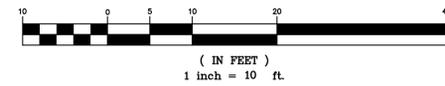


IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE
 Located in the NE 1/4 of Section 5
 Township 5 South, Range 84 West of the 6th P.M.
 Town of Eagle, Eagle County, Colorado



GRAPHIC SCALE



LEGEND

- FOUND PROPERTY CORNER AS DESCRIBED
- ⊕ POWER/UTILITY POLE
- ⊕ PHONE PEDESTAL
- ⊕ WATER VALVE
- ⊕ ELECTRIC METER
- ⊕ 1" STEEL GAS PIPE RISER
- ⊕ 3" PVC (ELEC. CONDUIT INTO BLDG.)
- ⊕ STORM SEWER MANHOLE
- ⊕ STORM GRATE INLET
- WOOD FENCE
- CHAINLINK FENCE
- SS SANITARY SEWER LINE
- TP BURIED TELEPHONE LINE
- CTV BURIED CABLE TV LINE
- UG BURIED GAS LINE
- UW BURIED WATER LINE
- OVERHEAD UTILITY LINE
- ⊕ DECIDUOUS TREE (SIZE AS DESCRIBED)
- () RECORD MEASUREMENTS

PROPERTY DESCRIPTION

LOTS 15 AND 16, BLOCK 22, TOWN OF EAGLE, FORMERLY THE TOWN OF McDONALD, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES

- DATE OF SURVEY: MARCH 13 - APRIL 3, 2019. AT THE TIME OF SURVEY THERE WAS PARTIAL SNOW COVER.
- PROPERTY ADDRESS: 410 BROADWAY, EAGLE, CO.
- BEARINGS ARE BASED ON THE LINE BETWEEN A FOUND ALUMINUM CAP IN A MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND SECOND STREET AND A FOUND ALUMINUM CAP IN A MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND FIFTH STREET, BOTH BEING 2 1/2" ALUMINUM CAPS STAMPED LS30093 WITH A BEARING OF S00°33'00"E AS SHOWN HEREON.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON THE 1905 TOWN OF EAGLE PLAT, RECORDED AS RECEPTION NO. 19050023, EAGLE COUNTY, COLORADO.
- THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MERIDIAN LAND SURVEYING LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, MERIDIAN LAND SURVEYING LLC. RELIED UPON TITLE POLICY NO. HO206300 OF ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OF POLICY: MAY 7, 2008.
- THIS PROPERTY IS LOCATED IN "ZONE X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 08037C0389D, EFFECTIVE DATE: DECEMBER 4, 2007.
 PANEL: 389 OF 1125
 COMMUNITY: EAGLE, TOWN OF
 NUMBER: 080238
 PANEL: 0389
 SUFFIX : D
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION D-280 HAVING A PUBLISHED ELEVATION OF 6625.21'.
- CONTOUR INTERVAL EQUALS 1 FOOT.
- UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN MARKED BY ROARING FORK UTILITY LOCATORS AND TOWN OF EAGLE PUBLIC WORKS. ONLY PAINT MARKS AND UTILITY FLAGS HAVE BEEN LOCATED BY MERIDIAN LAND SURVEYING, LLC. THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO EARTHWORK CONSTRUCTION.

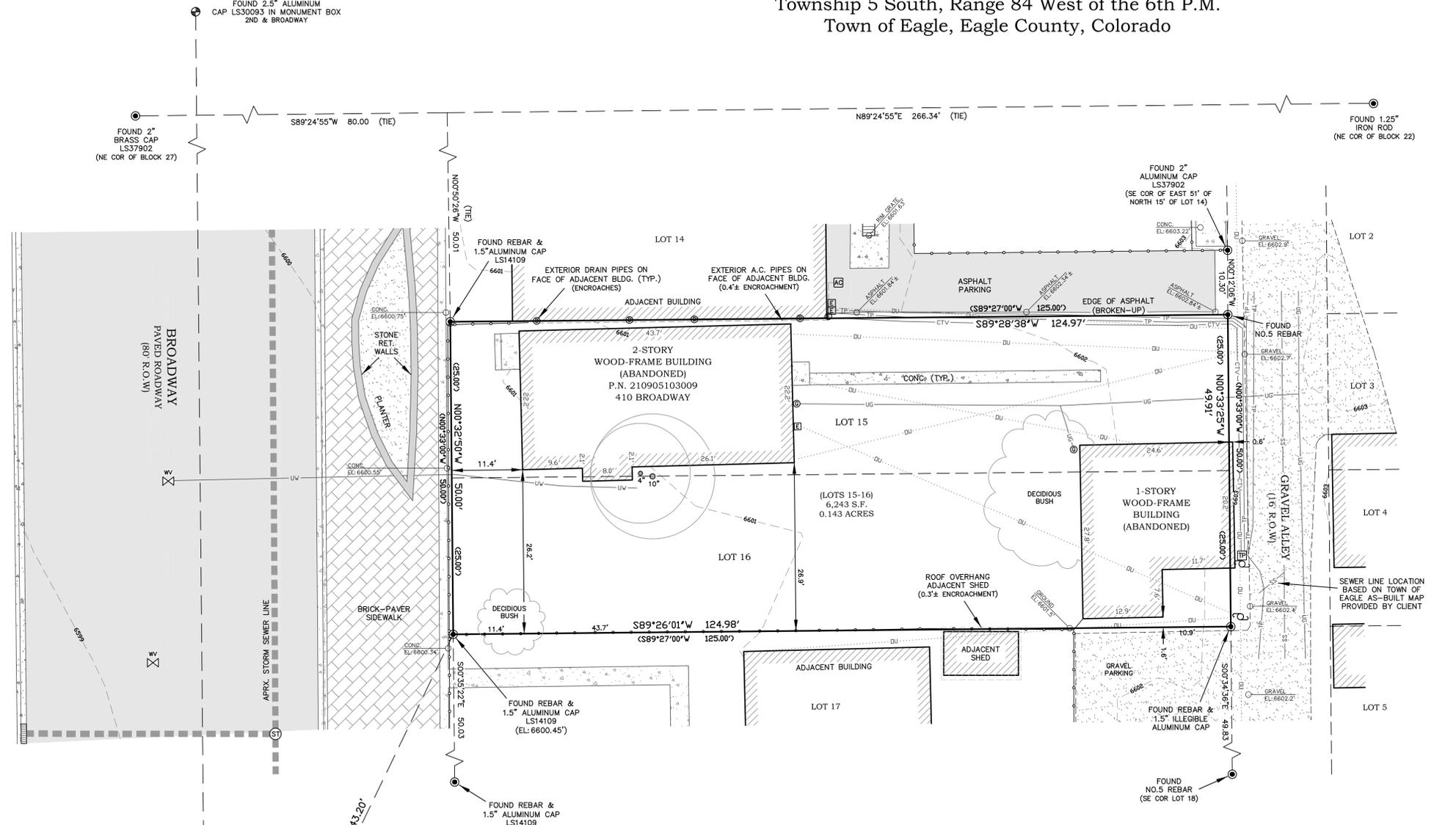
SURVEYOR'S CERTIFICATION

I, O. ERON WATTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY TO 410 BROADWAY LLC., THAT THIS IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9) IS THE RESULT OF A MONUMENTED LAND SURVEY PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

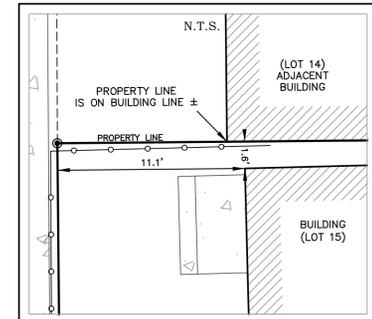
O. ERON WATTS, PLS 38403
 COLORADO REGISTERED PROFESSIONAL
 LAND SURVEYOR



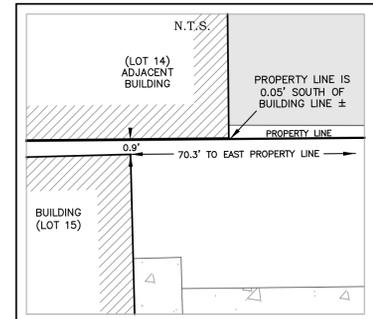
NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



SOUTHWEST BUILDING CORNER DETAIL (ADJACENT BUILDING LOT 14)



SOUTHEAST BUILDING CORNER DETAIL (ADJACENT BUILDING LOT 14)



COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHTS-OF-WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

COUNTY SURVEYOR _____

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE LOCATED IN THE NE 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 84 WEST, 6TH P.M. TOWN OF EAGLE, EAGLE COUNTY, COLORADO 410 BROADWAY		SHEET: 1 OF 1 DATE: 04/06/2019 FDJ/RPT: EW/EW DWG NO.: 19002-01 REV:	 P.O. Box 2225 Oypsum, CO 81637 (970) 524-0963
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