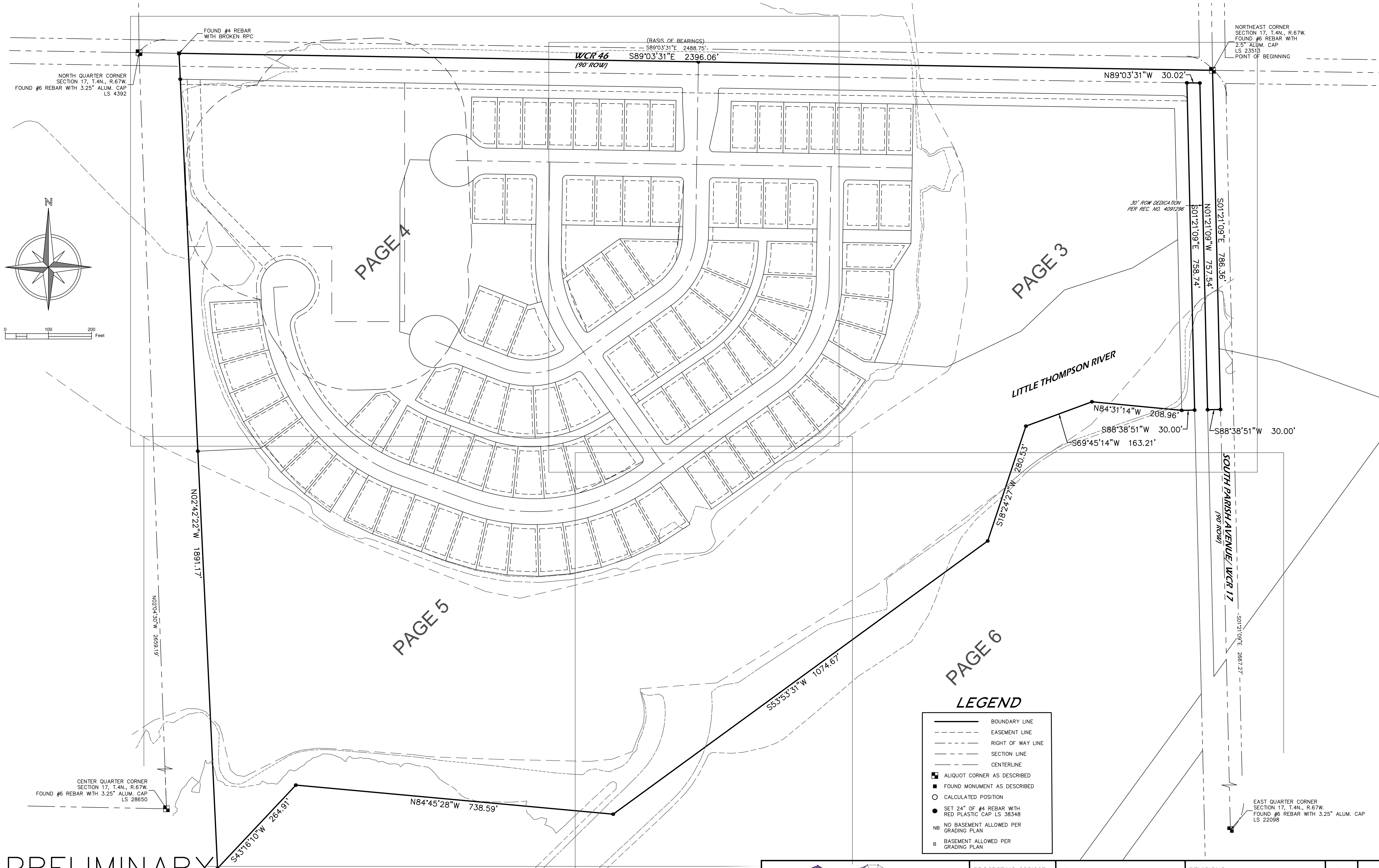


RIVERBEND ESTATES P.U.D. FILING NO. 1



PRELIMINARY

LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- · - · RIGHT OF WAY LINE
- - - SECTION LINE
- - - CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- NB NO BASEMENT ALLOWED PER GRADING PLAN
- B BASEMENT ALLOWED PER GRADING PLAN

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. (13-80-105 C.R.S. 2012)

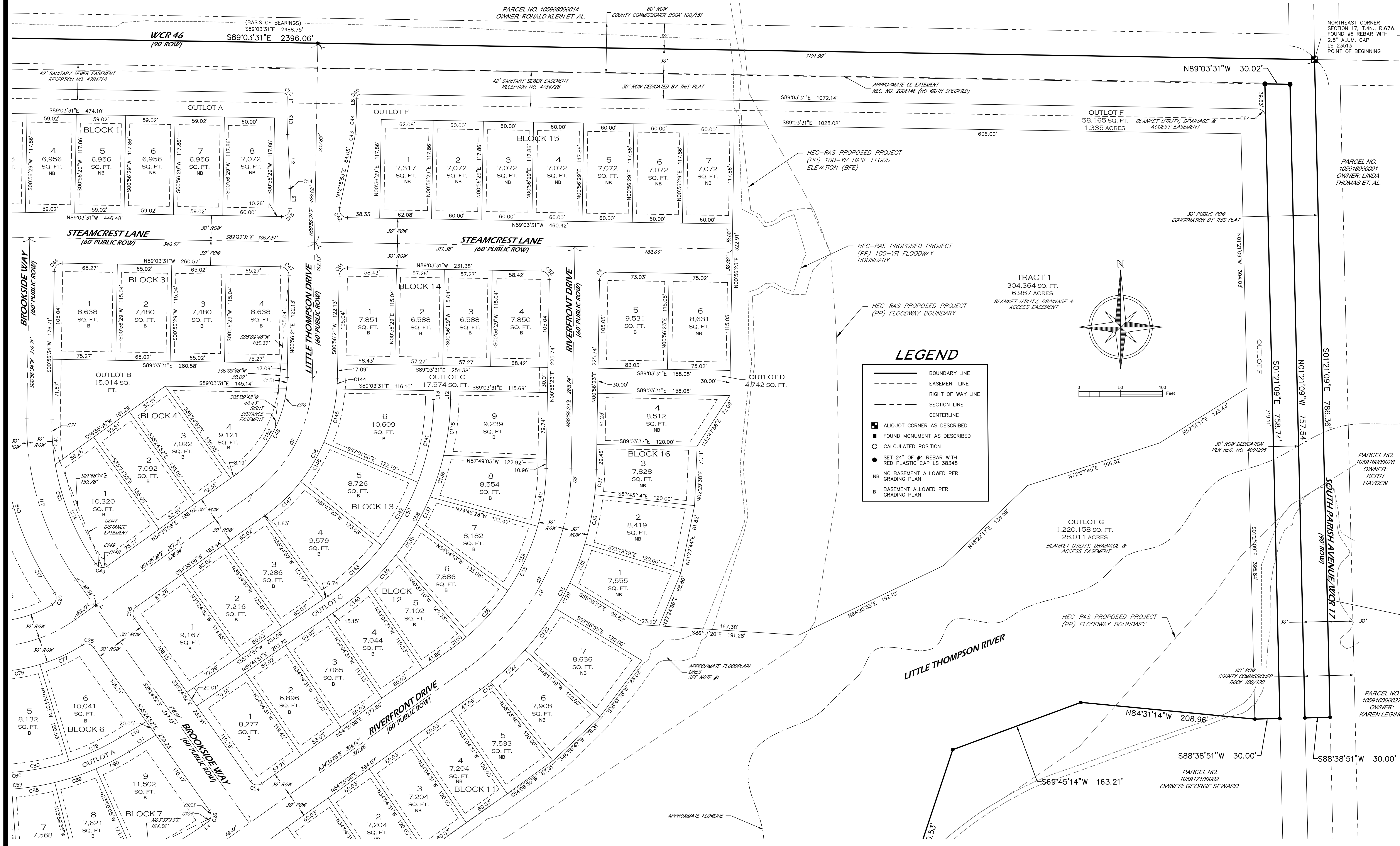
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348
stevenp@majesticsurveying.com



PROJECT NO: 2021087	NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 8-31-2021	CLIENT: RIVERBEND ESTATES	TOWN REDLINES	1-10-22
DRAWN BY: SIP	FILE NAME: 2021087ALTA	TOWN REDLINES	6-21-23
CHECKED BY: SIP	SCALE: 1" = 100'	TOWN REDLINES	9-19-23

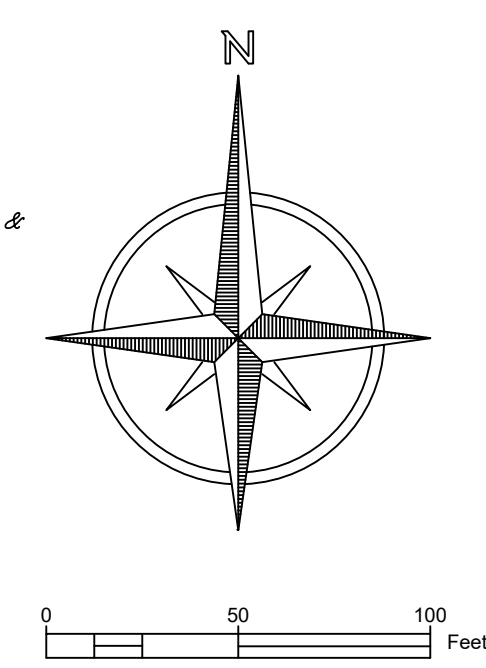
2
SHEET 2 OF 6

RIVERBEND ESTATES P.U.D. FILING NO. 1



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
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PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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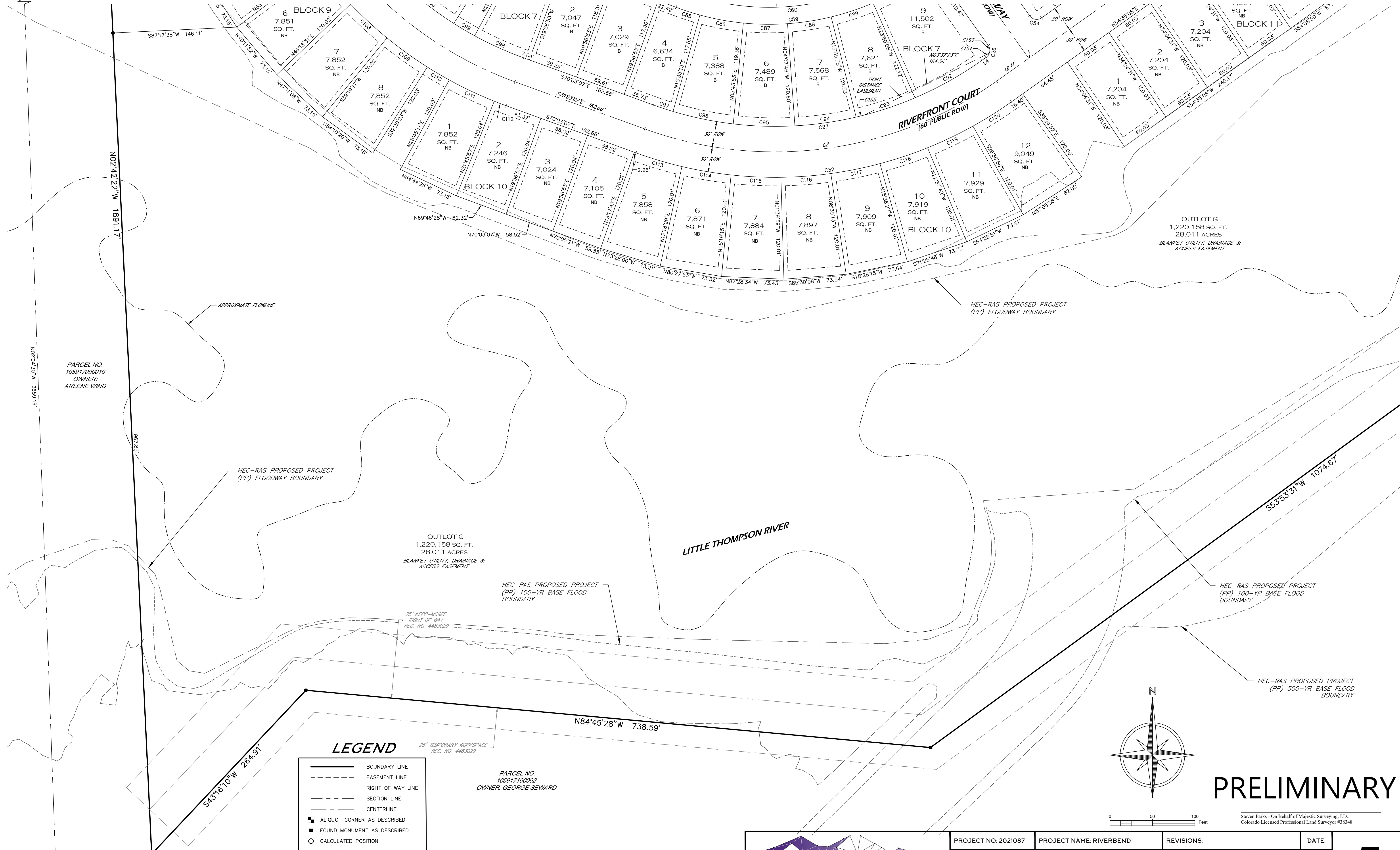
PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 8-31-2021	CLIENT: WOHNRADE	TOWN REDLINES	1-10-22
DRAWN BY: SIP	FILE NAME: 2021087	TOWN REDLINES	6-21-23
CHECKED BY: SIP	SCALE: 1" = 50'	TOWN REDLINES	9-19-23

3

SHEET 3 OF 6

RIVERBEND ESTATES P.U.D. FILING NO. 1

NORTH QUARTER CORNER
SECTION 17, T.4N., R.67W.
FOUND #6 REBAR WITH 3.25" ALUM. CAP
LS 4392



PARCEL NO.
10591700010
OWNER:
ARLENE WIND

OUTLOT G
1,220,158 SQ. FT.
28.011 ACRES
BLANKET UTILITY, DRAINAGE &
ACCESS EASEMENT

HEC-RAS PROPOSED PROJECT
(PP) 100-YR BASE FLOOD
BOUNDARY

HEC-RAS PROPOSED PROJECT
(PP) 100-YR BASE FLOOD
BOUNDARY

HEC-RAS PROPOSED PROJECT
(PP) 500-YR BASE FLOOD
BOUNDARY

LEGEND

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25' TEMPORARY WORKSPACE
REC. NO. 4483029

PARCEL NO.
10591710002
OWNER: GEORGE SEWARD

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PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 8-31-2021	CLIENT: WOHNRADE	TOWN REDLINES	1-10-22
		TOWN REDLINES	6-21-23
		TOWN REDLINES	9-19-23
DRAWN BY: SIP	FILE NAME: 2021087		
CHECKED BY: SIP	SCALE: 1" = 50'		

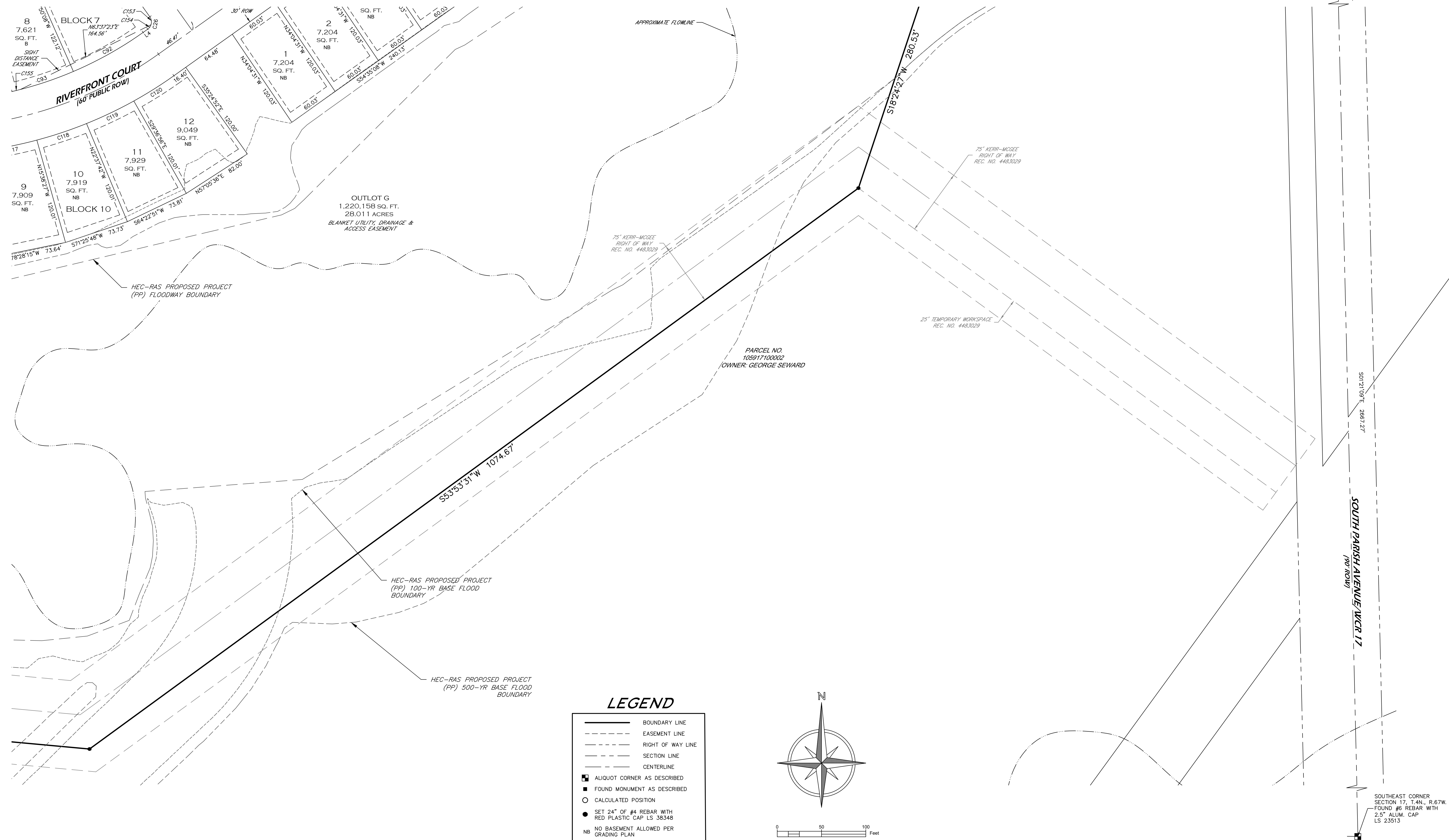
PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

5

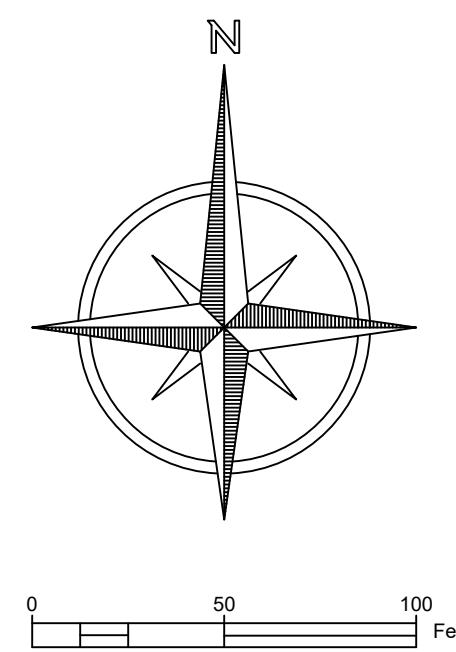
SHEET 5 OF 6

RIVERBEND ESTATES P.U.D. FILING NO. 1



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
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6

SHEET 6 OF 6