



**Planning Commission Agenda
Wednesday October 11, 2023 – 6:30 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO**

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/86564056856>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 865 6405 6856**

Please note: all virtual participants are muted. In order to be called upon and be unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

- 1. CALL TO ORDER – 6:30 PM**
- 2. ROLL CALL & PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
3.1 September 27, 2023
- 4. APPROVAL OF AGENDA** *Opportunity for amendment or deletions to the agenda.*
- 5. DECLARATION OF CONFLICTS OF INTEREST**
- 6. PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.*
- 7. SPECIAL PRESENTATIONS**

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

8.1 Minturn North PUD Final Subdivision Plat Review

9. DISCUSSION / DIRECTION

10. STAFF REPORTS

10.1 Manager's Report

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

12.1 October 25, 2023

12.2N, 2023

13. ADJOURN



**Planning Commission Official Minutes
Wednesday September 27, 2023 – 6:30 PM
Minturn Town Hall / Council Chambers
302 Pine St Minturn, CO**

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order and times of agenda items listed are approximate. This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/81868106511>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 818 6810 6511**

Please note: all virtual participants are muted. In order to be called upon and be unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner I, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER – 6:30 PM

Lynn Teach called the meeting to order at 6:30 p.m.

2. ROLL CALL & PLEDGE OF ALLEGIANCE

Those present at roll call: Planning Commission Chair Lynn Teach and Planning Commission Members Amanda Mire, Michael Boyd, Tom Priest, and Sage Pierson. Jeff Armistead joined the meeting at approximately 6:40 p.m.

Staff Member Present: Planning Director Scot Hunn.

3. APPROVAL OF MINUTES

3.1 September 13, 2023

Motion by Amanda M., second by Tom P., to approve the minutes of September 13, 2023 as presented. Motion passed 5-0.

Note: Sage P. is attending in her status as an alternate.

4. APPROVAL OF AGENDA *Opportunity for amendment or deletions to the agenda.*

Motion by Tom P., second by Michael B., to approve the agenda as presented. Motion passed 5-0.

Note: Sage P. is attending in her status as an alternate.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

- 6. PUBLIC COMMENT** *Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.*
No public comment.

7. SPECIAL PRESENTATIONS

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

9. DISCUSSION / DIRECTION

9.1 Chapter 16 Update: Minturn Forward

Scot H. introduced the discussion by stating that staff had presented a timeline for the Minturn Forward Code Update project which contemplated kick-off and stakeholder engagement events during June 2023; he clarified that those events – and the kickoff to the project had not occurred as planned and that the schedule for starting the Minturn Forward project had been delayed approximately 2 months due to staff capacity issues.

Scot H. introduced Matt Farrar, Western Slope Consulting, who will be assisting and supporting staff through the project. Matt F. introduced himself further; the commission members also introduced themselves and provided Matt F. with their level of understanding of the code.

The commission members expressed interest and support in moving forward with the project, particular sections of the code that need more attention prior to the next building/development season, as a priority. Matt F. explained that there are potential pitfalls for addressing sections of code piecemeal rather than comprehensively; but that he and Scot H. would discuss as the project moves forward.

Michael B. reiterated his concerns related to future land use and potential zone districts.

Matt then presented a short powerpoint with an overview of the next steps of the Minturn Forward project.

The first step will be to examine the 2023 Minturn Community Plan – as the Town’s guiding document – and to pull out or focus on key policy goals and objectives related to the Town’s land use and subdivision regulations. This examination and focusing on the key recommendations, goals and objectives will inform the remainder of the project. Stakeholder interviews and other public engagement will also provide context for what staff and Matt F. as things to focus on during the code assessment.

Matt F. explained that the code assessment will provide the framework,

recommendations, and context for what staff and Matt F. will focus on when starting the code update process. This process (code assessment and then addressing and updating the code in sections or in digestible chunks) will also involve public meetings and involvement.

Amanda M. asked how long the code update will take; how long before new code is adopted. Matt F. estimated one year. Scot H. reiterated that the original timeline included code assessment in August, drafting in fall/winter, and then adoption of new sections of the code in early 2024.

Amanda M. asked if the commission would be given updates during the process. Scot H. indicated that staff would provide updates at each planning commission meeting if desired by the commission.

Matt F. reviewed overall themes and discussion topics that will guide the project and the code assessment.

Matt F. highlighted the areas of focus, with organization of the code as a primary focus (most codes that have been adopted and amended over time are disjointed in nature). He explained that Minturn's code does have several instances where certain sections of the code are placed haphazardly and/or contain contradictory language in different sections addressing similar topics.

The second element of the code update project will focus on adopting and consolidating new zone districts in general accordance with the 2023 Community Plan. The goal will be to align the zoning regulations to implement the Community Plan.

Scot H. and the commission discussed the fact that previous planning commissions had spent considerable time reviewing Chapter 16 and making recommendations for updates to zone districts, definitions, dimensional limitations; Jeff A. reiterated that he hopes that the previous efforts are relevant to this effort and will carry forward.

Matt F. described the next area of focus will be on the sign code to ensure that this section of the land use regulations (Ch. 16) complies with recent Supreme Court rulings.

Matt F. and Scot H. introduced stakeholder questions that they will be asking a select group of stakeholders who currently use the code for recent or current building and land development projects in the Town. The commissioners were asked to discuss and respond to the following questions:

1. What outcomes are you hoping result from the update to Minturn's Land Use Code (i.e., Chapter 16 & 17 of the Municipal Code)?

Jeff A. stated that he hoped for a reduction of redundancy and contradictions in the code (referencing previous work completed by the commission); making the code more user friendly for developers and lay persons to be able to understand more

easily – the steps involved and the differences between processes, different application types, and different requirements.

Amanda M. stated that she hopes that the updated code includes an iterative process to update the code so the Town does not have to undertake major overhaul of code in the future.

Lynn T. stated that she first and foremost would like to see some of the “holes” or gaps (inconsistencies/contradictions) closed in the new code and agreed with several of the points made by Jeff A.

Michael B. stated that he also wants inconsistencies, redundancies and loopholes addressed and resolved; he highlighted the need to clarify aspects such as building height calculations and mid-point interpretation.

Tom P. stated that he feels that the code re-write should be consistent with and respond to the 2023 Community Plan; that the code re-write not just dust off old work. Scot H. clarified how any previous work by the commission will be incorporated.

2. What concerns do you have about the update to the Land Use Code?

Tom P. stated he does not want the code re-write to veer off course from the direction of the Community Plan.

Michael B. stated he is concerned stakeholders (identified by staff) should include more citizen input, not just architects who may not live in town. Regarding the Community Plan, he stated the comments from the commission’s review of each chapter should inform staff’s efforts during the code update process.

Lynn T. reiterated the vision of the Town’s master plans – to keep Minturn, Minturn – should be reflected in the code.

Amanda M. stated she is most concerned with timeline; that the project should be prioritized. She also is concerned with the stakeholder list and who may be perceived as having conflicts (pending applications. There needs to be transparency.

Michael B. expressed concern about where the meetings will be held and suggested they can be recorded.

3. What ideas do you have for making Minturn’s Land Use Code and/or Zoning Map more “user-friendly”? These can be general or specific ideas.

Jeff A. stated that he would like to see better graphics, descriptions and definitions; suggested that there could be better application guides or examples that show applicants how to submit applications. Code needs to be simplified so people can understand what is required, from A to Z.

Amanda M. agrees with Jeff A.

Lynn T. agrees with Jeff A. and added that language used should be simplified to be understandable to people who are not necessarily used to reading code. Better illustrations and clear terms (using acronyms properly, for example).

Michael B. agrees, needs to be user friendly with clear definitions and processes.

Tom P. stated that the code needs to be clear and comprehensive so it doesn't need to be updated again to align with other documents. Agree with Jeff A. that process for end user needs to be simplified; not a lot of fluff or unnecessary language but just clear references and/or links to other sections of the code. Easy navigation/road map provided to end user.

Sage P. stated that applicants should be given the right information from the start to ensure that once they have information, the applicant can proceed more easily (efficiently) through the rest of the process.

4. What ideas do you have for creating more opportunities for "resident-occupied housing" in Minturn? These can be general or specific ideas.

Sage P. feels that there are places in the town where employee housing (above or attached to shops, for example) should be easier or more clear in the code as to where and how those units are allowed.

Michael B. stated that he still has hesitancy about incentivizing additional development now or until water issues are resolved and there is clarity about available water. There are parcels in town where housing could be appropriate, but need to focus on water issues.

Lynn T. stated that because Minturn is land-locked, need to be cautious about adding more density. Ideas may include allowance for lock-off apartments as a means to incentivize units within existing structures rather than adding more development (mass or "visual density") to a lot. Concerned that spacing between buildings needs to be considered with each project to ensure things like wildfire/defensible space are addressed.

Jeff A. agree with Lynn T.; feels that Minturn is challenging to develop because there is not much available land and the parcels are typically small/tight. Need to take another look at SFE calculations related to actual use; might incentivize water conservation while also lower the cost for a tap.

Amanda M. stated that the Town needs to be aware of and potentially regulate abuses in the short term rental market (as well as properties being rented long term but not used by actual full-time residents).

5. Any other comments you'd like to offer regarding the update to the Land Use Code?

Amanda M. stated that she feels that the code needs to keep safety and protection of life and property at the forefront in any new code. Wildlife needs more attention (add recommendations from CPW and also include Devin D. to list of stakeholders).

Lynn T. requested that once code is updated and adopted, that commission members who want one receive a hard copy of the new code for their use.

Michael B. suggested that town may need better process to ensure that what gets approved (at building permit) is what gets built to ensure that water usage/SFEs are accounted for.

Tom P. reiterated support to keep project moving; need to get code update completed in time for more development applications that are bound to come.

Matt F. discussed form based codes vs. a more traditional approach to zoning and asked the commission if staff and he should provide more information on the differences, pros and cons.

Commission members agreed that the staff should bring back the topic for further discussion.

9.2 Planning Commission Dates

Lynn T. introduced the discussion topic of future meeting dates for the November 22, 2023, regular meeting, and the December 27, 2023, regular meeting. She asked the commission members and staff if there were potential conflicts or challenges with attendance at either of these meetings due to the holidays (Thanksgiving and Christmas).

Lynn T. stated that unless there are land use applications to be reviewed on the November 22, 2023 regular meeting, there will be no November 22nd meeting.

The majority of the commission could be present at the December 27, 2023 regular meeting. Commission members expressed interest in ensuring that future meetings were not cancelled unless there were no applications to review or business matters to attend to; they reiterated their commitment to the workload (Minturn Forward Code Update project as needing their time and energy) ahead of them and to using their time wisely.

The commission discussed the October 11, 2023, regular meeting; Sage will not be in attendance; Michael will not be in attendance; Jeff will be on zoom but will likely recuse; Amanda will be on zoom; Lynn will be there; Tom will be in attendance.

10. STAFF REPORTS

10.1 Manager's Report

11. PLANNING COMMISSION COMMENTS

12. FUTURE MEETINGS

12.1 October 11, 2023

12.2 October 25, 2023

13. ADJOURN

Motion by Tom P., second by Amanda M., to adjourn the regular meeting of September 27, 2023 at p.m. Motion passed 5-0.

Note: Sage P. is attending in her status as an alternate.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director



Planning Commission Public Hearing

Minturn North Planned Unit Development

UPRR Subdivision Final Plat & Minturn North PUD Subdivision Final Plat

Staff Report

Meeting Date:	October 11, 2023
File Name/Process:	Minturn North PUD - Final Subdivision Plat(s)
Owner/Applicant:	Minturn Crossing, LLC
Representative:	Rick Hermes - Resort Concepts CO
Legal Description:	NW ¼ of the NW ¼ of Section 26, Township 5 South, Range 81 West of the 6th Principal Meridian
Existing Zoning:	Game Creek Character Area – Minturn North Planned Unit Development Zone District Overlay
Staff Member:	Scot Hunn, Planning Director Madison Harris, Planner I
Staff Recommendation:	Approval with Condition

I. Executive Summary:

The Applicant, Minturn Crossing, LLC, requests review of the Minturn North Planned Unit Development (PUD) final subdivision plats. Minturn North PUD is a residential infill project proposing the development of 39 dwelling units on 13.485 acres on the Union Pacific Railroad parcel at the north end of Town in the Game Creek Character Area.

Final Plan and Final Subdivision Plat review is the third and final step in the review and approval process necessary for the creation of a Planned Unit Development within the Town of Minturn. The following outlines the steps involved in the Town of Minturn PUD approval process:

1. Concept Development Plan Review (*Completed in January 2020*)
2. PUD Preliminary Development Plan Review (*Completed in July 2023*)
3. Final Plan **and Final Subdivision Plat for PUD** (inclusive of Subdivision Improvements Agreement)

The Minturn Municipal Code (MMC) requires review of the Final Plan, Final Subdivision Plat, and Subdivision Improvements Agreement by the Town Council, while the Minturn Planning Commission is also charged with reviewing the Final Plat document(s), independent of the Final Plan and/or the Subdivision Improvements Agreement.

Therefore, this staff report is specific to the Commission’s review of the Final Plat documents - one to create Lots 1 & 2 of the “UPRR Subdivision,” and a second plat creating 39 residential lots, open space tracts, rights-of-way, and easements across 13.4 acres of Lot 1, UPRR Subdivision.

Both plats have been deemed compliant with the Town’s standards and both include revisions that were recommended by the Commission and/or the Town staff during the review of the Preliminary Plat. Additionally, both plats have been reviewed by the Town Engineer, Jeff Spanel, and the Town Attorney, Michael Sawyer, who provided comments (attached) outlining several minor technical issues and details which can and should be addressed rather easily by the Applicant prior to approval of either plat by the Town Council.

Therefore, staff is **recommending approval with conditions** for both Final Subdivision plat documents because the plats comply with or can be updated and/or revised prior to review by the Minturn Town Council to comply with the Town’s subdivision standards and criteria.

Property and Project Overview

The Minturn North PUD is situated on the Union Pacific Railroad (UPRR) Parcel – NW ¼ of the NW ¼ of Section 26, Township 5 South, Range 81 West of the 6th Principal Meridian – in between Taylor Avenue and Minturn Road. This parcel has historically been used for industrial and railroad purposes - with a few residential structures currently existing on the property.

The Preliminary Plan for PUD application, including preliminary plats for the UPRR and Minturn North PUD subdivisions, was approved by the Town Council in July 2023. The Preliminary Plan approval authorized the submittal of the Final Plan, Final Plat, and Subdivision Improvements Agreement (SIA) which were submitted to the Town in late July 2023 and deemed complete for the purpose of review by the Town in August 2023. The Final Plan and SIA are currently being reviewed by the Town staff.

As approved, the Preliminary Plan for PUD allows for the development of thirty-nine (39) single-family units to be constructed on thirty-nine (39) residential lots of varying sizes serviced by a Taylor Avenue, Minturn Road, Fourth Street along with internal streets, sidewalks, utilities, open space, drainage improvements, drainage ways, and landscaping.

The Final Plat documents reflect and are consistent with the Preliminary Plans and the Preliminary Subdivision Plat that were reviewed and approved by the Town in July 2023. Importantly, the Final Plat documents appear to have been updated and revised in accordance with conditions of Preliminary Plat approval and the comments of the Town of Minturn staff.



Figure 1: Minturn North PUD Vicinity Map

II. Overview of Process:

As part of the Final Plan for PUD review the Planning Commission is required to review the Final Subdivision Plat document. This is unusual; in most jurisdictions, final subdivision plats and accompanying documents such as Subdivision Improvements Agreements (SIA) and Final Development Plans (construction ready civil engineering plans) are strictly the domain of staff and the Town Board or Council. However, the Town of Minturn Municipal Code provides the following:

Sec. 17-6-10. - Staff review.

Prior to Planning Commission review, the Planning Director shall review the final subdivision plat with appropriate staff and agencies for conformance with the approved preliminary subdivision plat and for compliance with the requirements for final subdivision plat.

Sec. 17-6-20. - Planning Commission review.

At a regular meeting, the Planning Commission shall review the final subdivision plat. The Planning Commission shall either:

- (1) Determine that the plat is in conformance with the approved preliminary subdivision plat and meets the requirements for final subdivision plat and recommend approval of the plat; or*
- (2) Determine that the above conditions have not been met and require that the plat be resubmitted, with corrections, at a regular Planning Commission meeting for Planning Commission approval.*

Sec. 17-6-30. - Town Council review.

Subsequent to the Planning Commission’s determination that the final subdivision plat meets the requirements for approval, the proper signatures shall be affixed to the plat. At a public hearing, the Town Council shall review the plat and proposed subdivision agreement, which shall include any legal, financial or other agreements between the subdivider and the Town. Public notice shall be given at least ten (10) days in advance of such hearing. Upon approval of such plat and agreement, the Town Council shall enact an ordinance authorizing Town Council certification of the plat accepting any dedications shown thereon. The Town Council shall also authorize the staff to draft a subdivision agreement, which shall include any legal, financial or other agreements between the subdivider and the Town and which shall include such conditions as the Town Council finds necessary to ensure that the proposed subdivision complies with the Town's regulations, goals, policies and plans. The plat and subdivision agreement shall be recorded with the County Clerk and Recorder within thirty (30) days of Town Council certification. If the proposal is denied, the Town Council shall state the specific reasons for denial based on standards found herein.

Staff Response:

As noted in Section 17-6-20 - *Planning Commission Review*, the Commission’s purview in this instance is to determine whether the final plat 1) conforms with the preliminary plat that was reviewed during the Preliminary Plan for PUD hearings in summer 2023, and 2) that the Final Plat meets the Town’s standards.

Additionally, in accordance with Section 17-6-20, the Commission’s action alternatives include recommending approval to the Town Council with or without conditions; or tabling/continuance to allow the Applicant to correct deficiencies if the Commission determines that the plat(s) do not meet the Town’s standards or conform with the Preliminary Plan.

Staff believes that the Final Plat documents meet the applicable standards and that they have been prepared and submitted in substantial conformance with the Preliminary Plat(s) approved by the Town, with conditions, in July 2023. Specifically, the same layout and dimensions of internal street rights-of-way, and the same layout and dimensions of proposed lots, open space tracts, and easements are shown on the Final Plat as were shown on the Preliminary Plats.

The changes made to the plat documents since the Town reviewed Preliminary Plat documents are limited to revised language - clarifying the intended use of easements, for instance - and revised details related to survey monumentation; property boundary closures; and ensuring that plat notes are accurate.

III. Recommendation and Suggested Action Alternatives:

Staff is recommending approval with conditions of the UPRR Subdivision Final Plat, and the Minturn North PUD Final Plat. The conditions suggested by staff are catch-all conditions requiring the Applicant to work with the Town Engineer and Town Attorney to address and resolve all outstanding minor technical issues or details prior to scheduling the plat(s) for a public hearing before the Minturn Town Council.

Suggested conditions:

1. The Applicant shall work with the Town Engineer to address and resolve all remaining minor technical issues identified by the Town Engineer prior to the plat(s) being scheduled for a public hearing before the Town of Minturn Town Council.
2. The Applicant shall work with the Town Attorney to address and resolve all remaining minor technical issues identified by the Town Attorney prior to the plat(s) being scheduled for a public hearing before the Town of Minturn Town Council.

The following suggested motion language is offered to assist the Planning Commission in making any motions:

Approval with Conditions:

“I move that the Minturn Planning Commission forwards a recommendation for approval, with conditions, of the UPRR Subdivision Final Plat and the Minturn North PUD Final Plat because the application for both final plat documents is in substantial conformance with the Preliminary Plat and because the application conforms, or can be made to conform, to the applicable criteria and standards of the Minturn Municipal Code.”

Continuance:

“I move that the application for the UPRR Subdivision Final Plat and the Minturn North PUD Final Plat be tabled to [a date certain] to allow the Applicant to address deficiencies on the UPRR Subdivision Final Plat and/or the Minturn North PUD Final Plat prior to any further review by the Planning Commission.”

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October 5, 2023

Scot Hunn
Town Planner
Town of Minturn
Sent via email

Re: Comments on Minturn North Final Plat

Dear Scot:

I have reviewed the draft Final Plat for the Minturn North Subdivision dated 8/13/2023 and offer the following comments to be made conditions of approval.

SHEET 1 OF 5

The certificate of dedication and ownership needs to be reworked to more clearly identify which party is the beneficiary of several plat dedications. The owner does not need to reserve easements. The owner is the declarant with an obligation to construct the public improvements under the PUD Agreement. Many of the easements noted on the Plat need to be dedicated to the Minturn North Property Owners Association (“POA”) which has the long term right and obligation to use and maintain the easements. My changes are:

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, State of Colorado described as follows:

Parcel 1, UPRR Subdivision, according to the Final Plat thereof recorded on _____, 2023 as Reception No. _____ in the office of the Eagle County Clerk and Recorder.

Containing 13.485 acres more or less, and has caused the same to be laid out, platted and subdivided, and designated as the 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 dedicate and set aside the following tracts, parcels and easements as follows:

To the Town of Minturn Tract H and the easements described and depicted hereon in plat notes 6) g), 6) h), 6) i), 6) j) together with associated public

improvements for the use of the public; To the Minturn North Property Owners Association, (“Minturn North POA”), Tract B, Tract D, Tract E, Tract F, Tract G and the easements described hereon in plat notes 6) a), 6) b), 6) c), 6) d), 6) e), and 6) f) together with associated improvements; To utility providers those utility easements described and depicted hereon.

I have been thinking about how to structure the various easements on the plat. Technically no easements are required for the POA because the Tracts over which most of the easements are located will be dedicated to the POA. That said, I think the intent of the plat is clearer with the POA easements depicted and labeled.

6) the Owner, hereby dedicates the following non-exclusive easements:

6) a) – OK

6) b) – OK

6) c) – change “small wheel use” to “non-motorized use”

6) 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", for the purpose of i) Ingress and Egress of persons including by vehicle, foot, bicycle or non-motorized use for both the Minturn North POA and the public 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.

6) e) - 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 snow storage by the Town of Minturn and iv) Landscaping use, and maintenance.

6) f) - 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 snow storage by the Town of Minturn and v) Landscaping use, and maintenance.

- 6) g) – The non-exclusive easements on, over, under, above, across and through Tract B and Tract E depicted and described hereon as “Snow Storage” shall be for the exclusive use and benefit of the Town of Minturn.
- 6) h) – The non-exclusive easements on, over, under, above, across and through Tract B, Tract F and Tract G depicted and described hereon as “Trail Easement” shall be for the exclusive use and benefit of the Town of Minturn. Any other use of any easement right designated in the same location as a “Trail Easement” shall be coordinated with the Town of Minturn, shall only disturb trail improvements with the authorization of the Town of Minturn, and shall restore any trail improvements to their original condition.
- 6) i) - The non-exclusive easements on, over, under, above, across and through those areas depicted and described hereon as “4’ Trail Easement” on Sheet 5 of 5 of this Final Plat are dedicated to the Town of Minturn for public use. Maintenance of any trail improvements within the “4’ Trail Easement” shall be at the sole cost and expense of the Minturn North HOA.
- 6) j) - The non-exclusive easements on, over, under, above, across and through Tract B, Tract E, Tract F, and Tract G depicted and described as “Drainage Easement” adjacent to Taylor Avenue and Minturn Road are dedicated to the Town of Minturn and to the Minturn North HOA.

The Fourth Street right-of-way should be a separate Tract H and broken out separately on the Land Use Table.

See minor edits on attached markup of Final Plat.

SHEET 2 OF 5

The Tract C detail needs modification. Tract C is being deeded to the Town. So, there does not need to be easements across it for Drainage, Snow Storage, Landscape, and Trail purposes. The Town owns this property and can choose to use it for those public purposes. So those uses should be removed from Tract C on Sheet 2. It seems that a utility easement should

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run around the perimeter of Tract C 10' in width. Need to discuss with the Applicant and Jeff Spanel the utility and drainage easement that bisects Tract C. That easement could limit future use and need to determine ability to relocate it to perimeter.

See minor edits on attached markup of Final Plat.

SHEET 3 OF 5

See minor edits on attached markup of Final Plat.

SHEET 4 OF 5

Make the same changes to easement descriptions on Tract C as identified on Sheet 2 of 5.

See minor edits on attached markup of Final Plat.

SHEET 5 OF 5

We need to discuss the Heritage Utility Easement with the Applicant. What utility company does this benefit? Will the utilities located in the heritage easement be relocated as part of the public improvements? If yes, I think we do not show the Heritage Utility Easement on the Final Plat because when the lots are sold the utilities and need for the easement will be gone. Then we have an easement on the plat impacting the building area of lots that can only be removed by amending the plat which is cumbersome.

See minor edits on attached markup of Final Plat.

I recommend approval of the Final Plat subject to the conditions of approval including the items in this letter.

Very truly yours,

KARP NEU HANLON, P.C.



Michael J. Sawyer

MJS:
enclosure

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.

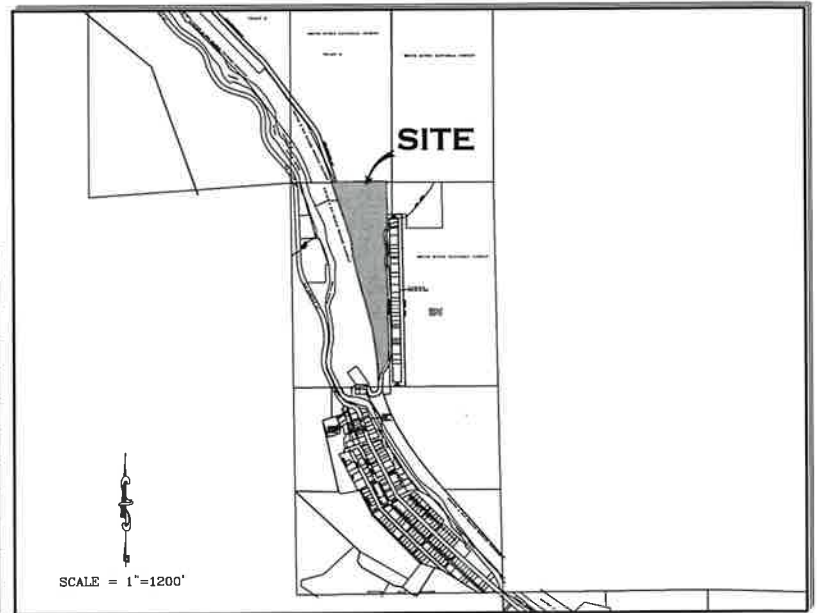
WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY: _____ ATTEST: _____

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

**FINAL 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.

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	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 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	2.959 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
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

TRACT H Right of Way - Acres Fourth Street

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 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 August 7, 2018.
- 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. ABC50050645-7, dated February 15, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced herein (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, TSS, 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. This Agreement has 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 and Restrictions for Minturn North PUD 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 recorded in the Eagle County Clerk and Recorder's Office as Reception No. _____

See letter

PERTAINING TO HEREON CREATED EASEMENTS:

- 6) the owner, 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 iv) 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, 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.
 - e) 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.
 - f) 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 small wheel use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
 - g) Blanket non-exclusive Snow Storage Easement on, over, under, above, across and through those areas designated hereon as Tract B, Tract E and Tract C for the purpose of reasonable local snow removal and storage.
 - h) 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 small wheel use along with sidewalk or path construction, use and repair.

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 1, 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 this accompanying plat to the use of the public forever; - and those portions of said real property which are created as easements on this accompanying Plat to the public or utility provider for the purposes shown hereon, unless otherwise expressly provided hereon to include all easement rights defined as utility, access, pedestrian and snow storage areas defined hereon in General Note six (6), and does hereby grant and dedicate the same.

OWNER: MINTURN CROSSING LLC
ADDRESS: _____

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

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

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@slagle.com
www.SlagleSurvey.com

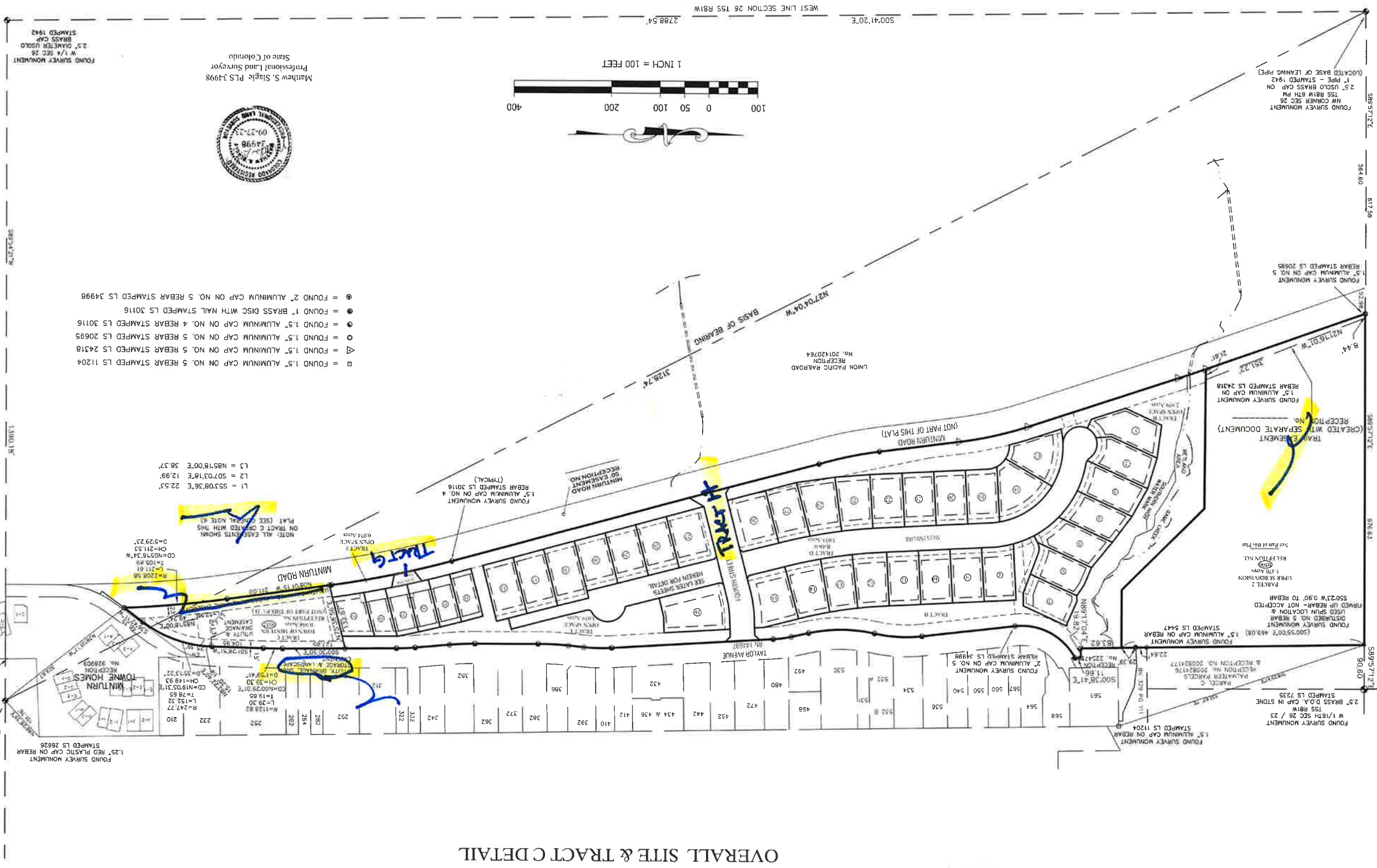


**FINAL PLAT
MINTURN NORTH, P.U.D.**

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: 08-13-2023	

FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 2 OF 5
 OVERALL SITE & TRACT C DETAIL

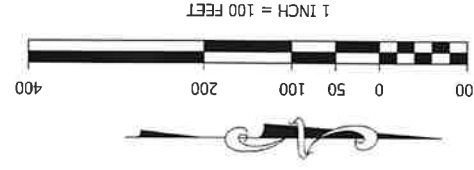


- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
- △ = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
- = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
- = FOUND 1" BRASS DISC WITH NAIL STAMPED LS 30116
- = FOUND 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998

L1 = S5308.36"E 22.53'
 L2 = S0703.18"E 12.99'
 L3 = N8518.00"E 38.37'
 CD=N0516.34"W
 T=105.85
 CH=211.53
 D=9.2923'
 R=2208.56
 T=211.61
 CD=N0516.34"W
 T=105.85
 CH=211.53
 D=9.2923'



Matthew S. Slagle P.L.S. 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.

SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
 970-471-1499 Office matheww@slaglesurvey.com
 www.SlagleSurvey.com

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

DRAWN BY: MASS
 DATE: 22/05
 CHECKED BY: J. [unreadable]
 DATE: 22/05
 DATE: 08-13-2023



PARCEL C
RECEPTION
No. 200824176

BOOK 329
PAGE 111

RECEPTION
No. 225471

PARCEL 2
UPRR SUBDIVISION
5.470 Acres
(SEE SHEET 2)

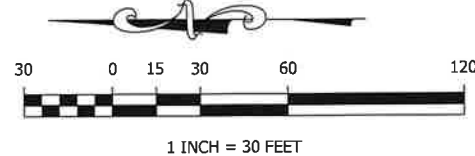
TRACT B
OPEN SPACE
2.959 Acres

UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5



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.



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

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 3 of 5	DATE: 08-13-2023	

FINAL PLAT
MINTURN NORTH P.U.D.
TOWN OF MINTURN, County of Eagle, State of Colorado
SHEET 4 OF 5

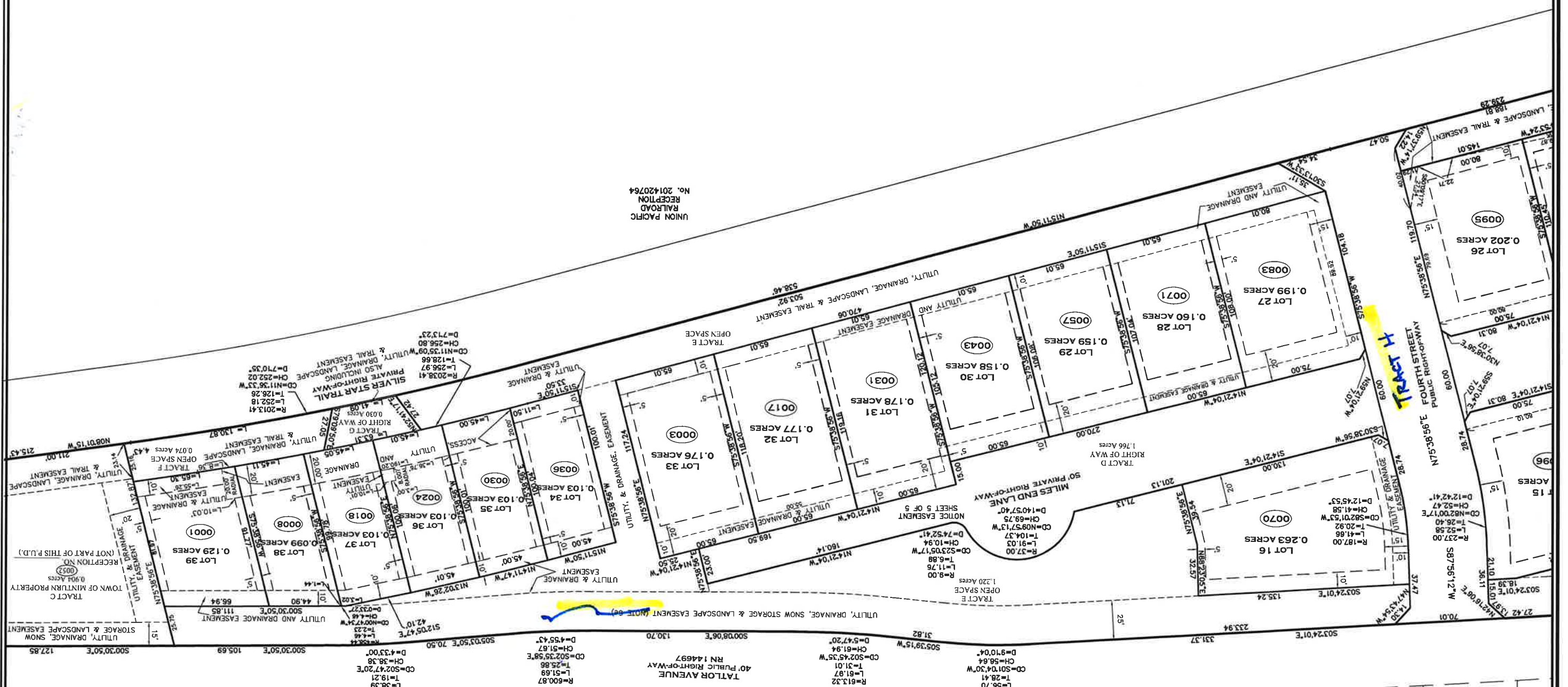
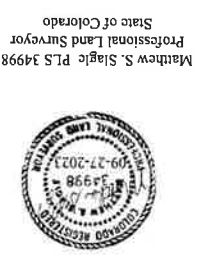
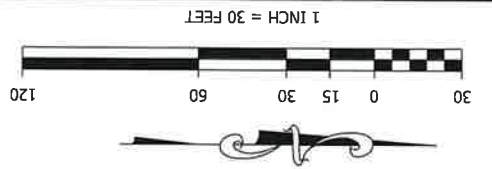
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.slaglesurvey.com

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

CHARTER NO. 22055
JOB NUMBER: 22055
DATE: 08-13-2023



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 date of certification shown hereon.

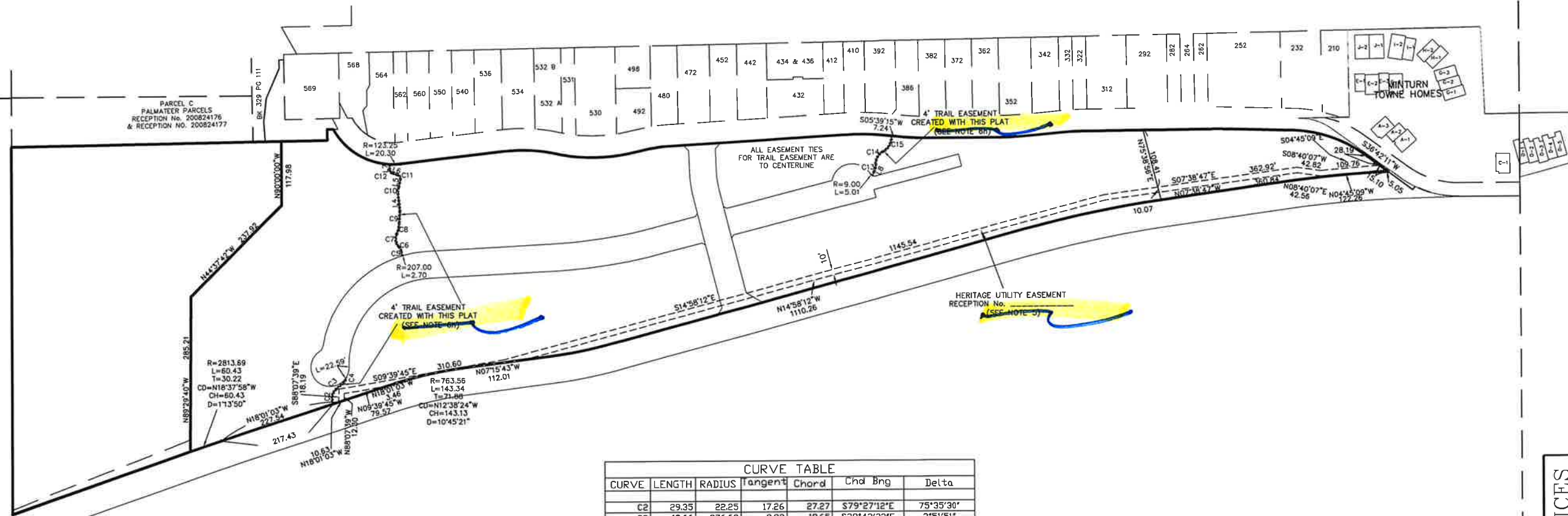


UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764

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

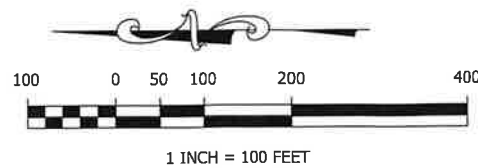
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
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

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
 DATE: 08-13-2023
 SHEET 5 OF 5



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.





October 6, 2023

Mr. Scot Hunn
Town of Minturn
PO Box 309
Minturn CO 81645
Via email: planner1@minturn.org

RE: Minturn North PUD
Final Plat Review
Project No. 19-0064

Dear Scot:

We reviewed the Final Plat for UPRR Subdivision and the Minturn North PUD. Our review compares the submittal with the Preliminary Plan and Preliminary Plat Conditions of Approval; Final Plan requirements of Section 16-15-200; and Final Plat Application requirements of Section 17-6-40 of the Minturn Municipal Code (MMC).

The UPRR Subdivision divides the property into two Parcels. Parcel 1 will be retained by the railroad and Parcel 2 will become the Minturn North PUD. We have only had the submittal for a few days and our technical review of the submission is not complete, however, the Plats clearly express the intent of the applicants planning and are suitable for review and approval by the Planning Commission.

We offer the following technical comments based on the initial review:

1. The Plats show contiguity with the proposed Minturn Road Easement and the Taylor Avenue Right of Way. The Right of Way for Taylor Avenue is defined in Reception Number 144697 of the Eagle County Records. The description of the Taylor Avenue right of way is tied mathematically to the "Rail Monument". The deed call and field measured tie to the right of way should be shown on the Plats.
2. Existing Monuments along the east side of Taylor Avenue should be shown.
3. The Ordinary High Water Mark (OHWM) as defined in section 17-2-10 of the MMC as well as the 30-foot stream setback as defined in section 16-2-40 of the MMC should be shown on the Plats.
4. Closure and area calculations for each lot need to be provided. In a conversation with Matt Slagle, the Surveyor of Record, we understand these calculations are available, however we asked the be resubmitted.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

October 6, 2023
Mr. Scot Hunn
RE: Minturn North PUD
Final Plat Review
Project No. 19-0064

Page 2 of 2

The Plats clearly express planning intent and are suitable for review and approval by the Planning Commission. We will continue to work with the Applicant as we complete our technical review.

Thank you for the opportunity to review this plan.

Sincerely,
Inter-Mountain Engineering



Jeffery M. Spanel PE

CC: Michelle Metteer; Madison Harris, Michael Sawyer

FINAL PLAT UPRR SUBDIVISION

Town of Minturn, County of Eagle, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Union Pacific Railroad Company, being sole owner in fee simple of all that real property situated in the town of Minturn, Eagle county, Colorado described as follows:
A Parcel of land being a portion of the Northwest Quarter, of Section 26, Township 5 South, Range 81 West of the Sixth P.M. according to the Dependent Resurvey thereof accepted September 13, 1943 and also being a portion of the lands defined in the Quitclaim Deed recorded December 2, 2014 as Reception No. 201420764 and being more particularly described as follows:

Beginning at a point on the North Line of said Section 26 from which the Northwest Corner of said Section bears N89°57'12"W 617.57 feet; thence upon said North Section line S89°57'12"E 676.63 feet, to the northwest corner of lands platted as, Palmeteer Parcels recorded as Reception No. 200824176; thence departing said North Section line and upon the western boundary of said Palmeteer Parcels and upon the western line of lands platted with document recorded as Reception No. 225471 the following three (3) courses 1) S00°54'37"E 582.09 feet; 2) N89°17'04"E 19.82 feet; 3) S00°38'41"E 11.66 feet to the western boundary of Taylor Avenue Dedication recorded as Reception No. 144697; thence upon said western boundary of Taylor Avenue the following nineteen (19) courses: 1) 146.87 feet upon a curve to the left having a radius of 123.25 feet the chord of which bears S27°35'35"W 138.33 with a central angle of 68°16'28"; 2) S06°32'44"E 191.80 feet; 3) 97.75 feet upon a curve to the right having a radius of 294.17 feet the chord of which bears S02°58'26"W 97.31 with a central angle of 19°02'23" to a point of reverse curve; 4) 136.62 feet upon a curve to the left having a radius of 315.79 feet the chord of which bears S00°06'00"W 135.56 with a central angle of 24°47'18"; 5) S12°17'38"E 36.23 feet; 6) 36.82 feet upon a curve to the right having a radius of 237.18 feet the chord of which bears S07°50'50"E 36.78 with a central angle of 08°53'38"; 7) S03°24'01"E 331.37 feet; 8) 56.70 feet upon a curve to the right having a radius of 354.36 feet the chord of which bears S01°04'30"W 56.64 feet with a central angle of 09°10'04"; 9) S05°39'15"W 31.82; 10) 61.97 feet upon a curve to the left having a radius of 613.32 feet the chord of which bears S02°45'35"W 61.94 feet with a central angle of 05°47'20"; 11) S00°08'06"E 130.70 feet; 12) 51.69 feet upon a curve to the left having a radius of 600.87 feet the chord of which bears S02°35'58"E 51.67 feet with a central angle of 04°55'43"; 13) S05°03'50"E 70.50 feet; 14) 38.39 feet upon a curve to the right having a radius of 483.44 feet the chord of which bears S02°47'20"E 38.38 feet with a central angle of 04°33'00"; 15) S00°30'50"E 233.54 feet; 16) 39.30 feet upon a curve to the right having a radius of 1128.82 feet the chord of which bears S00°29'01"W 39.30 feet with a central angle of 01°59'41"; 17) S01°28'51"W 104.95 feet; 18) 152.32 feet upon a curve to the right having a radius of 247.77 feet the chord of which bears S19°05'31"E 149.93 feet with a central angle of 35°13'22"; 19) S36°42'11"W 48.35 feet; thence departing said Taylor Avenue, the following eleven (11) courses: (1) 211.61 feet upon a curve to the left having a radius of 2208.58 feet the chord of which bears N05°16'34"W 211.53 feet with a central angle of 05°29'23"; (2) N08°01'15"W 215.43 feet; (3) 252.18 feet upon a curve to the left having a radius of 2013.41 feet the chord of which bears N11°36'33"W 252.02 feet with a central angle of 07°10'35"; (4) N15°11'50"W 538.46 feet; (5) N14°53'24"W 239.29 feet; (6) 127.07 feet upon a curve to the right having a radius of 800.55 feet the chord of which bears N11°48'34"W 126.94 feet with a central angle of 09°05'41"; (7) N07°15'43"W 164.66 feet; (8) 143.34 feet upon a curve to the left having a radius of 763.58 feet the chord of which bears N12°38'24"W 143.13 feet with a central angle of 10°45'20"; (9) N18°01'03"W 324.55 feet; (10) 60.43 feet upon a curve to the left having a radius of 2813.69 feet the chord of which bears N18°37'58"W 60.43 feet with a central angle of 01°13'50"; (11) N19°14'54"W 346.49 feet to the Point of Beginning.

Containing 18.955 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as UPRR SUBDIVISION, a 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.

OWNER: Union Pacific Railroad Company ADDRESS: 1400 Douglas Street, MS 1640, Omaha, NE 68179

BY: _____
Chris D. Goble
TITLE: Assistant Vice President - Real Estate

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____, BY CHRIS D. GOBLE AS ASSISTANT VICE PRESIDENT- REAL ESTATE OF UNION PACIFIC RAILROAD COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

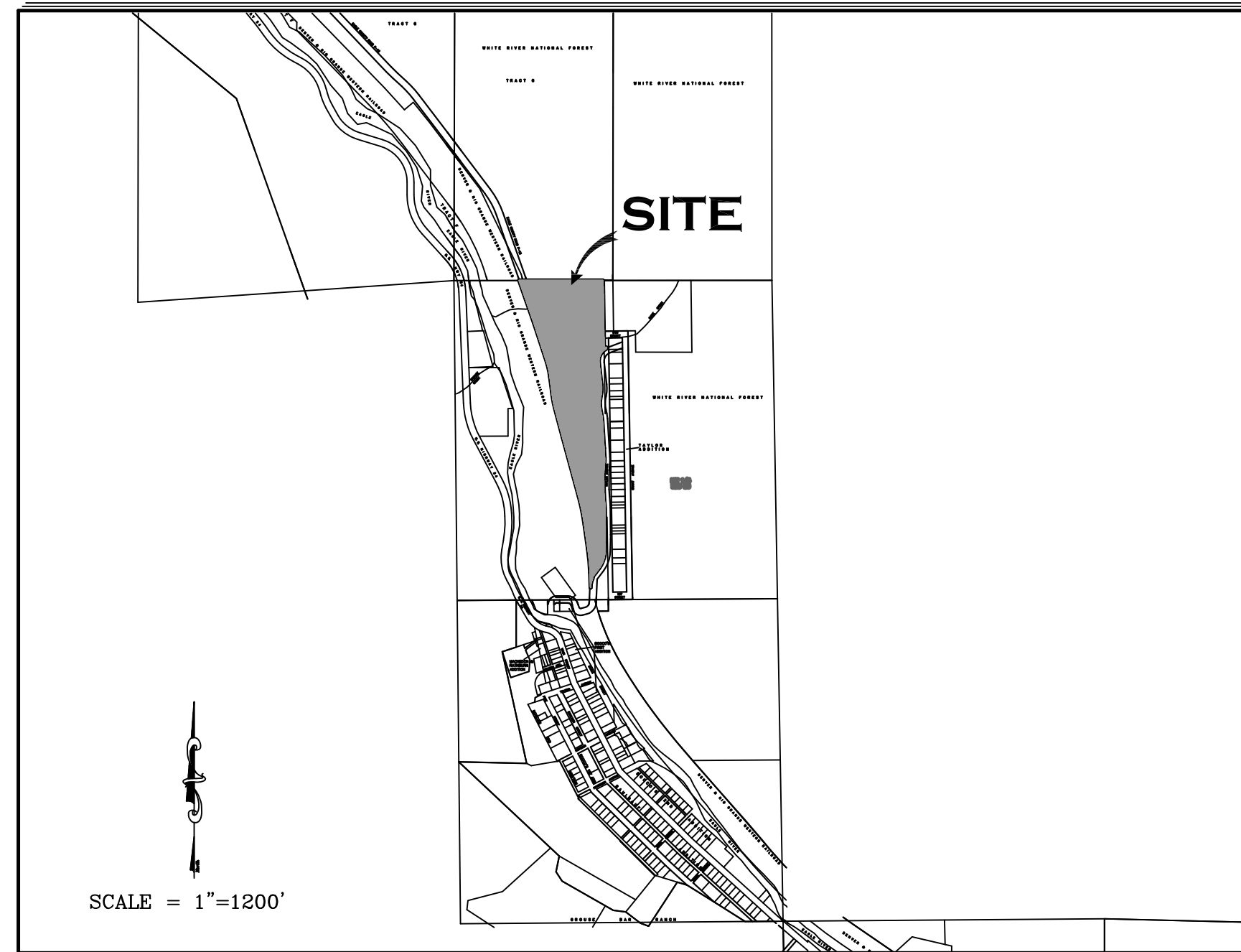
MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this ____ day of ____, 2023, 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



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 UPRR SUBDIVISION, 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

LAND USE TABLE

PARCEL	USE	AREA	ADDRESS
1	Residential	13.485 Acres	0100 Minturn Road
2	Residential	5.470 Acres	0500 Minturn Road
TOTAL		18.955 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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: _____

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 1) The purpose of this Final Plat is to (i) subdivide the parcel described hereon in Certificate of Dedication and Ownership into two (2) separate parcels as defined and labeled herein pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- 2) Basis of Bearing: Assumed bearing of N 27°04'04" W between monuments marking the Center-West sixteenth corner Section 26 and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th Principal Meridian, as shown and described herein, bearing based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- 3) Survey Date: June & July 2023.
- 4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number 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. This Agreement has is to have been Terminated prior to the Recording of this Plat.
- 5) These Platted Lands are subject to Union Pacific Railroad Company Agreements identified as: i) Audit No. 236938, ii) Audit 272056, iii) Audit No. 295374, iv) Audit No. S029117, v) Audit S024713, vi) Audit No. S024713, vii) Audit No. 272056, viii) Audit No. S716476, and viii) Audit No. S025616
- 6) Lineal Units of the U.S. Survey Foot were used herein.

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

*Revised Legal Call 09-27-23 MSS
Revised Per In House 08-22-23 MSS
Revised Per In House 08-18-23 MSS
Revised Boundary 07-24-23 MSS
Revised Boundary 07-23-23 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
UPRR SUBDIVISION**
Town of Minturn, County of Eagle, State of Colorado

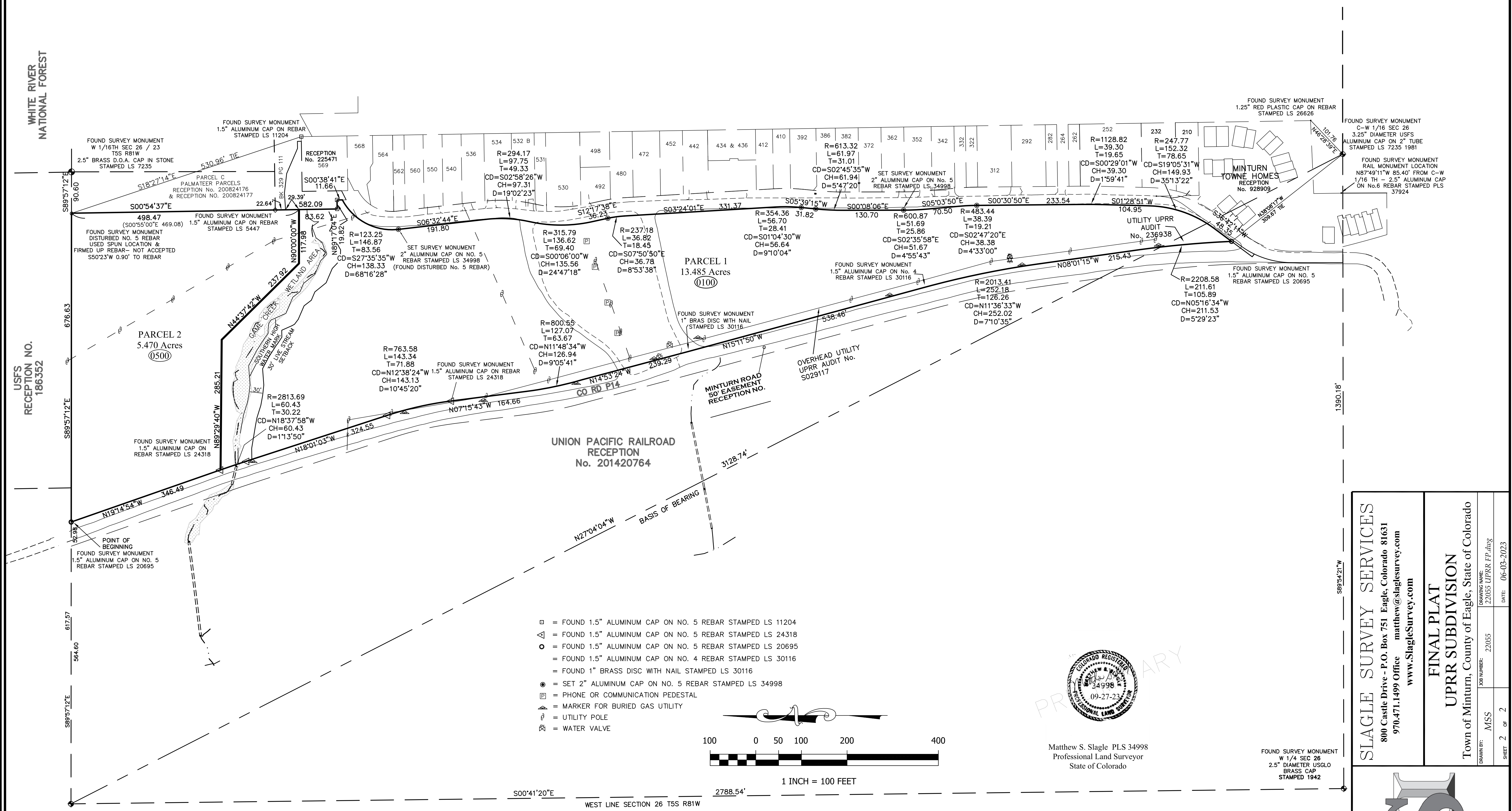
DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 UPRR FP.dwg
SHEET 1 OF 2	DATE: 06-03-2023	

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.

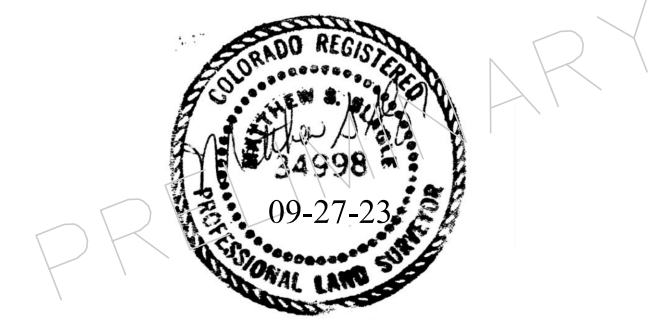
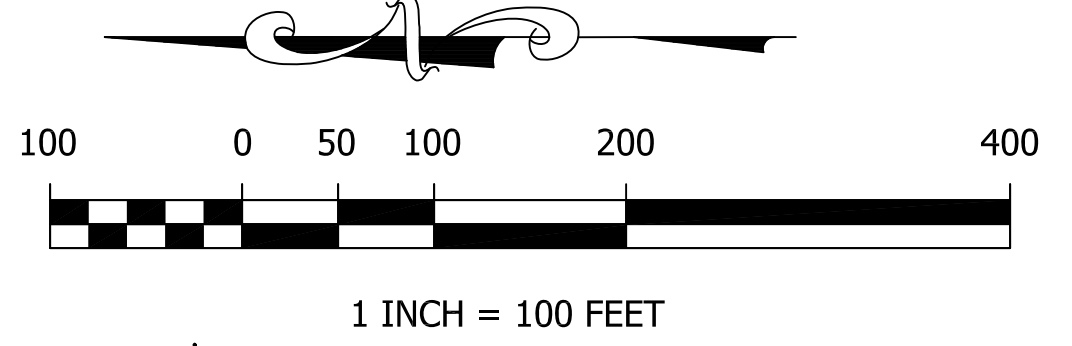
FINAL PLAT UPRR SUBDIVISION

Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 2



- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
- △ = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
- = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
- ⊙ = FOUND 1" BRASS DISC WITH NAIL STAMPED LS 30116
- ⊙ = SET 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
- ⊞ = PHONE OR COMMUNICATION PEDESTAL
- ⊞ = MARKER FOR BURIED GAS UTILITY
- ⊞ = UTILITY POLE
- ⊞ = WATER VALVE



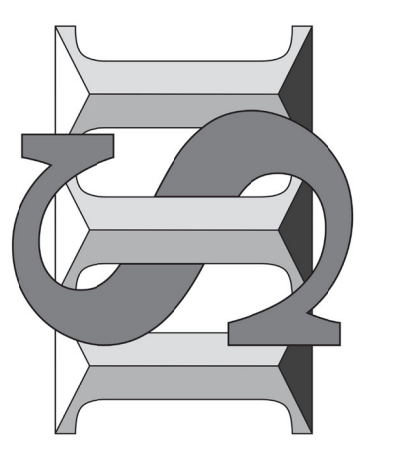
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

FOUND SURVEY MONUMENT
W 1/4 SEC 26
2.5" DIAMETER USGLO
BRASS CAP
STAMPED 1942

FOUND SURVEY MONUMENT
NW CORNER SEC 26
T5S R81W 6TH PM
2.5" USGLO BRASS CAP ON
1" PIPE - STAMPED 1942
(LOCATED BASE OF LEANING PIPE)

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 herein.

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	UPRR SUBDIVISION
Town of Minturn, County of Eagle, State of Colorado	DRAWING NAME: 22055 UPRR FP.dwg
DRAWN BY: MSS	JOB NUMBER: 22055
SHEET 2 OF 2	DATE: 06-03-2023



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

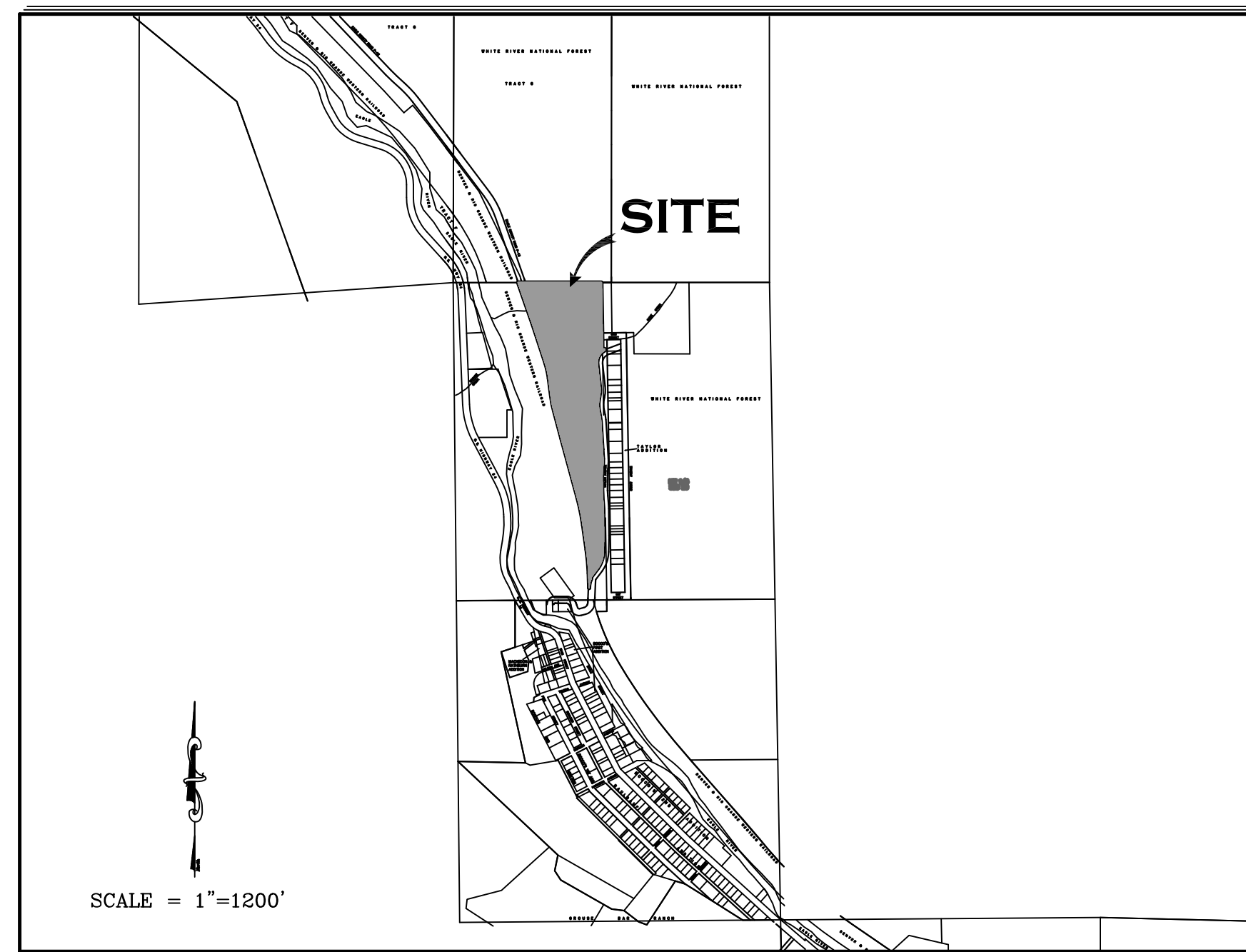
LAND USE TABLE

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	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 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	2.959 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
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

**FINAL 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:

- 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.
 - 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 August 7, 2018.
 - Survey Date: December, 2022 through July 2023.
 - 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 herein (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.
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 - Item 17 & 18- Do not effect subject Parcel.
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 - 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.
 - 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. _____.
 - 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 recorded in the Eagle County Clerk and Recorder's Office as Reception No. _____.
- PERTAINING TO HEREON CREATED EASEMENTS:**
- the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements:
 - 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.
 - 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.
 - 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.
 - 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, 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.
 - 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.
 - 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 small wheel use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
 - Blanket non-exclusive Snow Storage Easement on, over, under, above, across and through those areas designated hereon as Tract B, Tract E and Tract C for the purpose of reasonable local snow removal and storage.
 - 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 small wheel use along with sidewalk or path construction, use and repair.

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 1, 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 this accompanying plat to the use of the public forever; - and those portions of said real property which are created as easements on this accompanying Plat to the public or utility provider for the purposes shown herein; unless otherwise expressly provided hereon to include all easement rights defined as utility, access, pedestrian and snow storage areas defined hereon in General Note six (6), 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

Revised 09-26-23 Added Note regarding Tract C MSS



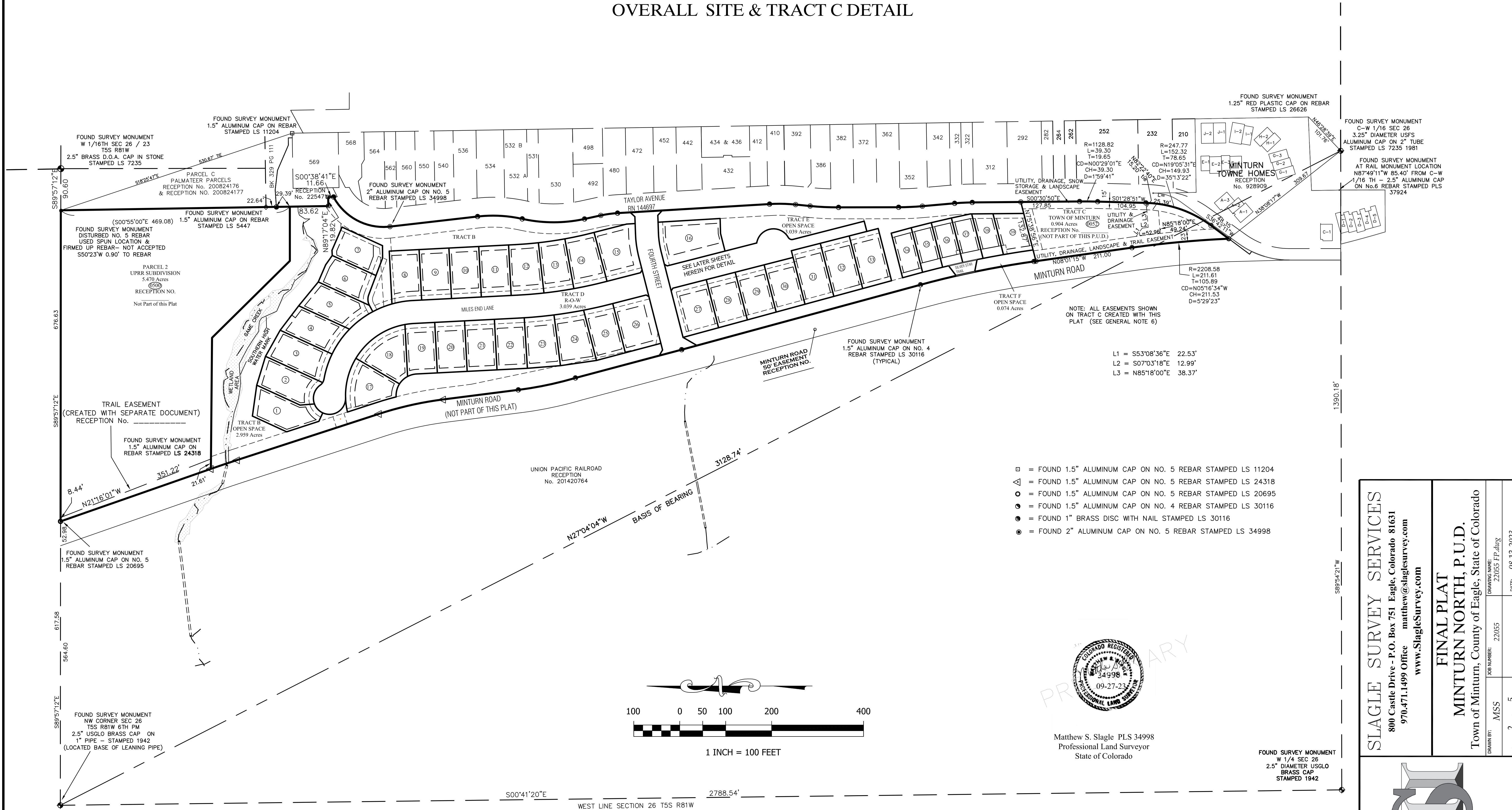
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

**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: 08-13-2023	

FINAL PLAT
MINTURN NORTH, P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



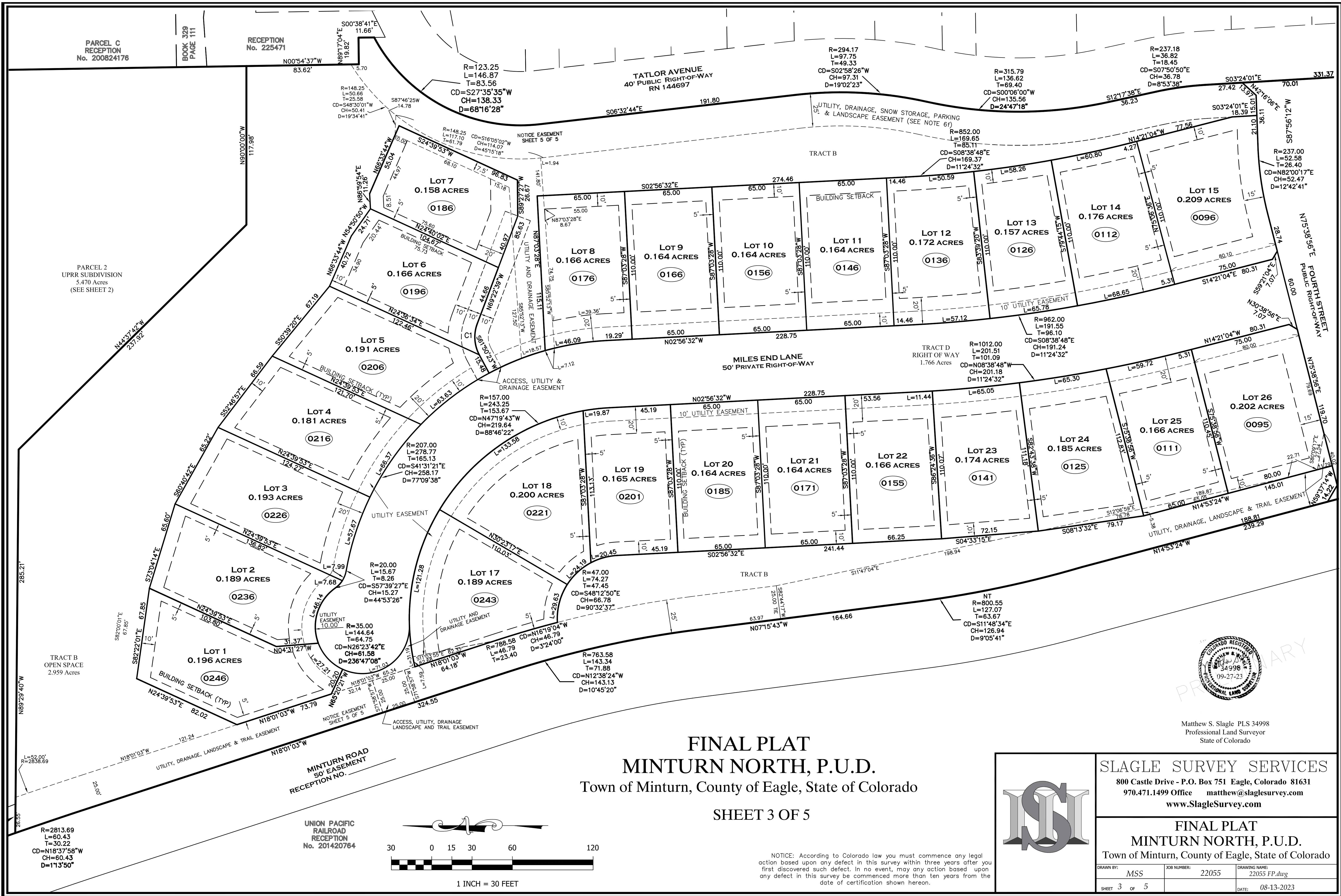
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

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	
DRAWING NAME: 22055.FP.dwg	DATE: 08-13-2023
JOB NUMBER: M55	SHEET 2 OF 5



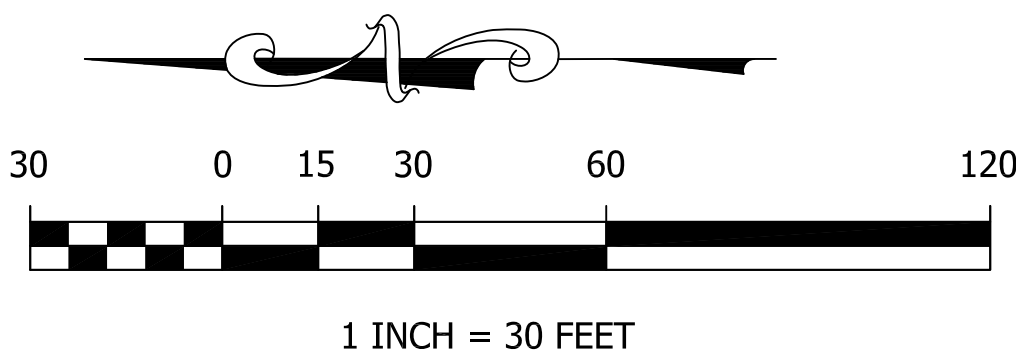
Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado

FOUND SURVEY MONUMENT
 W 1/4 SEC 26
 2.5" DIAMETER USGLO
 BRASS CAP
 STAMPED 1942



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

SHEET 3 OF 5



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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 3 OF 5	DATE: 08-13-2023	

R=2813.69
 L=60.43
 T=30.22
 CD=N18°37'58"W
 CH=60.43
 D=113°50'

UNION PACIFIC
 RAILROAD
 RECEPTION
 No. 201420764

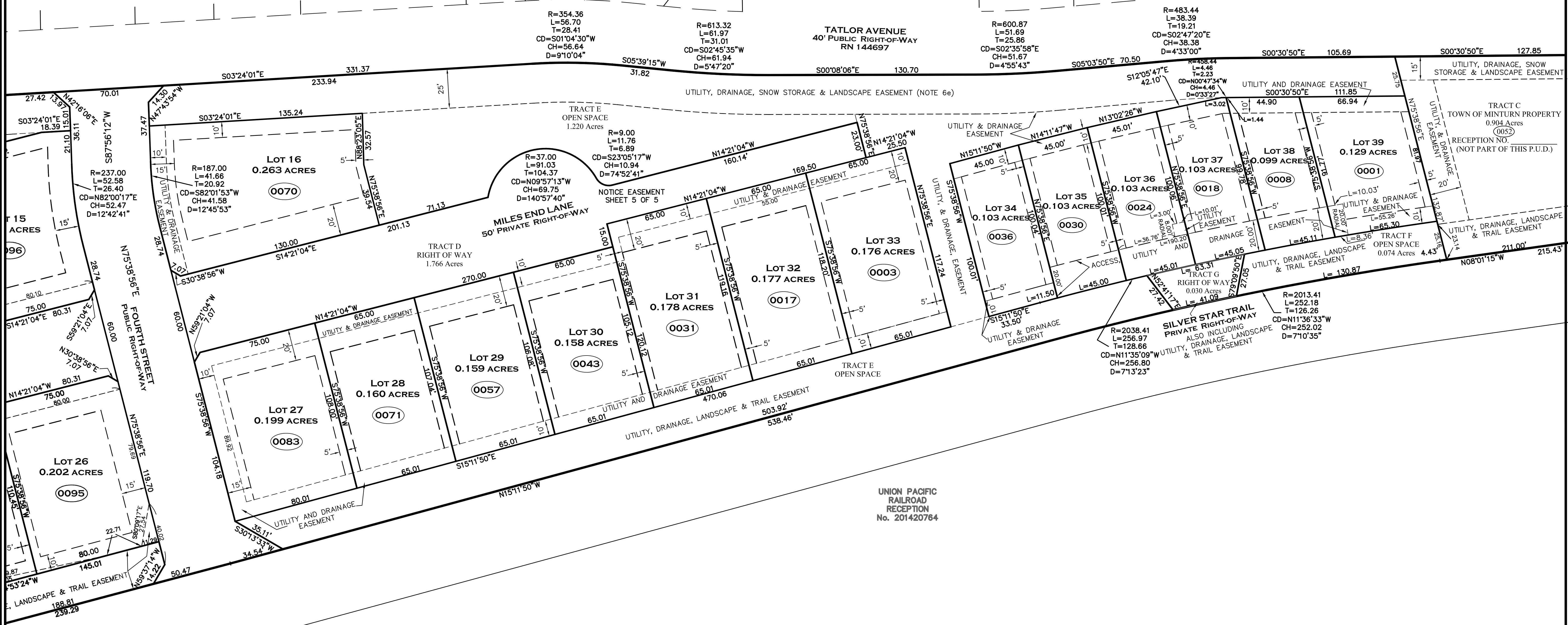
TRACT B
 OPEN SPACE
 2.959 Acres

PARCEL 2
 UPRR SUBDIVISION
 5.470 Acres
 (SEE SHEET 2)

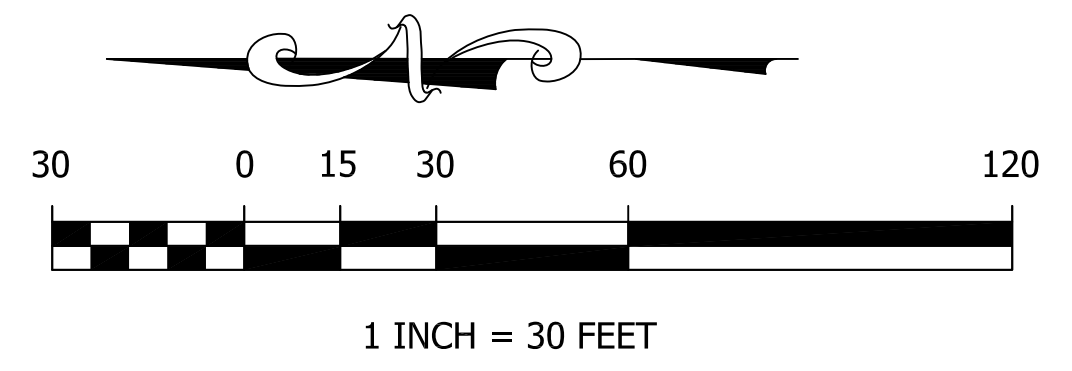
PARCEL C
 RECEPTION
 No. 200824176

RECEPTION
 No. 225471

FINAL PLAT
MINTURN NORTH, P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5



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



UNION PACIFIC
 RAILROAD
 RECEPTION
 No. 201420764

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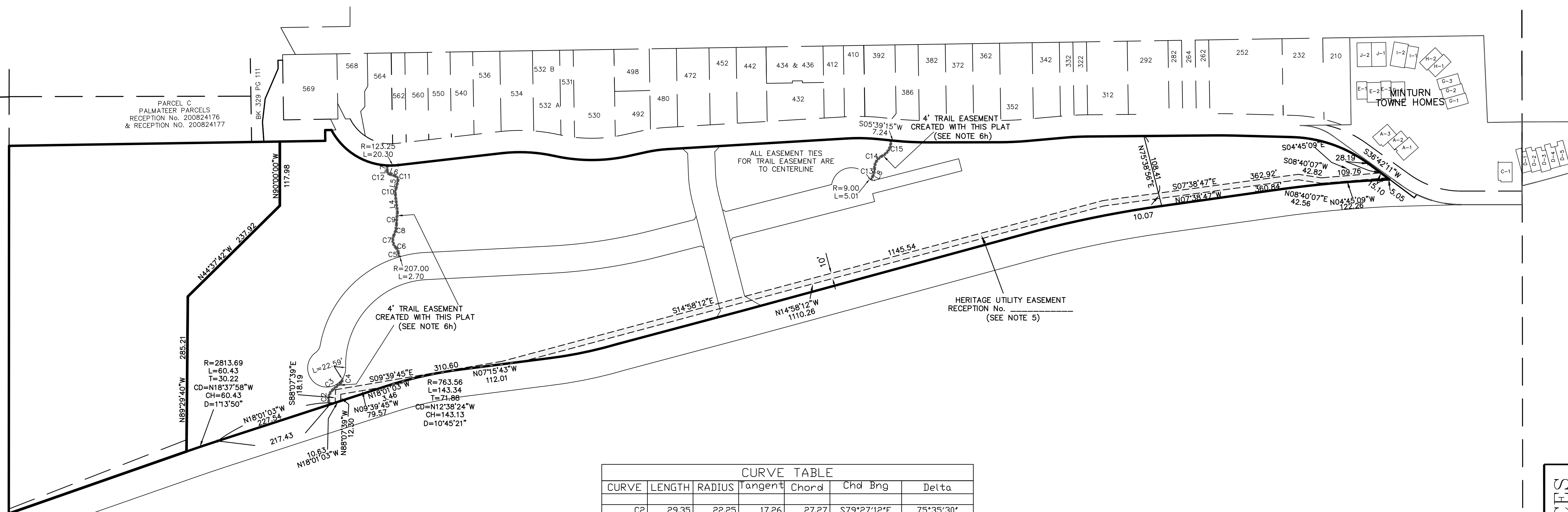
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SHEET 4 OF 5		DATE: 08-13-2023

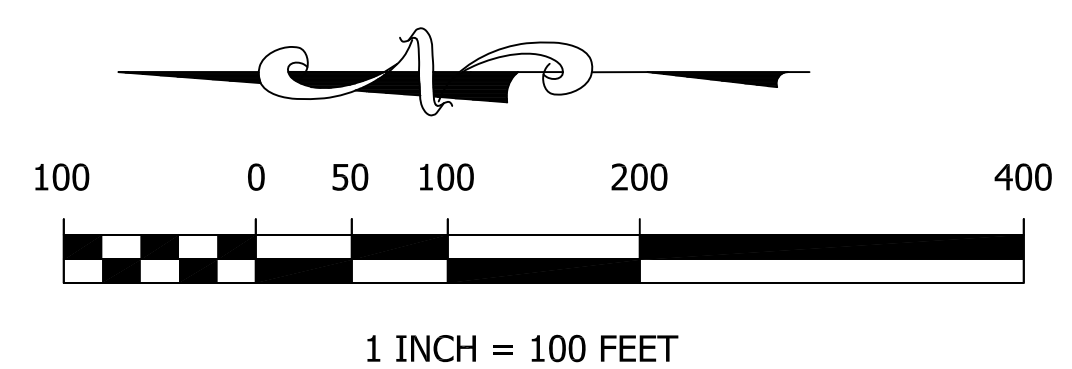
FINAL PLAT
MINTURN NORTH, P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	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"

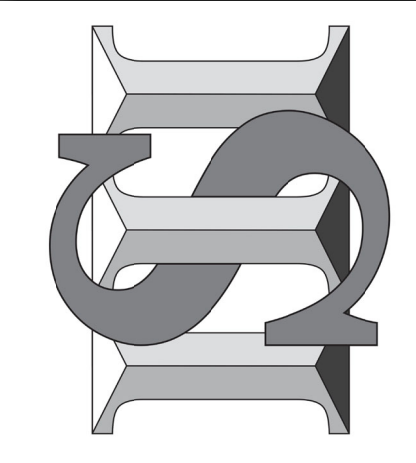


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DRAWING NAME: 22055 FP.dwg
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 DATE: 08-13-2023



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To: Minturn Town Council
From: Michelle Metteer
Date: October 4, 2023
RE: Town Manager Update



Concrete Tank Completion

John Volk is installing the baffling apparatus inside the new concrete water tank (tank #3) to provide the town with maximum contact time credits. Once this is completed, along with a new operations plan for the steel bolted tank (tank #2), the concrete tank will be brought online. A final aspect of the tank project includes a security fence at the town's property line closing the area to the public. This has been a critical safety element that has been missing for years and public works is excited for this important security measure finally installed. The goal of the fence is to keep all members of the public out of the water treatment plant and tank area.

(More) Sidewalk Repairs

There are several areas along Main Street where the sidewalk is bulging. Three sections of the sidewalk have been identified for repairs which are scheduled to take place later this fall. The total project cost is under \$20,000 and 360 Construction, the same company who conducted repairs to Pine Street recently, will be handling the work.

Snowplow Contractors Notice

As part of the snow removal discussions, it was identified that a majority, although not all, of the issues stemming from snow removal are due to private snowplow contractors. Staff is preparing letters to current snowplow contractors along with public notices for future snowplow contractors on expectations for snowplow operations within the town of Minturn. We anticipate several changes to the system in the coming months and hope to provide a more thorough update at the October 18th Council meeting.

Wells 3 & 4 Volumetric Testing

Testing is scheduled for October 23rd. The water team is requesting everyone remain clear of this area while the testing is in progress. Updates will be provided on an ongoing basis. Staff appreciates everyone's cooperation.

Minturn North Application Process

The Minturn North project continues to move forward behind the scenes. Staff tentatively anticipates the final plat to go before the planning commission on October 11th. Following the final plat recommendation, all first reading documents are expected at Council on November 1st with second readings tentatively planned for November 15th. This is a conceptual timeline and subject to change.

Bianchi Driveway & Medina Property Service Line

Staff will be working this fall/winter with the contractor for the Bianchi driveway to draft a cost share agreement. With the Bianchi driveway receiving informal support from the council for the relocation of the current easement, a review will take place to understand costs associated. This will be done in conjunction with the updating of the Medina water service line and this work will lend itself to some form of cost share agreement. I originally indicated at the September 20th Council meeting that costs would be covered by the developer, which was not accurate or appropriate given the need for the town to relocate the Medina water service line due to tank #2 not being fully utilized. For this reason there will need to be a cost share agreement which the Council will either approve, edit, or deny.