

WEST BEAVER CREEK BLVD. (80' R.O.W.)
Δ=412.56'
R=49.90'
A=36.67°
T=18.34°
C LEN=36.67'
BRG=N 63°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
- CULVERT
- SPLIT RAIL FENCE
- STEEL FENCE
- CONCRETE SURFACE
- PAVER SURFACE
- ROCK WALL
- ASPHALT SURFACE

NOTES:

- DATE OF SURVEY: 3/13/2025.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACQUAINE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDING OF THIS SURVEY. ANY DEFECT IN THIS 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 BASED ON THE ASSUMPTION THAT THE PROPERTY LINES SHOWN SHOULD 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.
- LINE OF STONE CREEK CONDOMINIUMS PARCEL. (SEE DRAWING).
- BUILDING SETBACK INSPECTION 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.
- 11) BASIS OF ELEVATION: SEWER MH 0600 INVERT EL.=7420.0' MEAS RIM EL.=7427.5'.
- 12) Z' CONTOUR INTERVAL.



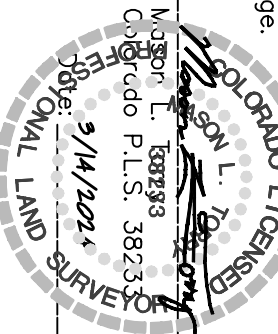
LINE	BEARING	DISTANCE
1	S 65°18'28" E	8.00'
2	S 65°18'28" W	8.00'
3	N 65°18'28" W	8.00'
4	N 24°11'32" E	2.28'

STONE CREEK CONDOMINIUMS
LOT 4, BLOCK 2, BENCHMARK AT BEAVER CREEK
2.03 AC.

TRACT G
BENCHMARK AT BEAVER CREEK

- DENOTES DECIDUOUS TREE W/ APPROX. 0.5' TRUNK DIAMETER
- DENOTES CONIFEROUS TREE W/ APPROX. 0.5' TRUNK DIAMETER
- DENOTES DECIDUOUS TREE W/ APPROX. 1.0' TRUNK DIAMETER
- DENOTES CONIFEROUS TREE W/ APPROX. 1.0' TRUNK DIAMETER
- DENOTES CONIFEROUS TREE W/ APPROX. 1.5' TRUNK DIAMETER
- DENOTES CONIFEROUS TREE W/ APPROX. 2.0' TRUNK DIAMETER

SURVEYOR'S CERTIFICATE
I, the undersigned, 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.



TOPOGRAPHIC SURVEY
STONE CREEK CONDOMINIUMS
TOWN OF AVON, EAGLE COUNTY, COLORADO