TOPOGRAPHIC MAP
LOT 4, BLOCK 1, CORDILLERA SUBDIVISION, FILING No. 36, A RESUBDIVISION OF TRACT D AND TRACT J, CORDILLERA SUBDIVISION, FILING No. 35. EAGLE COUNTY, COLORADO

PEAK LAND CONSULTANTS, INC.
PEAK LAND SURVEYING, INC.
970-476-9614 FAX 970-476-9615
0551 LIONSHEAD LOOP VAIL, COLORADO 81657

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VIEWS: CASTLE PEAK, GOLF COURSE, GORE RANGE

LOT 5

N70°41'51"E – 531.70'

12.5'

UTILITY AND DRAINAGE EASEMENT

N59°41'59"E – 355.60'

84.66'

12.5'

S14°11'56"E – 247.13'

UTILITY AND DRAINAGE EASEMENT

TRACT D
FUTURE DEVELOPMENT

WILDLIFE EASEMENT

S20°42'51"E – 248.05'

56.80'

LOT 4
3.358 ACRES
ADDRESS: 218 PINE MARTEN WAY

PINE MARTEN WAY (50' R.O.W.)

EDGE OF ASPHALT
CONDUIT STUB
GAS MARKER
FLOWLINE OF DITCH
CURB STOP
FOUND BUILDING ENVELOPE MARKER
LOT MARKER
VIEWPOINT (SEE DETAIL)
6" DECIDUOUS TREE (TYPICAL)
BUILDING ENVELOPE
TREELINE
8864.5'
8866.5'
8868.6'
8870
8873.5'
8875.5'
8877.8'
8879.5'
8880
8881.1'
8882.5'
8883.7'
8884.7'
8885.7'
8886.6'
8887.5'
8890

Delta = 49°11'43"
R= 375.00'
T= 171.67'
L= 321.98'
CH= 312.18'
CB= N11°38'07"E

UTILITY AND DRAINAGE EASEMENT

N49°39'52"E – 147.02'

S40°20'08"E – 128.25'

N40°20'08"W – 128.25'

S49°39'52"W – 147.02'

12.5'

UTILITY AND DRAINAGE EASEMENT

FOUND PIN AND CAP
L.S. No. 23089
PROJECT BENCHMARK
ELEVATION = 8899.6'

S68°51'00"W – 670.55'

8900

LOT 2

LOT 3

18" C.P.P.

FIRE HYDRANT
CTV MANHOLE
ELECTRICAL MANHOLE
TELEPHONE MANHOLE

FOUND PIN AND CAP
L.S. No. 23089

GENERAL NOTES:

1 DATE OF TOPOGRAPHY: SEPTEMBER 20, 2001.

2 BASIS OF ELEVATIONS: PROJECT BENCHMARK = TOP OF ALUMINUM CAP, LS No. 23089, LOCATED AT THE NORTH PROPERTY CORNER OF LOTS 2 AND 3 . ELEVATION = 8899.6' (SEE DRAWING).

3 BLANKET EASEMENT: SQUAW CREEK REALTY CORP., RESERVED TO THEMSELVES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES THE FOLLOWING PERPETUAL, NON-EXCLUSIVE BLANKET EASEMENTS UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH ALL EASEMENT AREAS, ROADS, LOTS, PARCELS AND ALL OTHER PROPERTY WITHIN THE PLAT, EXCEPTING ONLY THOSE PORTIONS LYING WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAT FOR THE PURPOSES OF (A) INGRESS TO AND EGRESS FROM AND THE INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ROADS, IRRIGATION FACILITIES, UTILITY AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, GOLF CART PATHS, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, SANITARY SEWER LINES AND FACILITIES, WATER LINES AND FACILITIES, ELECTRIC LINES AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF CROSS COUNTRY SKIING, BICYCLE, AND HIKING TRAILS, (B) THE DRAINAGE OF WATER FROM OTHER LANDS.

4 LOT 4 IS SUBJECT TO A HOLY CROSS ELECTRIC ASSOCIATION, INC. TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED AT RECEPTION No.'s: 714486, 722538, AND 723456 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.

5 PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. VZ70894, DATED SEPTEMBER 6, 2001, AT 5:00 P.M..

6 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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 9/25/01

BRENT BIGGS
COLORADO P.L.S. NO. 27598
FOR & ON BEHALF OF
PEAK LAND SURVEYING, INC.

COLORADO REGISTERED BRENT BIGGS 27598 PROFESSIONAL LAND SURVEYOR

REVISIONS:

DRAWN: JL
REVIEWED: BB
PLC JOB#: 1072
DATE: 09/24/01

SHEET
1072T

P:\1000-1100\1072\dwg\1072T.dwg Mon Sep 24 18:06:27 2001 JL