



- NOTES:**
- 1) DATE OF SURVEY: 3/6/2018
  - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - 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 THE CERTIFICATION SHOWN HEREON.
  - 4) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE AS SHOWN ON THE SUBDIVISION PLAT ONLY. A BOUNDARY SURVEY WOULD BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
  - 5) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
  - 6) BASIS OF PROPERTY LINE LOCATION: MONUMENTS FOUND MARKING THE MOST NORTHEASTERLY PROPERTY LINE LOT 4.
  - 7) BASIS OF ELEVATION: SEWER MANHOLE MH F5 INV. ELEV. = 6609.7'
  - 8) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, TOWN OF EAGLE SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
  - 9) THE PLAT RECORDED AT RN 201109308 WAS USED FOR THIS SURVEY.
  - 10) 1' CONTOUR INTERVAL.
  - 11) THIS PROPERTY IS SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY GRANTED TO HOLY CROSS ELECTRIC ASSOC. INC. IN INSTRUMENT RECORDED 2/17/1972 IN BOOK 223 AT PAGE 189, IN WHICH THE SPECIFIC LOCATION OF THE EASEMENT IS NOT ADEQUATELY DEFINED.

**LEGEND**

	TELEPHONE PEDESTAL
	GUY WIRE
	UTILITY POLE
	WATER VALVE
	ELECTRIC VAULT/MANHOLE
	ELECTRIC METER
	GAS LINE MARKER

**SURVEYOR'S CERTIFICATE**  
 I, Mason L. Torry, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.

