

WEST BEAVER CREEK BLVD. (80' R.O.W.)
 $\Delta=4^{\circ}12'55.82''$
 $R=498.40'$
 $A=36.67'$
 $T=18.34'$
 $C\ LEN=36.67'$
 $BRG=N\ 63^{\circ}12'14''\ E$

LEGEND

- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- LIGHT/LIGHT POLE
- STORM SEWER INLET
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SPRINKLER VALVE
- SPLIT RAIL FENCE
- STEEL FENCE

- CONCRETE SURFACE
- PAVER SURFACE
- ROCK WALL
- ASPHALT SURFACE

NOTES:

- DATE OF SURVEY: 12/20/2024.
- 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.
- 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.
- 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.
- 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.
- BASIS OF PROPERTY LINE LOCATION: MONUMENTS FOUND MARKING THE SW LINE OF STONE CREEK CONDOMINIUMS PARCEL, (SEE DRAWING).
- BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, TOWN OF AVON SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
- BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS, STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
- POSTED ADDRESS: 760 WEST BEAVER CREEK BOULEVARD.
- 1' FOOT OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.

LINE	BEARING	DISTANCE
L1	S 65°18'28" E	8.00'
L2	S 24°41'32" W	8.00'
L3	N 65°18'28" W	8.00'
L4	N 24°41'32" E	2.29'

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for **STONE CREEK CONDOMINIUMS**, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 12/20/24, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Mason L. Terry
Mason L. Terry
Colorado P.L.S. 38233
Date: 12/20/24
EAGLE VALLEY SURVEYING, INC.
LOCAL LAND SURVEY