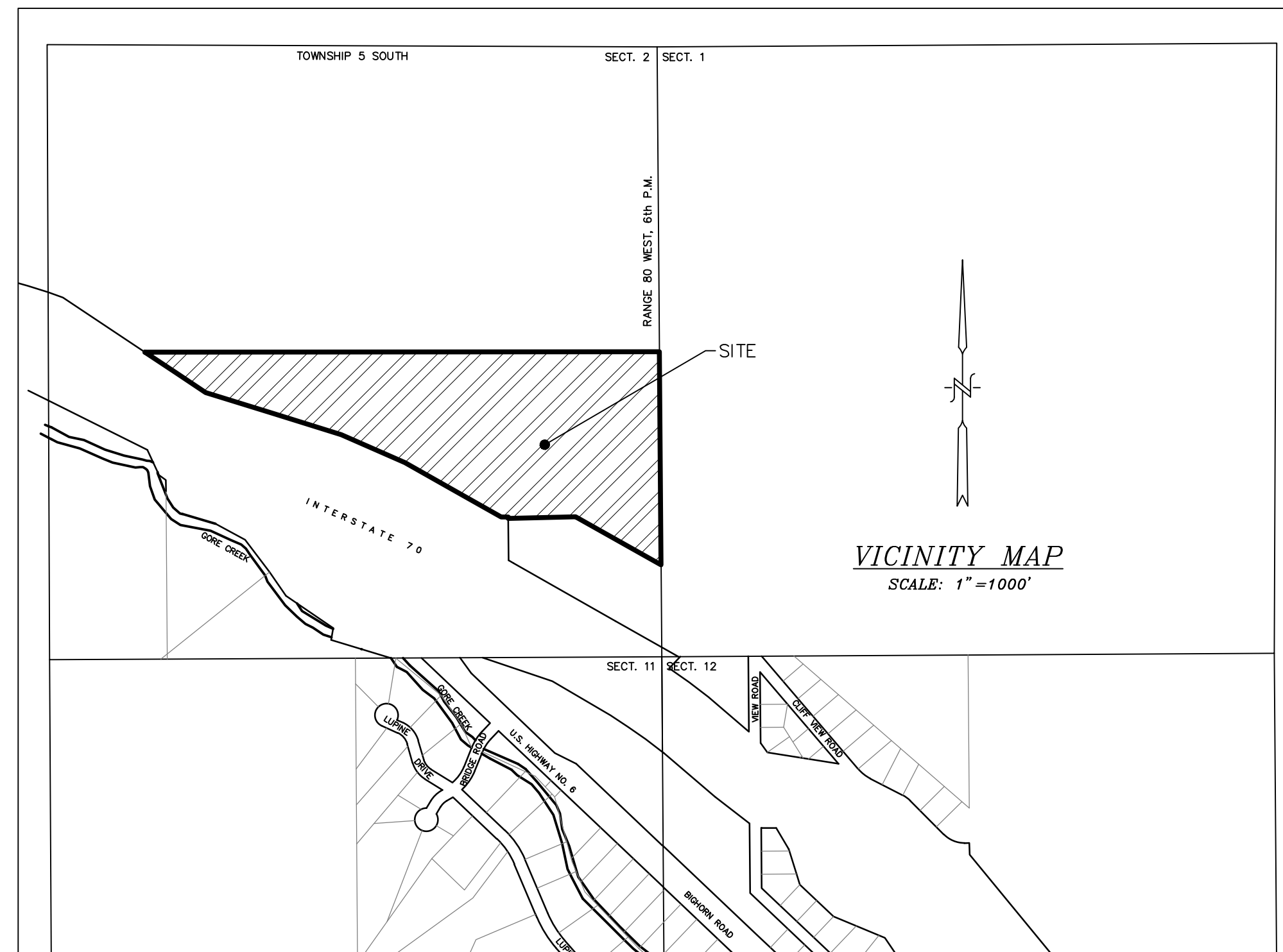


FINAL PLAT
EAST VAIL WORKFORCE HOUSING SUBDIVISION
A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 80 WEST, OF THE 6TH P.M.
TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO



LAND USE SUMMARY

LOT	ACRES	ADDRESS
LOT 1	5.396	-----
TRACT A	17.903	-----

GENERAL NOTES:

- SURVEY COMPLETED ON AUGUST, 2017.
- BASIS OF BEARINGS: SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, THE EAST 1/16TH CORNER A 2.5" ALUMINUM POST WITH A 3.25" ALUMINUM CAP FOUND IN PLACE S89°41'53"E A DISTANCE OF 1325.07' TO THE SE CORNER SECTION 2 1/4 A 2.5" ALUMINUM POST WITH A 3.25" ALUMINUM CAP FOUND IN PLACE.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD INSURANCE RATE MAP NO. 08037C0493D, WITH A DATE OF IDENTIFICATION OF DECEMBER 4, 2007, IN EAGLE COUNTY, STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY-NCS FILE NUMBER NCS-849072-1-CO DATED MAY 4 2017 AT 5:00 PM.
- THE SOLE PURPOSE OF THIS FINAL PLAT IS TO DIVIDE PARCEL INTO 2 PARCELS.
- 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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE EXCEPTIONS:

- RIGHT-OF-WAY FOR ALL COUNTY ROADS AS CURRENTLY ESTABLISHED AND USED.
- DITCHES, DITCH RIGHTS, AND CLAIMS OR TITLE TO THE SAME, WHETHER OF RECORD OR NOT.
- RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1900 IN BOOK 48 AT PAGE 477.
- RESERVATION OF A 1/2 INTEREST IN OIL, GAS AND OTHER MINERAL AS RESERVED IN DEED RECORDED MAY 3, 1960 IN BOOK 165 AT PAGE 227, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED SEPTEMBER 14, 1972 AT RECEPTION NO. 121164.
- ORDINANCE NO. 13 SERIES OF 1974, FOR ANNEXATION, RECORDED SEPTEMBER 25, 1974 AT RECEPTION NO. 132614.
NOTE: ORDINANCE NO. 20 SERIES OF 1974 AMENDING LEGAL IN CONNECTION THEREWITH RECORDED NOVEMBER 8, 1974 AT RECEPTION NO. 133315.
- EXISTING LEASES AND TENANCIES.
- TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS IN NOTICE OF ORGANIZATION REGARDING THE UPPER EAGLE VALLEY SANITATION DISTRICT EAGLE COUNTY, CO RECORDED MARCH 28, 2017 AT RECEPTION NO. 201705251.

TITLE CERTIFICATE

_____ DOES HEREBY CERTIFY THAT THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT HAVE BEEN EXAMINED AND IS VESTED IN _____

AND THAT TITLE TO SUCH LANDS IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

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

AGENT

ADDRESS _____

BY _____
(SIGNATURE)

NAME AND TITLE

LEGAL DESCRIPTION:

THE S 1/2 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH P.M. EXCEPT A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SE 1/4 OF SECTION 2;
 THENCE NORTH ALONG THE EAST LINE OF SECTION 2 A DISTANCE OF 400 FEET, MORE OR LESS, TO A POINT;
 THENCE NORTH 60° WEST 420 FEET, MORE OR LESS, TO A POINT;
 THENCE WEST A DISTANCE OF 1050 FEET, MORE OR LESS, TO A POINT ON THE NORTH BOUNDARY OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 6;
 THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 6 A DISTANCE OF 660 FEET;
 THENCE SOUTH A DISTANCE UNKNOWN TO A POINT ON THE SOUTH LINE OF SECTION 2, THENCE EAST ALONG THE SOUTH LINE OF SECTION 2 TO THE POINT OF BEGINNING.

ALSO EXCEPT AND PORTION OF THE ABOVE DESCRIBED LAND TAKEN FOR HIGHWAY PURPOSES AS SET IN RULE AND ORDER RECORDED JANUARY 5, 1971 AT RECEPTION NO. 115066, AND NOT CONTAINED IN DEEDS RECORDED SEPTEMBER 9, 1969 AT RECEPTION NOS. 111455, 111456 AND 111457.

COUNTY OF EAGLE, STATE OF COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE VAIL CORPORATION, A COLORADO CORPORATION, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

CONTAINING 23.3 ACRES MORE OR LESS; 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:

EAST VAIL WORKFORCE HOUSING SUBDIVISION

A SUBDIVISION IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO; AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DOES HEREBY DEDICATE AND SET APART 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 DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENT ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSE SHOWN HEREIN; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS _____ DAY OF _____, A.D., 20_____

OWNER: THE VAIL CORPORATION ADDRESS: 350 INTERLOCKEN CRESCENT
 A COLORADO CORPORATION BROOMFIELD, COLORADO 80021

BY: _____

TITLE: _____

STATE OF COLORADO)
 COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20_____

BY: _____

TITLE: _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

PLANNING AND ENVIRONMENTAL COMMISSION CERTIFICATE

THIS FINAL PLAT WAS APPROVED BY THE TOWN OF VAIL PLANNING AND ENVIRONMENTAL COMMISSION THIS _____ DAY OF _____, A.D., 20_____

ATTEST:

TOWN CLERK
 TOWN OF VAIL, COLORADO

CHAIRMAN
 TOWN OF VAIL PLANNING AND
 ENVIRONMENTAL COMMISSION

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF THIS _____ DAY OF _____, A.D., 20_____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

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

 TREASURER OF EAGLE COUNTY

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER ON THIS _____ DAY OF _____, A.D., 20_____, AT _____ O'CLOCK _____M. RECORDED UNDER RECEPTION NO. _____

 CLERK AND RECORDER

BY: _____
 DEPUTY

SURVEYORS CERTIFICATE:

I, BRENT BIGGS, 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 EXEMPTION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH P.M. 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.

BRENT BIGGS
 LICENSED COLORADO LAND SURVEYOR
 LICENSE NUMBER 27598

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

FINAL PLAT
EAST VAIL WORKFORCE HOUSING SUBDIVISION
 A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4
 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 80 WEST, OF THE 6TH P.M.
 TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO

