

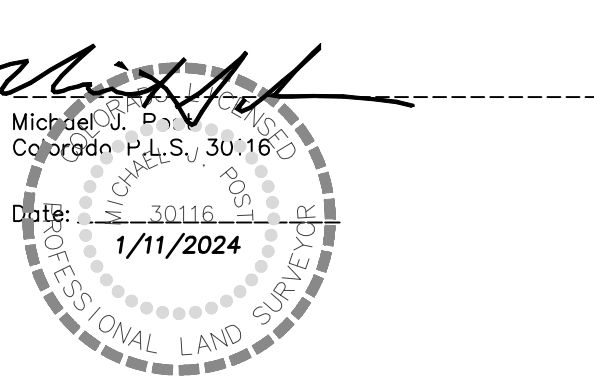
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	0°46'06"	756.30'	49.73'	24.88'	49.74'	N 1°36'39" W

- NOTES:
- 1) DATE OF SURVEY: 12/14/2023.
 - 2) 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.
 - 3) 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.
 - 4) 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.
 - 5) BASIS OF BEARINGS: MONUMENTS FOUND MARKING THE WEST CORNER LOT 1 AND SOUTH CORNER LOT 3W, (SEE DRAWING).
 - 6) 1.0' OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
 - 7) BASIS OF ELEVATION: USGS NAVD 88 BM S-280 EAGLE COUNTY SURVEY CONTROL EL=7894.20'.
 - 8) 1' CONTOUR INTERVAL.
 - 9) THE U.S. SURVEY FOOT IS THE LINEAL UNIT USED FOR THE DIMENSIONS ON THIS PLAT.
 - 10) THIS PROPERTY DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.

- LEGEND
- UTILITY POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - CPP
 - OVERHEAD POWER LINE
 - ASPHALT SURFACE
 - ROCK WALL
 - FLAGSTONE SURFACE
 - CONCRETE SURFACE
 - DENOTES DECIDUOUS TREE W/ APPROX. 0.3' TRUNK DIAMETER
 - DENOTES CONIFEROUS TREE W/ APPROX. 0.5' TRUNK DIAMETER

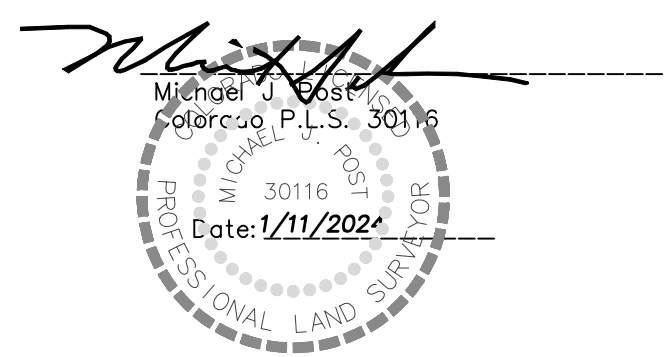
SURVEYORS CERTIFICATE:

Certified to: ADAM & ELENI MINNICK.
I, Michael J. Post, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that on 12/14/2023 this Improvement Survey Plat was performed under my supervision and that dimensions accurately represent said survey.



SURVEYOR'S CERTIFICATE

I, Michael J. Post, 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.



LOT 1

LOT 2

LOT 3E
0.0653 AC.
1014

LOT 3W

WHITE RIVER
NATIONAL FOREST

TOPOGRAPHIC SURVEY
IMPROVEMENT SURVEY PLAT
LOT 3E
CROSS CREEK PLACE
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

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DRN. BY: MLT	PAGE: 1 OF 1

JOB No. 3518

EAGLE VALLEY SURVEYING, INC.

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