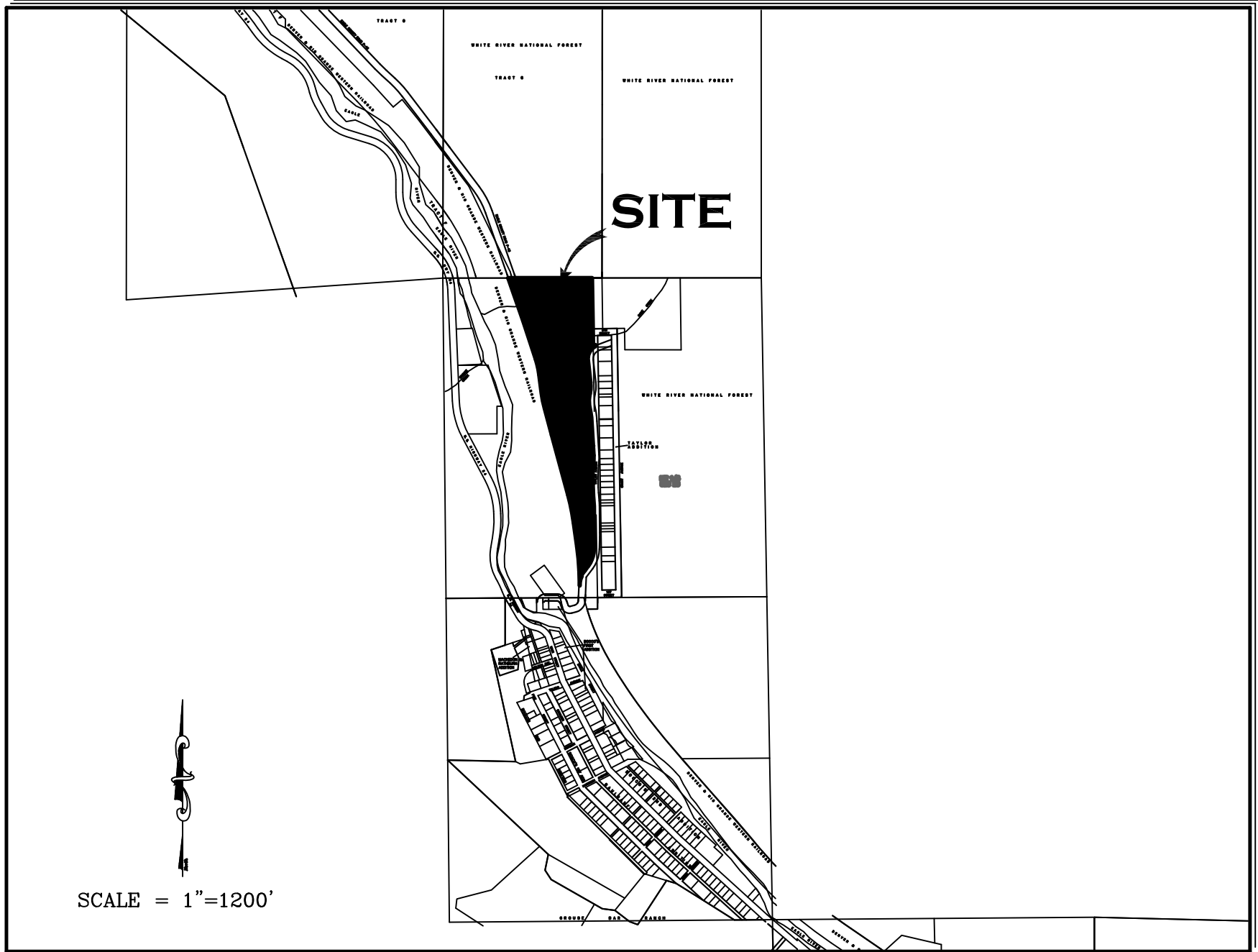
LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.167 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.159 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.954 Acres	
Tract C	Dedication Area	0.904 Acres	0052 Minturn Road
Tract D	Right of Way	1.766 Acres	Miles End Lane / Fourth Street
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

PRELIMINARY PLAT  
MINTURN NORTH, P.U.D.

Town of Minturn, County of Eagle, State of Colorado



PORTION OF SECTION 26,  
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon. that such plat was made from an accurate survey of said property by me and /or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS 34998  
Professional Land Surveyor  
State of Colorado

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 1) The purpose of this Final Plat is to (i) Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land, and (ii) create easements for the purposes described.
- 2) Basis of Bearing: S 89°57'25" W upon the South line of the Southwest Quarter, of the Northwest Quarter, Section 26, Township 5 South, Range 81 West, of the 6th P.M., between monuments, as shown and described herein, based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- 3) Survey Date: December, 2022.
- 4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50050645-7, dated February 15, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon. In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
  - Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
  - Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
  - Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
  - Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
  - Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
  - Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
  - Item 17 & 18- Do not effect subject Parcel.
  - Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
  - Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
  - Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
  - Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
  - Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
  - Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand railroad to Eagle County, the location of which is not determinable from face of document.
- 5) These platted lands are subject to:
  - The Minturn North P.U.D. Guide recorded as Reception no.
  - The declarations of covenants, conditions and restrictions for Minturn North PUD recorded as Reception No. \_\_\_\_\_

PERTAINING TO HEREON CREATED EASEMENTS:

- 6) the owner, Union Pacific Railroad Company, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements:
  - a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow 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 right of ingress and egress thereto.
  - b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
  - c) non-exclusive Utility, Drainage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow 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 right of ingress and egress thereto, iii) Landscaping use, and maintenance along with iii) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or small wheel use along with sidewalk or path construction, use and repair.
  - d) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon as " Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, and Tract G, for the purpose of i) Ingress and Egress, ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow 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 right of ingress and egress thereto.
  - e) non-exclusive Utility, Drainage, and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow 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 right of ingress and egress thereto, iii) Landscaping use, and maintenance.
  - f) non-exclusive Parking and Pedestrian Easement on, over, under, above, across and through those areas designated hereon as "Parking Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with reasonable right of ingress and egress thereto, Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or small wheel use.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC, being sole owner in fee simple of all that real property situated in the town of Minturn, eagle county, Colorado described as follows: Parcel 2, UPRR Subdivision according to the Final Plat thereof recorded \_\_\_\_\_, 2023 as Reception No. \_\_\_\_\_ in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado.  
Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. Subdivision in the Town of Minturn, County of Eagle, Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and do hereby dedicate and set aside all of the roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which is herein described, and now known as Tract C, Minturn North P.U.D are created on this accompanying plat to the public for the purposes shown herein; unless otherwise expressly provided hereon; and does hereby grant and dedicate the same.

OWNER: MINTURN CROSSING LLC  
ADDRESS: \_\_\_\_\_

BY: RICK HERMES  
TITLE: MANAGER

STATE OF COLORADO )  
COUNTY OF EAGLE )SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_, A.D. 20 \_\_, BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of \_\_\_\_\_, 2021 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS \_\_\_\_ OF \_\_\_\_, A.D., 20 \_\_\_\_

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

\_\_\_\_\_ does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in \_\_\_\_\_ free and clear of all liens, taxes, and encumbrances, except \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 20 \_\_\_\_

AGENT: \_\_\_\_\_

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 \_\_\_\_\_, A.D. 20 \_\_\_\_

CLERK AND RECORDER BY: DEPUTY



SLAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631  
970.471.1499 Office matthew@slaglesurvey.com  
www.SlagleSurvey.com

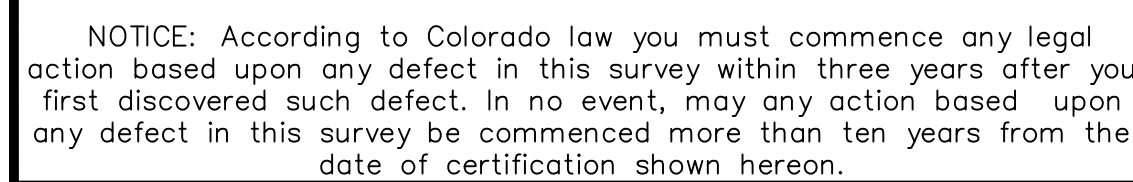
PRELIMINARY PLAT  
MINTURN NORTH, P.U.D.

Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 Pre Plat2.dwg
SHEET 1 OF 4		DATE: 05-11-2023



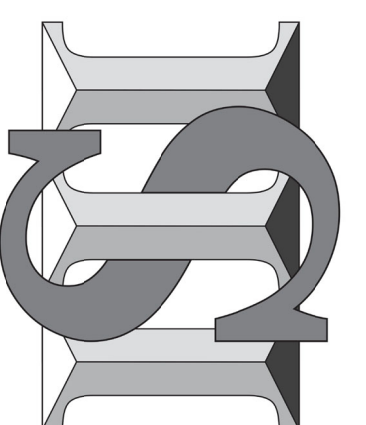
## OVERALL SITE & TRACT C DETAIL



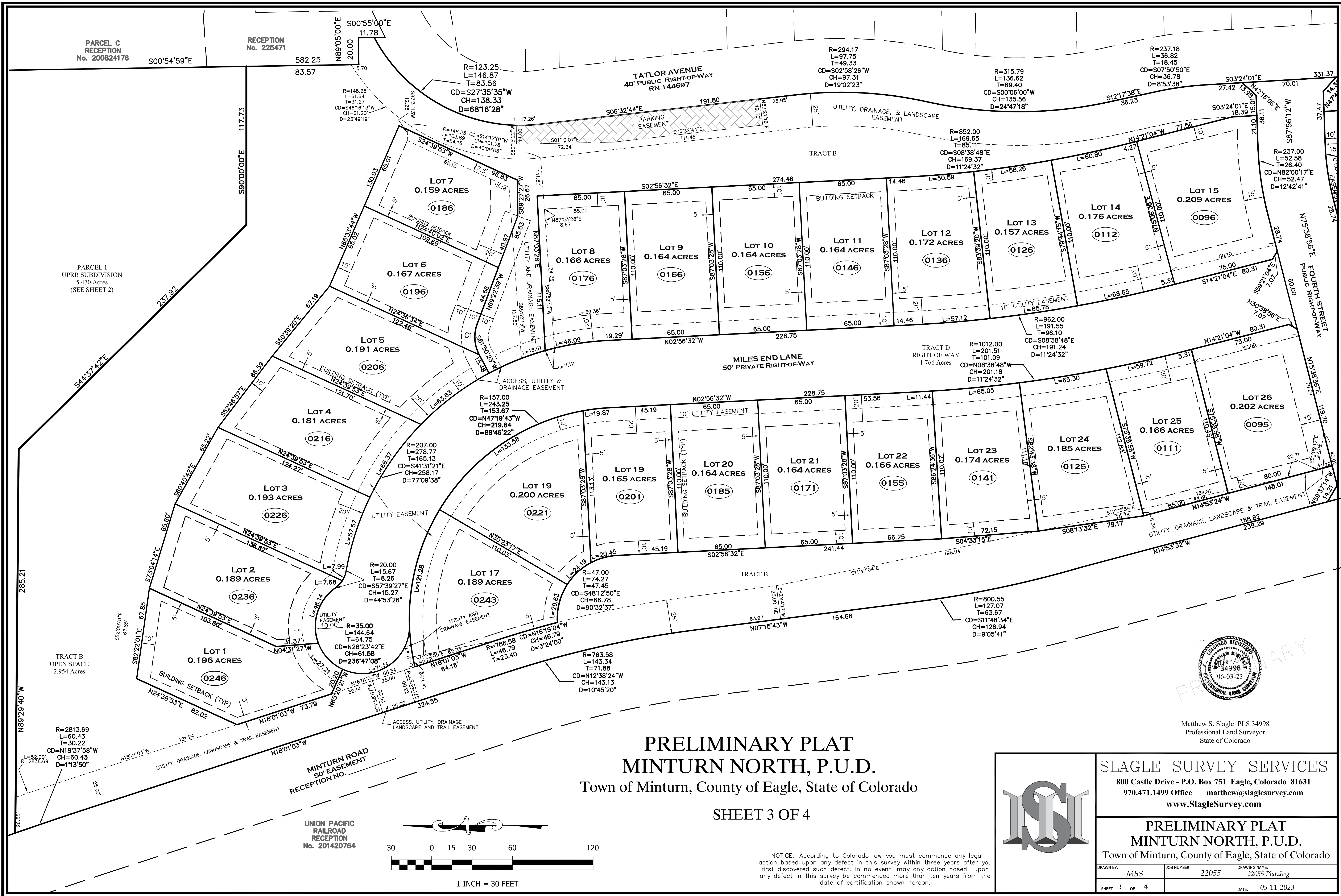
**SLAGLE SURVEY SERVICES**  
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631  
970-471.1499 Office [matthew@slaglesurvey.com](mailto:matthew@slaglesurvey.com)  
[www.SlagleSurvey.com](http://www.SlagleSurvey.com)

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SHEET 2 OF 4 MSS 22055 22055 Plat.dwg DATE: 05-11-2023







PRELIMINARY PLAT  
MINTURN NORTH, P.U.D.  
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 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 discovered 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.



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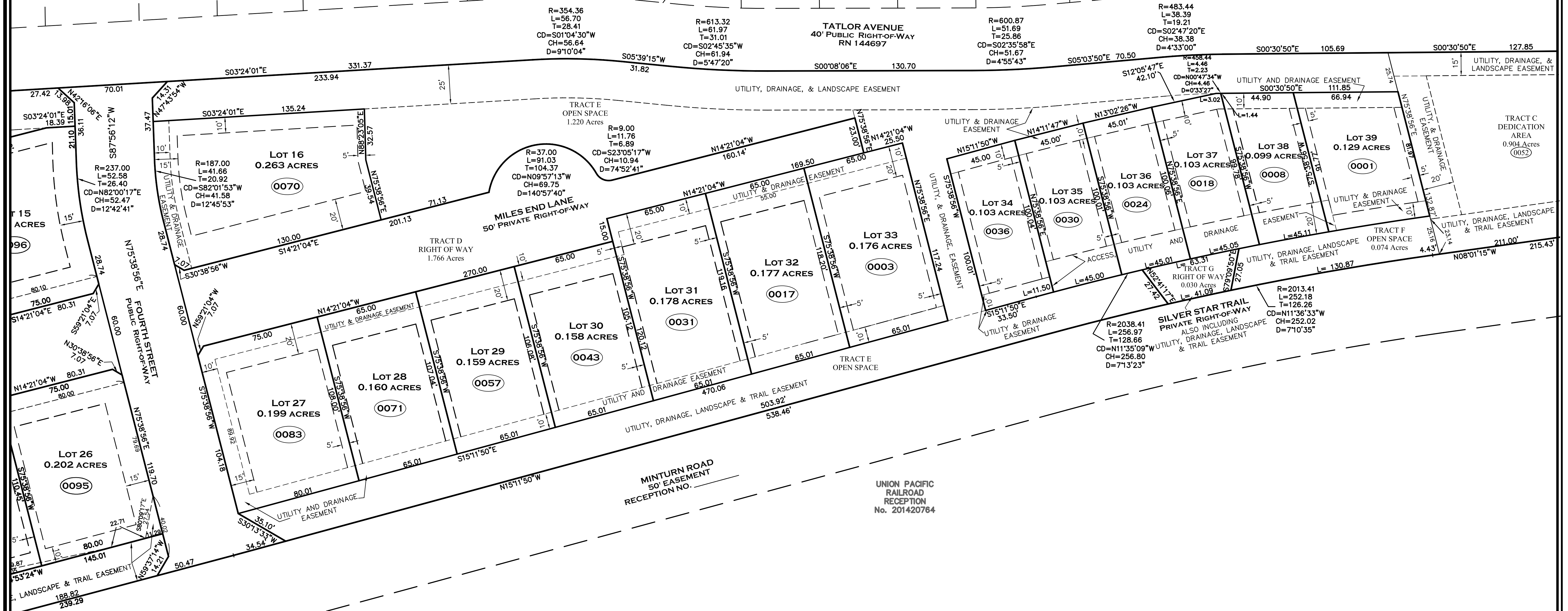
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970.471.1499 Office matthew@slaglesurvey.com  
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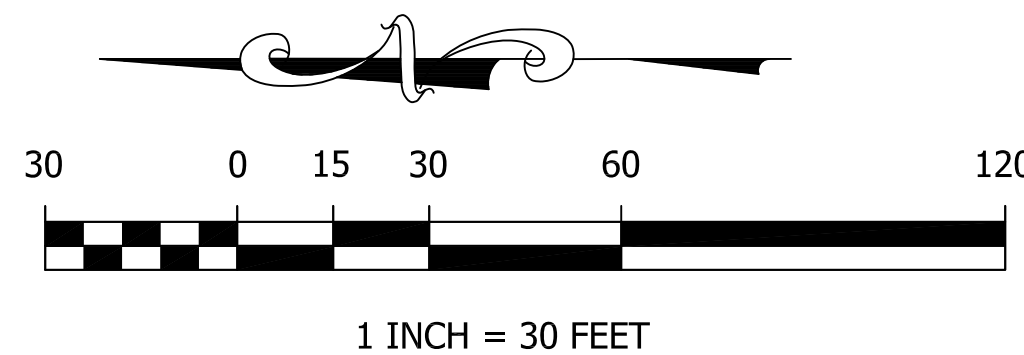
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SHEET 4 OF 4



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