

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
LOT 15, BLOCK 2
BOOCO'S 2nd ADDITION TO MINTURN
& a Parcel of Land Situated in Section 26,
Township 5 South, Range 81 West , 6th P.M.
Town of Minturn, County of Eagle, State of Colorado

DESCRIPTION:

LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, BEING AN EXTENSION OF LOT 15, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO, AND LYING SOUTH AND WEST OF THE MEDIAL LINE OF THE EAGLE RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT NORTHERLY CORNER OF SAID LOT 15; THENCE N44°40'00"E, 61.66 FEET TO THE MEDIAL LINE OF SAID EAGLE RIVER; THENCE UPON SAID MEDIAL LINE S49°39'57"E, 51.04 FEET; THENCE DEPARTING SAID MEDIAL LINE S 44°40'00"W, 64.73 FEET TO THE EASTERLY CORNER OF SAID LOT 15; THENCE UPON THE NORTHEASTERLY LINE OF SAID LOT 15 N46°13'23"W, 50.90 FEET TO THE POINT OF BEGINNING, ACCORDING TO QUITCLAIM DEED, RECORDED 7-09-2013 AT RECEPTION NO. 201313990 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

- DATE OF SURVEY: November 10, 2023
- STREET ADDRESS: 478 Eagle River Street (Posted)
- Location of improvements and lot lines are based upon the description above provided by Land Title Guarantee Company and Survey Monuments found at the time of this survey as shown hereon.
- Benchmark: S-280 3.25" Brass Cap in Rock, Elevation = 7894.52'
- U.S. Survey feet used for this survey.
- Basis of Bearings: An assumed bearing of N 45° 50' 00" W between the Southwesterly Block Corner 2 (Southwesterly Corner Lot 12), Booco's 2nd Addition to Minturn, Rec.No. 20577 and the Northwesterly Block Corner 2 (Northwesterly Corner Lot 22), Booco's 2nd Addition to Minturn, Rec.No. 20577.
- Title Commitment provided by Land Title Guarantee Company, Order No. V50070347, with an effective date of 10-06-2023.
- The hatched area represents an overlap within the platted right of way. Therefor Lot 15 does not own this area based on the basis of bearings monuments found and the 1.25" Red Plastic Cap found within the right of way. This monument is only being accepted as an extension of the common property line for Lot 15 and Lot 16. The true corner bears N 44° 50' 53" E, 0.77 feet to a point of intersection on the right of way line.
- 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.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR JOHN P. MCBURNIE, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING; I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

LEGEND:

- ⊕ DENOTES GAS METER
- ⊖ DENOTES ELECTRIC METER
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.25" RED PLASTIC CAP ON #5 REBAR, LS #26626
- ⊙ DENOTES FOUND SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS #22589
- ⊞ DENOTES FOUND SURVEY MONUMENT - 1.5" SHINER WASHER IN ASPHALT, LS #33655
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #33655
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" BRASS CAP, DOWN 1'
- ⊙ DENOTES FOUND SURVEY MONUMENT - 2" ALUMINUM CAP ON #5 REBAR, LS #37902
- ⊙ DENOTES FOUND SURVEY MONUMENT - #5 REBAR
- ⊙ DENOTES SET SURVEY MONUMENT - 1.5" ALUMINUM CAP ON #5 REBAR, LS 38079

- DENOTES BOUNDARY LINE
- - - DENOTES EASEMENT LINE
- - - DENOTES ADJOINERS AND OTHER PROPERTY LINES
- □ — DENOTES WOOD FENCE
- x — DENOTES WIRE FENCE
- DE — DENOTES OVERHEAD WIRE
- - - DENOTES OVERHANG
- - - DENOTES RIGHT OF WAY LINE

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
LOT 15, BLOCK 2, BOOCO'S 2ND
ADDITION TO MINTURN
Town of Minturn, County of Eagle, Colorado

JOB NO.: 231035

DATE: 11-15-23

SHEET 1 OF 1

DWG. NAME
231035-L15BOOCOS ISP

KIPP LAND SURVEYING

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N.W. BLOCK 2, BOOCO'S 2ND
ADDITION, N.W. PROPERTY
CORNER LOT 22/ FOUND
1.5" WASHER IN ASPHALT,
LS#33655, ACCEPTED
(BASIS OF BEARINGS)

LOT 17

ALLEY

LOT 14, BLOCK 16
BOOCO'S 2ND ADDITION
TO MINTURN
REC.NO. 20577

LOT 16 EXTENSION
PROPERTY
QUIET TITLE
REC.NO. 764826

APPARENT CLAIM OF EASEMENT
APPROXIMATE CENTERLINE
SANITARY LINE. REC.NO. 899588

QUIT CLAIM DEED
REC.NO. 201313990
3216.0 SQ.FT.

LOT 15
3541.0 Sq.Ft.
(0478)

2ND STORY DECK
ELEV. = 7851.0"
LIVING BELOW

2 STORY LOG/
WOOD SIDED HOME
WITH WALK OUT
FIRST FLOOR. SILL
ELEV. = 7850.54'

LOT 14, BLOCK 2 BOOCO'S
2ND ADDITION TO
MINTURN
REC.NO. 20577

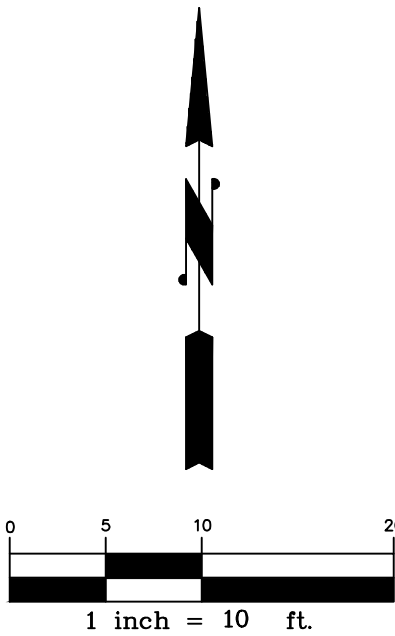
LOT 13

LOT 12

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK 1 OF THE EAGLE COUNTY
SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT
COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

Platted Line Table		
Line #	Length	Direction
L1	70.00	N44° 50' 00"E
L2	50.00	S45° 20' 00"E
L3	70.00	S44° 50' 00"W
L4	50.00	N45° 20' 00"W



N45° 20' 00"W
50.17'

S.W. BLOCK 2, BOOCO'S 2ND ADDITION, S.W.
PROPERTY CORNER LOT 12/ FOUND 2" BRASS
CAP DOWN 1" IN CONCRETE, STAMPED BLK 2
LOT 12, ACCEPTED