

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

SUBORDINATION BY MORTGAGEE

ANB Bank, being the holder of a promissory note secured by a Deed of Trust recorded December 19, 2018, at Reception No. 201821567, in the Office of the Clerk and Recorder of Eagle County, Colorado, Hereby consents to the subdivision of the lands set forth in this Final Plat of Belden Place PUD, and subordinates the lien represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

MORTGAGEE: ANB BANK

BY: _____

STATE OF _____)
THIS _____ DAY _____) §
COUNTY OF _____)

THE FOREGOING SUBORDINATION BY MORTGAGEE WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY _____, 20____, BY _____ AS _____ OF ANB BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

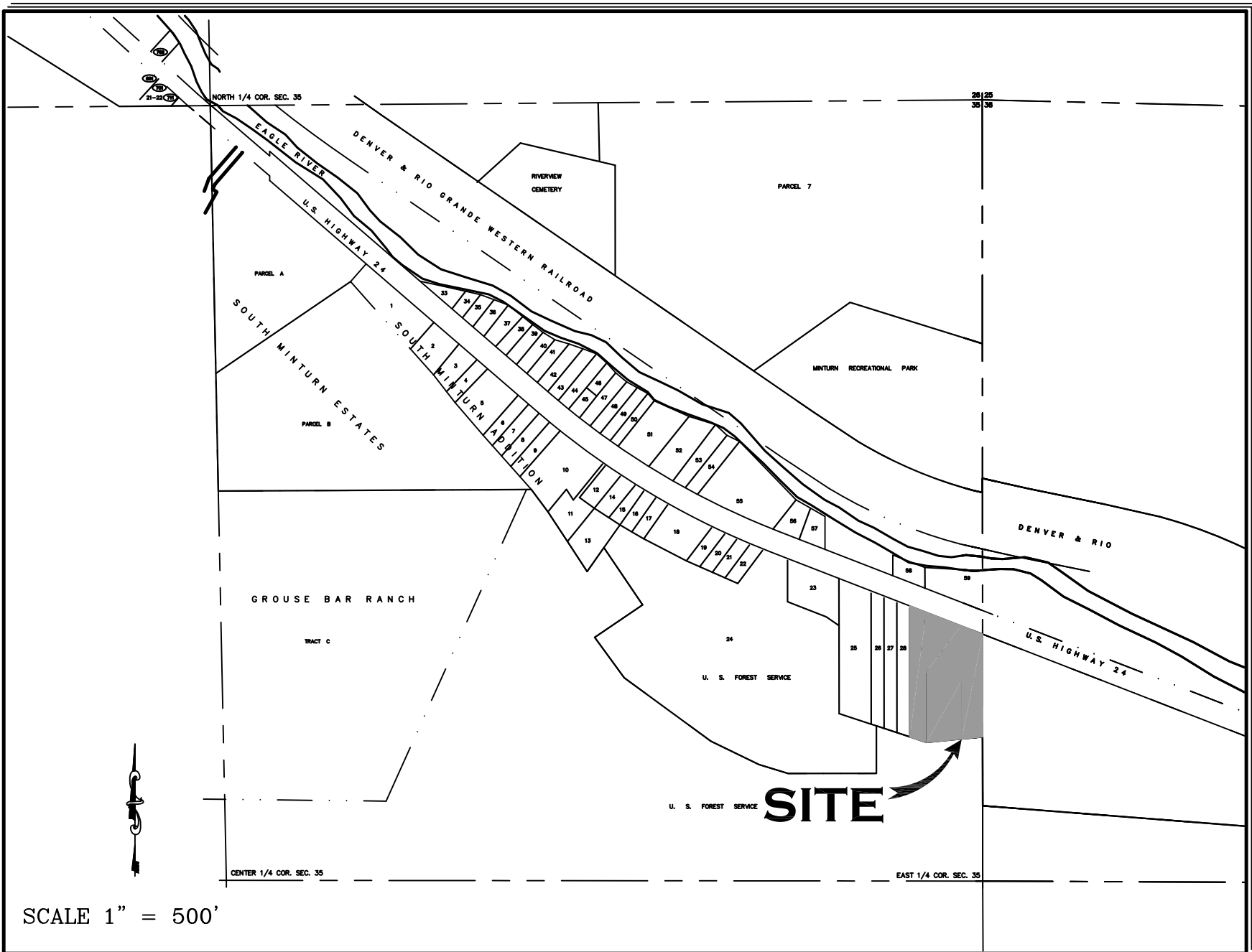
USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	2,098 S.F.	0018 SILVER LOOP
2	DUPLEX LOT	2,341 S.F.	0020 SILVER LOOP
3	DUPLEX LOT	1,496 S.F.	0022 SILVER LOOP
4	SINGLE FAMILY	2,603 S.F.	0024 SILVER LOOP
5	DUPLEX LOT	1,459 S.F.	0026 SILVER LOOP
6	DUPLEX LOT	1,629 S.F.	0028 SILVER LOOP
7	MULTI-FAMILY	27,233 S.F.	0036 SILVER LOOP
8	DUPLEX LOT	2,049 S.F.	0029 BELDEN WAY
9	DUPLEX LOT	1,404 S.F.	0027 BELDEN WAY
10	DUPLEX LOT	2,092 S.F.	0025 BELDEN WAY
11	DUPLEX LOT	1,668 S.F.	0023 BELDEN WAY
12	SINGLE FAMILY	3,641 S.F.	0019 BELDEN WAY
15	SINGLE FAMILY	2,146 S.F.	0015 BELDEN WAY
16	SINGLE FAMILY	2,212 S.F.	0013 BELDEN WAY
17	SINGLE FAMILY	12,033 S.F.	0011 BELDEN WAY
18	SINGLE FAMILY	3,283 S.F.	0010 SILVER LOOP
19	SINGLE FAMILY	3,018 S.F.	0012 SILVER LOOP
20	SINGLE FAMILY	3,116 S.F.	0014 SILVER LOOP
21	MULTI-FAMILY	2,454 S.F.	0009 SILVER LOOP
22	MULTI-FAMILY	1,251 S.F.	0011 SILVER LOOP
23	MULTI-FAMILY	1,251 S.F.	0013 SILVER LOOP
24	MULTI-FAMILY	1,251 S.F.	0015 SILVER LOOP
25	MULTI-FAMILY	2,504 S.F.	0017 SILVER LOOP
26	SINGLE FAMILY	2,014 S.F.	0023 SILVER LOOP
27	SINGLE FAMILY	2,162 S.F.	0025 SILVER LOOP
Tract A	ROADS	15,682 S.F.	BELDEN WAY & SILVER LOOP
Tract B	OPEN SPACE	4,713 S.F.	0016 SILVER LOOP
Tract C	OPEN SPACE	7,145 S.F.	0037 SILVER LOOP
Tract D	OPEN SPACE	1,956 S.F.	0031 BELDEN WAY
TOTAL		117,904	2.707 ACRES

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT
BELDEN PLACE, P.U.D.

Town of Minturn, County of Eagle, State of Colorado



PORTION OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to (i) Create various lots with building envelopes, open space areas and tracts, pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land, (ii) create easements for the purposes described, (iii) as shown and described herein, vacate the lot lines that defined lots 29 through 32 includes lot 30, which no longer exists but is described in Duran Subdivision lots, South Minturn Addition to the Town of Minturn, according to the annexation plat thereof as filed march 1, 1979 as reception no. 163774 along with lots 1 thru 3, Duran Subdivision, according to the plat thereof recorded December 14, 1994 as reception no. 553188, (iiii) and to vacate certain easements, all as shown herein.
- Basis of Bearing: S 00°02'00" E upon the East line of Section 35, Township 5 South, Range 81 West, 6TH P.M. between USGLO survey monuments marking the northeast and east corners of said section. this bearing based on annexation plat, south Minturn addition to the Town of Minturn, reception no. 163447.
- Survey Date: February, 2020.
- Legal description, easements and location of boundary lines are based on Old National Republic Title Insurance Company order number no. VB50062124-6 dated March 14, 2024, provided by Land Title Guarantee Company, along with plats and survey monumentation referenced herein.
- These platted lands are subject to:
 - The Belden place PUD Guide recorded as Reception No. _____. Notice Section VII (B) in PUD Guide for Easement Encroachment guide.
 - The Partywall Agreement (Belden Place) recorded as Reception No. _____.
 - The Declarations of Covenants, Conditions and Restrictions for Belden Place recorded as Reception No. _____, and subject to the subdivision agreement filed and recorded for this subdivision as Reception No. _____, both in the office of the Clerk and Recorder of Eagle County, Colorado.
 - Easement Encroachment Areas within those areas defined herein on sheet 3, designated as "Easement Encroachment Area". These areas are areas that allow for constructed second story overhanging features to encroach outside the typical building setbacks, as governed and defined in the Belden Place PUD Guide. (see note 5 (1) above.)
 - the interior lot lines platted herein between duplex, tri-plex, and multi-family lots are created as party wall separations and not subject to side building setbacks.
 - Lots 2,3,5,6,8,9,10,11 (duplex lots), and lots 21,22,23,24,25,(multi-family lots) each contain one (1) residential unit and may not be subdivided further. Lot numbers 13 and 14 intentionally omitted with this filing.
- PERTAINING TO CREATED EASEMENTS:
 - the owner, Miners Base Camp LLC, a Colorado Limited Liability Company, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements:
 - a non-exclusive Utility and Drainage Easement as shown on sheet 5 - 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.
 - non-exclusive Utility, Drainage, Snow Storage and Pedestrian Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage and Pedestrian Easement" within Tracts A, B, C, and D along with the portion of lot 7 all as shown on sheet 3- 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 along with snow storage and iii) landscaping use.
 - non-exclusive Sign Easement within that portion of lot 18 shown on sheet 3 - on, over, under, above, across and through those areas designated hereon as "Sign Easement" for the purpose of i) the installation, operation, use, repair, replacement, improvement and maintenance of signage and related landscaping, and all related structures, together with right of ingress and egress.
 - roads and sidewalks created hereon, and shown as Tract A, shall be dedicated to public use and maintained by Belden Place Owners Association.

NOTE REQUIRED BY TOWN OF MINTURN:
NO INDIVIDUAL CONDOMINIUM UNIT SHALL BE SOLD INTO SEPARATE OWNERSHIP UNTIL AND UNLESS A TYPE B SUBDIVISION PLAT HAS BEEN APPROVED BY THE TOWN OF MINTURN AND SUCH PLAT HAS BEEN RECORDED IN THE REAL ESTATE RECORDS OF EAGLE COUNTY.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that MINERS BASE CAMP LLC, A Colorado Limited Liability Company being sole owner in fee simple of all that real property situated in the town of Minturn, eagle county, Colorado described as follows:
Lots 29, 31 and 32, South Minturn Addition, according to the Annexation Plat thereof recorded March 1, 1978 as Reception No. 163447 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado and lots 1, 2 and 3 Duran subdivision according to the plat thereof recorded December 14, 1994 as Reception No. 553188 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado, the perimeter of which particularly described as follows: Commencing at a point on the east line of Section 35, Township 5 South, Range 81 West, of the 6th Principle Meridian, said point being a found red plastic cap stamped L.S 26626 from which the northeast corner of said Section 35 bears N00°02'00"W 1962.17 feet; thence S00°02'00"E 0.57 feet to the True Point of Beginning, said Point of Beginning also being a point on the South right of way line of U.S. highway 24 per C.D.O.T. project Tap M890-001 and the map thereof and also being the northeast corner of said lot 32, South Minturn Addition; thence upon said East line of Section 35 S00°02'00"E 356.38 feet to the southeast corner of said lot 32 being a found 3" aluminum Dept. of Agriculture cap in monument box stamped LS 7235, 1984; thence departing said East line Section 35 and upon the South line of said lot 32 and said lot 31, South Minturn Addition S84°06'47"W 220.37 feet to the southeast corner said lot 29, South Minturn Addition being a found 2.5" brass cap on 1" iron pipe stamped sw cor Gates Tract; thence upon the South line of said lot 29 N71°22'44"W 63.47 feet to the southwest corner said lot 29 being a found 1" iron pipe with no cap; thence departing said South line and upon the West line of said lot 29 N00°01'03"W 467.14 feet to said South right of way U.S. Highway 24 also being the northwest corner of said lot 29; thence upon said South right of way U.S. Highway 24 S68°46'59"E 299.59 feet to the True Point of Beginning.

Containing 2.707 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as **BELDEN PLACE 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 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 hereon; 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:

- 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.
- a non-exclusive road easement on, over, under, above, across and through those areas designated hereon as "Tract A" for the purpose of: vehicular or pedestrian access, ingress and egress and road uses.
- a non-exclusive easement on, over, under, above, across and through those areas designated hereon as Tract B, the area defined as "Utility, Drainage, Snow Storage and Pedestrian Easement", on lot 17, and along the rear (northern) 5 feet of lots 18, 19, and 20 for the purposes of storm drainage, drainage of water flow from other lands along with the right but not the obligation for installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, and for temporary construction of sidewalks and roadways together with right of ingress and egress thereto.
- Pedestrian Easement within on, over, under, above, across and through those areas designated hereon as "Pedestrian Easement" as shown on sheet 3 for the purpose of pedestrian 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.
- to the Eagle River Water and Sanitation District a non-exclusive Sewer Easement" to, as shown, for the purposes 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.

OWNER: _____ ADDRESS: _____

BY: _____
TITLE: _____

STATE OF _____)
COUNTY OF _____)JSS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____DAY
OF _____, A.D. 20____, BY _____ AS _____ OF _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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 per Town Comments 6-12-24 MSS
Revised Town Comments& Sew Ease 4-18-24 MSS
Revised Per Town Comments 3-14-24 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
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18029	DRAWING NAME: 18029_PUD-24.dwg
SHEET 1 OF 5		DATE: 11-11-2023

SHEET 2 OF 5
BOUNDARY AND VACATION

SEE SHEETS 4 & 5
FOR ADDITIONAL NEW
EASEMENTS



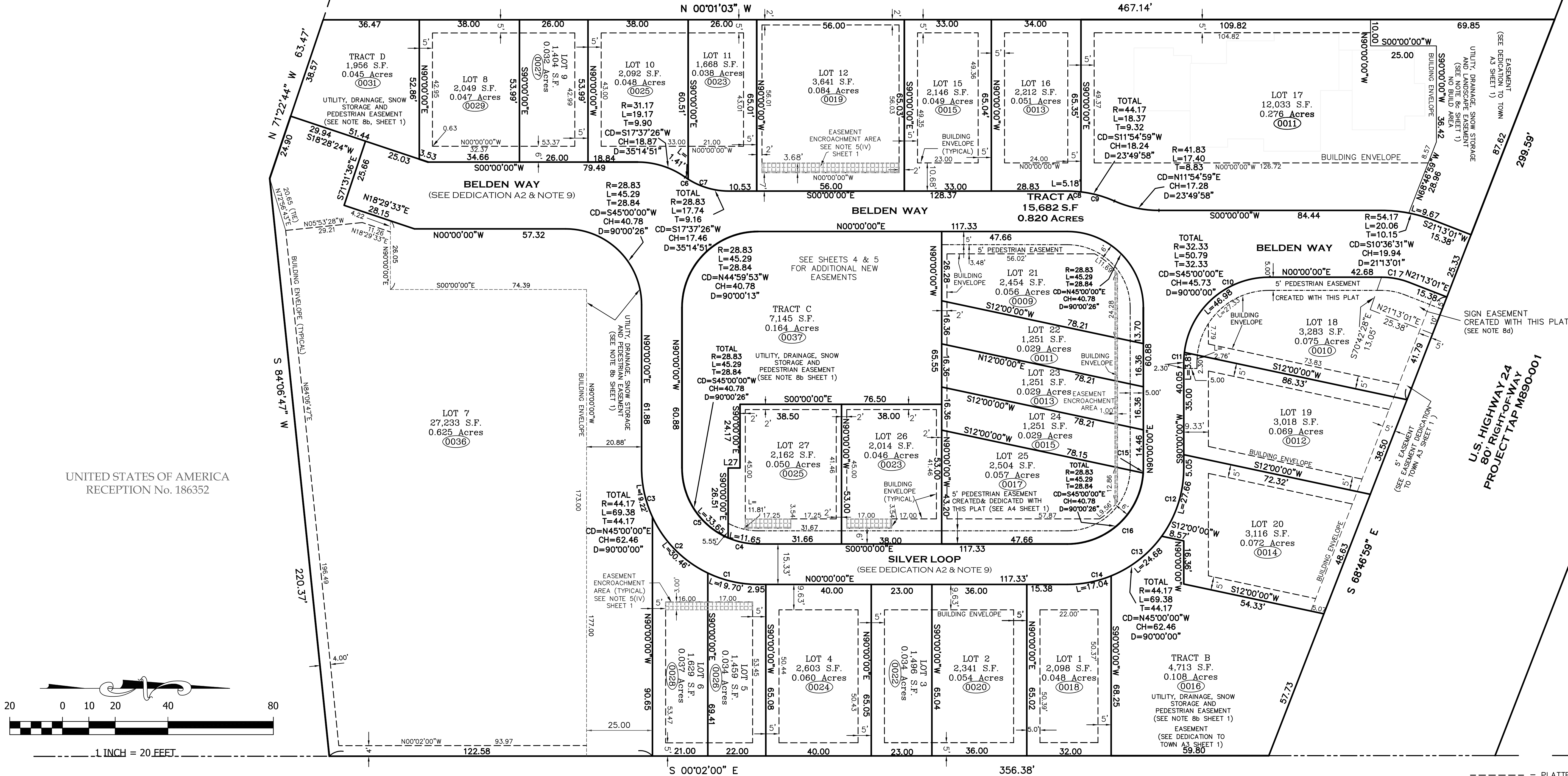
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Town of Minturn, County of Eagle, State of Colorado

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SHEET 2 OF 5		DATE: 11-11-2023

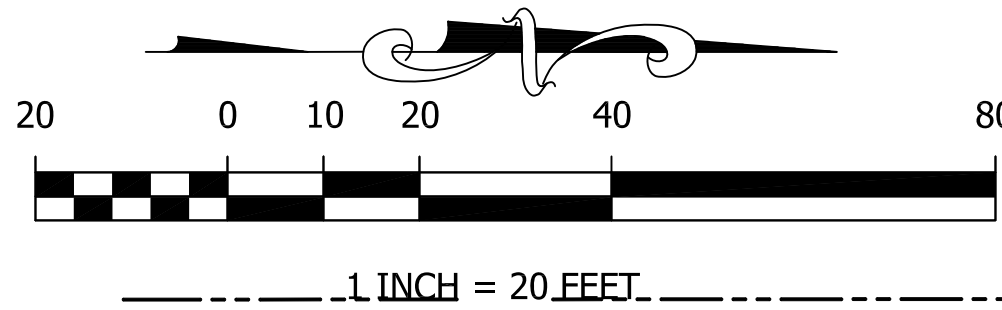
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5
SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



UNITED STATES OF AMERICA
RECEPTION No. 186352



L27 = S00°00'00"W 4.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

UNITED STATES OF AMERICA
RECEPTION No. 246983



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



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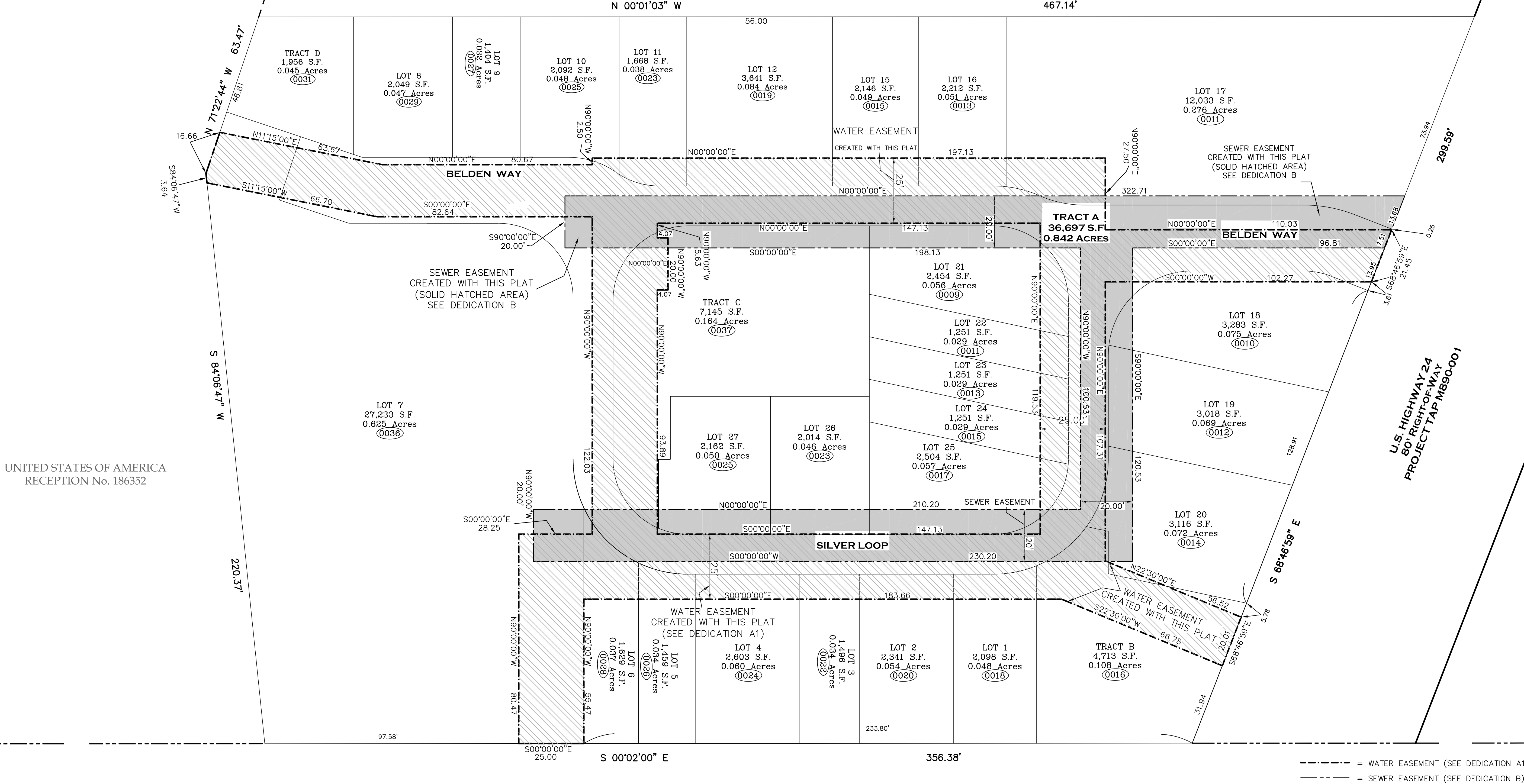
----- = PLATTED BUILDING ENVELOPE
----- = PEDESTRIAN EASEMENT
[Pattern] = EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

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
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

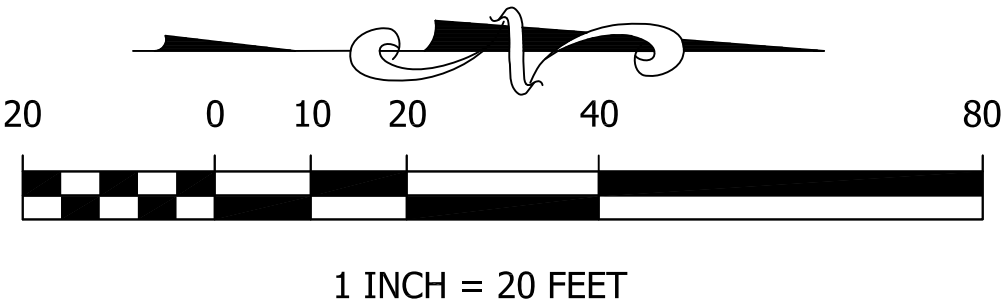
SHEET 4 OF 5
WATER & SEWER
EASEMENTS
CREATED WITH THIS PLAT

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



UNITED STATES OF AMERICA
RECEPTION No. 186352

UNITED STATES OF AMERICA
RECEPTION No. 246983



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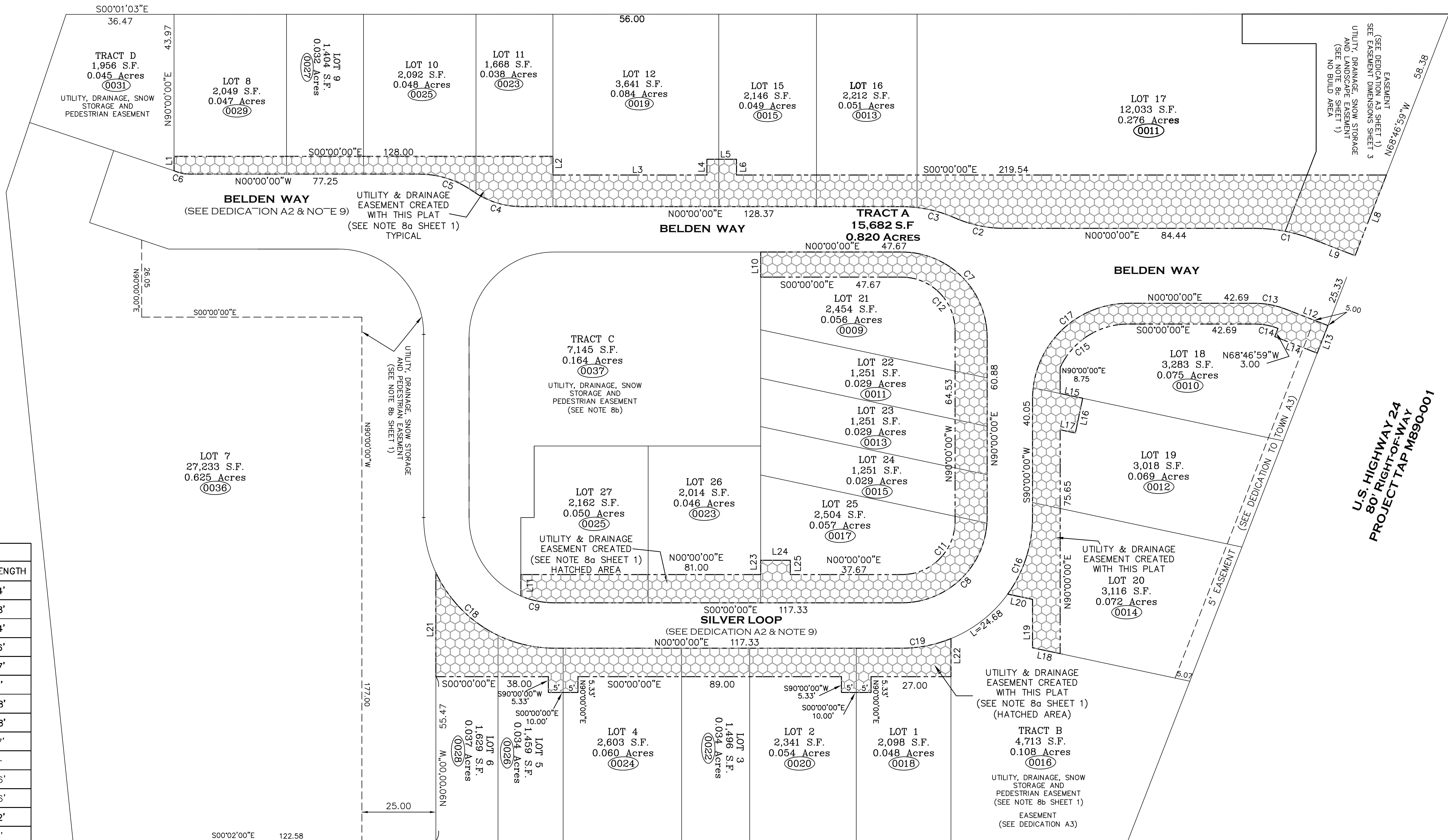
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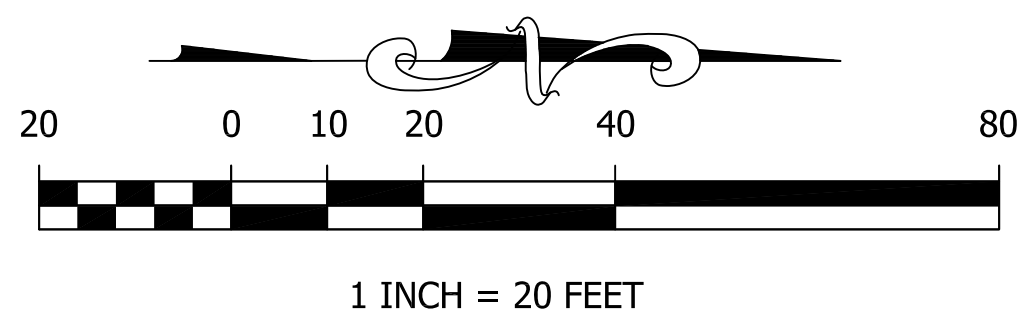
SHEET 5 OF 5
UTILITY & DRAINAGE
EASEMENTS
CREATED WITH THIS PLAT

SEE NOTE 8a SHEET 1

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.88	N90° 00' 00"E
L2	6.32	N90° 00' 00"W
L3	52.00	S00° 00' 00"E
L4	5.33	N90° 00' 00"E
L5	10.00	S00° 00' 00"E
L6	5.33	N90° 00' 00"W
---	---	---
L8	29.24	N68° 46' 59"W
L9	15.38	N21° 13' 01"E
L10	8.48	N90° 00' 00"W
L11	7.22	N90° 00' 00"W
L12	15.38	N21° 13' 01"E
L13	10.00	S68° 46' 59"E
L14	15.38	S21° 13' 01"W
L15	7.79	N12° 00' 00"E
L16	12.00	S78° 00' 00"E
L17	5.24	S12° 00' 00"W
L18	9.54	S12° 00' 00"W
L19	16.36	N90° 00' 00"W
L20	8.57	S12° 00' 00"W
L21	35.18	N90° 00' 00"W
L22	12.87	N90° 00' 00"W
L23	4.83	S90° 00' 00"W
L24	10.00	N00° 00' 00"E
L25	4.83	N90° 00' 00"E
L26	1.52	N90° 00' 00"W



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.06'	54.17	21°13'01"	S10° 36' 31"W	19.94'
C2	17.40'	41.83	23°49'58"	N11° 54' 59"E	17.28'
C3	18.37'	44.17	23°49'58"	S11° 54' 59"W	18.24'
C4	17.74'	28.83	35°14'51"	N17° 37' 26"E	17.46'
C5	19.17'	31.17	35°14'51"	S17° 37' 26"W	18.87'
C6	5.74'	14.90	22°03'53"	N11° 17' 40"E	5.70'
C7	45.29'	28.83	90°00'00"	S45° 00' 00"W	40.78'
C8	45.29'	28.83	90°00'00"	N45° 00' 00"W	40.78'
C9	11.65'	28.83	23°08'56"	N11° 34' 15"E	11.57'
---	---	---	---	---	---
C11	28.27'	18.00	90°00'00"	N45° 00' 00"W	25.46'
C12	28.27'	18.00	90°00'00"	S45° 00' 00"W	25.46'
C13	10.68'	28.83	21°13'01"	S10° 36' 31"W	10.62'
C14	8.09'	21.83	21°13'01"	S10° 36' 31"W	8.04'
C15	28.84'	25.33	65°12'58"	S32° 36' 29"E	27.30'
C16	27.66'	44.17	35°52'40"	N72° 03' 40"W	27.21'
C17	50.79'	32.33	90°00'00"	S45° 00' 00"E	45.73'
C18	50.16'	44.17	65°03'59"	N32° 31' 59"E	47.50'
C19	17.04'	44.17	22°06'00"	N11° 03' 00"W	16.93'



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Matthew S. Slagle PLS 34998
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FINAL PLAT BELDEN PLACE, P.U.D. Town of Minturn, County of Eagle, State of Colorado		
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SHEET 5 OF 5	DATE: 11-11-2023	