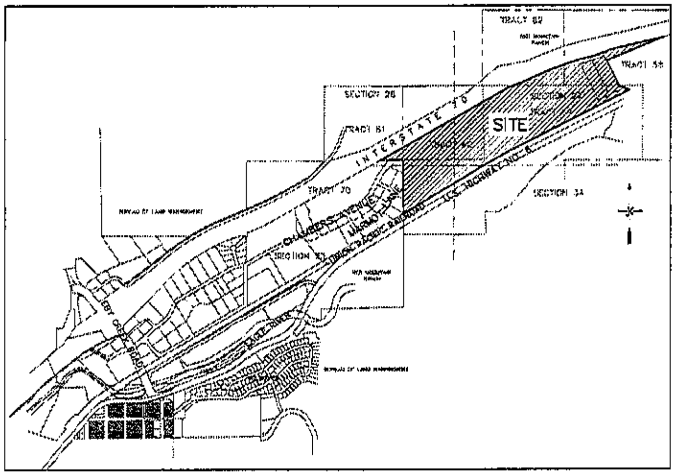
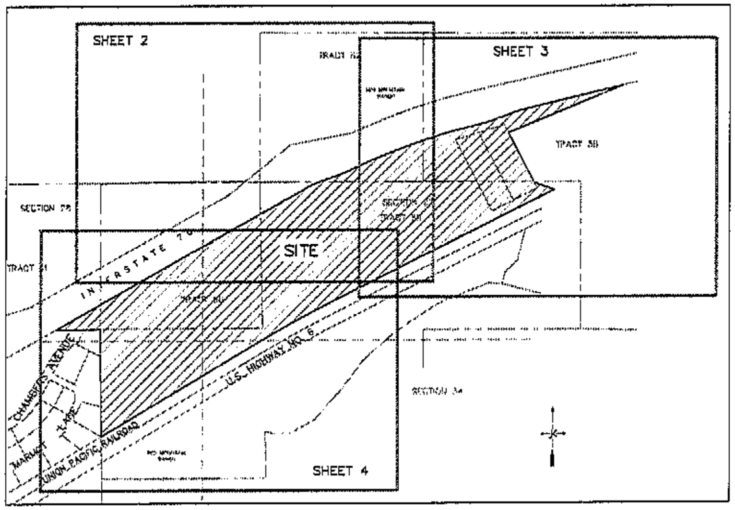


VICINITY MAP 1" = 1000'
SECTIONS 27, 28, 33 & 34, T4S, R84W, 6TH PM



KEY MAP 1" = 500'

PRELIMINARY PLAT
EAGLE RIVER STATION
LOCATED IN TRACTS 58, 59, 60, 61 AND 62, SECTIONS 27, 28, 33 & 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

NOTES:

1. Street Address: 19630 U.S. Highway 6 & 24
2. The legal description and record easement information are based upon the Warranty Deed recorded in at Book 215 at Page 491 and Book 327 at Page 290 and ALTA Title Commitment No. 611-H0124144-610-ETO furnished by First American Heritage Title Company, dated June 9, 2006.
3. Improvement locations and apparent deed lines are based upon the monuments shown hereon.
4. Survey Date: December, 2005 - October, 2007
5. The bearings, shown hereon, are based on a bearing of N89°54'19"W for the 1-2 line of Tract 62. Monuments were found as shown hereon.
6. The parcel described hereon is subject to the Easements, Covenants and Option Agreement as recorded in Book 327 at Page 292.
7. The parcel described hereon may be subject to the Declaration of Covenants described in Book 225 at Page 129.
8. The parcel described hereon is subject to the Amended and Restated Easements, Covenants and Option Agreement as recorded in Book 337 at Page 284.
9. The parcel described hereon is subject to the Agreement to extinguish a Temporary Easement to water livestock as recorded in Book 414 at Page 958.
10. The parcel described hereon is subject to the Colorado-Ute Association, Inc., Access Easement as recorded in Book 383 at Page 564.
11. The parcel described hereon is subject to the Colorado-Ute Association, Inc., Electric Easement as recorded in Book 182 at Page 383.
12. The parcel described hereon is subject to the Reservation by Ruth Rowland contained in the Warranty Deed recorded in Book 191 at Page 155.
13. The parcel described hereon is subject to the Agreement recorded in Book 391 at Page 836.
14. The parcel described hereon is subject to the Court Decree recorded in Book 418 at Page 766.

LAND USE SUMMARY

PARCEL	AREA	USE
PARCEL 1	0.324	OPEN SPACE
PARCEL 2	20.159	MIXED USE (MU)
PARCEL 3	0.878	OPEN SPACE
PARCEL 4	4.486	COMMERCIAL RETAIL (CR)
PARCEL 5	1.004	COMMERCIAL RETAIL (CR)
PARCEL 6	1.156	COMMERCIAL RETAIL (CR)
PARCEL 7	5.113	COMMERCIAL RETAIL (CR)
PARCEL 8	11.912	MIXED USE LIFESTYLE (MUL)
PARCEL 9	8.420	COMMERCIAL RETAIL (CR)
PARCEL 10	1.328	COMMERCIAL RETAIL (CR)
PARCEL 11	8.360	COMMERCIAL RETAIL (CR)
PARCEL 12	11.601	COMMERCIAL RETAIL (CR)
PARCEL 13	1.387	COMMERCIAL RETAIL (CR)
PARCEL 14	2.028	
PARCEL 15	0.709	OPEN SPACE
TRACT 1	9.749	RIGHT-OF-WAY
TRACT 2	7.728	RIGHT-OF-WAY
TOTAL	95.572	

NOTE:
LAND USES CORRESPOND TO THE EAGLE RIVER STATION PUD

EAGLE RIVER STATION

A parcel of land located within Tracts 58, 59, 60, 61 and 62, Sections 27, 28, 33 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N89°54'19"W for the North line of said Tract 62 between Corner No. 1 and Corner No. 2, both being 2 1/2" GLO brass caps on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Interstate Highway No. 70, from which said Corner No. 2 of Tract 62 bears N19°23'28"W, 1428.43 feet; thence along said southerly right-of-way line of Interstate Highway No. 70 the following five (5) courses:

1) N69°50'12"E, 288.80 feet;
2) along a non-tangent curve to the right having a length of 1013.48 feet, a radius of 5579.80 feet, a tangent of 508.14 feet, a delta of 10°24'26" and a chord of 1012.09 feet that bears N68°28'52"E;
3) N75°42'18"E, 333.13 feet;
4) N69°59'51"E, 319.78 feet;
5) N78°25'08"E, 926.49 feet;

thence departing said southerly right-of-way S67°31'26"W, 1092.56 feet to a point on the East line of Lot 2 of the Red Mountain Ranch Exemption as described on the plat thereof recorded in Book 372 at Page 753 at said Clerk and Recorder's Office; thence along said East line S26°52'06"E, 501.69 feet; thence departing said East line S69°57'11"E, 190.49 feet to the northerly right-of-way line of the Union Pacific Railroad, being 50.00 feet from the center of the existing tracks; thence along said northerly right-of-way the following three (3) courses:

1) S63°04'44"W, 2197.11 feet;
2) along a curve to the left having a length of 806.00 feet, a radius of 11988.63 feet a tangent of 403.15 feet, a delta of 3°51'07" and a chord of 805.85 feet that bears S61°09'11"W;
3) S59°13'37"W, 1554.84 feet

to the southeasterly corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle , Colorado also being a point on the 4 - 5 line of said Tract 59, from which Corner No. 5 of said Tract 59 bears S00°37'32"E, 371.93 feet, being a 2 1/2" GLO brass cap on 1" iron pipe, found in place; thence along said 4 - 5 line also being the easterly line of said Eagle Valley Commercial Park, Filing No. 2 N00°37'32"W, 946.69 feet to Corner No. 4 of said Tract 59 also being Corner No. 3 of said Tract 60; Corner No. 4 of said Tract 61; and Corner No. 1 of Tract 70 of said Township and Range, being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS #23089, found in place; thence along the south line of said Tract 61 also being the northeasterly line of said Eagle Valley Commercial Park, Filing No. 2, S89°05'16"W, 390.88 feet to a point on said southerly right-of-way line of Interstate Highway No. 70; thence along said southerly right-of-way line N60°24'00"E, 2611.72 feet to the Point of Beginning. Said parcel containing 95.574 acres, more or less.

Expressly excluded from this legal description are any estates below the surface including minerals and mineral estates, coal, sand and gravel, asphaltum, oil and gas and liquid or gaseous hydrocarbons.

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 the certification shown hereon.

J&K, INC.
ARCHITECTURE
CIVIL ENGINEERING
LAND SURVEYING
MAPPING
PLANNING
STRUCTURAL ENGINEERING
POST OFFICE BOX 406
1286 CHAMBERS AVE, SUITE 200
EAGLE, COLORADO 81631
P 970 328 6368
F 970 328 1035
WWW.JK-INC.COM

NO.	DATE	DESCRIPTION	BY	CHK
1	[illegible]	EAGLE RIVER STATION PRELIMINARY PLAT		
A	[illegible]	UPDATE PER REVISED DESIGN		

ISSUE / REVISIONS

SCALE
JOB NO. 11016
SHEET NO. 1

INTEGRITY
FROM THE GROUND UP

PRELIMINARY PLAT
EAGLE RIVER STATION

LOCATED IN TRACTS 56, 59, 60, 61 AND 62, SECTIONS 27, 28, 33 & 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

LEGEND

- Boundary Line
- Easement
- Railroad
- Ditch Centerline
- Section Line
- Tract Line
- Fence
- Overhead Electric
- Edge of Asphalt
- Adjacent
- Utility Pole
- 1 1/2" Aluminum Cap on #5 Rebar, PLS #20685, Found
- 1 1/2" Aluminum Cap on #5 Rebar, PE\PLS #23069, Found
- 2 1/2" GLO Brass Cap on 1" Iron Pipe, Found
- 2 1/2" Aluminum Cap on 2 1/4" Aluminum Pipe, PE\PLS #23069, Found
- 1 1/2" Aluminum Cap on #5 Rebar, PLS #26598, Found
- 1 1/2" Aluminum Cap on #5 Rebar, PE\PLS #23069, Set

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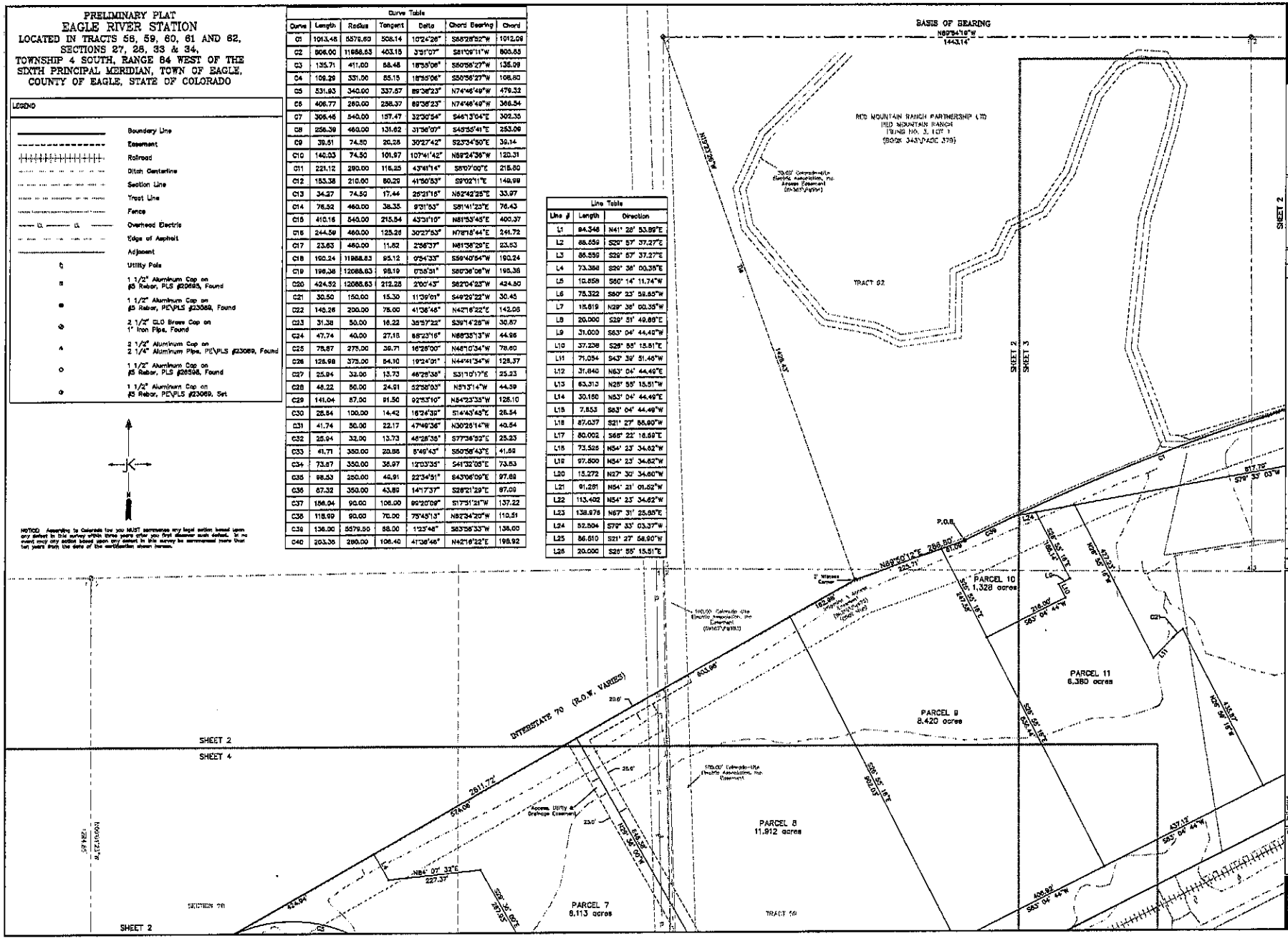
Curve Table

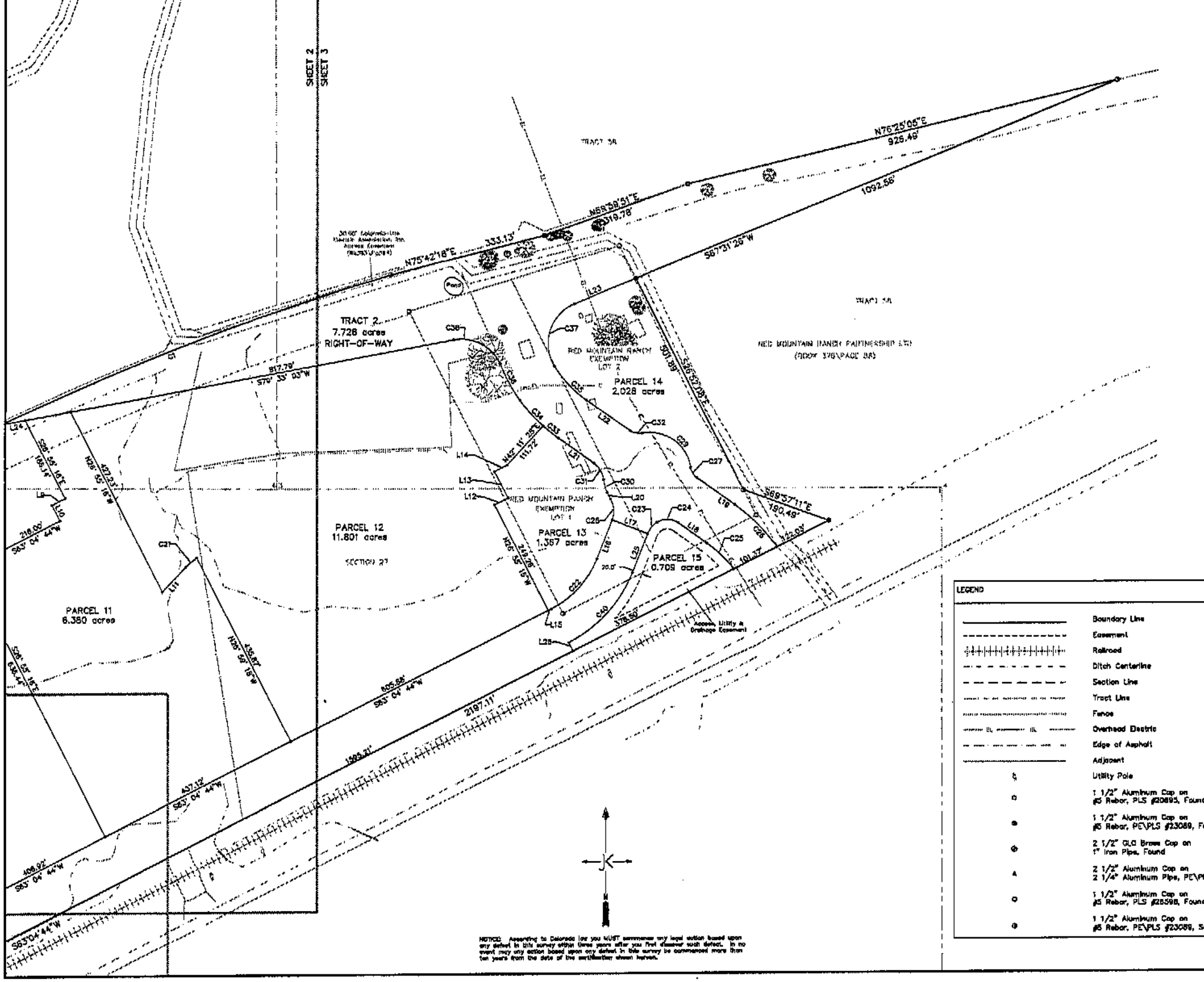
Curve	Length	Radius	Tangent	Delta	Chord Bearing	Chord
C1	1013.46	5579.60	508.14	10°24'26"	S65°28'52"W	1012.09
C2	806.00	11868.63	403.15	3°31'07"	S81°09'11"W	805.85
C3	135.71	411.00	68.48	18°55'06"	S50°56'27"W	135.09
C4	109.29	331.00	55.15	18°55'06"	S50°56'27"W	108.80
C5	531.93	340.00	337.57	89°36'23"	N74°46'49"W	479.32
C6	406.77	260.00	258.37	89°36'23"	N74°46'49"W	366.54
C7	305.46	540.00	157.47	32°30'54"	S46°13'04"E	302.35
C8	256.39	460.00	131.62	31°36'07"	S45°35'41"E	253.06
C9	39.51	74.50	20.28	30°27'42"	S23°34'50"E	39.14
C10	140.03	74.50	101.97	107°41'42"	N59°24'36"W	120.31
C11	221.12	290.00	116.25	43°41'14"	S80°07'00"E	215.80
C12	153.38	210.00	80.29	41°50'53"	S59°02'11"E	149.99
C13	34.27	74.50	17.44	26°21'16"	N82°42'25"E	33.97
C14	76.52	460.00	38.35	9°31'53"	S81°41'23"E	76.43
C15	410.16	540.00	215.54	43°31'10"	N81°53'45"E	400.37
C16	244.59	460.00	125.26	30°27'53"	N78°18'44"E	241.72
C17	23.63	460.00	11.82	2°56'37"	N61°36'29"E	23.63
C18	190.24	11868.63	95.12	0°54'33"	S59°40'54"W	190.24
C19	196.38	12068.63	98.19	0°55'51"	S60°36'08"W	195.36
C20	424.52	12068.63	212.28	2°00'43"	S62°04'23"W	424.50
C21	30.50	150.00	15.30	11°39'01"	S49°29'22"W	30.45
C22	140.26	200.00	73.00	41°36'46"	N42°16'22"E	142.06
C23	31.38	50.00	16.22	35°57'22"	S39°14'28"W	30.87
C24	47.74	40.00	27.15	68°23'16"	N69°35'13"W	44.96
C25	78.87	275.00	39.71	16°26'00"	N46°10'34"W	78.60
C26	128.98	375.00	64.10	19°24'01"	N44°41'34"W	128.37
C27	25.94	32.00	13.73	46°26'36"	S31°10'17"E	25.23
C28	46.22	50.00	24.91	52°56'03"	N51°3'14"W	44.59
C29	141.04	87.00	91.50	92°53'10"	N54°23'35"W	126.10
C30	28.54	100.00	14.42	16°24'39"	S14°43'48"E	28.54
C31	41.74	50.00	22.17	47°46'36"	N30°26'14"W	40.54
C32	25.94	32.00	13.73	46°26'36"	S77°36'32"E	25.23
C33	41.71	350.00	20.86	6°49'43"	S50°58'43"E	41.69
C34	73.87	350.00	36.97	12°03'35"	S41°32'05"E	73.63
C35	98.53	250.00	49.91	22°34'51"	S43°06'09"E	97.89
C36	87.32	350.00	43.89	14°17'37"	S28°21'29"E	87.09
C37	156.04	90.00	106.00	99°20'09"	S17°31'21"W	137.22
C38	118.99	90.00	70.00	75°45'13"	N82°34'20"W	110.51
C39	136.00	5579.60	68.00	1°23'48"	S63°56'33"W	136.00
C40	203.36	260.00	106.40	41°36'46"	N42°16'22"E	198.92

Line Table

Line #	Length	Direction
L1	94.346	N41° 28' 53.89"E
L2	88.659	S20° 57' 37.27"E
L3	86.659	S20° 57' 37.27"E
L4	73.388	S29° 36' 00.35"E
L5	10.858	S60° 14' 11.74"W
L6	78.322	S60° 23' 59.85"W
L7	18.619	N29° 36' 00.35"W
L8	20.000	S29° 51' 49.86"E
L9	31.000	S63° 04' 44.40"W
L10	37.238	S28° 55' 15.51"E
L11	71.054	S43° 39' 51.46"W
L12	31.640	N63° 04' 44.40"E
L13	63.313	N28° 55' 15.51"W
L14	30.150	N63° 04' 44.40"E
L15	7.853	S63° 04' 44.40"W
L16	87.037	S21° 27' 58.90"W
L17	80.002	S68° 22' 18.59"E
L18	73.526	N54° 23' 34.62"W
L19	97.800	N54° 23' 34.62"W
L20	15.272	N27° 30' 34.60"W
L21	91.291	N54° 21' 01.52"W
L22	113.402	N54° 23' 34.62"W
L23	138.978	N67° 31' 25.85"E
L24	52.504	S79° 33' 03.37"W
L25	86.610	S21° 27' 58.90"W
L26	20.000	S26° 55' 15.51"E



PRELIMINARY PLAT
EAGLE RIVER STATION
LOCATED IN TRACTS 58, 59, 60, 61 AND 62, SECTIONS 27, 28, 33 & 34, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



LEGEND

	Boundary Line
	Easement
	Railroad
	Ditch Centerline
	Section Line
	Tract Line
	Fence
	Overhead Electric
	Edge of Asphalt
	Adjacent
	Utility Pole
	1 1/2" Aluminum Cap on #5 Rebar, PLS #20695, Found
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	2 1/2" GLO Brass Cap on 1" Iron Pipe, Found
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C3	135.71	411.00	68.48	18°55'06"	S50°56'27"W	135.09
C4	109.29	331.00	55.15	18°55'06"	S50°56'27"W	108.80
C5	531.93	340.00	337.87	89°38'23"	N74°48'49"W	479.32
C6	406.77	260.00	258.37	89°38'23"	N74°48'49"W	366.54
C7	306.45	540.00	157.47	32°30'54"	S46°13'04"E	302.35
C8	256.39	460.00	131.62	31°56'07"	S45°56'41"E	253.09
C9	39.61	74.50	20.28	30°27'42"	S23°34'50"E	39.14
C10	140.03	74.50	101.97	107°41'42"	N69°24'36"W	120.31
C11	221.12	290.00	116.25	43°41'14"	S8°07'00"E	215.80
C12	153.38	210.00	80.29	41°50'53"	S9°02'11"E	149.99
C13	34.27	74.50	17.44	26°21'16"	N62°42'25"E	33.97
C14	76.52	460.00	38.35	9°31'53"	S81°41'23"E	76.43
C15	410.16	540.00	215.54	43°31'10"	N81°53'45"E	400.37
C16	244.59	460.00	125.26	30°27'53"	N78°18'44"E	241.72
C17	23.63	460.00	11.82	2°56'37"	N61°36'29"E	23.63
C18	190.24	11988.63	95.12	0°54'33"	S59°40'54"W	190.24
C19	196.38	12088.63	98.19	0°55'51"	S60°36'06"W	196.38
C20	424.52	12088.63	212.26	2°00'43"	S62°04'23"W	424.50
C21	30.50	150.00	15.30	11°39'01"	S49°29'22"W	30.45
C22	145.26	200.00	76.00	41°36'46"	N42°16'22"E	142.08
C23	31.38	50.00	16.22	35°57'22"	S39°14'28"W	30.87
C24	47.74	40.00	27.16	68°23'16"	N88°35'13"W	44.96
C25	76.87	275.00	39.71	16°28'00"	N46°10'34"W	76.60
C26	126.98	375.00	64.10	19°24'01"	N44°41'34"W	126.37
C27	25.94	32.00	13.73	46°26'35"	S31°10'17"E	25.23
C28	46.22	50.00	24.91	52°58'03"	N5°13'14"W	44.59
C29	141.04	87.00	91.50	92°53'10"	N64°23'36"W	126.10
C30	28.64	100.00	14.42	16°24'39"	S14°43'46"E	28.54
C31	41.74	50.00	22.17	47°49'36"	N30°26'14"W	40.54
C32	25.94	32.00	13.73	46°26'35"	S77°36'52"E	25.23
C33	41.71	350.00	20.88	6°49'43"	S50°58'43"E	41.69
C34	73.67	350.00	36.97	12°03'35"	S41°32'08"E	73.63
C35	98.53	250.00	49.91	22°34'51"	S43°06'09"E	97.89
C36	87.32	350.00	43.89	14°17'37"	S28°21'29"E	87.09
C37	156.04	90.00	106.00	99°20'09"	S17°51'21"W	137.22
C38	118.99	90.00	70.00	75°45'13"	N62°34'20"W	110.51
C39	136.00	5579.60	68.00	1°23'48"	S63°56'33"W	136.00
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L13	63.313	N26° 55' 15.51"W
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L19	97.500	N64° 23' 34.62"W
L20	15.272	N27° 30' 34.60"W
L21	91.281	N84° 21' 01.02"W
L22	113.402	N54° 23' 34.62"W
L23	138.978	N67° 31' 28.65"E
L24	52.504	S79° 33' 03.37"W
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L26	20.000	S26° 55' 15.51"E

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POST OFFICE BOX 499
1286 CHAMBERS AVE, SUITE 200
EAGLE, COLORADO 81631
WWW.JKINC.COM

REVISIONS: A — UPDATE PER REVISED DESIGN; 1 — EAGLE RIVER STATION PRELIMINARY PLAT

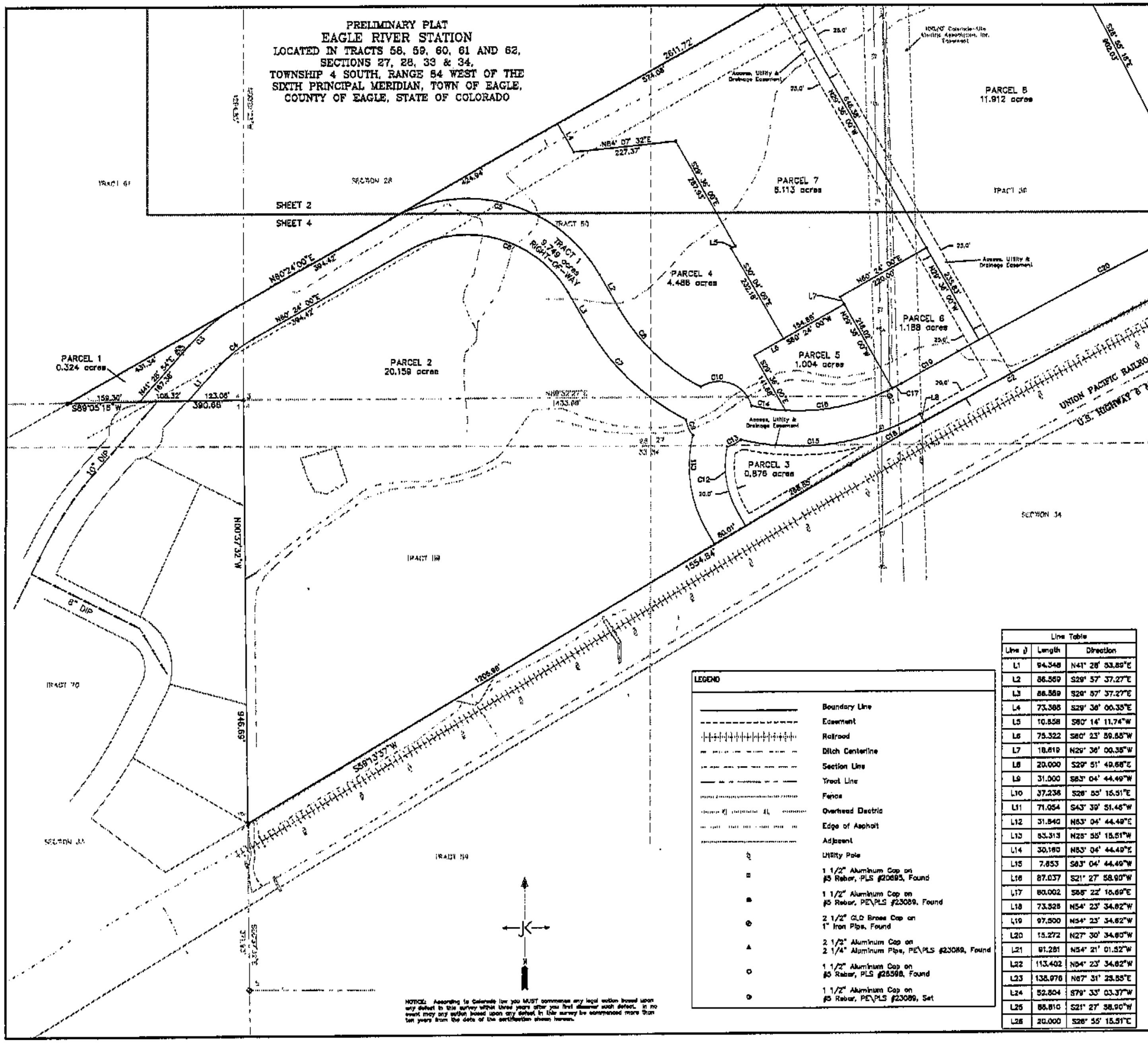
SCALE: 1" = 100 ft. (IN FEET)

JOB NO. 11016

SHEET NO. 3

INTEGRITY FROM THE GROUND UP

PRELIMINARY PLAT
EAGLE RIVER STATION
LOCATED IN TRACTS 58, 59, 60, 61 AND 62,
SECTIONS 27, 28, 33 & 34,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO



Curve Table						
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C5	531.83	340.00	337.87	89°38'23"	N74°46'49"W	479.32
C6	408.77	280.00	258.37	89°38'23"	N74°46'49"W	388.54
C7	308.48	540.00	157.47	32°30'54"	S46°13'04"E	302.35
C8	256.39	460.00	131.62	31°56'07"	S46°55'41"E	253.09
C9	39.61	74.50	20.28	30°27'42"	S23°34'50"E	39.14
C10	140.03	74.50	101.97	107°41'42"	N69°24'36"W	120.31
C11	221.12	290.00	116.25	43°41'14"	S8°07'00"E	215.80
C12	153.38	210.00	80.29	41°50'53"	S9°02'11"E	149.99
C13	34.27	74.50	17.44	26°21'16"	N62°42'23"E	33.97
C14	78.52	460.00	38.35	9°31'53"	S81°41'23"E	78.43
C15	410.16	540.00	216.54	43°31'10"	N81°53'45"E	400.37
C16	244.69	460.00	125.26	30°27'53"	N75°16'44"E	241.72
C17	23.63	460.00	11.82	2°56'37"	N81°35'29"E	23.63
C18	190.24	11988.63	95.12	0°54'33"	S59°40'54"W	190.24
C19	196.38	12088.63	98.19	0°55'51"	S60°36'06"W	196.38
C20	424.52	12088.63	212.28	2°00'43"	S62°04'23"W	424.50
C21	30.50	150.00	15.30	11°39'01"	S49°29'22"W	30.45
C22	145.26	200.00	76.00	41°36'46"	N42°15'22"E	142.08
C23	31.38	50.00	16.22	35°57'22"	S39°14'28"W	30.87
C24	47.74	40.00	27.18	68°23'16"	N88°35'13"W	44.96
C25	78.87	275.00	39.71	16°26'00"	N48°10'34"W	78.60
C26	126.98	375.00	64.10	19°24'01"	N44°41'34"W	126.37
C27	25.94	32.00	13.73	46°26'35"	S31°10'17"E	25.23
C28	46.22	50.00	24.91	52°58'03"	N5°13'14"W	44.59
C29	141.04	87.00	91.50	92°53'10"	N64°23'35"W	126.10
C30	28.64	100.00	14.42	16°24'39"	S14°43'45"E	28.54
C31	41.74	50.00	22.17	47°49'36"	N30°26'14"W	40.54
C32	25.94	32.00	13.73	46°26'35"	S77°36'52"E	25.23
C33	41.71	350.00	20.88	6°49'43"	S50°56'43"E	41.69
C34	73.87	350.00	36.97	12°03'35"	S41°32'05"E	73.53
C35	98.53	250.00	49.91	22°34'51"	S43°06'09"E	97.89
C36	87.32	350.00	43.89	14°17'37"	S28°21'29"E	87.09
C37	158.04	90.00	106.00	99°20'09"	S17°31'21"W	137.22
C38	118.99	90.00	70.00	75°45'13"	N62°34'20"W	110.51
C39	136.00	5579.50	68.00	1°23'48"	S83°58'33"W	136.00

Line Table		
Line #	Length	Direction
L1	94.348	N41° 28' 53.89"E
L2	86.569	S29° 57' 37.27"E
L3	86.569	S29° 57' 37.27"E
L4	73.388	S29° 36' 00.35"E
L5	10.858	S60° 14' 11.74"W
L6	75.322	S60° 23' 59.68"W
L7	18.619	N29° 36' 00.35"W
L8	20.000	S29° 51' 49.68"E
L9	31.000	S63° 04' 44.49"W
L10	37.236	S26° 55' 15.51"E
L11	71.054	S43° 39' 51.46"W
L12	31.840	N63° 04' 44.49"E
L13	53.313	N26° 55' 15.51"W
L14	30.160	N63° 04' 44.49"E
L15	7.853	S63° 04' 44.49"W
L16	87.037	S21° 27' 58.90"W
L17	80.002	S68° 22' 16.69"E
L18	73.328	N54° 23' 34.62"W
L19	97.500	N54° 23' 34.62"W
L20	15.272	N27° 30' 34.60"W
L21	91.281	N54° 21' 01.52"W
L22	113.402	N54° 23' 34.62"W
L23	138.976	N67° 31' 23.85"E
L24	52.804	S79° 33' 03.37"W
L25	88.810	S21° 27' 58.90"W
L26	20.000	S26° 55' 15.51"E

LEGEND

- Boundary Line
- Easement
- Railroad
- Ditch Centerline
- Section Line
- Tract Line
- Fence
- Overhead Electric
- Edge of Asphalt
- Adjacent
- Utility Pole
- 1 1/2" Aluminum Cap on #5 Rebar, PLS #20695, Found
- 1 1/2" Aluminum Cap on #5 Rebar, PE\PLS #23089, Found
- 2 1/2" GLO Brass Cap on 1" Iron Pipe, Found
- 2 1/2" Aluminum Cap on 2 1/4" Aluminum Pipe, PE\PLS #23089, Found
- 1 1/2" Aluminum Cap on #5 Rebar, PLS #26598, Found
- 1 1/2" Aluminum Cap on #5 Rebar, PE\PLS #23089, Set

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 the certification shown hereon.

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NO.	DATE	DESCRIPTION	BY	CHK
1	11/25/07	EAGLE RIVER STATION PRELIMINARY PLAT		
A	4/12/11	UPDATE PER REVISED DESIGN		

ISSUE / REVISIONS

SCALE (IN FEET) 1 inch = 100 ft.

JOB NO. 11016

SHEET NO. 4

INTEGRITY FROM THE GROUND UP™