

FINAL PLAT UPRR SUBDIVISION

Town of Minturn, County of Eagle, State of Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Union Pacific Railroad Company, being sole owner in fee simple of all that real property situated in the Town of Minturn, Eagle county, Colorado described as follows:
 A Parcel of land being a portion of the Northwest Quarter, of Section 26, Township 5 South, Range 81 West of the Sixth P.M. according to the Dependent Resurvey thereof accepted September 13, 1943 and also being a portion of the lands defined in the Quitclaim Deed recorded December 2, 2014 as Reception No. 201420764 and being more particularly described as follows:
 Beginning at a point on the North Line of said Section 26 from which the Northwest Corner of said Section bears N89°57'12"W 617.57 feet; thence upon said North Section line S89°57'12"E 676.63 feet, to the northwest corner of lands platted as, Palmeteer Parcels recorded as Reception No. 200824176; thence departing said North Section line and upon the western boundary of said Palmeteer Parcels and upon the western line of lands platted with document recorded as Reception No. 225471 the following three (3) courses 1) S00°54'37"E 582.09 feet; 2) N89°17'04"E 19.82 feet; 3) S00°38'41"E 11.65 feet to the western boundary of Taylor Avenue Dedication recorded as Reception No. 144697; thence upon said western boundary of Taylor Avenue the following nineteen (20) courses: 1) S61°43'33"W 0.57' 2) 146.86 feet upon a curve to the left having a radius of 123.25 feet the chord of which bears S27°35'25"W 138.33 with a central angle of 68°16'25"; 3) S06°32'44"E 191.80 feet; 4) 97.75 feet upon a curve to the right having a radius of 294.17 feet the chord of which bears S02°58'26"W 97.31 with a central angle of 19°02'23" to a point of reverse curve; 5) 136.62 feet upon a curve to the left having a radius of 315.79 feet the chord of which bears S00°06'00"W 135.56 with a central angle of 24°47'18"; 6) S12°17'38"E 36.23 feet; 7) 36.82 feet upon a curve to the right having a radius of 237.18 feet the chord of which bears S07°50'50"E 36.78 with a central angle of 08°53'38"; 8) S03°24'01"E 331.37 feet; 9) 56.70 feet upon a curve to the right having a radius of 354.36 feet the chord of which bears S01°04'30"W 56.64 feet with a central angle of 09°10'04"; 10) S05°39'15"W 31.82; 11) 61.97 feet upon a curve to the left having a radius of 613.32 feet the chord of which bears S02°45'35"W 61.94 feet with a central angle of 05°47'20"; 12) S00°08'06"E 130.70 feet; 13) 51.69 feet upon a curve to the left having a radius of 600.87 feet the chord of which bears S02°35'58"E 51.67 feet with a central angle of 04°55'43"; 14) S05°03'50"E 70.50 feet; 15) 38.39 feet upon a curve to the right having a radius of 483.44 feet the chord of which bears S02°47'20"E 38.38 feet with a central angle of 04°33'00"; 16) S00°30'50"E 233.54 feet; 17) 39.30 feet upon a curve to the right having a radius of 1128.82 feet the chord of which bears S00°29'01"W 39.30 feet with a central angle of 01°59'41"; 18) S01°28'51"W 104.95 feet; 19) 152.32 feet upon a curve to the right having a radius of 247.77 feet the chord of which bears S19°05'31"E 149.93 feet with a central angle of 35°13'22"; 20) S36°42'11"W 48.35 feet; thence departing said Taylor Avenue, the following eleven (11) courses: (1) 211.61 feet upon a curve to the left having a radius of 2208.58 feet the chord of which bears N05°16'34"W 211.53 feet with a central angle of 05°29'23"; (2) N08°01'15"W 215.43 feet; (3) 252.18 feet upon a curve to the left having a radius of 2013.41 feet the chord of which bears N11°36'33"W 252.02 feet with a central angle of 07°10'35"; (4) N15°11'50"W 538.46 feet; (5) N14°53'24"W 239.29 feet; (6) 127.07 feet upon a curve to the right having a radius of 800.55 feet the chord of which bears N11°48'34"W 126.94 feet with a central angle of 09°05'41"; (7) N07°15'43"W 164.66 feet; (8) 143.34 feet upon a curve to the left having a radius of 763.58 feet the chord of which bears N12°38'24"W 143.13 feet with a central angle of 10°45'20"; (9) N18°01'03"W 324.55 feet; (10) 60.43 feet upon a curve to the left having a radius of 2813.69 feet the chord of which bears N18°37'58"W 60.43 feet with a central angle of 01°13'50"; (11) N19°14'54"W 346.49 feet to the Point of Beginning.
 Containing 18.955 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as UPRR SUBDIVISION, a 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.

OWNER: Union Pacific Railroad Company ADDRESS: 1400 Douglas Street, MS 1640, Omaha, NE 68179

BY: _____
 Chris D. Goble
 TITLE: Assistant Vice President - Real Estate

STATE OF NEBRASKA)
)SS
 COUNTY OF DOUGLAS)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____, BY CHRIS D. GOBLE AS ASSISTANT VICE PRESIDENT- REAL ESTATE OF UNION PACIFIC RAILROAD COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

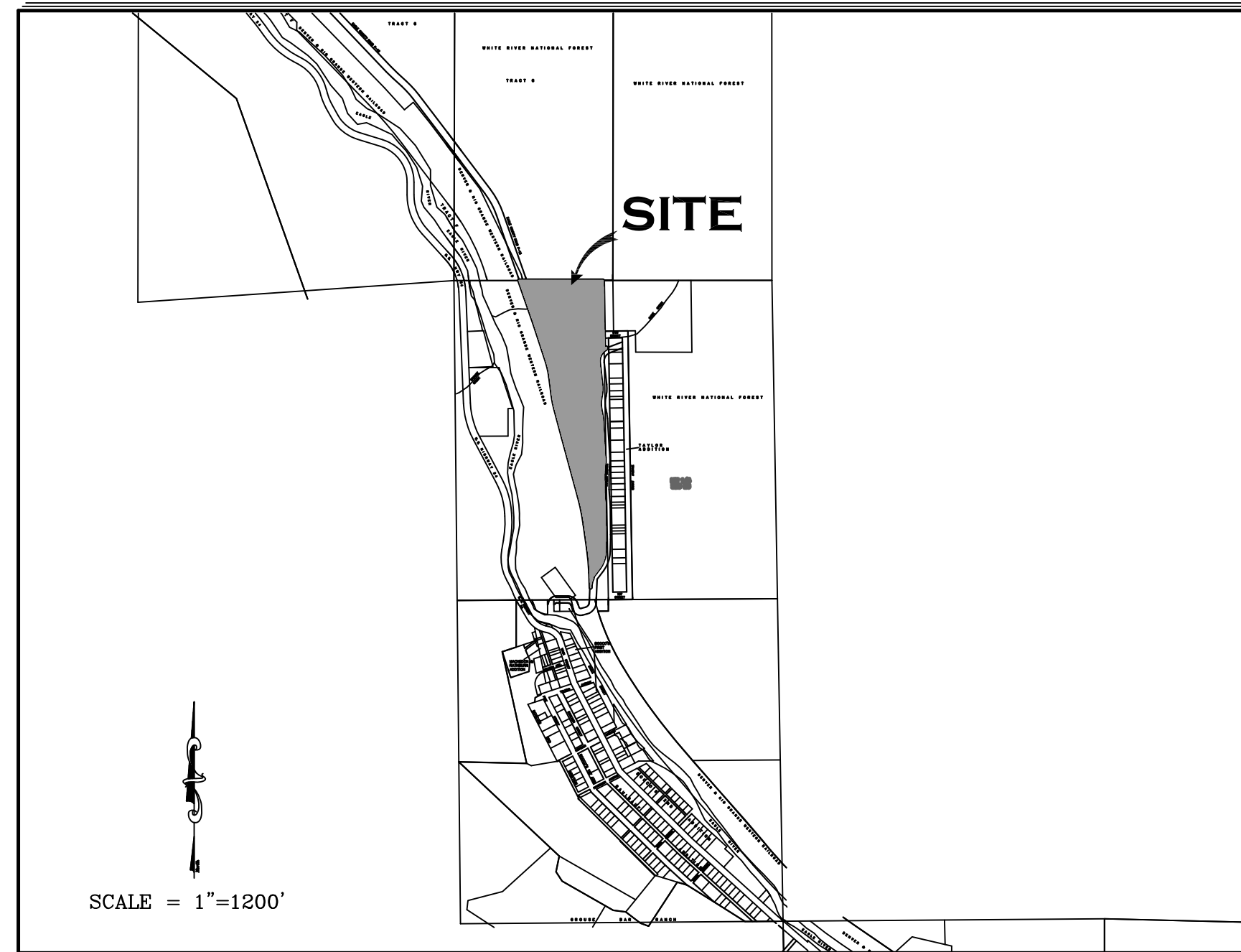
MINTURN TOWN CERTIFICATE

This plat is approved by the Town Council of the Town of Minturn, County of Eagle, State of Colorado this ___ day of ___, 2023, 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: _____

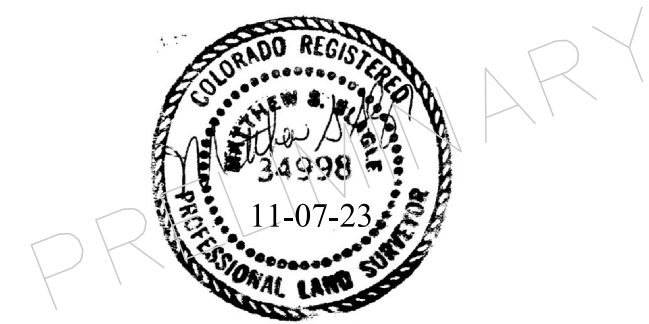
MAYOR TOWN OF MINTURN, COLORADO TOWN CLERK TOWN OF MINTURN, COLORADO



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, 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 a true, correct and complete plat of UPRR SUBDIVISION, 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 it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



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

LAND USE TABLE

PARCEL	USE	AREA	ADDRESS
1	Residential	13.485 Acres	0100 Minturn Road
2	Residential	5.470 Acres	0500 Minturn Road
TOTAL		18.955 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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.

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____, 2021 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS _____ OF _____, A.D., 20____

 TREASURER OF EAGLE COUNTY

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: _____

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 1) The purpose of this Final Plat is to (i) subdivide the parcel described hereon in Certificate of Dedication and Ownership into two (2) separate parcels as defined and labeled herein pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- 2) Basis of Bearing: Assumed bearing of N 27°04'04" W between monuments marking the Center-West sixteenth corner Section 26 and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th Principal Meridian, as shown and described herein, bearing based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- 3) Survey Date: June & July 2023.
- 4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number ABC50050645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon. In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
- Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
- Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
- 5) These Platted Lands are subject to Union Pacific Railroad Company Agreements identified as: i) Audit No. 236938, ii) Audit No. 272056, iii) Audit No. 295374, iv) Audit No. S029117, v) Audit S024713, vi) Audit No. S024713, vii) Audit No. 272056, viii) Audit No. S716476, and viii) Audit No. S025616
- 6) Lineal Units of the U.S. Survey Foot were used herein.

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 Boundary Dim 11-07-23 MSS
- Revised in House 10-06-23 MSS
- Revised Legal Call 09-27-23 MSS
- Revised Per In House 08-22-23 MSS
- Revised Per In House 08-18-23 MSS
- Revised Boundary 07-24-23 MSS
- Revised Boundary 07-23-23 MSS

SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
 970.471.1499 Office matthew@slaglesurvey.com
 www.SlagleSurvey.com

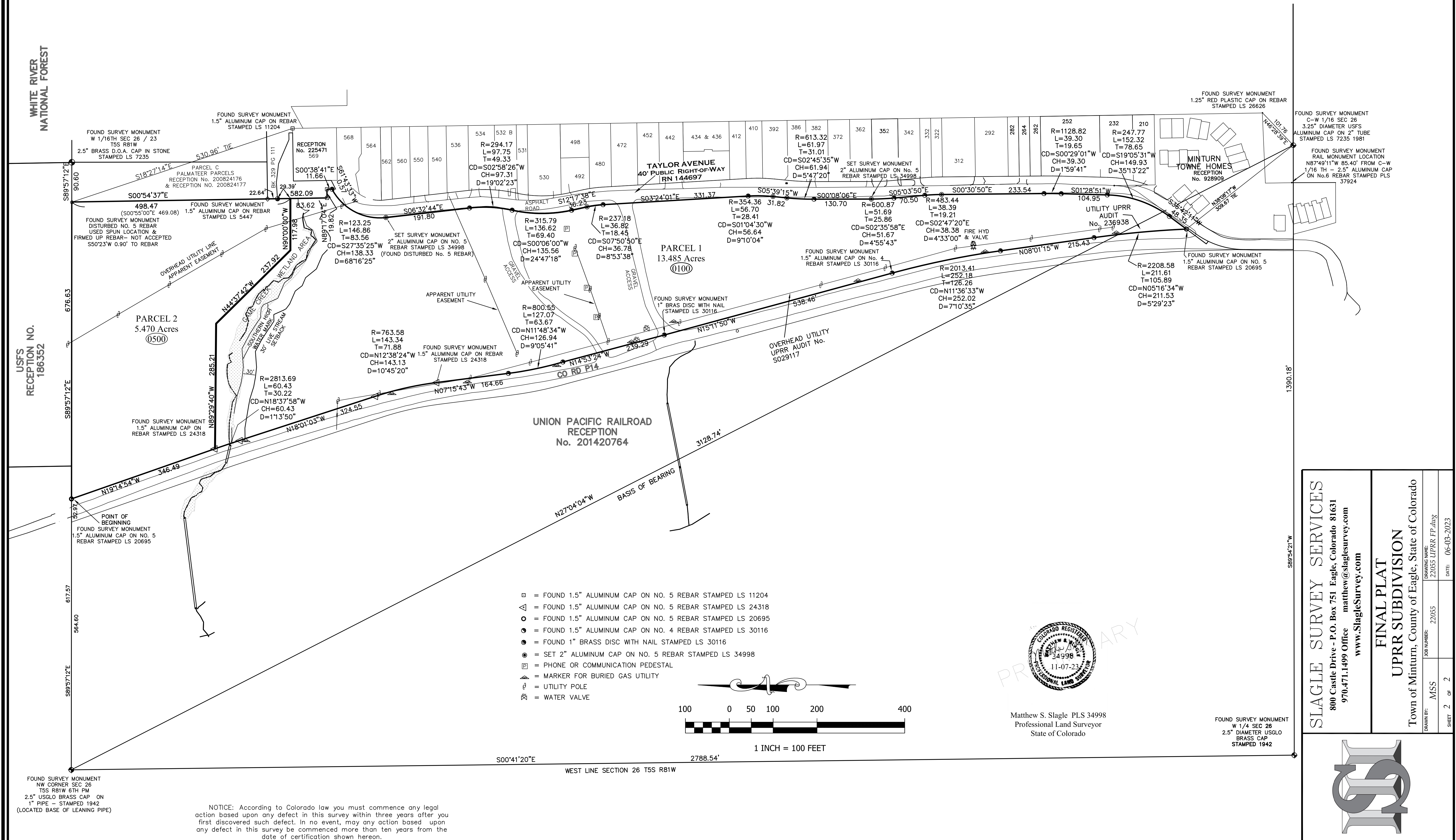
**FINAL PLAT
UPRR SUBDIVISION**
 Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	MSS	JOB NUMBER:	22055	DRAWING NAME:	22055 UPRR FP.dwg
SHEET	1	OF	2	DATE:	06-03-2023

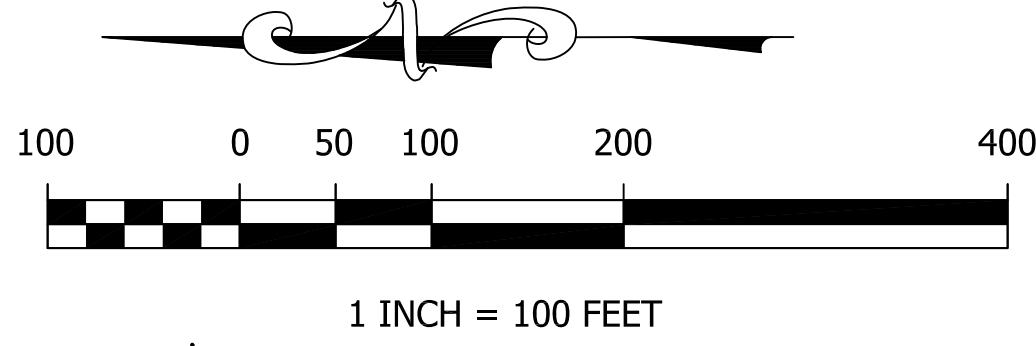
FINAL PLAT UPRR SUBDIVISION

Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 2



- = 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
- ⊙ = SET 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
- ⊞ = PHONE OR COMMUNICATION PEDESTAL
- ⊕ = MARKER FOR BURIED GAS UTILITY
- ⊖ = UTILITY POLE
- ⊗ = WATER VALVE



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

FOUND SURVEY MONUMENT
W 1/4 SEC 26
2.5" DIAMETER USGL
BRASS CAP
STAMPED 1942

FOUND SURVEY MONUMENT
NW CORNER SEC 26
T5S R81W 6TH PM
2.5" USGL BRASS CAP ON
1" PIPE - STAMPED 1942
(LOCATED BASE OF LEANING PIPE)

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.

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 UPRR SUBDIVISION	
Town of Minturn, County of Eagle, State of Colorado	
DRAWN BY: MSS	JOB NUMBER: 22055
DATE: 06-03-2023	SHEET 2 OF 2

