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.

ATTEST:

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN

TOWN COUNCIL OF THE TOWN OF MINTURN

TOWN OF MINTURN, COLORADO

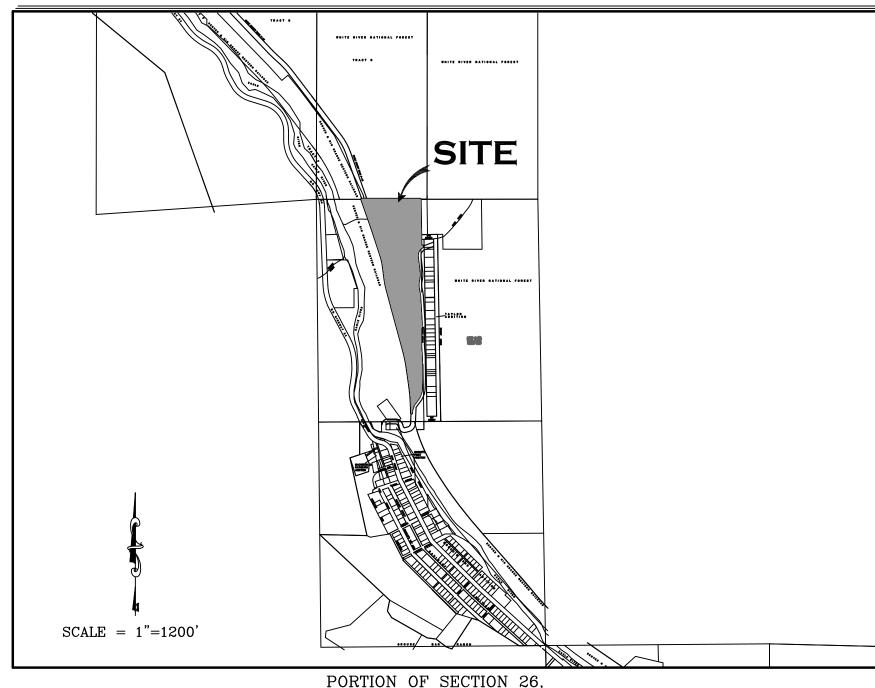
TOWN CLERK TOWN OF MINTURN, COLORADO

LAND USE TABLE

LOT	LAND USE TABLE						
2 SINGLE FAMILY 0.189 Acres 0226 Miles End Lane	LOT	USE	AREA	ADDRESS			
3 SINGLE FAMILY 0.193 Acres 0.226 Miles End Lane	1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane			
SINGLE FAMILY 0.181 Acres 0216 Miles End Lane	2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane			
5 SINGLE FAMILY 0.191 Acres 0206 Miles End Lane 6 SINGLE FAMILY 0.166 Acres 0196 Miles End Lane 7 SINGLE FAMILY 0.166 Acres 0176 Miles End Lane 8 SINGLE FAMILY 0.164 Acres 0166 Miles End Lane 9 SINGLE FAMILY 0.164 Acres 0166 Miles End Lane 10 SINGLE FAMILY 0.164 Acres 0146 Miles End Lane 11 SINGLE FAMILY 0.167 Acres 0126 Miles End Lane 12 SINGLE FAMILY 0.172 Acres 0126 Miles End Lane 13 SINGLE FAMILY 0.176 Acres 0126 Miles End Lane 14 SINGLE FAMILY 0.209 Acres 0096 Miles End Lane 15 SINGLE FAMILY 0.200 Acres 0221 Miles End Lane 16 SINGLE FAMILY 0.163 Acres 0221 Miles End Lane 17 SINGLE FAMILY 0.164 Acres 0185 Miles End Lane 19 SINGLE FAMILY 0.164 Acres 0171 Miles End Lane 21 SINGLE FAMILY 0.164 Acres 0172 Miles End Lane	3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane			
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SINGLE FAMILY 0.164 Acres 0.176 Miles End Lane	5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane			
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10	8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane			
11	9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane			
12	10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane			
13	11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane			
14	12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane			
15	13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane			
16	14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane			
17	15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane			
18	16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane			
18	17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane			
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Tract G Right of Way 0.030 Acres Silver Star Trail Tract H Right of Way 0.369 Acres Fourth Street	Tract E	Open Space	1.220 Acres				
Tract H Right of Way 0.369 Acres Fourth Street	Tract F	Open Space	0.074 Acres				
	Tract G	Right of Way	0.030 Acres	Silver Star Trail			
TOTAL 13.485 ACRES	Tract H	Right of Way	0.369 Acres	Fourth Street			
	TO	TOTAL 13.485 ACRES					

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado



TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land. 2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This

bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated

3) Survey Date: December, 2022 through July 2023.

4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50050645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). 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

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)

recorded in the Eagle County Clerk and Recorder's Office as Reception No.

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. This Agreement has is to have been Terminated prior to the Recording of this Plat.

5) These platted lands are subject to: - The Minturn North P.U.D. Guide recorded as Reception no.

- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as

Reception No. - The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document

PERTAINING TO HEREON CREATED EASEMENTS:

6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:

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 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, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use 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.

GENERAL NOTES CONTINUED:

6) Continued... d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access. e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et. seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements: a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & 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) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.

b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, 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) reasonable local snow storage, iiii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & 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) reasonable local snow storage and iv) Landscaping use, and maintenance.

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and

e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..

f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Town Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, 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.

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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows: Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on _____, day of 2023 as Reception No. in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado.

Know all men by these presents that Minturn Crossing LLC, being sole owner in fee simple of all that real

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, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows: To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General

OWNER: MINTURN CROSSING LLC ADDRESS:

Note 7, together with associated public improvements.

BY: RICK HERMES

TITLE: MANAGER

COUNTY OF EAGLE)

CROSSING LLC.

STATE OF COLORADO)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, A.D, 20__, BY RICK HERMES AS MANAGER OF MINTURN

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 ____

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

•	ty that it has examine	d the title to all lands shown upon the
	nces, except	
AY OF	, A.D., 20	·
	ested in	ested ines, and encumbrances, except

AGENT:

CLERK AND RECORDER'S CERTIFICATE

his I	Plat was filed for record in the	Office of the	Clerk and Recorder at	o'clock	, on
nis _	day of		, A.D, 20		
		BY:			
LEF	RK AND RECORDER		DEPUTY		

Revised 11-07-23 Certain Dimensions MSS Revised 11-06-23 Tract C Easements MSS Revised 11-03-23 Town Comments MSS Revised 10-11-23 Town Comments MSS Revised 10-06-23 Town Comments MSS Revised 09-26-23 Added Note regarding Tract C MSS



SLAGLE SURVEY SERVICES

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

FINAL PLAT

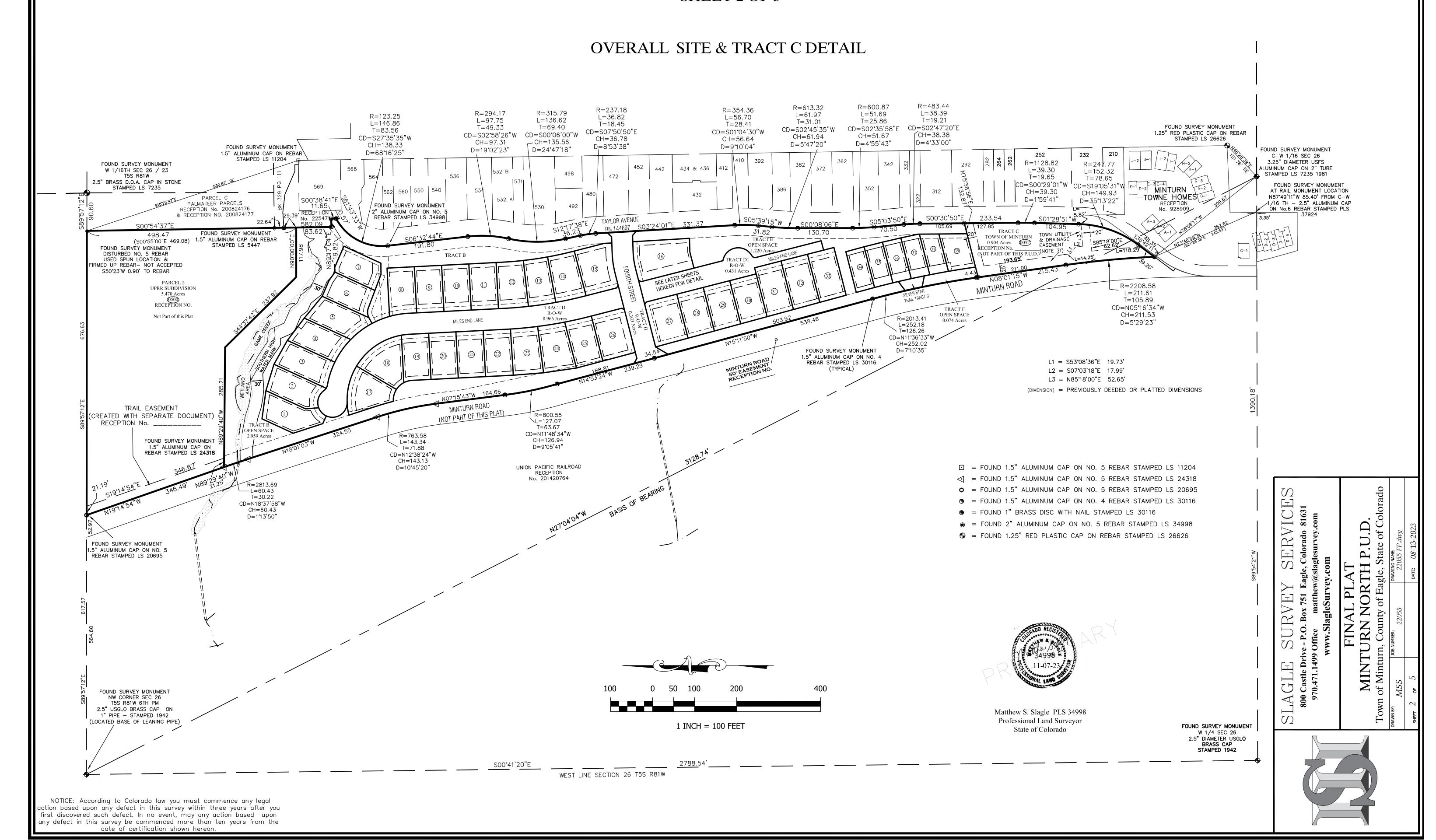
MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado

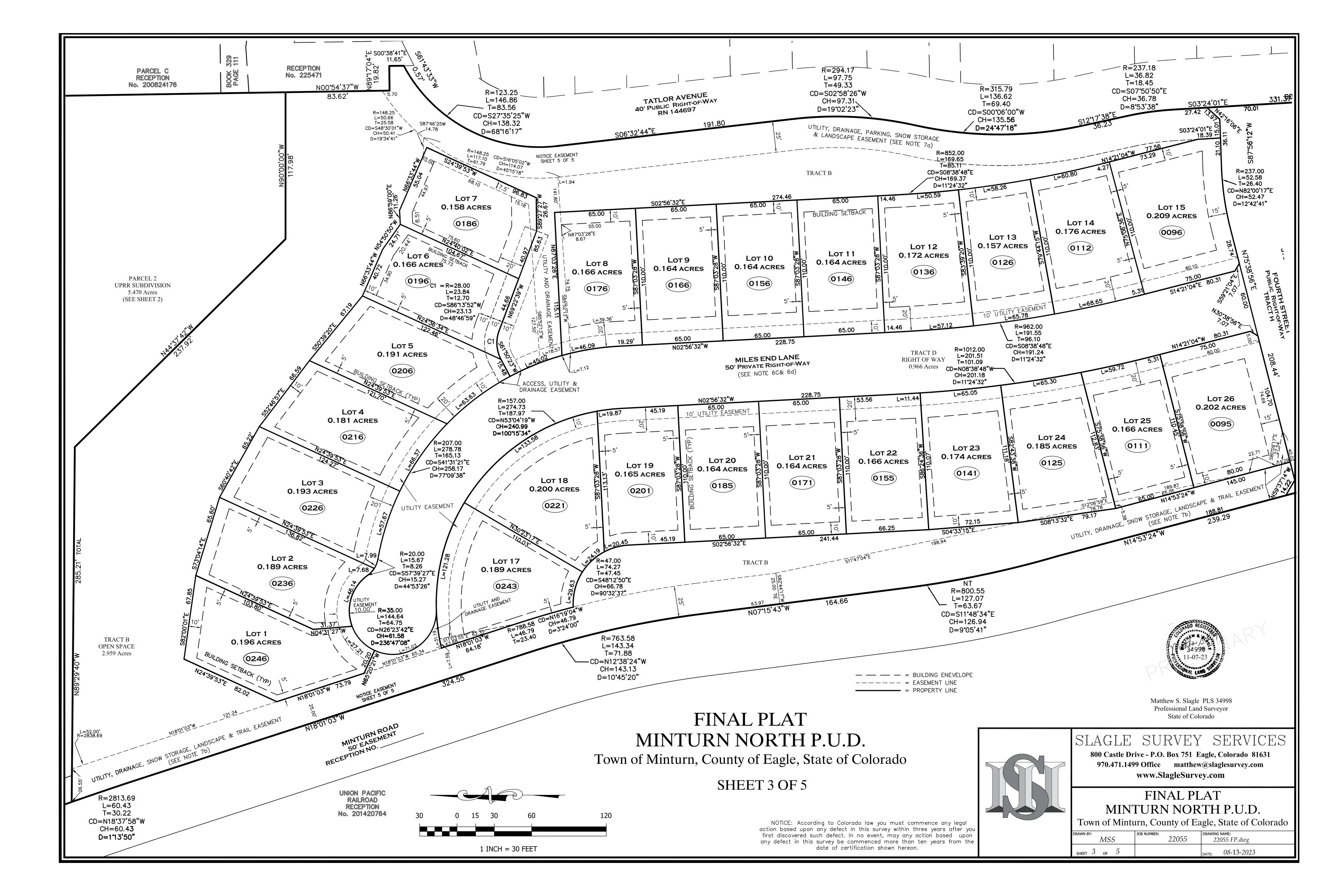
drawn by: MSS		JOB NUMBER: 22055		DRAWING NAME: 22055 FP.dwg		
SHEET 1	OF	5			DATE: O	8-13-2023

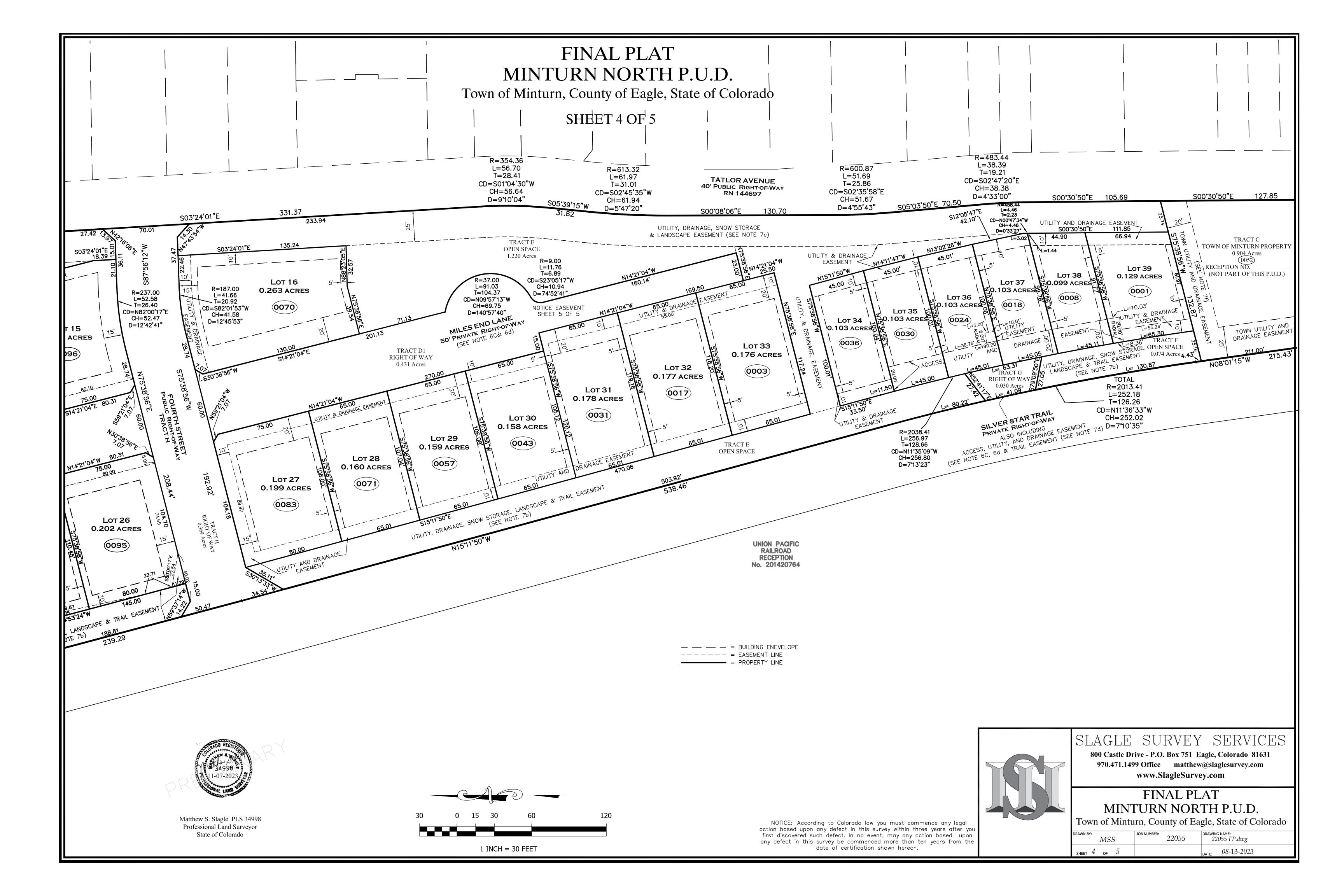
FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5





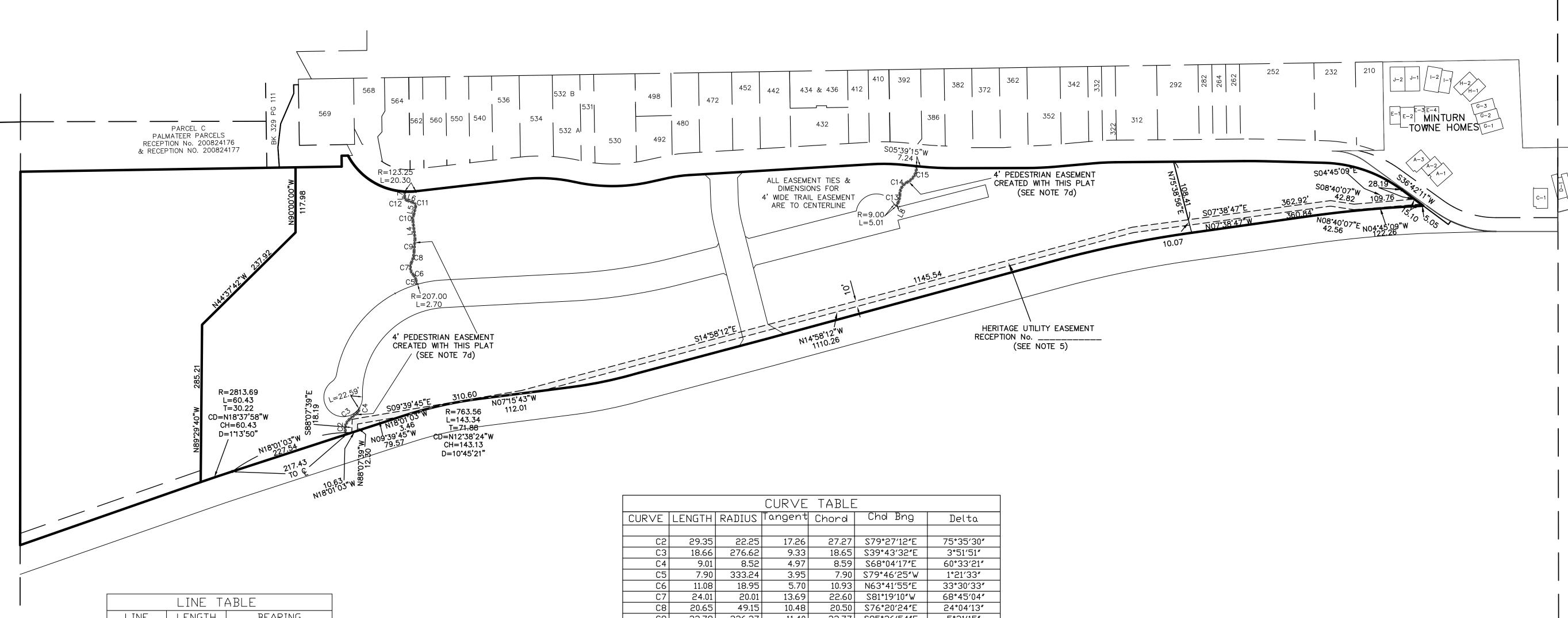


FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

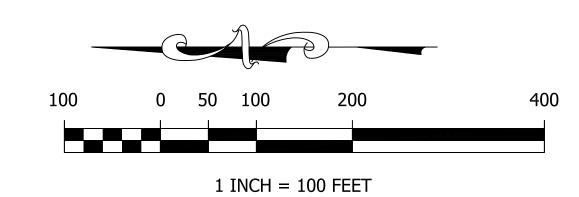
SHEET 5 OF 5





LINE LENGTH BEARING S77°04′30″E N18°26′21″E 9,83 S89°36′46″E N62°43′18″W

CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27′12″E	75°35′30″
C3	18.66	276.62	9,33	18.65	S39°43′32″E	3°51′51″
C4	9.01	8.52	4.97	8.59	S68°04′17″E	60°33′21″
C5	7.90	333.24	3.95	7.90	S79°46′25″W	1°21′33″
C6	11.08	18.95	5.70	10.93	N63°41′55″E	33°30′33″
C7	24.01	20.01	13.69	22.60	S81°19′10″W	68°45′04″
C8	20.65	49.15	10.48	20.50	S76°20′24″E	24°04′13″
C9	22.78	236.37	11.40	22.77	S85°36′54″E	5°31′15″
C10	12.77	20.27	6.60	12.56	S83°06′39″E	36°05′40″
C11	9.29	7.31	5.39	8.68	N57°19′55″E	72°46′53″
C12	8.09	6.45	4.68	7.57	N54°28′07″E	71°50′14″
C13	15.45	30.72	7.89	15.28	S77°07′28″E	28°48′21″
C14	27.14	23.79	15.26	25.69	S58°50′20″E	65°22′36″
C15	35.79	30.20	20.33	33.73	S60°06′18″E	67°54′31″





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.

