

GENERAL NOTES

- DATE OF TOPOGRAPHY: SEPTEMBER 21, 2015. UPDATED NOVEMBER 30, 2016.
- ALL INVERTS ON INLETS ARE 18" HDPE PIPE.
- ELEVATIONS ARE BASED ON AN ALPINE ENGINEERING VERTICAL CONTROL POINT "CP SHRED" ESTABLISHED FROM N.G.V.D. 1929 AS SHOWN HEREON.
- 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 SURVEY WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER No. ABJ50041816, DATED JULY 30, 2015, AT 5:00 P.M. AND ABJ50048114, DATED AUGUST 7, 2015.
- 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.
- THIS PROPERTY IS SUBJECT TO RECEPTION No. 672854 (SHOWN HEREON)
- SOME UNDERGROUND ELECTRIC LINES WERE NOT LOCATED DUE TO LACK OF LOCATOR MARKS AT THE TIME OF FIELD WORK.

TITLE COMMITMENT ABJ50041814

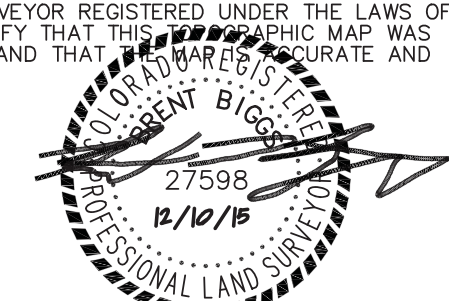
- RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 17, 1981 IN BOOK 327 AT PAGE 737.
- TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 29, 1981 IN BOOK 331 AT PAGE 338.
- TERMS, CONDITIONS AND PROVISIONS OF EAGLE COUNTY RESOLUTION NO. 77 RECORDED OCTOBER 28, 1983 IN BOOK 371 AT PAGE 932.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EDWARDS VILLAGE CENTER RECORDED OCTOBER 29, 1981 IN BOOK 331 AT PAGE 334. (SHOWN HEREON)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EDWARDS FIRE STATION RECORDED OCTOBER 08, 1985 IN BOOK 427 AT PAGE 2. (SHOWN HEREON)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EDWARDS VILLAGE CENTER RECORDED JANUARY 27, 1986 IN BOOK 435 AT PAGE 451. (SHOWN HEREON)
- TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED JUNE 25, 1992 IN BOOK 583 AT PAGE 388.
- TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND RIGHT OF WAY EASEMENT FOR HOLY CROSS ELECTRIC ASSOCIATION, INC. RECORDED JUNE 25, 1992 IN BOOK 583 AT PAGE 389.
- TERMS, CONDITIONS AND PROVISIONS OF CLAIM OF EASEMENT RECORDED SEPTEMBER 18, 1997 IN BOOK 737 AT PAGE 570 RECEPTION NO. 635253.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COURT ORDER RECORDED NOVEMBER 25, 1996 UNDER RECEPTION NO. 608225.
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED FINAL PLAT EDWARDS VILLAGE CENTER, A CONSOLIDATION OF PARCELS 1 AND 2 RECORDED MARCH 16, 2012 UNDER RECEPTION NO. 201205189.

TITLE COMMITMENT ABJ50041816

- UTILITY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED SEPTEMBER 09, 1930, IN BOOK 116 AT PAGE 1.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY DEED RECORDED SEPTEMBER 09, 1930 IN BOOK 116 AT PAGE 6.
- RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 17, 1981 IN BOOK 327 AT PAGE 737.
- AN EASEMENT BEING FIFTEEN FEET IN WIDTH ALONG THE EXTERIOR OF SUBDIVISION LINE, 7.5 FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES AND TEN FEET IN WIDTH ALONG ALL FRONT LOT LINES OR AS INDICATED ON THE PLAT, TOGETHER WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES AS RESERVED ON THE RECORDED PLAT. MAINTENANCE AND REPLACEMENT OF SUCH LINES AS RESERVED ON THE RECORDED PLAT OF EDWARDS VILLAGE CENTER RECORDED OCTOBER 29, 1981 UNDER RECEPTION NO. 227692.
- TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 29, 1981 IN BOOK 331 AT PAGE 338.
- TERMS, CONDITIONS AND PROVISIONS OF EAGLE COUNTY RESOLUTION NO. 77 RECORDED OCTOBER 28, 1983 IN BOOK 371 AT PAGE 932.
- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EDWARDS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 31, 1984, IN BOOK 391 AT PAGE 126.
- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY CONSOLIDATED SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 25, 1985, IN BOOK 417 AT PAGE 917.
- RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED SEPTEMBER 20, 1985, IN BOOK 425 AT PAGE 519. (N/A)
- ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE COUNTY METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 03, 1985, IN BOOK 426 AT PAGE 664.
- RIGHT OF WAY EASEMENT AS GRANTED TO EDWARDS METROPOLITAN DISTRICT IN DEED RECORDED OCTOBER 25, 1985, IN BOOK 428 AT PAGE 363. (SHOWN HEREON)
- TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED JUNE 25, 1992 IN BOOK 583 AT PAGE 388.
- TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND RIGHT OF WAY EASEMENT FOR HOLY CROSS ELECTRIC ASSOCIATION, INC. RECORDED JUNE 25, 1992 IN BOOK 583 AT PAGE 389. (SHOWN HEREON)
- TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT RECORDED JANUARY 17, 1997 IN BOOK 716 AT PAGE 630. (N/A)
- TERMS, CONDITIONS AND PROVISIONS OF CLAIM OF EASEMENT RECORDED SEPTEMBER 18, 1997 IN BOOK 737 AT PAGE 570. (N/A)
- TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED JANUARY 29, 2004 AT RECEPTION NO. 866385. (SHOWN HEREON)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED JANUARY 08, 2015 UNDER RECEPTION NO. 201500597.

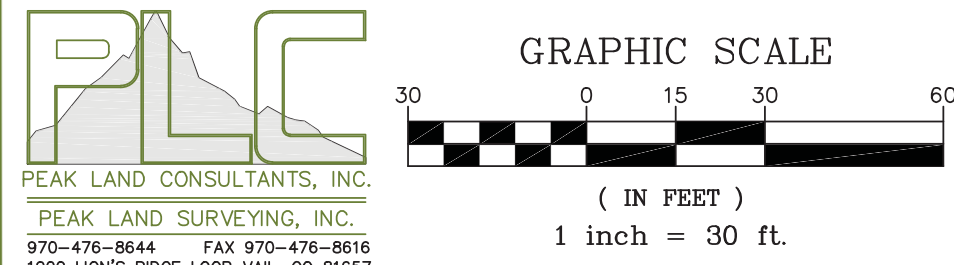
SURVEYOR'S CERTIFICATE

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



DATE: 12/10/15

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



PEAK LAND CONSULTANTS, INC.
PEAK LAND SURVEYING, INC.
978-776-8844 FAX 978-776-8816
1000 LOCKS RIDGE LOOP VAL, CO 81657



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	88.63	2814.85	148.14	88.62	N75.41°59'W
C2	130.00	2784.85	240.29	129.99	N73.28°19'W
C3	325.00	2784.85	641.12	324.82	N68.45°29'W

STORM GRATE DATA

GRATE	RIM	INV. IN	INV. IN	INV. IN	INV. OUT	SUMP
SG-1	7221.3'	7217.6'	---	---	7217.6'	7215.1'
SG-2	7220.8'	7215.7'	---	---	7215.1'	7213.3'
SG-3	7220.1'	7216.5'	---	---	7216.3'	7213.3'
SG-4	7218.6'	7215.8' (SW)	7215.8' (E)	7215.8' (E)	7215.7' (N)	7214.5'
SG-5	7218.6'	7216.5' (W)	---	---	---	7213.9'
SG-6	7217.2'	7212.7' (S)	7208.2' (W)	---	7208.0' (E)	7213.9'

SEWER MANHOLE DATA

GRATE	RIM	INV. IN	INV. IN	INV. IN	INV. OUT	NOTES
MH-0460	7224.95	7215.04' (E)	---	---	7214.98' (W)	---
MH-0480	7220.15	7214.02' (E)	---	---	7213.93' (S)	---
MH-0500	7220.12'	7213.82' (W)	---	---	7213.21' (SW)	---
MH-0500	7221.12'	7213.22' (E)	7212.98' (N)	---	7212.48' (S)	---
MH-0540	7224.28' (N)	7211.83'	---	---	7211.60'	---
MH-0600	7228.25' (N)	7210.19'	---	---	---	---

LEGEND

	AIR CONDITIONING UNIT		RIP RAP
	WATER METER		BOULDER WALL
	ELECTRIC MANHOLE		STONE WALL
	SEWER MANHOLE		UTILITY POLE
	IRRIGATION VALVE		LIGHTING
	ELECTRIC METER		BOULDER
	GAS METER		MONUMENT
	FLAG POLE		BOULDER
	TRANSFORMER		SHRUB
	CABLE TV PEDESTAL		INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER
	TELEPHONE PEDESTAL		INDICATES EVERGREEN TREE WITH TRUNK DIAMETER
	CLEAN OUT		WOOD FENCE
	WATER MANHOLE		BURIED GAS LINE
	GAS VALVE		BURIED WATER LINE
	WATER VALVE		EXISTING ELECTRICAL SERVICE
	FIRE HYDRANT		BURIED CABLE TV LINE
	FIRE DEPT. CONNECTION		BURIED SEWER LINE
	TELEPHONE MANHOLE		BURIED PHONE LINE
	ELECTRICAL OUTLET		EXISTING WATER SERVICE
	SIGN		EXISTING WATER SERVICE
	BUILDING TIES		EG BURIED GAS LINE
	TEST HOLE		EW BURIED WATER LINE
			EES EXISTING ELECTRICAL SERVICE
			CTV BURIED CABLE TV LINE
			SEW BURIED SEWER LINE
			ELE BURIED ELECTRICAL LINE

ALPINE ENGINEERING LEGEND

	CLEAN OUT		EG BURIED GAS LINE
	GAS METER		EW BURIED WATER LINE
			EES EXISTING ELECTRICAL SERVICE
			CTV BURIED CABLE TV LINE
			EWS EXISTING WATER SERVICE
			ESS EXISTING WATER SERVICE

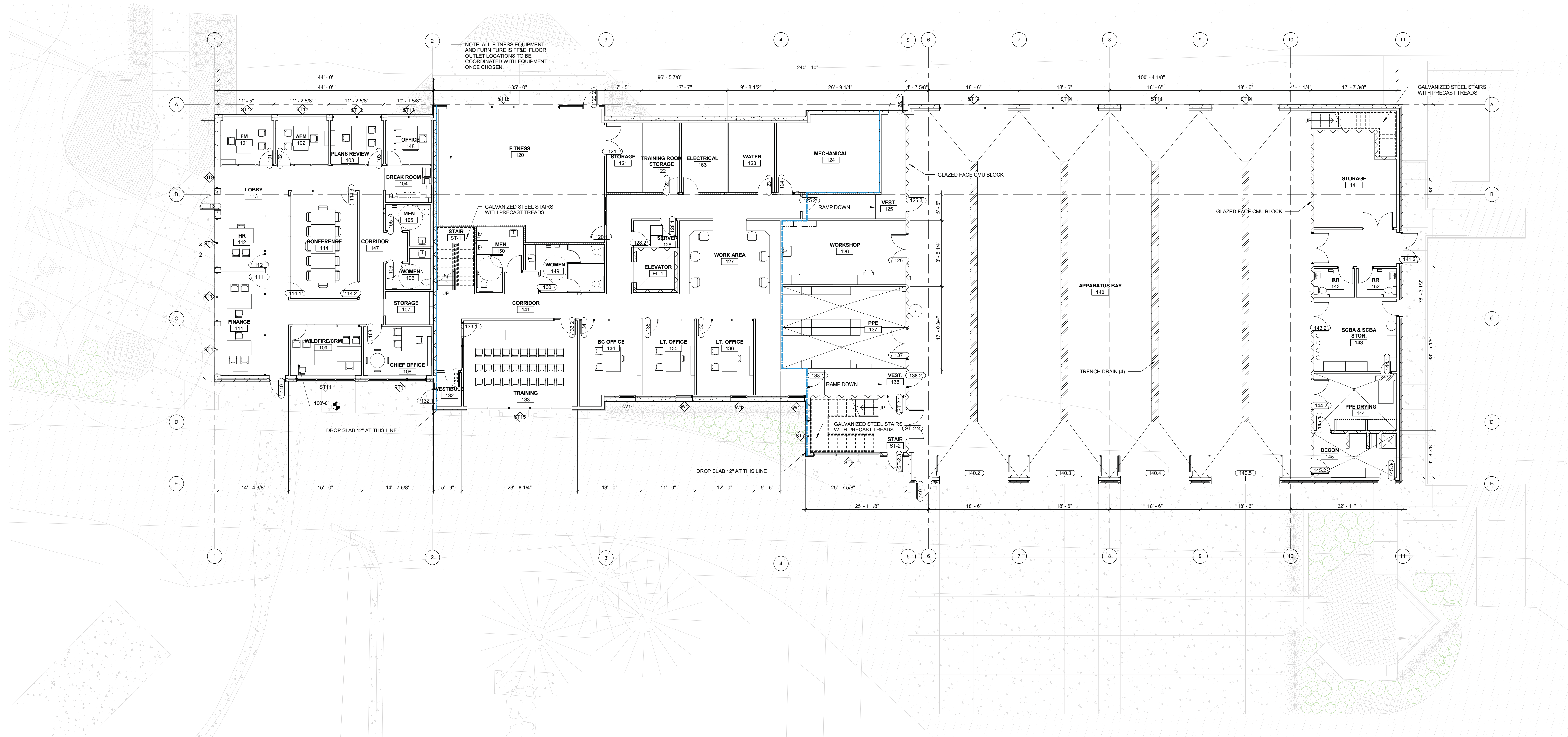
TOPOGRAPHIC MAP
PARCELS 1A, THE EDWARDS FIRE STATION
TRACT K, REMONOV CENTER
PARCEL 1C, AMENDED FINAL PLAT, EDWARDS CENTER
A CONSOLIDATION OF PARCELS 1 & 2
EAGLE COUNTY, COLORADO

DRAWN: RDG REVIEWED: BB SHEET 1 OF 1
DATE: 10/13/15 PLC JOB#: 2026



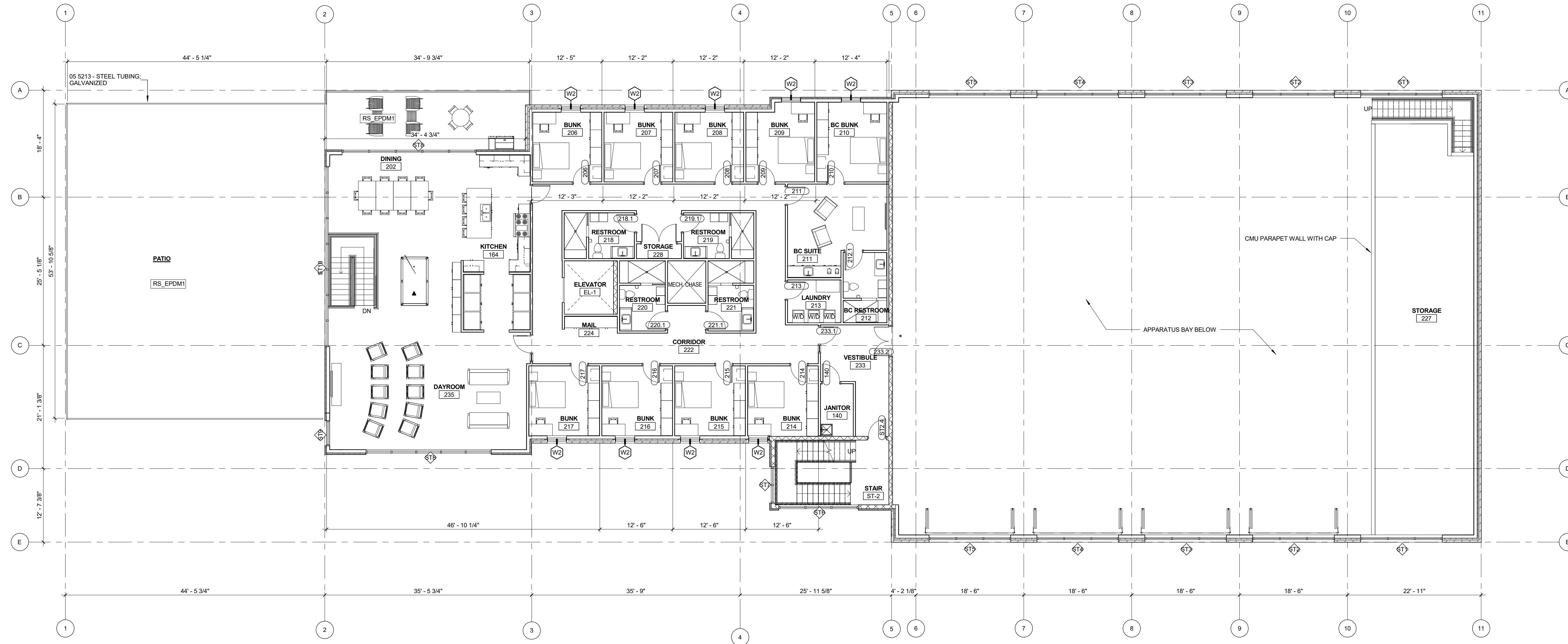
SITE SURVEY

Edwards Fire Station
PROJECT NUMBER: 18910.00.000 DATE: 02.22.2017



NOTE: ALL FITNESS EQUIPMENT AND FURNITURE IS FFBE. FLOOR OUTLET LOCATIONS TO BE COORDINATED WITH EQUIPMENT ONCE CHOSEN.

1 LEVEL 1 - FIRE STATION
1/8" = 1'-0"



1 LEVEL 2 - FIRE STATION
1/8" = 1'-0"





ARIAL FROM HWY 6



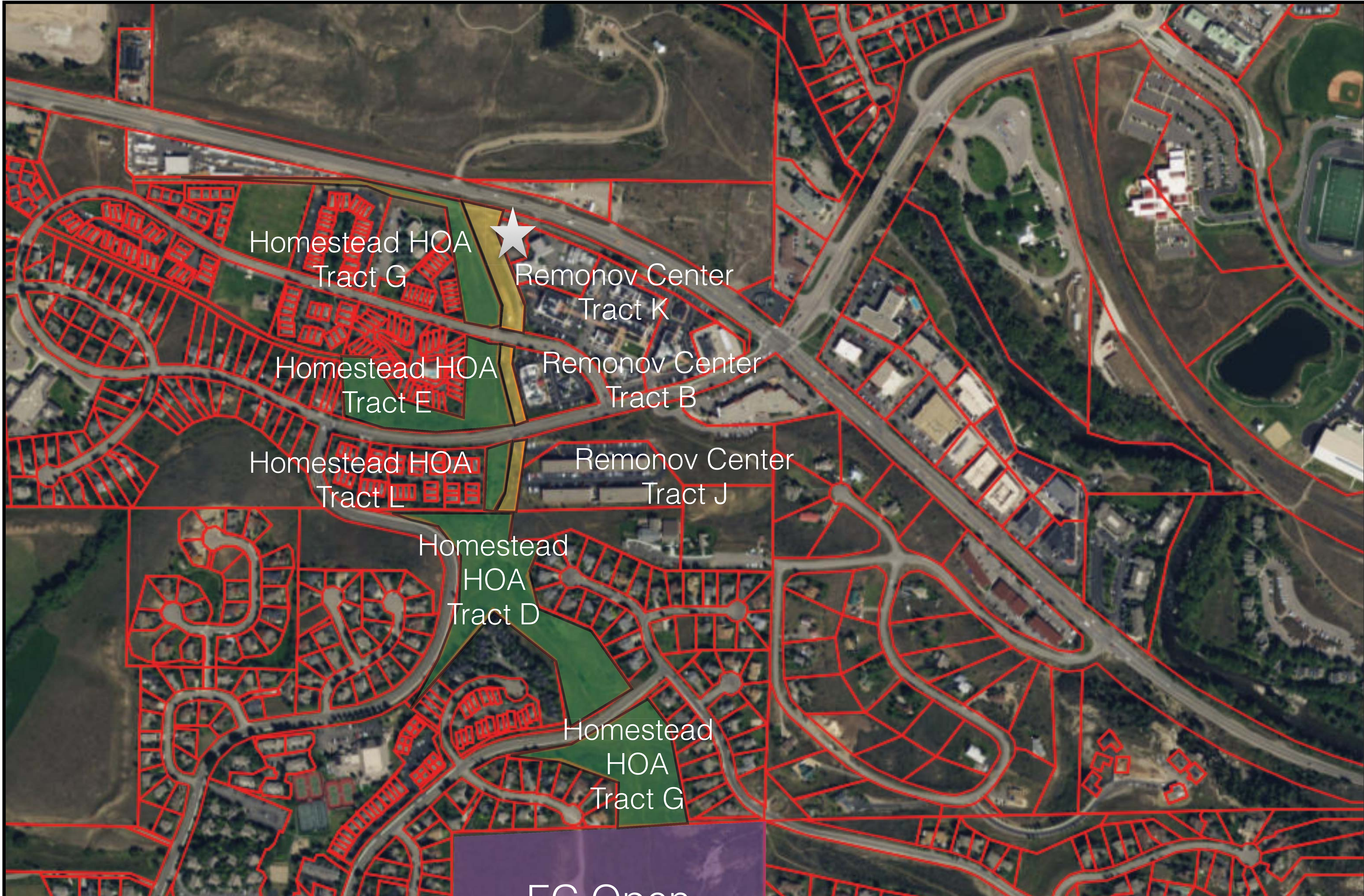
LOOKING EAST ACROSS TRACT G



ARIAL FROM HWY 6



LOOKING NORTH FROM SITE ENTRY





Tract K
Remonov Center
Owned by ERFPD

Tract G
Homestead HOA

Edwards Station 12
Edwards Village
Parcel 1A