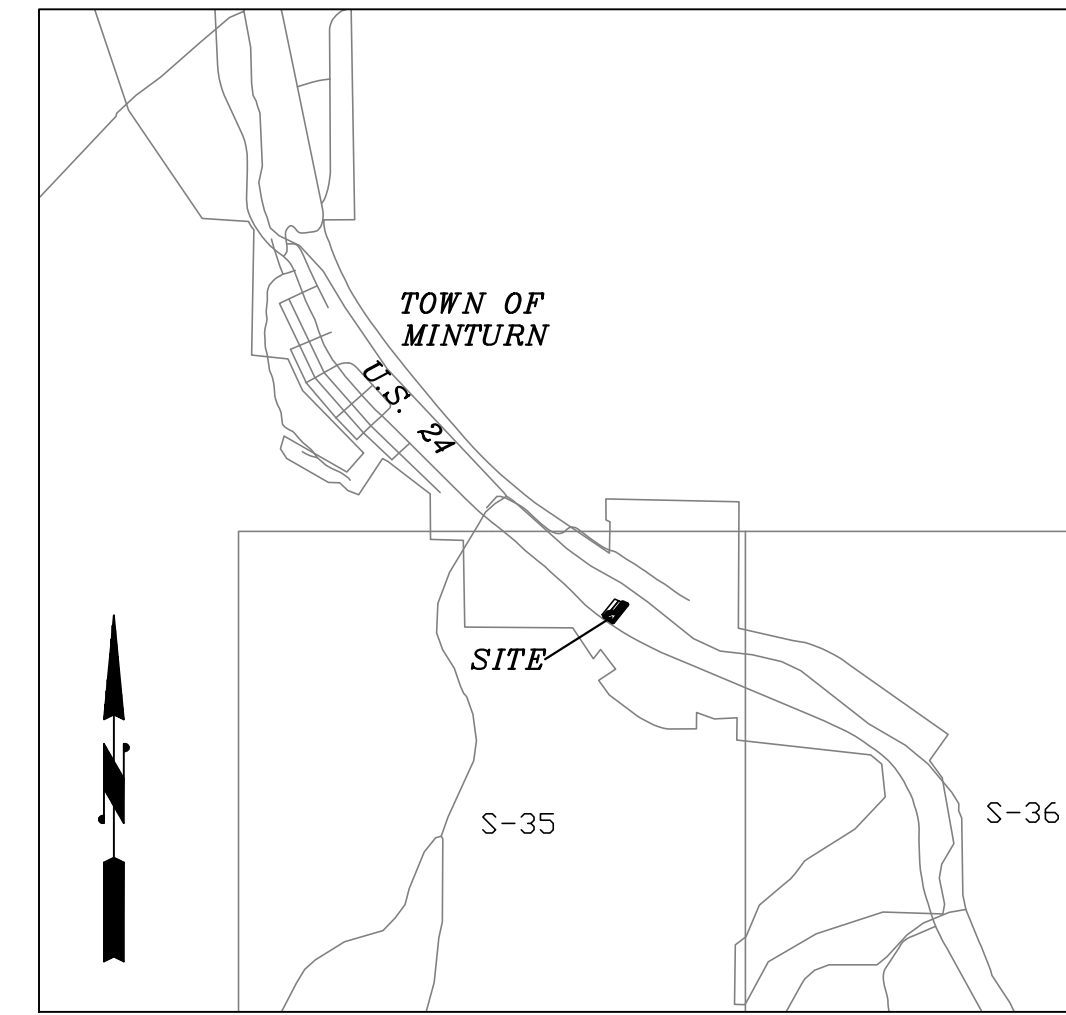


MINOR SUBDIVISION
**LOT 3A AND LOT 3B, A RESUBDIVISION OF LOT 3, FINAL PLAT,
 SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51**
 TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
 SCALE 1"=2000'

CERTIFICATION OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT LYNN FEIGER AND JOHN WOODRUFF, BEING SOLE OWNER IN FEE SIMPLE, MORTGAGEE OR LIENHOLDER OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 3, FINAL PLAT, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, ACCORDING TO THE FINAL PLAT RECORDED MARCH 30, 2021 UNDER RECEPTION NO. 202107185, COUNTY OF EAGLE, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT, UNDER THE NAME AND STYLE OF MINOR SUBDIVISION, LOT 3A AND LOT 3B, A RESUBDIVISION OF LOT 3, FINAL PLAT, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, A SUBDIVISION IN THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO; AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DOES HEREBY DEDICATE AND SET APART ALL OF THE PRIVATE STREETS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR THE PURPOSES SHOWN HEREIN, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS ____ DAY OF _____, A.D. 2024.

OWNER: _____ AND _____
 LYNN FEIGER AND JOHN WOODRUFF

ADDRESS: PO BOX 910
 MINTURN, CO 81645

STATE OF COLORADO)
) SS
 COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

_____, A.D. 2024 BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

TITLE CERTIFICATE:

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN LYNN FEIGER AND JOHN WOODRUFF, IS FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, A.D. 2024.

AGENT: _____

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS MAP ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, A.D., 2024.

 TREASURER OF EAGLE COUNTY

NOTES:

- 1) THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO DIVIDE LOT 3, SOUTH MINTURN ADDITION INTO TWO NEW LOTS, LOT 3A AND LOT 3B, AND CREATE A NEW UTILITY EASEMENT.
- 2) DATE OF SURVEY: AUGUST 10, 2023
- 3) STREET ADDRESS: 998 MAIN STREET (U.S. HIGHWAY 24) NOT POSTED
- 4) LOCATION OF IMPROVEMENTS, LOT LINES AND EASEMENTS ARE BASED UPON THE FINAL PLAT SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, REC.NO. 202107185, SPECIAL WARRANTY DEED REC.NO. 202111603, THE ANNEXATION PLAT OF SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN, RECORDED AT REC.NO. 163774, C.D.O.T. PROJECT NO. F.A.P. NO.292-B AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY. TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50069862 WITH AN EFFECTIVE DATE OF 08-8-2023 WAS PROVIDED FOR THIS SURVEY.
- 5) BASIS OF BEARINGS: AN ASSUMED BEARING OF N38°31'53"E BETWEEN A 1.5" ALUMINUM CAP ON #5 REBAR, L.S. #38079 MARKING THE SOUTHWESTERLY CORNER OF LOT 1, FINAL PLAT SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, REC.NO. 202107185, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 50, SOUTH MINTURN ADDITION, REC.NO. 163774 AND A 1.5" ALUMINUM CAP ON #5 REBAR, L.S. #38079 MARKING THE NORTHWESTERLY CORNER OF SAID LOT 1, AS SHOWN HEREON.
- 6) U.S SURVEY FEET WAS USED FOR THIS SURVEY.
- 7) BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH FIELD MEASURED AND PLATTED.
- 8) THE 20' ACCESS AND UTILITY EASEMENT SHOWN HEREON SHEET 2 OF 2, BEING CREATED ON THIS PLAT IS FOR THE BENEFIT OF BOTH LOT 3A AND LOT 3B FOR ACCESS/UTILITY AND MAINTENANCE PURPOSES.
- 9) THIS PROPERTY IS SUBJECT TO:
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 1, 1978 UNDER RECEPTION NO. 163774.
 - TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED DECEMBER 13, 1993 AT RECEPTION NO. 523426.
 - TERMS, CONDITIONS AND PROVISIONS OF CLAIM OF EASEMENTS RECORDED DECEMBER 03, 2004 AT RECEPTION NO. 899588.
 - TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AS CONTAINED IN DECREE RECORDED JANUARY 30, 1980 IN BOOK 298 AT PAGE 72.
 - TERMS, CONDITIONS AND PROVISIONS OF RESERVATION OF SHARED DRIVEWAY AND UTILITY EASEMENT RECORDED MARCH 26, 2021 UNDER RECEPTION NO. 202106945.
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51 RECORDED MAY 14, 2021 UNDER RECEPTION NO. 202111603.
 - TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT LICENSE AGREEMENT RECORDED DECEMBER 02, 2022 UNDER RECEPTION NO. 202218534.
- 8) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LAND USE SUMMARY:

LOT	ACREAGE	STREET ADDRESS	USE
LOT 3A	0.1580 ACRES	0998 MAIN STREET	RESIDENTIAL
LOT 3B	0.1726 ACRES	1000 MAIN STREET	COMMERCIAL/RESIDENTIAL
TOTAL =	0.3306 ACRES		

PLANNING DIRECTOR CERTIFICATE:

THIS MINOR SUBDIVISION IS HEREBY APPROVED BY THE MINTURN PLANNING DIRECTOR, MINTURN, COLORADO, THIS ____ DAY OF _____, A.D. 2024 FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY.

 MINTURN PLANNING DIRECTOR

TOWN OF MINTURN CERTIFICATE:

THIS FINAL PLAT APPROVED BY THE MINTURN TOWN COUNCIL, MINTURN, COLORADO, ON THE ____TH DAY OF _____, A.D. 2024 FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY AND THE CONVEYANCE TO THE TOWN OF MINTURN OF THE PUBLIC DEDICATIONS SHOWN HEREON: SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF MINTURN FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH TOWN OF MINTURN'S SPECIFICATIONS AND THE MINTURN TOWN COUNCIL HAS BY A SUBSEQUENT RESOLUTION AGREED TO UNDERTAKE MAINTENANCE OF THE SAME. THIS APPROVAL DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING ALL IMPROVEMENTS REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF MINTURN.

 (MAYOR)

WITNESS MY HAND AND SEAL OF THE TOWN OF MINTURN.

ATTEST: _____
 (CLERK)

SURVEYOR'S CERTIFICATE:

I, RANDALL P. KIPP 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 TRUE, CORRECT AND COMPLETE MINOR SUBDIVISION, LOT 3A AND LOT 3B, A RESUBDIVISION OF LOT 3, FINAL PLAT, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, 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 SUCH PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RANDALL P. KIPP
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 38079

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT ____ O'CLOCK ____M., ON THIS ____ DAY OF _____, 2024, AND IS DULY RECORDED AT RECEPTION NO. _____.

 EAGLE COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

MINOR SUBDIVISION LOT 3A AND LOT 3B, A RESUB. OF LOT 3, FINAL PLAT, SOUTH MINTURN ADDITION A RESUBDIVISION OF LOT 51 TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO		KIPP LAND SURVEYING RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 201129	DATE: 01-18-2024	
SHEET 1 OF 2	DWG NAME: 201129-Minor Subd. L3	

FOUND SURVEY MONUMENT
2.5" BRASS CAP ON 1" PIPE
N 1/4 CORNER SECTION 35, T5S, R81W

MINOR SUBDIVISION
**LOT 3A AND LOT 3B, A RESUBDIVISION OF LOT 3, FINAL PLAT,
SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51**
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

BASIS OF BEARINGS
N38°31'53"E 210.07'

R=2025.00'
L=34.09'
CH.B.=N55°34'55"W
CH.L.=34.09'
Δ=0°41'29"

PROPOSED LOT 3B
7520.5 SQ.FT.
0.1726 Acres
1000

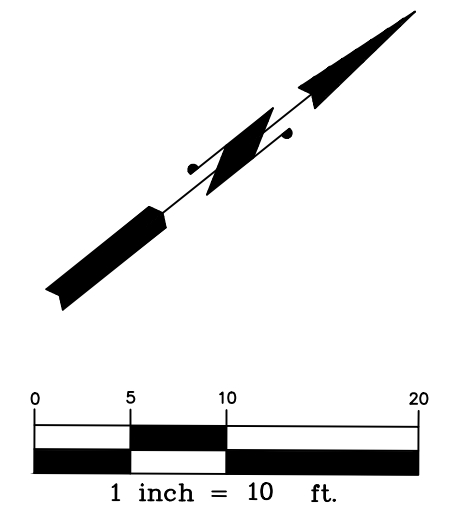
0994
LOT 1
SOUTH MINTURN
ADDITION, A RESUB.
LOT 51
REC.NO. 202107185

0996
LOT 2
SOUTH MINTURN
ADDITION, A RESUB.
LOT 51
REC.NO. 202107185

PROPOSED LOT 3A
6882.6 SQ.FT.
0.1580 Acres
0998

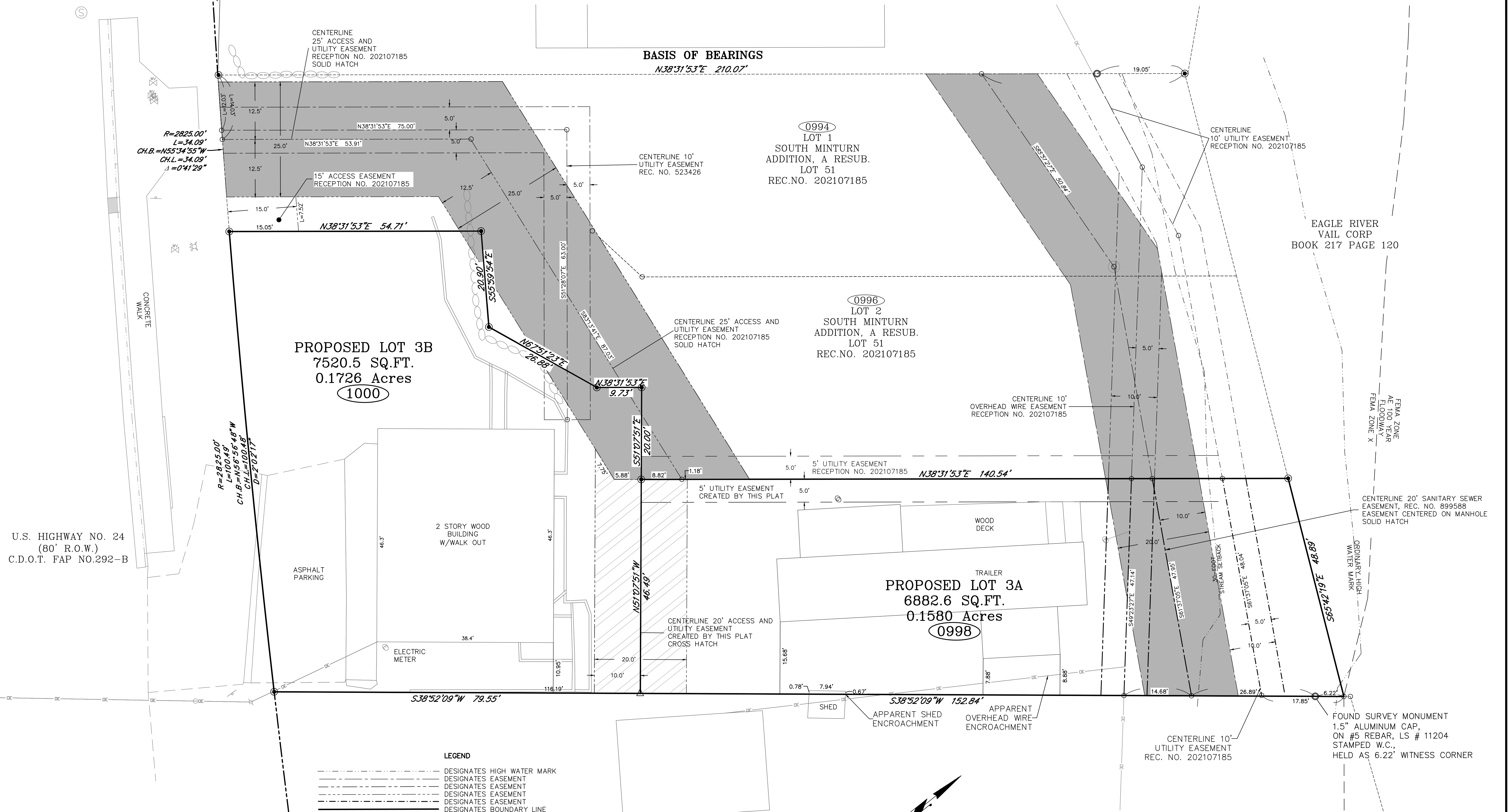
LOT 52 PART OF
SOUTH MINTURN ADDITION
EMILY HARPER
BOOK 296 PAGE 380

- LEGEND**
- DESIGNATES HIGH WATER MARK
 - - - - - DESIGNATES EASEMENT
 - - - - - DESIGNATES EASEMENT
 - - - - - DESIGNATES EASEMENT
 - - - - - DESIGNATES EASEMENT
 - - - - - DESIGNATES EASEMENT
 - - - - - DESIGNATES BOUNDARY LINE
 - - - - - DESIGNATES CDOT R.O.W.
 - - - - - DESIGNATES ADJOINERS PROPERTY
 - - - - - DESIGNATES EASEMENT
 - - - - - DESIGNATES FEMA 100 YEAR FLOODWAY
 - - - - - DESIGNATES OVERHEAD WIRE
 - DENOTES FOUND SURVEY MONUMENT
 - 1.5" ALUMINUM CAP, ON #5 REBAR, LS #38079
 - △ DENOTES SET SURVEY MONUMENT
 - 1.5" ALUMINUM CAP, ON #5 REBAR, LS #38079



MINOR SUBDIVISION LOT 3A AND LOT 3B, A RESUB. OF LOT 3 FINAL PLAT, SOUTH MINTURN ADDITION A RESUBDIVISION OF LOT 51 TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO	
JOB NO.: 201129	DATE: 01-18-2024
SHEET 2 OF 2	DWG NAME: 201129-Minor Subd. L3

KIPP LAND SURVEYING
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com



U.S. HIGHWAY NO. 24
(80' R.O.W.)
C.D.O.T. FAP NO.292-B

EAGLE RIVER
VAIL CORP
BOOK 217 PAGE 120

FEMA ZONE
AE 100 YEAR
FLOODWAY
FEMA ZONE X

CENTERLINE 20' SANITARY SEWER
EASEMENT, REC. NO. 899588
EASEMENT CENTERED ON MANHOLE
SOLID HATCH

FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP,
ON #5 REBAR, LS # 11204
STAMPED W.C.,
HELD AS 6.22' WITNESS CORNER