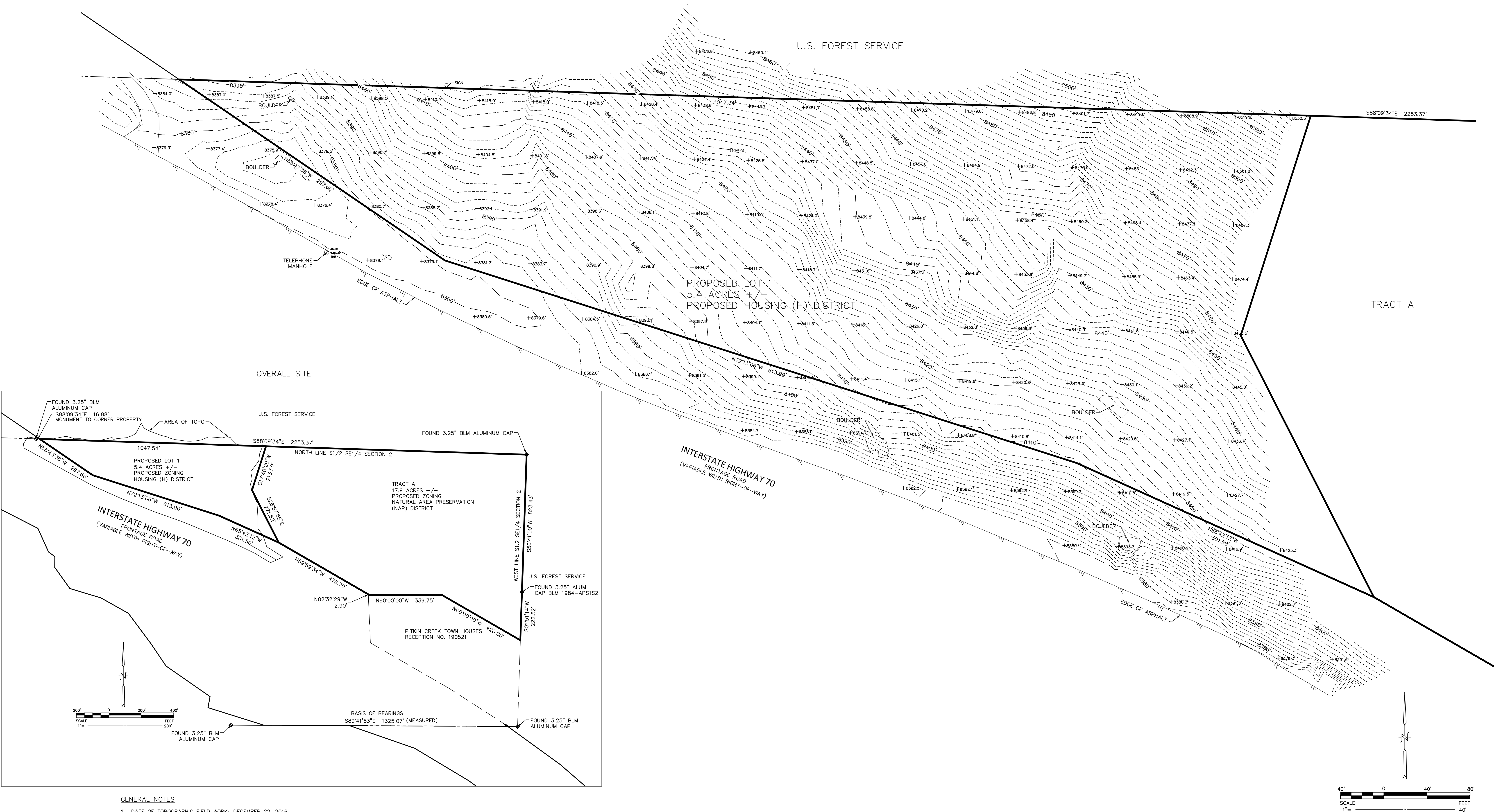


ATTACHMENT D - TOPOGRAPHY MAPS



GENERAL NOTES

- DATE OF TOPOGRAPHIC FIELD WORK: DECEMBER 22, 2016.
- PROJECT DATUM SCALE FACTOR: 1.00041186.
- BASIS OF BEARING: THE LINE FORMED BETWEEN THE FOUND MONUMENTS MARKING THE SOUTHEAST CORNER OF SECTION 2 AND THE SOUTH $\frac{1}{4}$ th OF SECTION 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING S89°41'53"E - 1325.24 FEET (PLAT) (1325.07 FEET MEAS.) (STATE PLANE COORDINATES) AS SHOWN HEREON. GORE CREEK PARK SUBDIVISION ROTATION = +00°32'33" FROM PLATTED. PITKIN CREEK PARK SUBDIVISION ROTATION = -00°38'40" FROM PLATTED.
- BASIS OF ELEVATION IS NGS MONUMENT "SPRADDLE". ELEVATION = 8287.82 (NAVD 88).
- THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.
- 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.

LEGAL DESCRIPTION:

A PART OF TRACT II OF BOOK 166, PAGE 61 NOW BEING ALL THAT PART OF THE SOUTH 1/2 SE1/2 TOWNSHIP 5 SOUTH, RANGE 80 WEST, 6TH P.M. LYING NORTH OF I-70 AND PITKIN CREEK TOWNHOUSES RECEPTION NO. 190521. 23.3 ACRES +/- (BOUNDARY SURVEY NOT COMPLETE)

CURRENT ZONING: TWO FAMILY RESIDENTIAL (R)

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:

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

BRENT BIGGS
COLORADO P.L.S. 27598
FOR & ON BEHALF OF
PEAK LAND SURVEYING, INC.

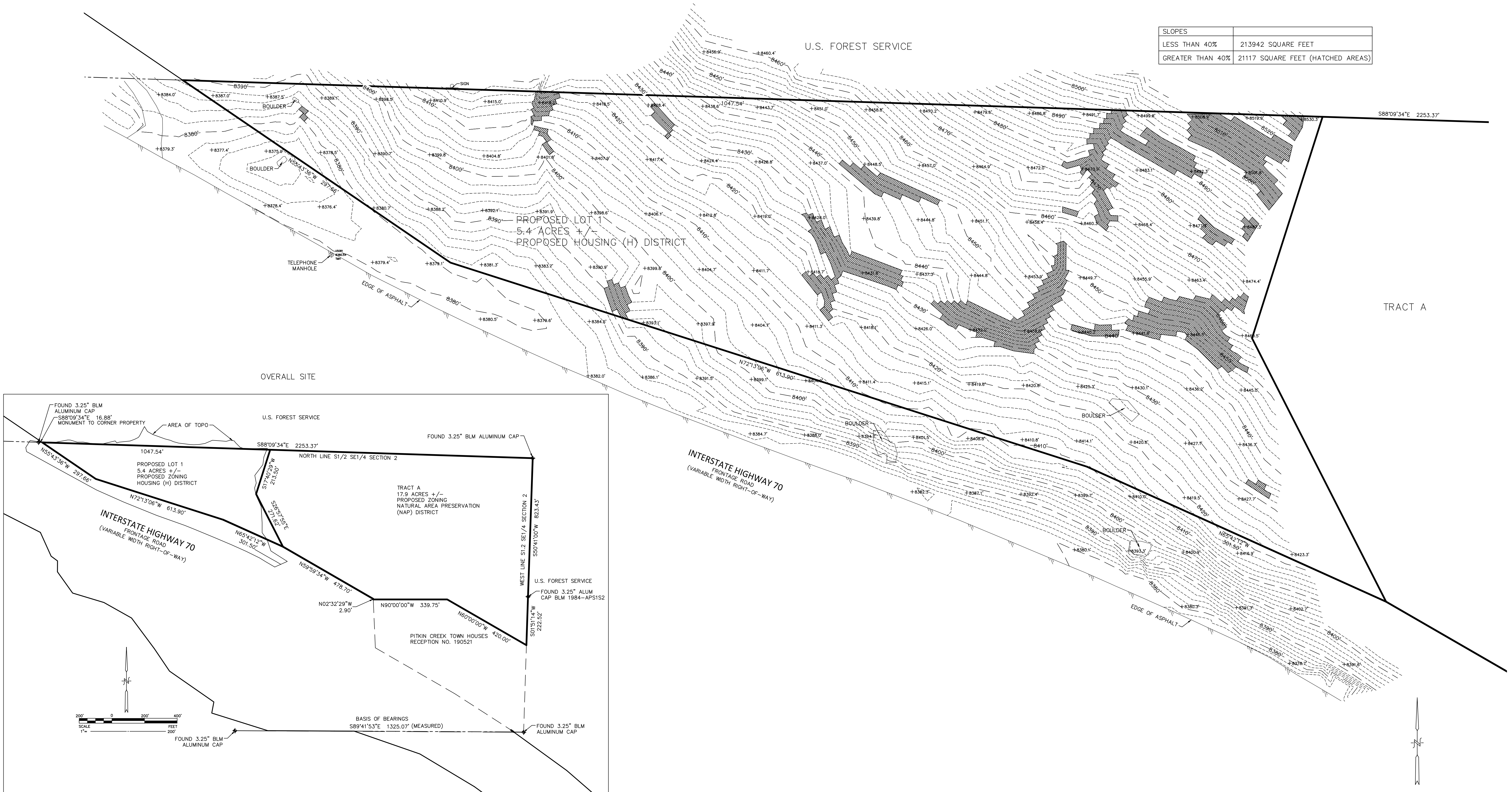
PRELIMINARY ZONING EXHIBIT
OF A PORTION OF THE SOUTH 1/2 OF THE
SOUTHEAST 1/4, OF SECTION 2, TOWNSHIP 5
SOUTH, RANGE 80 WEST
TOWN OF VAIL, EAGLE COUNTY, COLORADO

DRAWN: KMJ/KPJ
DATE: 02/27/17

REVIEWED: BB
PLC JOB#: 2082

SHEET 1 OF 1

SLOPES	
LESS THAN 40%	213942 SQUARE FEET
GREATER THAN 40%	21117 SQUARE FEET (HATCHED AREAS)



GENERAL NOTES

- DATE OF TOPOGRAPHIC FIELD WORK: DECEMBER 22, 2016.
- PROJECT DATUM SCALE FACTOR: 1.00041186.
- BASIS OF BEARING: THE LINE FORMED BETWEEN THE FOUND MONUMENTS MARKING THE SOUTHEAST CORNER OF SECTION 2 AND THE SOUTH 1/4th OF SECTION 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING S89°41'53"E - 1325.24 FEET (PLAT) (1325.07 FEET MEAS.) (STATE PLANE COORDINATES) AS SHOWN HEREON. GORE CREEK PARK SUBDIVISION ROTATION = +00°32'33" FROM PLATTED. PITKIN CREEK PARK SUBDIVISION ROTATION = -00°38'40" FROM PLATTED.
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DATE: _____

BRENT BIGGS
COLORADO P.L.S. 27598
FOR & ON BEHALF OF
PEAK LAND SURVEYING, INC.

PRELIMINARY ZONING EXHIBIT
OF A PORTION OF THE SOUTH 1/2 OF THE
SOUTHEAST 1/4, OF SECTION 2, TOWNSHIP 5
SOUTH, RANGE 80 WEST
TOWN OF VAIL, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 08-14-17	PLC JOB#: 2082	