



TOPOGRAPHIC SURVEY MAP

THE CROWN, GOOSE PASTURE TARN, BLUE RIVER ESTATES INC.



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39 LODGESTONE TRAIL
BLUE RIVER, CO 80424
THE CROWN SUBDIVISION, LOT 532
GOOSE PASTURE TARN

LITTLEHORN ENGINEERING, LLC
351 HIGHWAY 285, SUITE #201
FAIRPLAY, COLORADO 80440
MAIN OFFICE 719.836.7120
SILVER CLIFF PHONE 719.783.3757

"PEACE OF MIND THROUGH HOLISTIC DESIGN"

PROJECT NO.
2023-100072

CLIENT
HELEN
LEMAY

DATE
07.13.2023

REVISION:
△ -
△ -

PROPERTY INFORMATION
THE CROWN SUBDIVISION
GOOSE PASTURE TARN
LOT 532
39 LODGESTONE TRAIL
BLUE RIVER, CO 80424

DRAWING PREPARED FOR:
HELEN SCHNEIDER LEMAY
266 CROWN DRIVE
BLUE RIVER, CO 80424

PROPERTY OWNER:
SAME AS ABOVE

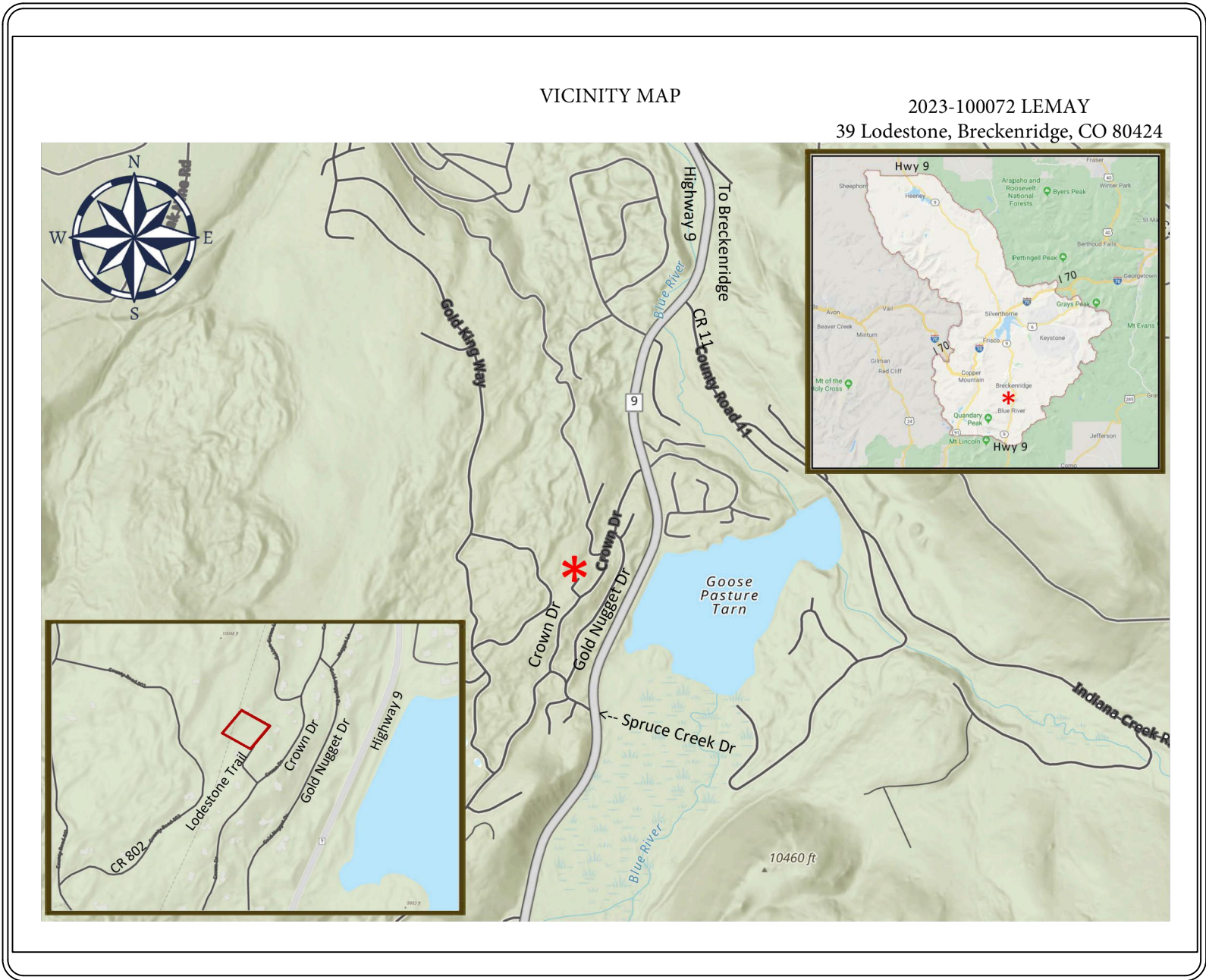
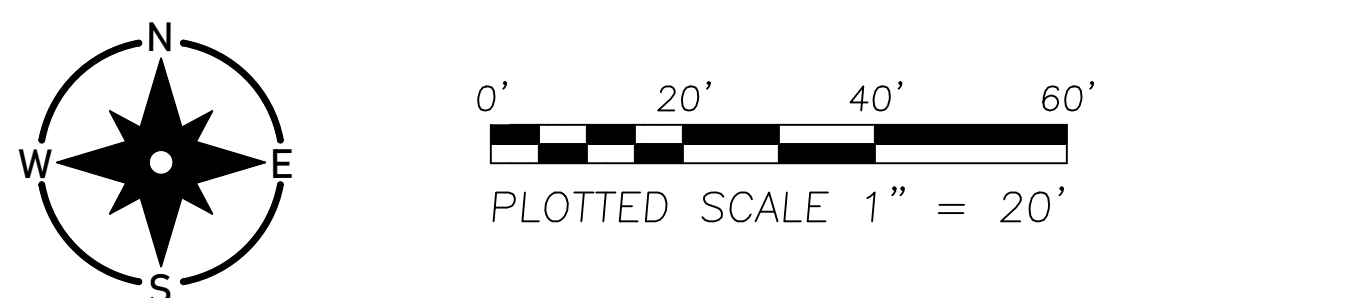
SURVEY NOTES

1. SURVEY WAS COLLECTED USING AERIAL IMAGERY. AERIAL SURVEY IS A METHOD OF COLLECTING GEOMATICS OR OTHER IMAGERY BY USING UAV'S, AND OTHER AERIAL METHODS. TECHNIQUES OF AERIAL PHOTOGRAPHY AND LIDAR SENSING IN THE NON-VISIBLE PART OF THE ELECTROMAGNETIC SPECTRUM AND EARTH OBSERVATION WERE USED TO CREATE THIS SURVEY.
2. BASIS OF BEARING IS THE WEST LINE OF THE CROWN SUBDIVISION, WHICH BEARS SOUTH 19°59'00" WEST, 120 FEET. MONUMENTS FOUND, AS SHOWN.
3. BASIS OF ELEVATION IS THE SOUTHWEST CORNER OF LOT 532. ELEVATION IS 9996.72 FEET, BASED ON WGS84 MAPPING.
4. THE PURPOSE OF THIS SURVEY IS FOR THE CREATION OF A TOPOGRAPHIC MAP. ENGINEER DID NOT REVIEW A TITLE COMMITMENT; THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS ENGINEER.
5. ENGINEER DID NOT REVIEW EASEMENTS, BUILDING SETBACKS, CONSTRUCTION SETBACK REQUIREMENTS, RIGHT OF WAYS, AND/OR NEIGHBORING LOT INFORMATION.
6. ENGINEER DID NOT REVIEW SPECIFIC BUILDING COMPONENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, SEPTIC SYSTEMS, ACCESS REQUIREMENTS
7. CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AND EXPRESSED RESTATEMENT BY THE ENGINEER NAMING SAID PERSON OR ENTITY.
8. UNITS OF MEASURE: SURVEY FEET
9. ONE FOOT CONTOUR INTERVAL SHOWN HEREIN.
10. AREA: 0.54 ACRES, 23,695 SQUARE FEET.
11. REFERENCE DOCUMENT: SUBDIVISION PLAT "THE CROWN, GOOSE PASTURE TARN, BLUE RIVER ESTATES, INC." ACCEPTED MAY 14, 1966.
12. ONLY VISIBLE UTILITIES LOCATED AND SHOWN. UNDERGROUND LOCATE NOT DONE.
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
14. THE SOUTHEAST PROPERTY CORNER WAS UNABLE TO BE LOCATED IN THE FIELD. IT IS SHOWN BASED ON THE BEARING AND DISTANCE OF THE SOUTH PROPERTY LINE ILLUSTRATED ON THE SUBDIVISION PLAT (SEE NOTE 11). THE EAST PROPERTY LINE IS DRAWN AS MEASURED BETWEEN NORTHEAST KNOWN PIN AND CALCULATED SOUTHEAST PIN LOCATION.

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.

THIS DRAWING IS SIGNED AND/OR SEALED BY A PROFESSIONAL ENGINEER REPRESENTING THAT THE ENGINEERING SERVICES ADDRESSED HEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL ENGINEER OR UNDER THE PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE.

THIS SURVEY IS BASED UPON THE PROFESSIONAL ENGINEER'S KNOWLEDGE, INFORMATION, AND BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF TOPOGRAPHIC SURVEY PRACTICE KNOWN TO THE ENGINEER. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, OF CONFIRMATION OF THE PROPERTY BOUNDARY LINES AND PROPERTY MONUMENTS. IF THERE ARE ANY QUESTIONS ABOUT PROPERTY BOUNDARY MONUMENTS, PROPERTY BOUNDARY LINES, AND/OR EASEMENTS, A REGISTERED COLORADO SURVEYOR SHOULD BE CONTACTED FOR VERIFICATION OF SUCH.



LEGEND	
EOA	EDGE OF ASPHALT
EOG	EDGE OF GRAVEL
FG	FINISH GRADE (AT SURFACE)
STA	SOIL TREATMENT AREA (LEACH FIELD)
TOS	TOP OF SLAB
TOT	TOP OF TANK
W	EXISTING WELL
•	PVC PIPE CLEANOUT LOCATED
—SS—	SEWER LINE
●WF#	WETLAND FLAG LOCATION AND RESPECTIVE #
---	EXISTING MAJOR CONTOUR
- - - -	EXISTING MINOR CONTOUR
100	EXISTING CONTOUR (ELEV, FT) LABEL
100	PROPOSED CONTOUR
100	PROPOSED CONTOUR LABEL
+	PROPERTY PIN LOCATED BY SURVEY
○	PROPERTY PIN NOT FOUND
•	ELEVATION POINT (0.1 FEET ±)
□	UTILITY
←	DRAINAGE ROUTE
FT	TREE LOCATION/CANOPY & HEIGHT
▨	WETLANDS (IF DELINEATED)
▩	GRAVEL OR DIRT ROADWAY
▬	ASPHALT ROADWAY
⊕	FIRE HYDRANT
⊙	GUY ANCHOR
⊙	MANHOLE
⊙	POLE-FLAG
⊙	POLE - LIGHT
⊙	POLE-TRAFFIC LIGHT
⊙	POLE-UTILITY
○	BOLLARD
—	OVERHEAD UTILITY LINE

