

GENERAL NOTES:

- 1) DATE OF SURVEY: AUGUST, 2022.
- 2) BEARINGS BASED UPON THE LINE CONNECTING THE BRASS CAP MONUMENT FOUND MARKING U.S.F.S. BOUNDARY ANGLE POINT No. 17 AND THE BRASS CAP MONUMENT FOUND MARKING U.S.F.S. BOUNDARY ANGLE POINT No. 18, SAID BEARING BEING N33°12'33"W (ASSUMED).
- 3) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE TRACTS A, B, C, D & E, MIDTOWN VILLAGE PUD AND VACATE THE INTERIOR BOUNDARIES OF THE PARCELS THAT COMPRISE MIDTOWN VILLAGE PUD AND TO CREATE CERTAIN EASEMENTS (SEE SHEETS 4 & 5).
- 4) THE PARCEL DESCRIPTIONS, BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE TITLE SEARCH PERFORMED BY LAND TITLE GUARANTEE COMPANY, ORDER No. RND50070589-2, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2024 AT 5:00 P.M.
- 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 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.
- 6) REFERENCES TO RECORD DOCUMENTS ARE TO THOSE REAL ESTATE RECORDS OF THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.
- 7) THE LINEAL UNITS INDICATED ARE IN U.S. SURVEY FEET.
- MIDTOWN PUD IS SUBJECT TO THE FOLLOWING:
- 8) AN EASEMENT AND RIGHT TO USE SEWER TANKS AND LEACHING FIELD AS RESERVED IN DEED RECORDED JULY 1, 1965 IN BOOK 188 AT PAGE 345. (NOT ABLE TO DEPICT HEREON)
- 9) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 19, 1970 IN BOOK 217 AT PAGE 120. (NOT ABLE TO DEPICT HEREON)
- 10) ANNEXATION ORDINANCE NO. 159, SERIES OF 1978, RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND RECORDED DECEMBER 14, 1981 IN BOOK 333 AT PAGE 351, AND ANNEXATION MAP RECORDED MARCH 1, 1978 IN BOOK 267 AT PAGE 397.
- 11) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY GRANT RECORDED JANUARY 21, 1970 IN BOOK 216 AT PAGE 914. (APPROXIMATE LOCATION SHOWN ON SHEET 2)
- 12) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCES RECORDED DECEMBER 20, 1974 IN BOOK 238 AT PAGES 4 AND 94, MARCH 1, 1978 IN BOOK 267 AT PAGE 398 AND DECEMBER 14, 1981 IN BOOK 333 AT PAGES 349 AND 351.
- 13) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ANNEXATION PLAT FOR SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 01, 1978 IN BOOK 267 AT PAGE 397. (THERE ARE NO EASEMENTS DEPICTED ON SAID PLAT).
- 14) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CLAIM OF EASEMENT RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121549. (LOCATION SHOWN ON SHEET 2)
- 15) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ENCROACHMENT AUTHORIZATION RECORDED NOVEMBER 18, 2011 UNDER RECEPTION NO. 201121550. (LOCATION SHOWN OF SHEET 2).
- 16) MIDTOWN VILLAGE PUD AND ANY VESTED RIGHTS ARE SUBJECT TO ORDINANCE No. 2, SERIES 2023 (WATER MORATORIUM) AND NO FURTHER SUBDIVISION OR DEVELOPMENT ON TRACTS C, D AND E MAY OCCUR UNTIL THE CONDITIONS OF SUCH MORATORIUM ORDINANCE HAVE BEEN MET.

LAND USE SUMMARY:

| PARCEL | AREA | USE | ADDRESS |
|---------|--------------|------------------------|-----------------|
| TRACT A | 0.5030 ACRES | RESIDENTIAL | 947 MAIN STREET |
| TRACT B | 0.6549 ACRES | RESIDENTIAL/COMMERCIAL | 947 MAIN STREET |
| TRACT C | 0.4936 ACRES | FUTURE DEVELOPMENT | 947 MAIN STREET |
| TRACT D | 0.4855 ACRES | FUTURE DEVELOPMENT | 947 MAIN STREET |
| TRACT E | 0.3918 ACRES | FUTURE DEVELOPMENT | 947 MAIN STREET |
| TOTAL | 2.5288 ACRES | | |

PRELIMINARY PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

Certificate of Dedication and Ownership

Know all men by these presents that Midtown Lofts, LLC, a Colorado limited liability company being owner in fee simple and FirstBank as mortgagee of all that real property situated in the Town of Minturn, Eagle County, Colorado described as follows:

A parcel of land situated in a part of Section 35, Township 5 South, Range 81 West of the Sixth Principal Meridian, said parcel being more particularly described as follows:

Beginning at a brass cap monument found marking U.S.F.S. boundary Angle Point No. 17; thence N33°12'13"W 260.00 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 18; thence N49°07'41"W 105.00 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 19; thence N22°42'10"E 23.28 feet; thence S89°55'28"W 26.06 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N39°00'05"W 46.14 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N30°18'47"W 32.19 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N45°41'02"E 23.64 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 38079; thence N49°22'27"W 3.87 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. No. 14109; thence N0°57'36"E 209.84 feet to a found plain no. 5 rebar, said point being on the southerly right of way of U.S. Highway No. 24; thence along said southerly right of way 200.81 feet along a curve to the left having a radius of 2905.00 feet, an interior angle of 03°57'38" and a chord which bears S52°11'44"E 200.77 feet to a found no. 5 rebar with a 1 1/2" aluminum cap; thence continuing along said southerly right of way 124.33 feet along a curve to the left having a radius of 2905.00 feet, an interior angle of 02°27'08" and a chord which bears S55°09'46"E 124.32 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no. 30091; thence departing said southerly right of way S39°16'37"W 151.25 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no 30091; thence S55°26'50"E 61.91 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no 4551; thence S51°17'59"E 47.93 feet to a found no. 5 rebar with a 1 1/2" aluminum cap, P.L.S. no 4551; thence S31°12'11"W 7.97 feet to a brass cap monument found marking U.S.F.S. boundary Angle Point No. 16; thence S35°07'00"W 202.79 feet to the point of beginning, said parcel containing 2.5288 acres,

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 Final Plat, Midtown Village PUD, a subdivision in the Town of Minturn, County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set aside all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public or utility provider for the purposes shown herein; unless otherwise expressly provided herein; and does hereby grant and dedicate the following interests in the property:

A) To the Town of Minturn with no obligation to construct or maintain any improvements unless expressly agreed to by the Town:

1) Water Easement as shown on sheet 4 - on, over, under and through those portions of this Final Plat designated as "Water Easement" for the purpose of using, installing, constructing, maintaining, improving, repairing and replacing facilities of any kind or nature for the transmission of domestic water and/or irrigation water including but not limited to taps, manholes, and water lines, together with a right of ingress and egress thereto.

2) To the Eagle River Water and Sanitation District a non-exclusive sewer easement as shown on sheet 4 - on, over, under, above, across and through those areas designated hereon as "Sewer Easement" to, as shown, for the purpose of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a right of ingress and egress thereto.

B) All easements created by this plat are hereby dedicated to the Midtown Village PUD Homeowners Association.

EXECUTED this _____ day of _____, A.D., 2024.

Owner: Midtown Lofts, LLC
a Colorado Limited Liability Company

Address: _____

By: _____

Title: _____

STATE OF _____)

_____)SS

COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D., 2024, by _____ as _____ of Midtown Lofts, LLC, a Colorado limited liability company.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Mortgagee: FirstBank

Address: _____

By: _____

Title: _____

STATE OF _____)

_____)SS

COUNTY OF _____)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D., 2024, by _____ as _____ of FirstBank.

My Commission expires: _____

Witness my hand and official seal.

Notary Public

Title Certificate

Land Title Guarantee Company does hereby certify that the Title to all lands shown upon this plat have been examined and is vested in Midtown Lofts, LLC, a Colorado limited liability company, that title to such lands is free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, A.D., 2024.

Agent signature _____

Address: 610 West Lionshead Circle, Suite 300
Vail, CO 81657

Agent name _____

Surveyor's Certificate

I, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete Final Plat of Midtown Village PUD, 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 correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D., 2024.

Samuel H. Ecker
Colorado P.L.S. No. 30091

Minturn Town Certificate

Pursuant to recommendation by the Town of Minturn Planning Director this plat is approved by the Town Council of the Town of Minturn, County of Eagle, State of Colorado, this _____ day of _____, A.D. 2024, for filing with the Clerk and Recorder of the County of Eagle. This plat shall supersede the prior plat, subject to the provision that approval in no way obligates the Town of Minturn for financing or construction of improvements on lands, streets or easements dedicated except as indicated. This Certificate further evidences the vacation of any and all roadways which may have been previously designated on such prior plat or which roadway may have been otherwise conveyed to or acquired by the Town of Minturn. All right, title, or interest of Minturn to any such roadway has been divested and this Certificate confirms the vacation of such roadway. Approval of this plat by the Town is a consent only and is not to be construed as an approval of the technical correctness of this plat or any documentation relating thereto.

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

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable upon all parcels of real estate described on this plat are paid in full as of _____.
Dated this _____ day of _____, A.D., 2024.

Treasurer of Eagle County

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 _____, 2024, and is duly recorded at Reception No. _____.

_____, Clerk and Recorder

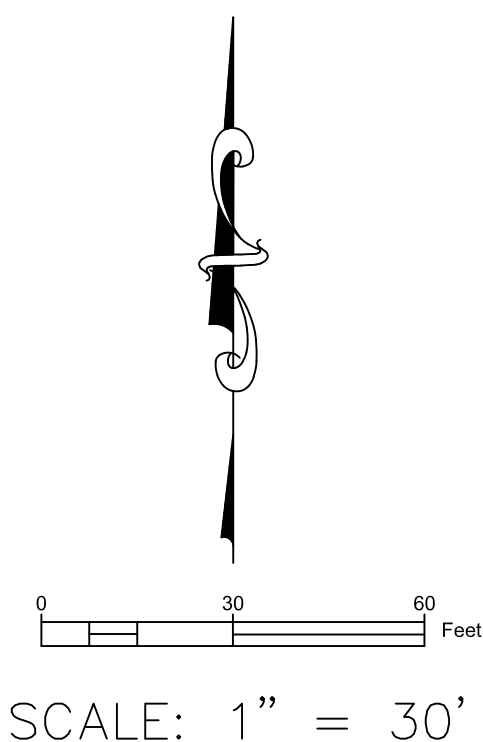
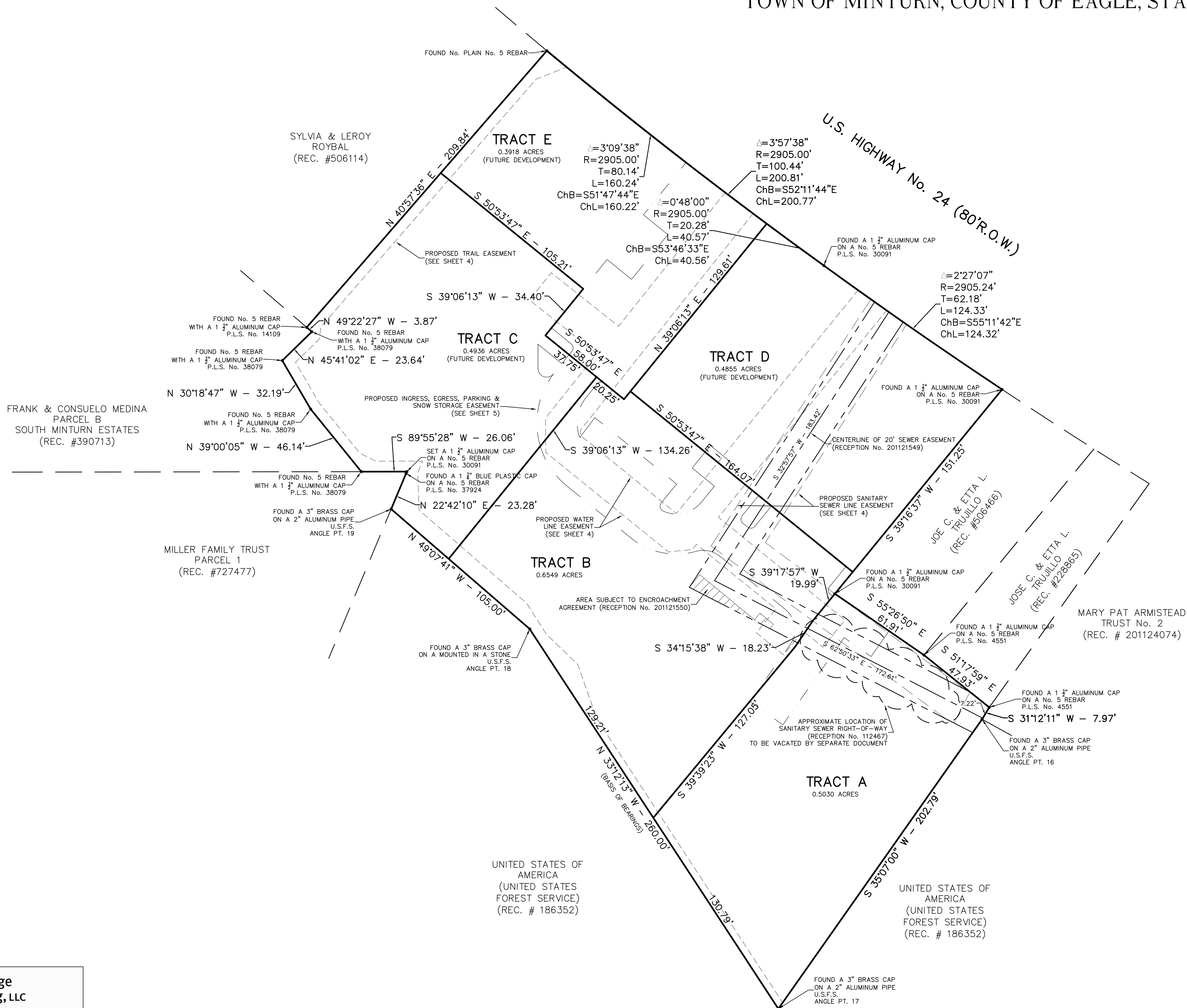
By: _____, Deputy

| | |
|------------------|--------------------------|
| DRAWN BY: SE | DATE: 8/15/2024 |
| CHECKED BY: SE | DRAWING NO.: 21-1353plat |
| JOB NO.: 21-1353 | SHEET 1 OF 54 |



PRELIMINARY PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



PRELIMINARY PLAT
MIDTOWN VILLAGE PUD
A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO
PARCEL BOUNDARIES VACATED

INDIVIDUAL PARCEL LEGAL DESCRIPTIONS:

(PARCEL DESCRIPTIONS PER TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER RND500789-2, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2024 AT 5:00 P.M.)

PARCEL 1:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF LOT 10, SOUTH MINTURN ADDITION, RECORDED MARCH 1, 1978, AT RECEPTION NO. 153774 AND A PORTION OF PARCEL B, SOUTH MINTURN ESTATES, RECORDED NOVEMBER 07, 1988 AT RECEPTION NO. 390713 SITUATED IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1.5" ALUMINUM CAP LS #14109, MARKING A WESTERLY CORNER OF SAID LOT 10, FROM WHENCE A 1.5" ALUMINUM CAP SET IN CONCRETE MARKING AN ANGLE POINT OF SAID PARCEL B, BEARS N41°25'32"W 307.94 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE FOLLOWING DESCRIPTION: LEAVING SAID WESTERLY CORNER ALONG A WESTERLY LINE OF SAID LOT 10, N40°57'38"E 19.39 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 27, 1993 AT RECEPTION NO. 506114, ALSO KNOWN AS LOT 9; THENCE CONTINUING ALONG A LINE COMMON TO SAID LOT 9 AND LOT 10, N40°57'38"E 190.00 FEET TO A FOUND #5 REBAR LOCATED ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 24, MARKING A COMMON CORNER OF SAID LOT 9 AND 10; THENCE ALONG SAID RIGHT OF WAY 200.75 FEET ALONG A ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2905 FEET; INTERIOR ANGLE OF 03°57'34" AND A CHORD WHICH BEARS S52°21'01"E 200.71 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #30091 MARKING THE NORTH-WESTERLY CORNER OF PARCEL 3 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013, UNDER RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE OF SAID PARCEL 3, S38°19'59"W 150.48 FEET TO A FOUND 1.5" ALUMINUM CAP LS #30091 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 3; THENCE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL 1 AS BEING DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950, S39°30'38"W 105.96 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR LS #14109 MARKING A CORNER COMMON TO SAID LOT 10 AND PARCEL 1, AND ALSO THE NORTH-WESTERLY CORNER OF PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE LEAVING SAID RIGHT OF WAY ALONG THE WESTERLY LINE COMMON TO SAID LOT 10 AND PARCEL 1, ALONG A LINE KNOWN AS THE SOUTHERLY BOUNDARY OF SAID LOT 10 N36°48'00"W 101.53 FEET TO AN ANGLE POINT COMMON TO SAID LOT 10, AND PARCEL B; THENCE ALONG A LINE COMMON TO SAID PARCEL B, S89°40'00"W 43.35 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N38°57'47"W 46.20 FEET TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR STAMPED LS #38079 FOUND ALONG SAID OLD FENCE LINE NOTED IN ADVERSE POSSESSION CASE NO. 90 CV 625, DESCRIBED IN INSTRUMENT RECORDED MAY 4, 2015 UNDER RECEPTION NO. 201507801; THENCE N60°02'15"W 52.15 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079; THENCE N46°00'32"E 23.29 FEET ALONG SAID FENCE LINE TO A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, STAMPED LS #38079, MARKING A COMMON CORNER OF SAID LOT 10 AND PARCEL B; THENCE N41°59'45"W 4.37 FEET LEAVING SAID FENCE LINE ALONG A LINE COMMON TO SAID LOT 10 AND PARCEL B TO THE POINT OF BEGINNING.

PARCEL B AKA PARCEL C:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 3.5" ALUMINUM CAP SET IN A ROCK, STAMPED U.S.D.A. A.P. 18, LS #7235 MARKING A COMMON CORNER OF TRACT A, U.S. FOREST SERVICE PROPERTY AS DESCRIBED IN INSTRUMENT RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952 AND PARCEL 5, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950; THENCE ALONG A SAID TRACT A, THE U.S. FOREST SERVICE PROPERTY LINE, N49° 11'55"W 105.19 FEET, TO A FOUND 3.5" ALUMINUM CAP SET ON A 3" PIPE, STAMPED U.S.D.A. A.P. 19, LS #7235 MARKING A COMMON CORNER OF SAID TRACT A, THE U.S. FOREST SERVICE AND ALSO BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION; THENCE LEAVING SAID TRACT A, ALONG A COMMON LINE WITH PARCEL 1 AS DESCRIBED IN INSTRUMENT RECORDED MARCH 17, 2000 AT RECEPTION NO. 727477, N 24° 04'40" E 22.26 FEET, TO A FOUND 1.25" BLUE PLASTIC CAP LS # 37924 A POINT ON SAID LINE OF PARCEL 1; THENCE CONTINUING ALONG LINE, N 24° 04'48" E 1.14 FEET, TO A POINT ON A COMMON LINE WITH LOT 10, SOUTH MINTURN ADDITION, A PARCEL OF LAND DESCRIBED IN INSTRUMENTS RECORDED JUNE 22, 2016 AT RECEPTION NO. 201609476 AND 201609477 AND RECORDED JUNE 16, 2016 AT RECEPTION NO. 201609187; AND BEING A CORNER OF SAID PARCEL 1, THENCE ALONG SAID COMMON LINE, N89° 40'00" E 16.65 FEET, TO A POINT AND CORNER ON A LINE COMMON TO SAID LOT 10 SOUTH MINTURN ADDITION; THENCE ALONG SAID COMMON LINE TO SAID LOT 10, S38° 46'00" E 101.53 FEET, TO A FOUND 1.5" ALUMINUM CAP LS # 14109, MARKING THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN INSTRUMENT RECORDED OCTOBER 29, 2013 AT RECEPTION NO. 201321950 AND THE NORTHWESTERLY CORNER OF SAID PARCEL 5; THENCE ALONG A LINE COMMON TO SAID PARCEL 5, S39° 37'54"W 11.51 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL A:

A PARCEL OF LAND IN THE COUNTY OF EAGLE AND STATE OF COLORADO LOCATED IN THE NORTHEAST ONE QUARTER OF SECTION 35 TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. DEPARTMENT OF INTERIOR GENERAL LAND OFFICE IN DENVER, COLORADO, ON JUNE 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 35 BEARS N. 47° 20' 48" W. 1931.82 FEET DISTANT; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 12.03 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 55° 07' 45" E. 12.03 FEET; THENCE S. 39° 02' W. 147.80 FEET; THENCE S. 54° 16' 00" E. 66.18 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE S. 39° 01' 56" W. 155.00 FEET; THENCE N. 33° 26' 16" W. 128.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N. 39° 27' 34" E. 105.96 FEET; THENCE S. 32° 34' E. 46.41 FEET; THENCE N. 39° 02' E. 168.00 FEET TO A POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL B:

THAT PART OF PARCEL OF LAND LYING AND BEING SOUTHERLY OF AND ADJACENT TO COLORADO U.S. HIGHWAY NO. 24 IN THE SOUTHEAST QUARTER OF THE NORTHEAST (SE1/4NE1/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP (5) SOUTH, RANGE EIGHTY-ONE (81) WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EAGLE COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY 24 FROM WHICH THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 47° 11' WEST 1980.5 FEET; THENCE SOUTH 29° 11' WEST 150 FEET; THENCE NORTHWESTERLY 65.0 FEET TO A POINT WHICH IS 29° 11' WEST FROM A POINT 150 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE NORTH 29° 11' EAST 150 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COLORADO U.S. HIGHWAY NO. 24, THENCE ALONG SAID RIGHT OF WAY BOUNDARY ON A 1" 58" CURVE TO THE LEFT 65 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, ANY PORTION CONTAINED IN DECREE RECORDED NOVEMBER 19, 1981 IN BOOK 332 AT PAGE 295, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL C:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. SURVEYOR GENERAL IN DENVER, COLORADO ON SEPTEMBER 13, 1943; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 35, A BRASS CAP MONUMENT FOUND IN PLACE, BEARS S. 42° 47' 06" E. 2050.33 FEET DISTANT; THENCE S. 39° 02' 00" W. 168.00 FEET; THENCE N. 32° 34' 00" W. 46.41 FEET; THENCE N. 38° 16' 57" E. 150.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF U.S. HIGHWAY NO. 24; THENCE ALONG SAID RIGHT-OF-WAY 46.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS S. 54° 33' 22" E. 46.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS PER CHAIN OF TITLE:

A PARCEL OF LAND LYING SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 24, IN THE NE1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS N. 46° 46' WEST 1858.5 FEET; THENCE SOUTH 29° 11' WEST 148 FEET TO THE NORTHERLY CORNER OF PARCEL OF LAND CONVEYED TO THE COLORADO STATE HIGHWAY DEPARTMENT BY DEED RECORDED IN BOOK 126 AT PAGE 421, EAGLE COUNTY COLORADO RECORDS; THENCE SOUTH 31° 38' EAST ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LAST MENTIONED PARCEL OF LAND 57.3 FEET, TO THE MOST EASTERLY CORNER OF SAID PARCEL, WHICH CORNER IS LOCATED ON THE NORTHWESTERLY LINE OF PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 126 AT PAGE 232 OF SAID RECORDS; THENCE NORTH 29° 11' EAST, ALONG SAID NORTHWESTERLY LINE OF LAST MENTIONED PARCEL OF LAND 188 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A 1" 58" CURVE TO THE RIGHT 50.1 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

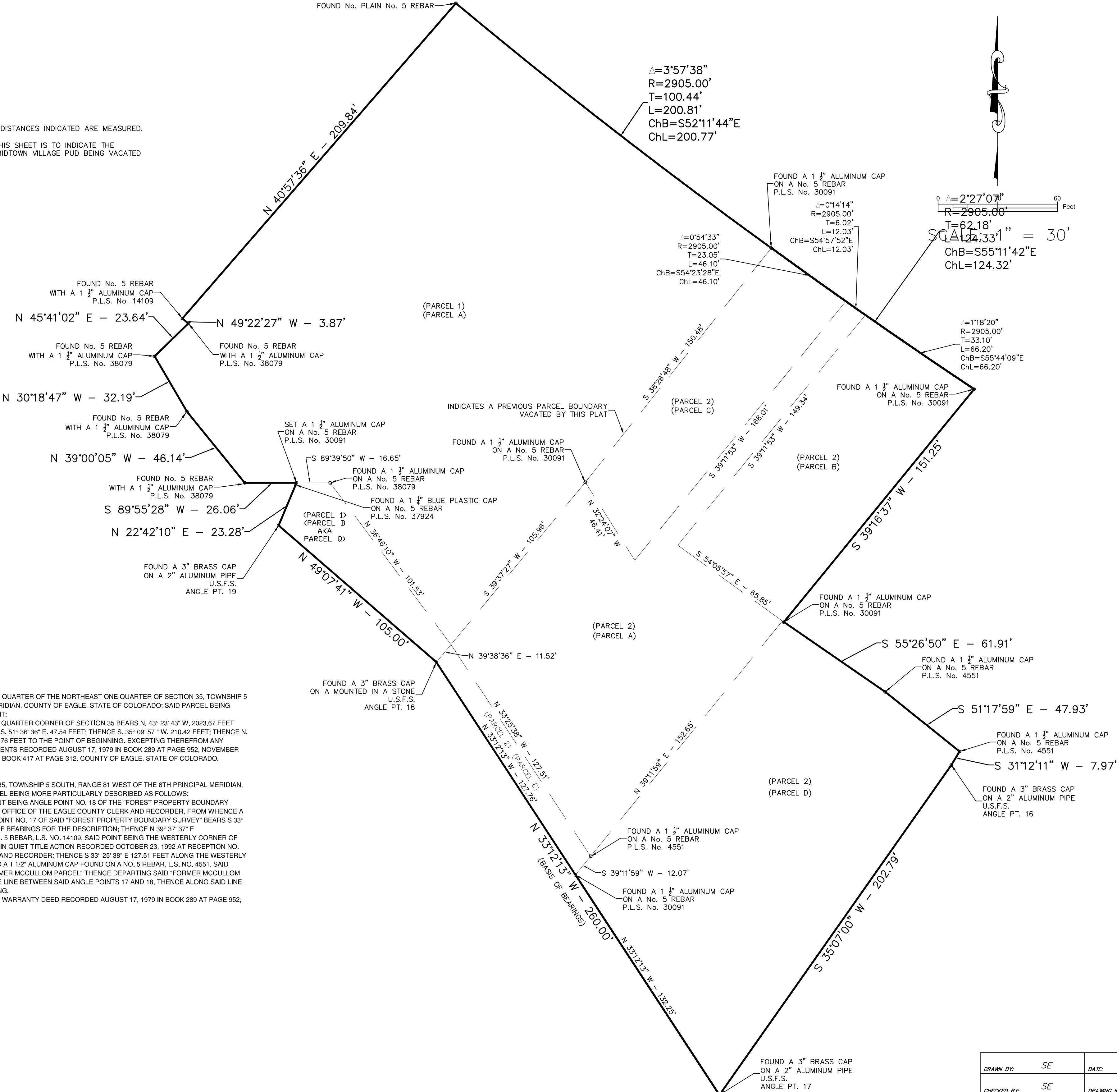
NOTES:

- 1) ALL BEARINGS AND DISTANCES INDICATED ARE MEASURED.
- 2) THE PURPOSE OF THIS SHEET IS TO INDICATE THE PARCELS THAT FORM MIDTOWN VILLAGE PUD BEING VACATED BY THIS PLAT.

PARCEL D:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 35 BEARS N. 43° 23' 43" W. 2023.67 FEET DISTANT; THENCE S. 55° 14' 18" E. 63.14 FEET; THENCE S. 51° 36' 38" E. 47.54 FEET; THENCE S. 35° 08' 57" W. 210.42 FEET; THENCE N. 33° 12' 13" W. 130.94 FEET; THENCE N. 39° 01' 56" E. 164.76 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTIONS THAT MAY BE CONTAINED WITHIN INSTRUMENTS RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, NOVEMBER 19, 1981 IN BOOK 332 AT PAGE 295 AND JUNE 18, 1985 IN BOOK 417 AT PAGE 312, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL E:

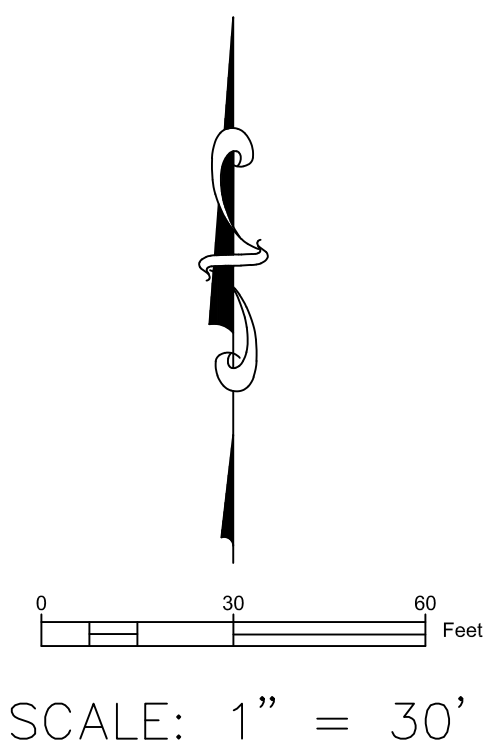
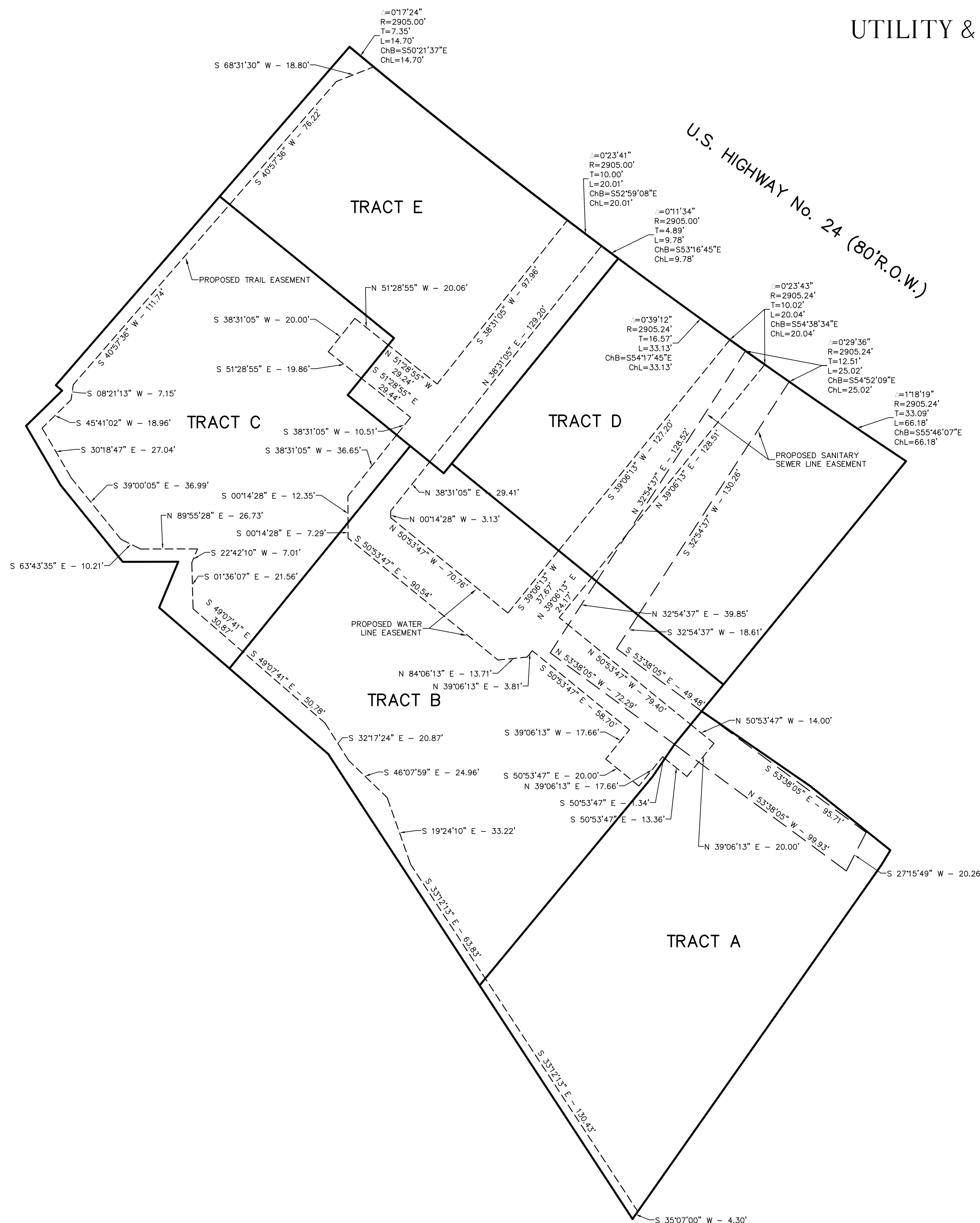
A PARCEL OF LAND SITUATED IN A PART OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3" BRASS CAP MONUMENT, SAID POINT BEING ANGLE POINT NO. 18 OF THE "FOREST PROPERTY BOUNDARY SURVEY" RECORDED IN BOOK 469 AT PAGE 371 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, FROM WHENCE A 3" BRASS CAP MONUMENT FOUND MARKING ANGLE POINT NO. 17 OF SAID "FOREST PROPERTY BOUNDARY SURVEY" BEARS S 33° 12' 13" E. 260.01 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THE DESCRIPTION: THENCE N 39° 37' 37" E 11.52 FEET TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 14109, SAID POINT BEING THE WESTERLY CORNER OF THE "FORMER MCCULLOM PARCEL" PER THE DECREE IN QUIET TITLE ACTION RECORDED OCTOBER 23, 1992 AT RECEPTION NO. 488993 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER; THENCE S 33° 25' 38" E 127.51 FEET ALONG THE WESTERLY BOUNDARY OF SAID "FORMER MCCULLOM PARCEL" TO A 1 1/2" ALUMINUM CAP FOUND ON A NO. 5 REBAR, L.S. NO. 4551, SAID POINT BEING THE SOUTHERLY CORNER OF SAID "FORMER MCCULLOM PARCEL"; THENCE DEPARTING SAID "FORMER MCCULLOM PARCEL" S 39° 11' 59" W 12.07 FEET TO A POINT ON THE LINE BETWEEN SAID ANGLE POINTS 17 AND 18, THENCE ALONG SAID LINE N 33° 12' 13" W 127.76 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION CONTAINED IN WARRANTY DEED RECORDED AUGUST 17, 1979 IN BOOK 289 AT PAGE 952, COUNTY OF EAGLE, STATE OF COLORADO.



PRELIMINARY PLAT
MIDTOWN VILLAGE PUD

A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

UTILITY & TRAIL EASEMENTS DETAILS



A PART OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

INGRESS, EGRESS, PARKING

U.S. HIGHWAY No. 24 (80'R.O.W.)

TRACT E

TRACT D

TRACT C

TRACT B

TRACT A

INGRESS, EGRESS, PARKING & SNOW STORAGE EASEMENT CREATED BY THIS PLAT

Survey data points include bearings and distances such as N 39°06'13" E - 38.63', S 50°53'47" E - 18.00', and curve data like Δ=17°08'40", R=2905.00', T=29.01', L=58.03', ChB=S52°48'13"E, ChL=58.03'.

