

1012 EAGLES NEST DUPLEX
LOT 2, BLOCK 6, VAIL VILLAGE FILING 7
1012 EAGLES NEST CIRCLE, VAIL, COLORADO

ISSUED FOR:	DATE:
TOV CONCEPTUAL REVIEW	6.25
UTILITY VERIFICATION	6.25
TOV DRB FINAL REVIEW	8.13
TOV DRB FINAL REVIEW RESUBMIT	8.24

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SCALE: 1" = 10'-0"

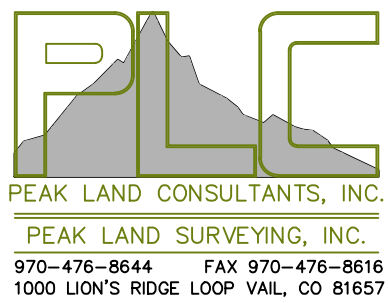
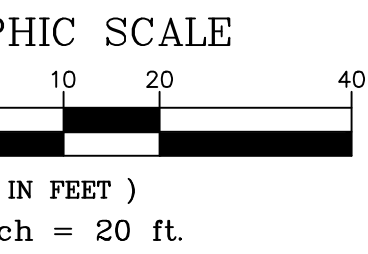
DRAWN: MDS

PROJECT #: 1705
SHEET TITLE: LANDSCAPE PL.

L1.01

LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER SHUT OFF
- IRRIGATION CONTROL VALVE/BOX
- WATER SHUT OFF
- SIGN
- ELECTRIC METER
- LIGHT POLE
- GAS METER
- WATER VALVE
- DOWN SPOUT
- TELEPHONE PEDESTAL
- WARNING SIGN
- LARGE ROCK
- BOULDER WALL
- EDGE ASPHALT
- WOOD FENCE
- SPLIT RAIL FENCE
- SANITARY SEWER LINE



TITLE EXCEPTIONS LOT 2:

- PER SAID TITLE TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY THE FOLLOWING AFFECT THE SUBJECT PROPERTY:
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED JULY 13, 1899 IN BOOK 48 AT PAGE 475 AND IN UNITED STATES PATENT RECORDED MAY 27, 1926, IN BOOK 93 AT PAGE 146. (NOT ABLE TO PLOT)
 - RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 13, 1899, IN BOOK 48 AT PAGE 475. (NOT ABLE TO PLOT)
 - RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 07, 1965, IN BOOK 187 AT PAGE 515. (NOT ABLE TO PLOT)
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL VILLAGE, SEVENTH FILING RECORDED DECEMBER 17, 1965 UNDER RECEPTION NO. 102780. (AS SHOWN HEREON)
 - TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND RIGHT OF WAY FILED FOR RECORD DECEMBER 17, 1968 AND RECORDED MARCH 28, 2017 UNDER RECEPTION NO. 201705338. (BLANKET EASEMENT NOT ABLE TO PLOT)
 - TERMS, CONDITIONS AND PROVISIONS OF APPLICATION FOR REVOCABLE PERMIT RECORDED OCTOBER 06, 2003 UNDER RECEPTION NO. 852753. (CONSTRUCTION PERMIT, NOT ABLE TO PLOT)
 - TERMS, CONDITIONS AND PROVISIONS OF APPLICATION FOR REVOCABLE PERMIT RECORDED SEPTEMBER 10, 2004 UNDER RECEPTION NO. 890669. (PERMIT TO MAINTAIN IMPROVEMENTS IN RIGHT OF WAY)

TITLE EXCEPTIONS LOT 3:

- PER SAID TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY THE FOLLOWING AFFECT THE SUBJECT PROPERTY:
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 7, 1965 IN BOOK 187 AT PAGE 515, AND ANY AND ALL AMENDMENTS OR SUPPLEMENTS THERETO. (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WAIVER AS SET FORTH BELOW: RECORDING DATE: AUGUST 2, 1988 RECORDING NO: 384580 (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AND RIGHT-OF-WAY AS SET FORTH BELOW: RECORDING DATE: MARCH 28, 2017 RECORDING NO: 201705323 (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW: RECORDING DATE: DECEMBER 17, 1965 RECORDING NO: PLAT BOOK V AT PAGE 32 (AS SHOWN HEREON)

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	20°53'55"	45.00'	16.41'	S43°43'23"E 16.32'
C2	54°00'00"	85.00'	80.11'	S29°20'02"W 77.18'
C3	41°00'00"	125.00'	89.45'	S35°50'02"W 87.55'
C4	104°01'47"	15.00'	27.23'	S67°20'55"W 23.65'
C5	33°38'13"	180.00'	105.67'	N43°49'05"W 104.16'
C6	89°22'18"	15.00'	23.40'	N18°05'16"E 21.10'
C7	43°28'06"	135.00'	102.42'	N41°15'59"E 99.98'
C8	14°31'54"	135.00'	34.24'	N12°15'59"E 34.15'
C9	35°47'37"	45.00'	28.11'	N12°53'46"W 27.66'

GENERAL NOTES

- DATE OF TOPOGRAPHY: NOVEMBER 15, 2017 AND MARCH 21, 2018.
- PROJECT BENCHMARK: SEWER MANHOLE 0840 IN CUL-DE-SAC OF EAGLES NEST CIRCLE ELEVATION PER EAGLE RIVER WATER & SANITATION ASBUILTS = 8236.28'.
- LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
- 1-3 FEET OF SNOW ON LOTS AT TIME OF SURVEY. SOME FEATURES MAY EXIST THAT WERE NOT FOUND AT TIME OF SURVEY.
- PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THE TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50048903-1, DATED OCTOBER 02, 2017 AT 5:00 P.M. (LOT 2); HERITAGE TITLE COMPANY COMMITMENT NUMBER 598-H0526666-060-TP1 DATED FEBRUARY 09, 2018 AT 7:00 A.M. (LOT 3)
- 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.

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.



TOPOGRAPHIC MAP
LOTS 2 & 3, BLOCK 6
VAIL VILLAGE, SEVENTH FILING
TOWN OF VAIL, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 03/26/18	PLC JOB#: 2156	