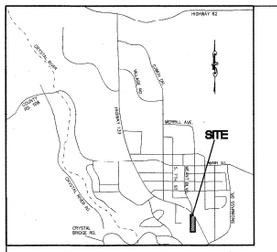
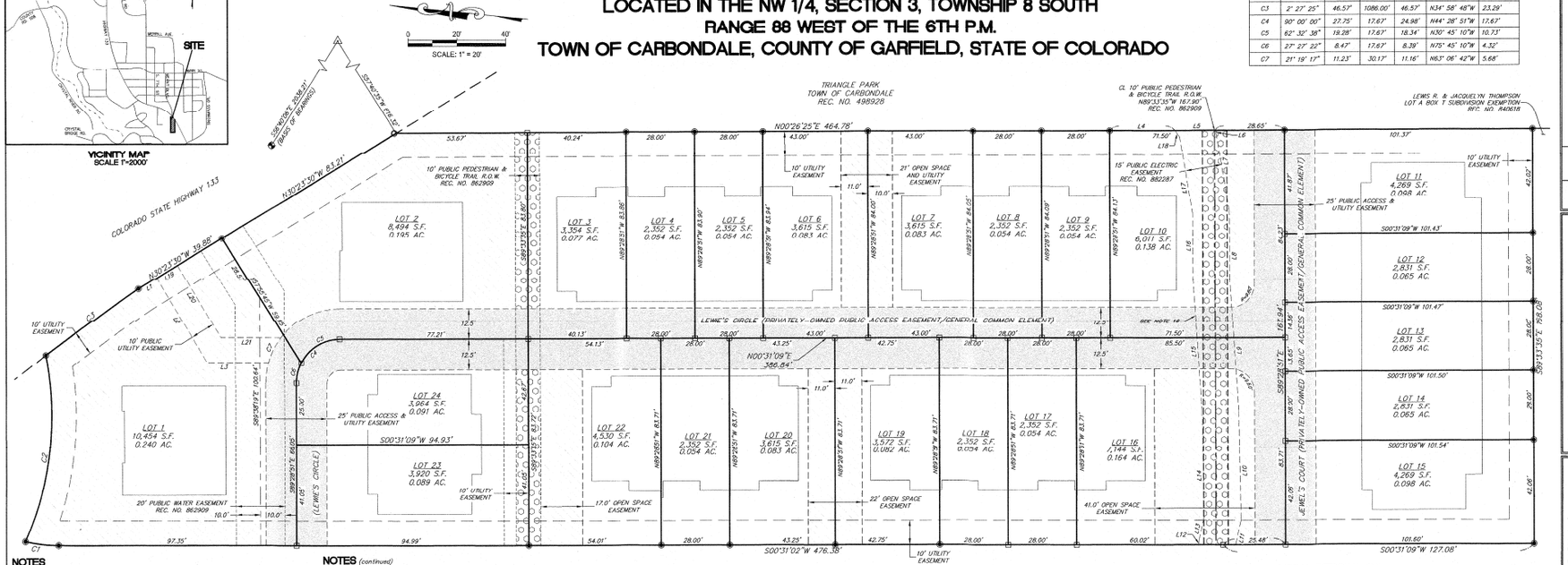
THOMPSON PARK SUBDIVISION
PHASE 2 FINAL PLAT
LOCATED IN THE NW 1/4, SECTION 3, TOWNSHIP 8 SOUTH
RANGE 88 WEST OF THE 6TH P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO



VICINITY MAP
SCALE 1"=2000'



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	CHORD	CH BEARING	TANGENT
C1	17° 36' 41"	13.72'	63.00'	13.70'	S6° 45' 27"W	6.89'
C2	35° 28' 50"	77.41'	125.00'	76.18'	S83° 02' 19"E	39.99'
C3	2° 27' 25"	46.57'	1086.00'	46.57'	N34° 58' 48"W	23.29'
C4	90° 00' 00"	27.75'	17.67'	24.98'	N44° 28' 51"W	17.67'
C5	62° 32' 38"	19.28'	17.67'	18.34'	N30° 45' 10"W	10.73'
C6	27° 27' 22"	8.47'	17.67'	8.39'	N75° 45' 10"W	4.32'
C7	21° 19' 17"	11.23'	30.17'	11.16'	N63° 06' 42"W	5.68'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N30° 23' 20"W	8.66'
L2	S59° 36' 30"W	40.15'
L3	S0° 31' 09"W	25.09'
L4	N0° 23' 19"E	26.70'
L5	N0° 26' 25"E	16.80'
L6	N87° 56' 09"E	1.04'
L7	N81° 01' 10"E	31.71'
L8	S89° 43' 48"E	27.57'
L9	N86° 40' 36"E	53.49'
L10	N89° 27' 12"E	44.71'
L11	S76° 47' 27"E	10.20'
L12	S87° 56' 09"W	1.33'
L13	N76° 47' 27"W	10.40'
L14	S89° 27' 12"W	42.34'
L15	S86° 40' 36"W	53.60'
L16	N89° 43' 48"W	26.83'
L17	S81° 01' 10"W	31.40'
L18	S54° 12' 35"W	3.22'
L19	S30° 23' 30"E	10.00'
L20	N59° 36' 30"E	34.48'
L21	N0° 31' 09"E	24.38'

NOTES

1. The purpose of this plat is to subdivide Parcel 2 into 24 individual lots.
2. Date of survey: April 18, 2019.
3. The units of linear measurement are U.S. Survey Feet.
4. The basis of bearings is an measured line bearing S57°40'17"E between a three inch aluminum cap monument at the intersection of 8th street and Euclid Avenue and a found 3-1/4" aluminum cap stamped P.L.S. 28643 as shown hereon.
5. Property line and right-of-way information was based on Title Company of the Rockies Commitment No. 0600417-C6 having an effective date of May 31, 2019.
6. This Final Plat is governed by the terms of the Annexation and Development Agreement Relating to the Thompson Park Property, Town of Carbondale ("Annexation Agreement"), recorded in the Office of the Garfield County Clerk and Recorder on March 16, 2012, Reception No. 816055, as amended by First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, and Ninth Amendments, which amendments are recorded at Reception Nos. 854368, 869651, 891166, 893904, 898605, 862912, 881125, 914136, and 921277. Exhibit C to the Annexation agreement allocates a development man that sets forth standards for development in addition to the requirements of the Carbondale Municipal Code.
7. Except as otherwise expressly authorized by the Town, all lawn and garden, common space, open space and parkland irrigation uses within Thompson Park shall be from a separate private raw water irrigation system or systems that shall not be connected to the domestic in-house supply for any building and no residence or to the non-potable irrigation system that serves the Historic House Parcel. Total irrigated areas within Thompson Park, including irrigation of the Historic House Parcel, shall not exceed 4.71 acres, and total residential lawn and garden irrigation shall not exceed 3.3 acres. Each lot or unit located within Area C shall have no more than 2500 square feet of irrigated lawn and garden area, each lot or unit located within Areas D and E shall have no more than 3500 square feet of irrigated lawn and garden area. Areas C through E are depicted upon Sheet 3 of the recorded Final Master Plat (Reception No. 862908).
8. Upon the recordation of a Notice of Applicability, lots within the Plat will become part of a common interest community to be governed by the Declaration of Covenants, Conditions, Easements and Restrictions for Thompson Park Subdivision, recorded at Reception No. 928315, and the associated Design Guidelines recorded at Reception No. 928317. Such Declaration includes common expense budgeting, assessment, and collection procedures for the purposes of funding common expenses, including upkeep of private common areas, as well as operation, maintenance, repair and replacement of certain infrastructure located within public rights-of-way, including open sections of irrigation ditches and a private irrigation system, as well as upkeep of all landscaped areas within public rights-of-way.
9. A Declaration of Covenant-Real Estate Transfer Assessment ("RETA") in a form approved by the Town of Carbondale has been recorded in the Office of the Garfield County Clerk & Recorder, Reception No. 922724, for purposes of establishing a transfer assessment of one percent (0.01) of the gross sales price of each sale, payable to the Town of Carbondale at the time of future resales of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24.
10. Future condominium units to be developed upon Lots 1 and 2 shall be subject to a Deed Restriction to be approved by the Town and recorded in the Office of the Garfield County Clerk & Recorder for purposes of establishing income qualifications, and occupancy and resale restrictions, to preserve the affordability of all future condominium units to be located upon these two Lots.
11. Development of the property shown on the Plat is subject to the terms of Town of Carbondale Ordinance No. 15, Series of 2019, dated November 12, 2019 and recorded in the Garfield County records on November 15, 2019, at Reception No. 928315, Carbondale Ordinance No. 11, Series 2018, Reception No. 914139, the Parcel 2 Development Improvements Agreement also recorded at Reception No. 914136, Ordinance 2015-9 dated May 19, 2015, recorded at Reception No. 862908 and the Master Subdivision Improvements Agreement for the Thompson Park Subdivision dated May 19, 2015 and recorded in the Garfield County records at Reception No. 862913 and First Amendment at Reception No. 872184.
12. A continuous 25-foot non-exclusive, privately-owned public access and utility easement ("Access Easement"), which is identified hereon as Lewie's Circle and Jewel's Court, is established by this Plat and hereby dedicated to (a) the Thompson Park Homeowners Association for the benefit of all owners within the Thompson Park Subdivision and (b) the Town of Carbondale for the benefit of the general public. The purpose of the Access Easement is to allow perpetual ingress and egress to each Lot consistent therein, granted subdivision owner and public access over and across the Access Easement area, and the construction, operation, maintenance, and repair of public utilities, including but not limited to, public water and sewer mains, to be located within the Access Easement area. The Access Easement areas shall not be signed as private property or in any way that limits public access to or use of streets and sidewalks to be constructed within the Access Easement area. Despite the public having access to the Access Easement area, the Thompson Park Homeowners Association shall own and have perpetual responsibility for the maintenance, repair, and replacement of all sidewalks, curbs, gutters, drainage, and paved streets within the Access Easement area. The Town of Carbondale shall have no obligation to construct, maintain, repair, or replace the same, or to plow or remove snow within Access Easement areas shown on this Plat. Further, the Town of Carbondale shall have no liability for the general public use of the Access Easement area.
13. In the event it becomes necessary for the Town of Carbondale to repair or replace its utilities located within any public utility easement created by this Plat, the Town's restoration obligations shall be limited to regrading the disturbed area to the original grade that existed in the easement area prior to the repair or replacement work. All other restoration work within the easement area, including revegetation and repaving, will be the responsibility of the Thompson Park Homeowners Association.
14. Any improvements made within the waterline easement recorded under Reception No. 862909 are at the risk of the property owner if the Town needs to maintain its waterline infrastructure.
15. All land outside the building footprints within Lots 1 and 2 is designated as an Open Space Easement except for that portion of the Lots located within the Access Easement for Lewie's Circle.
16. The north line of the existing 15' electric easement recorded at Reception No. 882287 located in Lot 10 is also the northern boundary of an Open Space Easement on Lot 10 created by this Plat that extends south to the northern boundary of the Jewel's Court Access Easement.
17. The redevelopment or remodel of any Dwelling on any lot created by this Plat shall be limited to the original, as-constructed footprint of the Dwelling. Unless and until the impervious lot coverage requirements set forth in the Town of Carbondale's Unified Development Code, in effect from time to time, allow for additional impervious area on Parcel E, no additional impervious area may be added to any lot created by this Plat. Required pervious paving systems and materials shall remain in place and may not be replaced by impervious surfaces
18. A landscape and maintenance easement is hereby established for the benefit of the Thompson Park Homeowners Association over and across each lot shown hereon. The Association shall be responsible for maintaining (including snow removal) all areas outside the building envelope on each lot, which areas include all yards, driveways, open space easements (excluding the public trails that may be located within the easement areas), sidewalks, and roadways. Owners are responsible for snow removal from decks, patios, and front door walkways.
19. General Common Elements created by or shown on this Plat: all designated Open Space Easements; the Access Easement for Lewie's Circle and Jewel's Court; public and private utility easements; and pedestrian and bicycle trail easements. Other General Common Elements may be described or designated in the Declaration of Covenants, Conditions, Easements and Restrictions for Thompson Park Subdivision, recorded at Reception No. 928315.
20. Limited Common Elements created by this Plat: the roof and exterior of any building, all yards outside any Open Space Easement, decks, driveways, and patios located on any lot within this Plat. Each such Limited Common Element shall benefit only the lot on which it is located. Notwithstanding the foregoing, Limited Common Elements benefitting the condominium units to be created on Lots 1 and 2 will be further defined on the condominium plats thereof.
21. All Open Space Easements shown on this Plat may be used for snow storage by the Thompson Park Homeowners Association, except that no snow storage shall occur within 10 feet of any building.
22. The Town of Carbondale is responsible for maintaining the public trails depicted hereon, including those within Open Space Easements; provided, however, that the Thompson Park Homeowners Association or utility provider, as applicable, will be responsible for repairing any damage or disturbance to the trails resulting from work done in the utility easements established by or shown on this plat.

LEWIE'S LANE (56' R.O.W.)

LAND USE SUMMARY

Lot	Sq. Ft.	Acres	Land Use
1	10,454	0.240	Condominium
2	8,494	0.195	Condominium
3	3,354	0.077	Townhouse
4	2,352	0.054	Townhouse
5	2,352	0.054	Townhouse
6	3,615	0.083	Townhouse
7	3,615	0.083	Townhouse
8	2,352	0.054	Townhouse
9	2,352	0.054	Townhouse
10	6,011	0.138	Townhouse
11	4,269	0.098	Townhouse
12	2,831	0.065	Townhouse
13	2,831	0.065	Townhouse
14	2,631	0.065	Townhouse
15	4,269	0.098	Townhouse
16	3,144	0.164	Townhouse
17	2,352	0.054	Townhouse
18	2,352	0.054	Townhouse
19	3,572	0.082	Townhouse
20	3,615	0.083	Townhouse
21	2,352	0.054	Townhouse
22	4,530	0.104	Townhouse
23	3,920	0.089	Townhouse
24	3,964	0.091	Townhouse

LEGEND

- OPEN SPACE EASEMENT CREATED BY THIS PLAT
- PUBLIC 10' PEDESTRIAN & BICYCLE TRAIL R.O.W. REC. NO. 862909
- 25' PRIVATELY-OWNED PUBLIC ACCESS AND UTILITY EASEMENT CREATED BY THIS PLAT

SURVEY MONUMENT KEY

- △ FOUND 3-1/4" ALUMINUM CAP STAMPED P.L.S. 28643, NORTH 1/4 COR., SEC. 3
- FOUND BRASS ROD FOR TOWN MONUMENT AT INTERSECTION OF 8TH STREET AND EUCLID AVENUE
- ○ FOUND #5 REBAR WITH 1-1/4" PLASTIC CAP STAMPED P.L.S. 20133
- ◉ SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED L.S. 23089
- ⊡ SET NAIL AND 1" WASHER DRILLED INTO ASPHALT STAMPED L.S. 23089

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.

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado this 15th day of November, 2019, at 10:47 o'clock a.m., at Reception No. 928316.

DRAWER 22A
FEE 13.00

Clerk and Recorder

by Deputy

PLANNING COMMISSION CERTIFICATE

This Plat was approved by the Planning and Zoning Commission at the Town of Carbondale, Garfield County, Colorado on the 24th day of October, A.D., 2019

Chair

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Thompson Park, LLC being the sole owner in fee simple of all that real property described as Parcel 2 of the Thompson Park Master Plat as recorded in the Office of the Garfield County Clerk and Recorder under Reception No. 862909, has by these presents laid out, platted and subdivided the same into Lots as shown hereon and designates the same as Thompson Park Subdivision Phase 2 Final Plat in the Town of Carbondale, County of Garfield, State of Colorado; and does hereby grant to the Town of Carbondale, County of Garfield, State of Colorado, for public use the access easement for Lewie's Circle and Jewel's Court and all public utility easements shown hereon.

EXECUTED this 15th day of November, A.D., 2019.

Owner: Thompson Park, LLC
700 17th Street
Suite 200
Denver, CO 80202

By: Jacques A. Machol III, Co-Manager

STATE OF COLORADO)
) ss
COUNTY OF Denver)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 12th day of November, A.D., 2019

My commission expires:
Witness my hand and official seal.

BRUCE MORRISSA
STATE OF COLORADO
NOTARY ID 19994008952
MY COMMISSION EXPIRES APRIL 13, 2020

Notary Public

LEGAL DESCRIPTION

Parcel 2 of the Thompson Park Master Plat as recorded in the Office of the Garfield County Clerk and Recorder under Reception No. 862909, said Parcel containing 2.20 acres more or less.

BOARD OF TRUSTEES CERTIFICATE

This Plat was approved by the Board of Trustees of the Town of Carbondale, County of Garfield, State of Colorado, on the 12th day of November, A.D. 2019, for filing with the Clerk and Recorder of Garfield County, State of Colorado, and for the conveyance to the Town of the public dedications shown hereon, subject to the provision that the approval in no way obligates the Town of Carbondale for financing or constructing improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees.

Mayor

Attest: Town Clerk

SURVEYOR'S CERTIFICATE

I, James S. Kunkel do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Colorado, that this is a true, correct and complete Plat of Thompson Park Subdivision Phase 2 Final Plat in the Town of Carbondale, County of Garfield, State of Colorado, as laid out, platted, dedicated and shown hereon, that such Amended Final Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of November, 2019.

COLORADO LICENSED 23089 PROFESSIONAL LAND SURVEYOR 11/15/19

James S. Kunkel
License Number 23089

STATE OF COLORADO)
) SS
COUNTY OF EAGLE)

(Thompson Park Subdivision, Phase 2 Final Plat") prepared by Inter-Mountain Engineering dated November 15, 2019

Acknowledged before me this 15 day of November, 2019 by James S. Kunkel, Registered Professional Surveyor No. 23089

My commission expires:

Witness my hand and official seal.

ELIZABETH SPANIEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004043447
MY COMMISSION EXPIRES 10/17/2021

Notary Public

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
P.O. BOX 978, AVON, CO 81620 PH: (970)845-9667 FAX: (970)845-9673
181 BRUSH CREEK ROAD, SUITE 201 • GYPSUM, COLORADO 81637 • WWW.IMEC.US.COM

NO.	DATE	REVISION	BY

CLIENT: THOMPSON PARK, LLC

This document was prepared by the exclusive use of the Client specified hereon and is not to be used by any other person or entity for any other purpose or extension to the project specified hereon without the written authorization from Inter-Mountain Engineering. In the event that any other person or entity does use or rely upon this document without such authorization, such person or entity shall indemnify and hold harmless Inter-Mountain Engineering from and against any damages resulting therefrom. This document is to be used within one year of the date hereof. Use after that period is not authorized.

THOMPSON PARK SUBDIVISION
PHASE 2 FINAL PLAT
TOWN OF CARBONDALE
COUNTY OF GARFIELD, STATE OF COLORADO

DESIGNED BY:
DRAWN BY: SPF
CHECKED BY: JSK
DATE ISSUED: 11-15-19
PROJECT NO. 19-0026
SHEET NO. 1 OF 1

928316

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