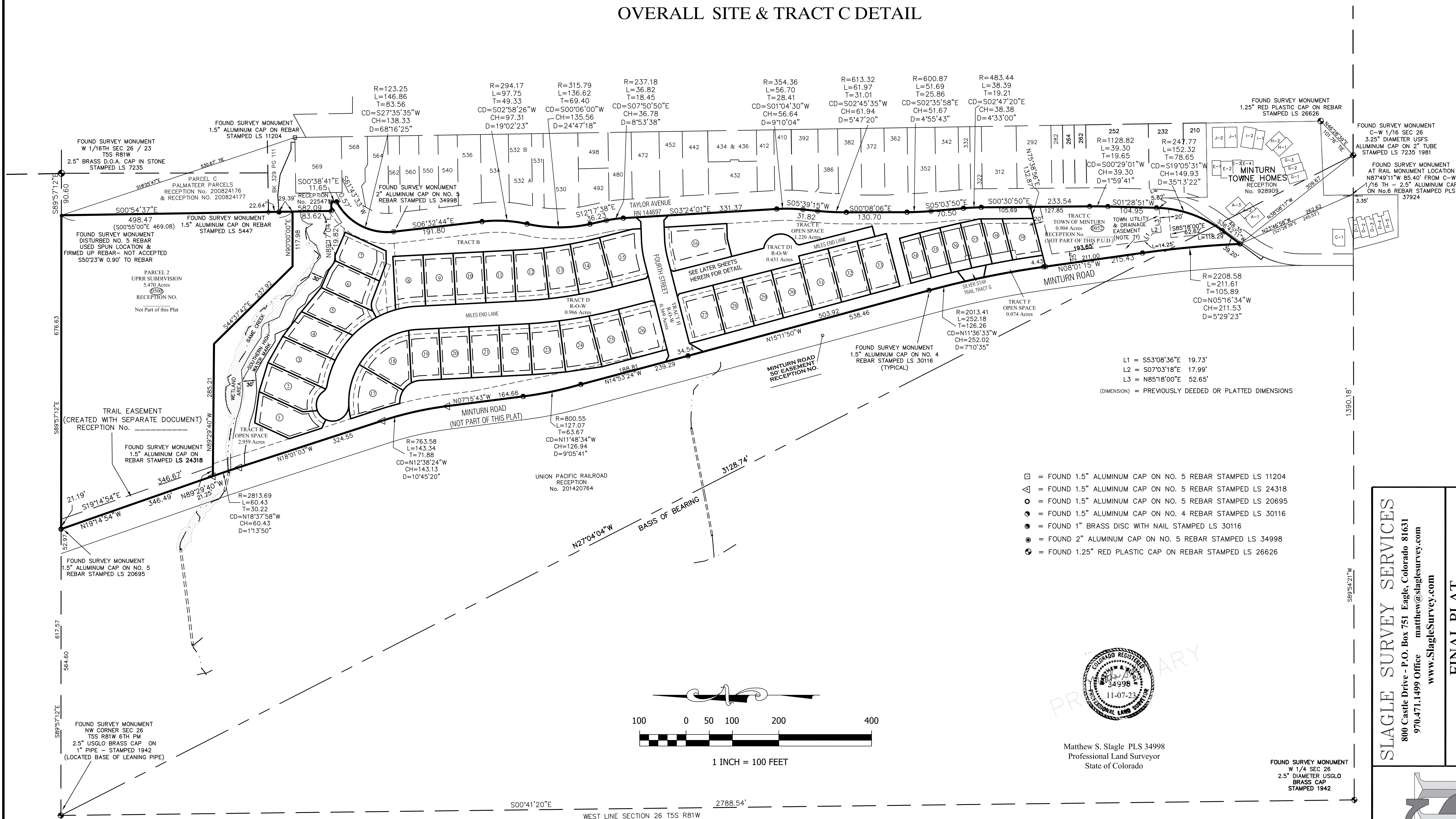


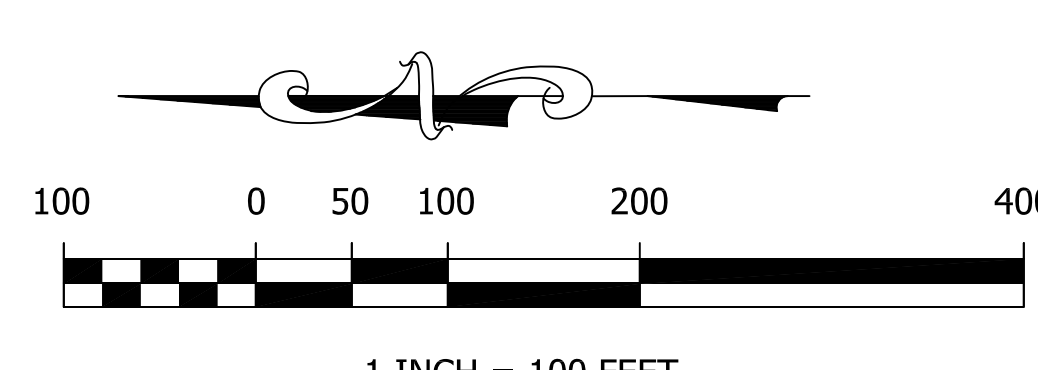
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



L1 = S53°08'36"E 19.73'
 L2 = S07°03'18"E 17.99'
 L3 = N85°18'00"E 52.65'
 (DIMENSION) = PREVIOUSLY DEEDED OR PLATTED DIMENSIONS

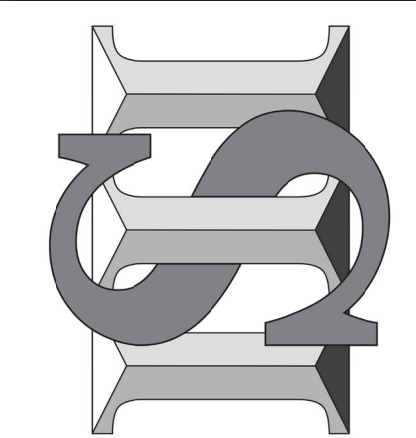
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
- ◁ = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
- = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
- = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
- ⊙ = FOUND 1" BRASS DISC WITH NAIL STAMPED LS 30116
- ⊗ = FOUND 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
- ⊕ = FOUND 1.25" RED PLASTIC CAP ON REBAR STAMPED LS 26626

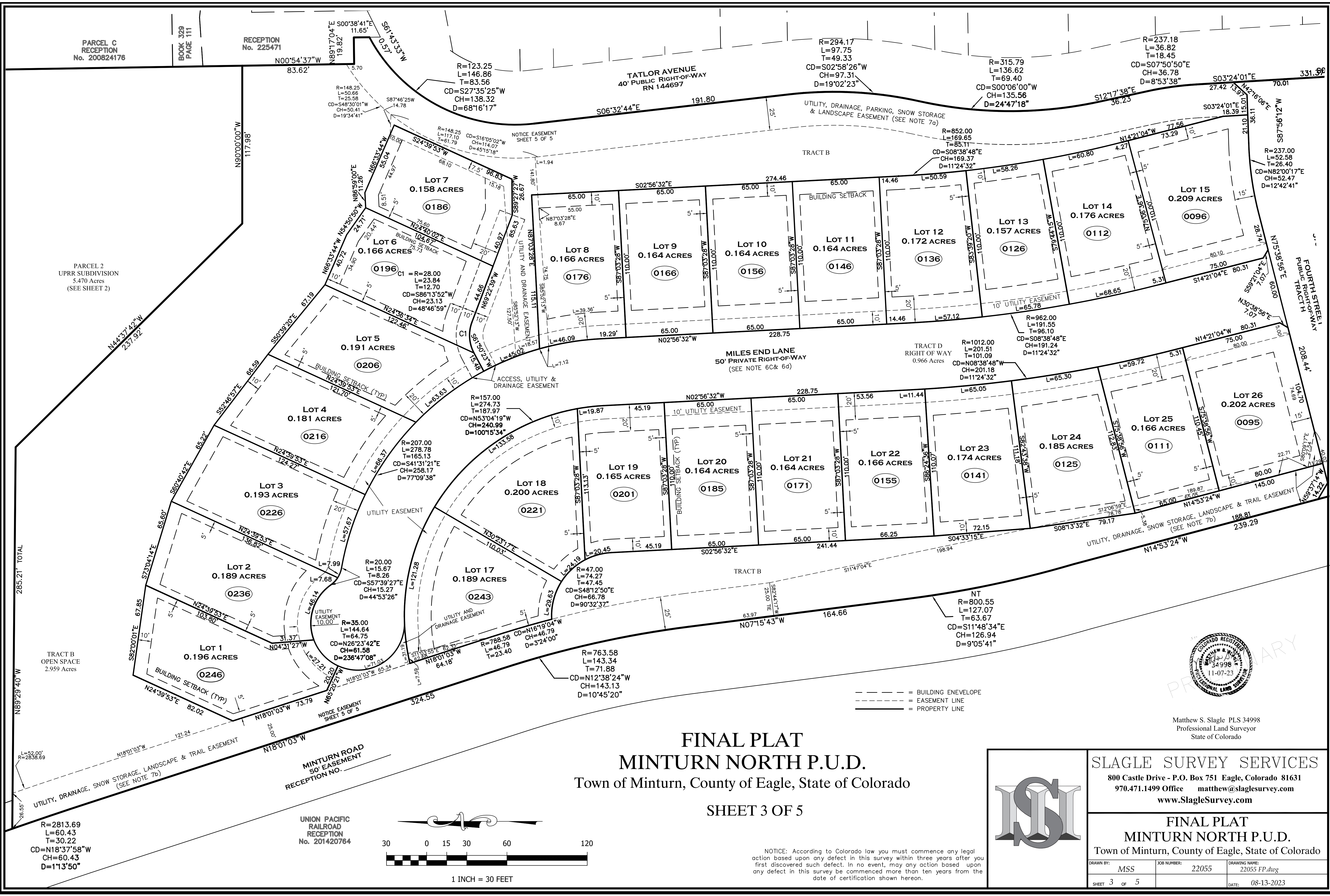


Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado

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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: MSS	SHEET 2 OF 5





PARCEL C
RECEPTION
No. 200824176

BOOK 329
PAGE 111

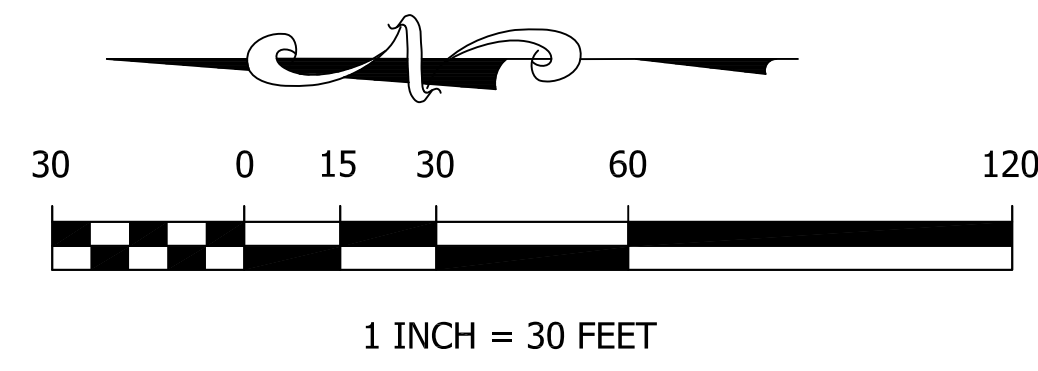
RECEPTION
No. 225471

PARCEL 2
UPRR SUBDIVISION
5.470 Acres
(SEE SHEET 2)

TRACT B
OPEN SPACE
2.959 Acres

FINAL PLAT
MINTURN NORTH P.U.D.
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SHEET 3 OF 5



--- = BUILDING ENEVELOPE
- - - = EASEMENT LINE
___ = PROPERTY LINE



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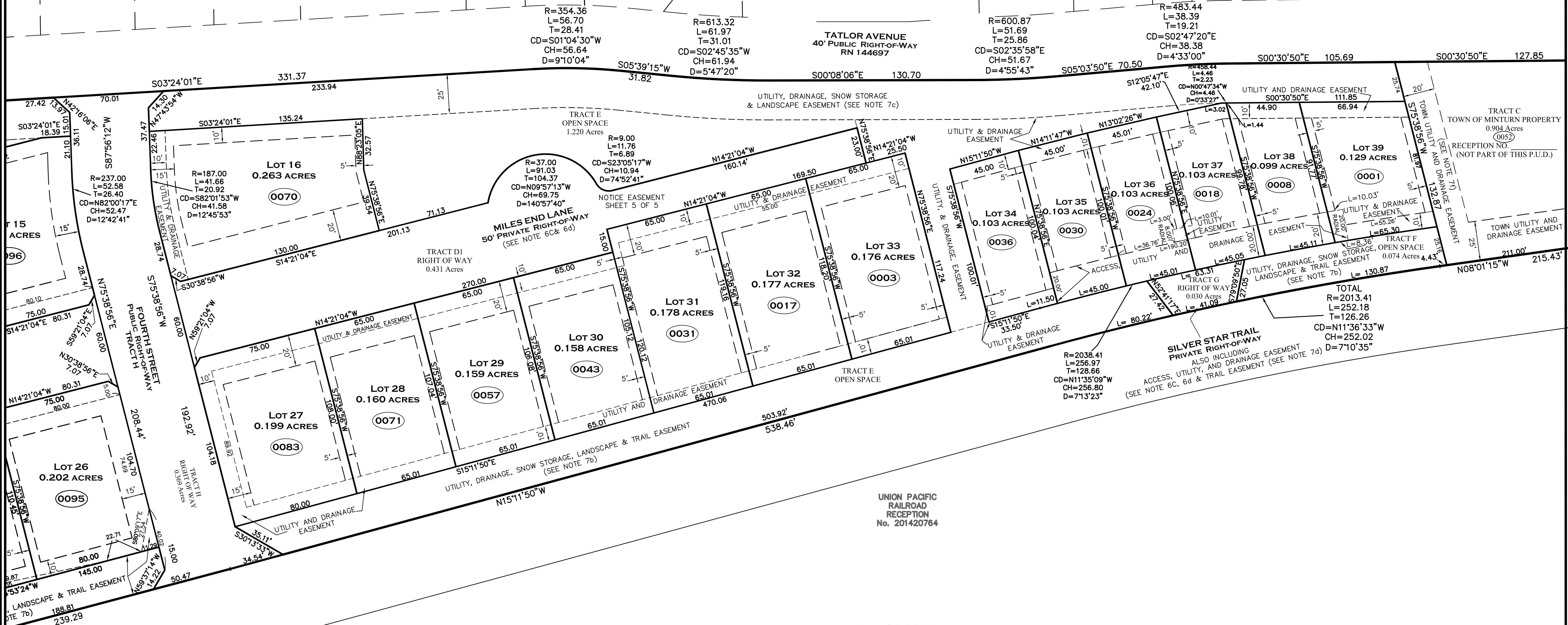
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP.dwg
SHEET 3 OF 5	DATE: 08-13-2023	

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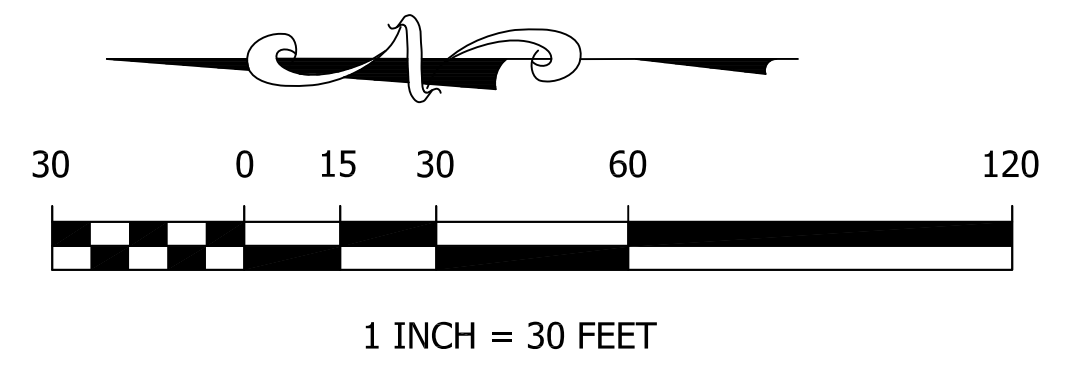
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5




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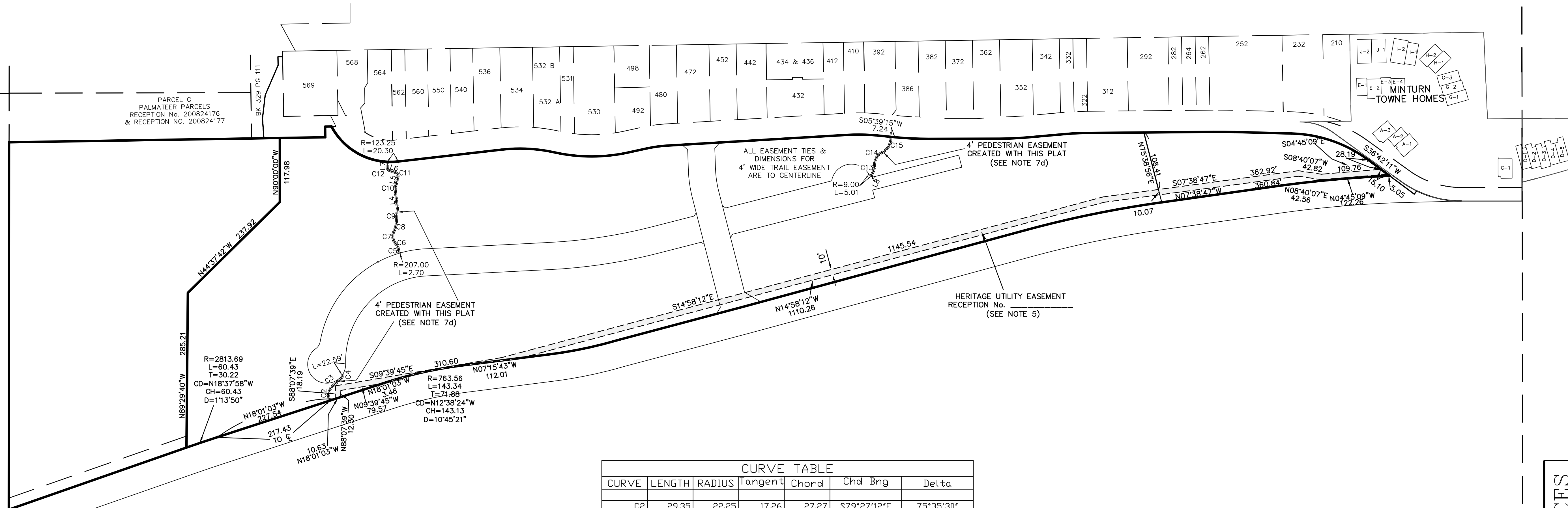


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SHEET 4 OF 5	DATE: 08-13-2023	

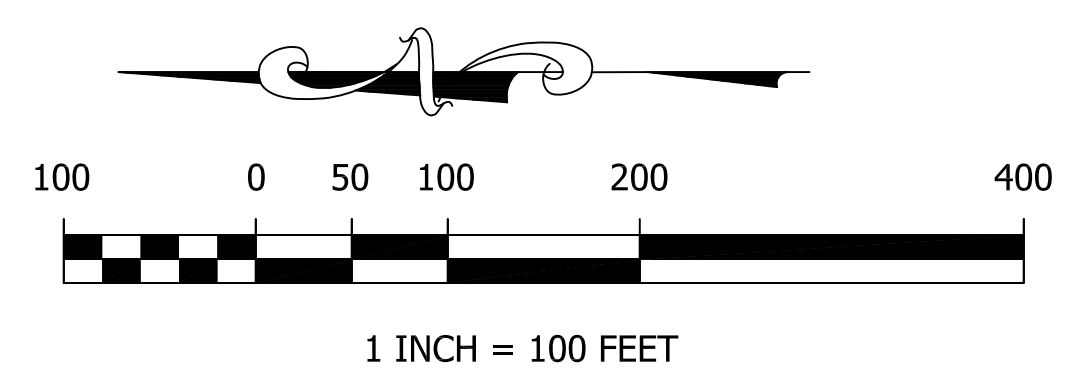
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 5 OF 5

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"

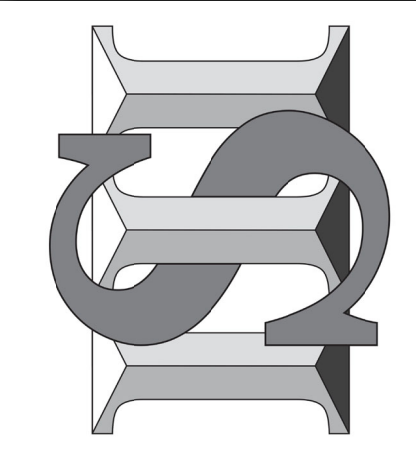


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