

# PARTIAL EXISTING CONDITIONS SURVEY

A Portion of Tract C, Berry Creek/Miller Ranch P.U.D.  
County of Eagle, State of Colorado

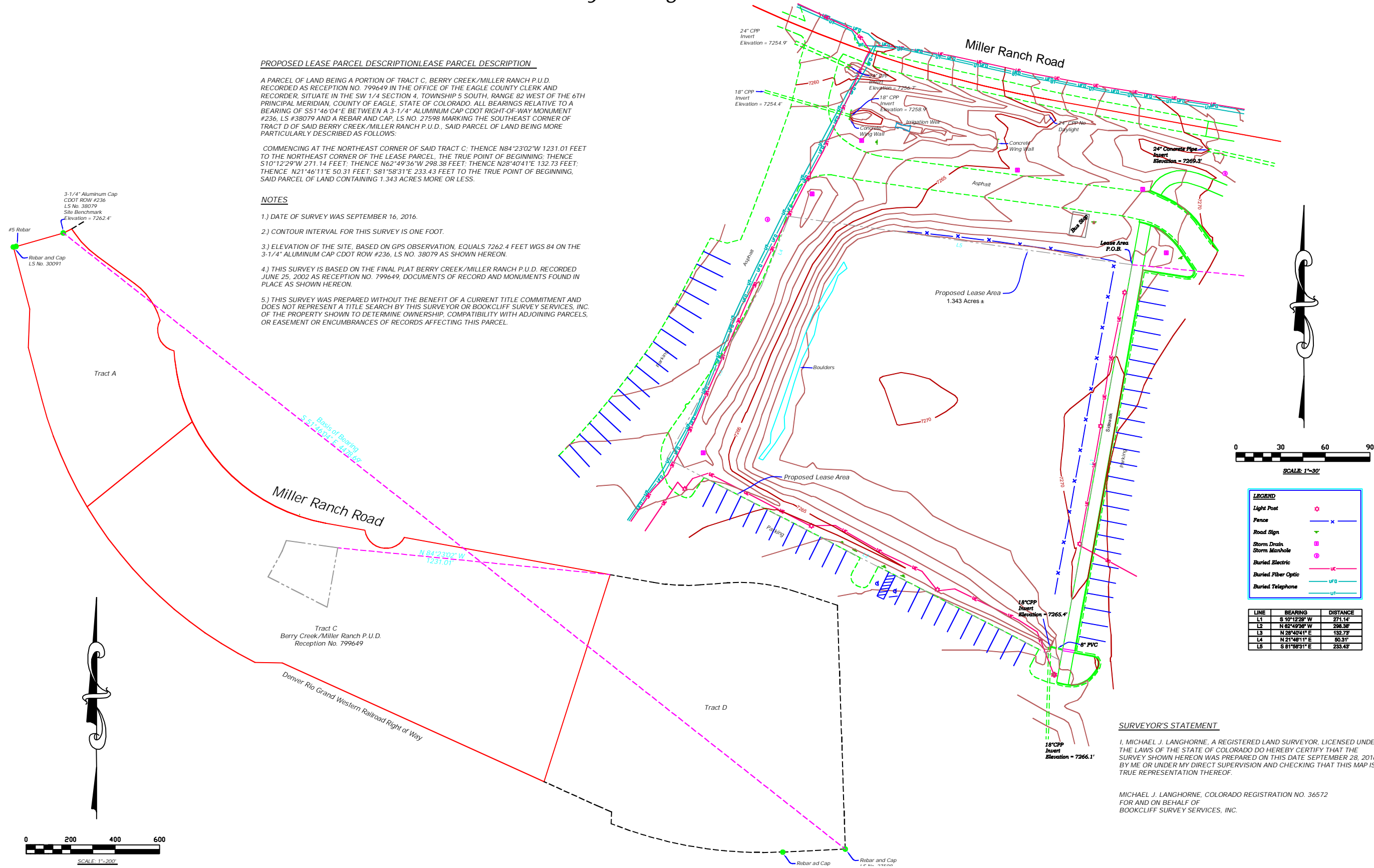
## PROPOSED LEASE PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT C, BERRY CREEK/MILLER RANCH P.U.D. RECORDED AS RECEPTION NO. 799649 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, SITUATE IN THE SW 1/4 SECTION 4, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, ALL BEARINGS RELATIVE TO A BEARING OF S51°46'04"E BETWEEN A 3-1/4" ALUMINUM CAP CDOT RIGHT-OF-WAY MONUMENT #236, LS #38079 AND A REBAR AND CAP, LS NO. 27598 MARKING THE SOUTHEAST CORNER OF TRACT D OF SAID BERRY CREEK/MILLER RANCH P.U.D., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE N84°23'02"W 1231.01 FEET TO THE NORTHEAST CORNER OF THE LEASE PARCEL, THE TRUE POINT OF BEGINNING; THENCE S10°12'29"W 271.14 FEET; THENCE N62°49'36"W 298.38 FEET; THENCE N28°40'41"E 132.73 FEET; THENCE N21°46'11"E 50.31 FEET; S81°58'31"E 233.43 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 1.343 ACRES MORE OR LESS.

## NOTES

- 1.) DATE OF SURVEY WAS SEPTEMBER 16, 2016.
- 2.) CONTOUR INTERVAL FOR THIS SURVEY IS ONE FOOT.
- 3.) ELEVATION OF THE SITE, BASED ON GPS OBSERVATION, EQUALS 7262.4 FEET WGS 84 ON THE 3-1/4" ALUMINUM CAP CDOT ROW #236, LS NO. 38079 AS SHOWN HEREON.
- 4.) THIS SURVEY IS BASED ON THE FINAL PLAT BERRY CREEK/MILLER RANCH P.U.D. RECORDED JUNE 25, 2002 AS RECEPTION NO. 799649, DOCUMENTS OF RECORD AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- 5.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC. OF THE PROPERTY SHOWN TO DETERMINE OWNERSHIP, COMPATIBILITY WITH ADJOINING PARCELS, OR EASEMENT OR ENCUMBRANCES OF RECORDS AFFECTING THIS PARCEL.



## SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED ON THIS DATE, SEPTEMBER 28, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

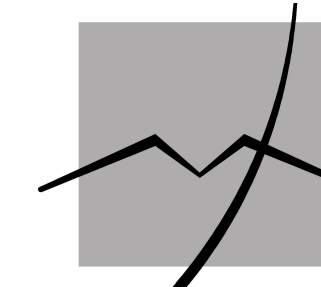
MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572  
FOR AND ON BEHALF OF  
BOOKCLIFF SURVEY SERVICES, INC.

REVISION	DESCRIPTION

EXISTING CONDITIONS SURVEY

MTN FAMILY HEALTH CENTERS  
2700 GILSTRAP COURT, STE 230  
GLENWOOD SPRINGS, CO 81601

FILE:	EXC
DFT:	TL
CK:	MJL
DATE:	9/28/16
PROJECT NO.	16099-01
SHEET	1
OF	1

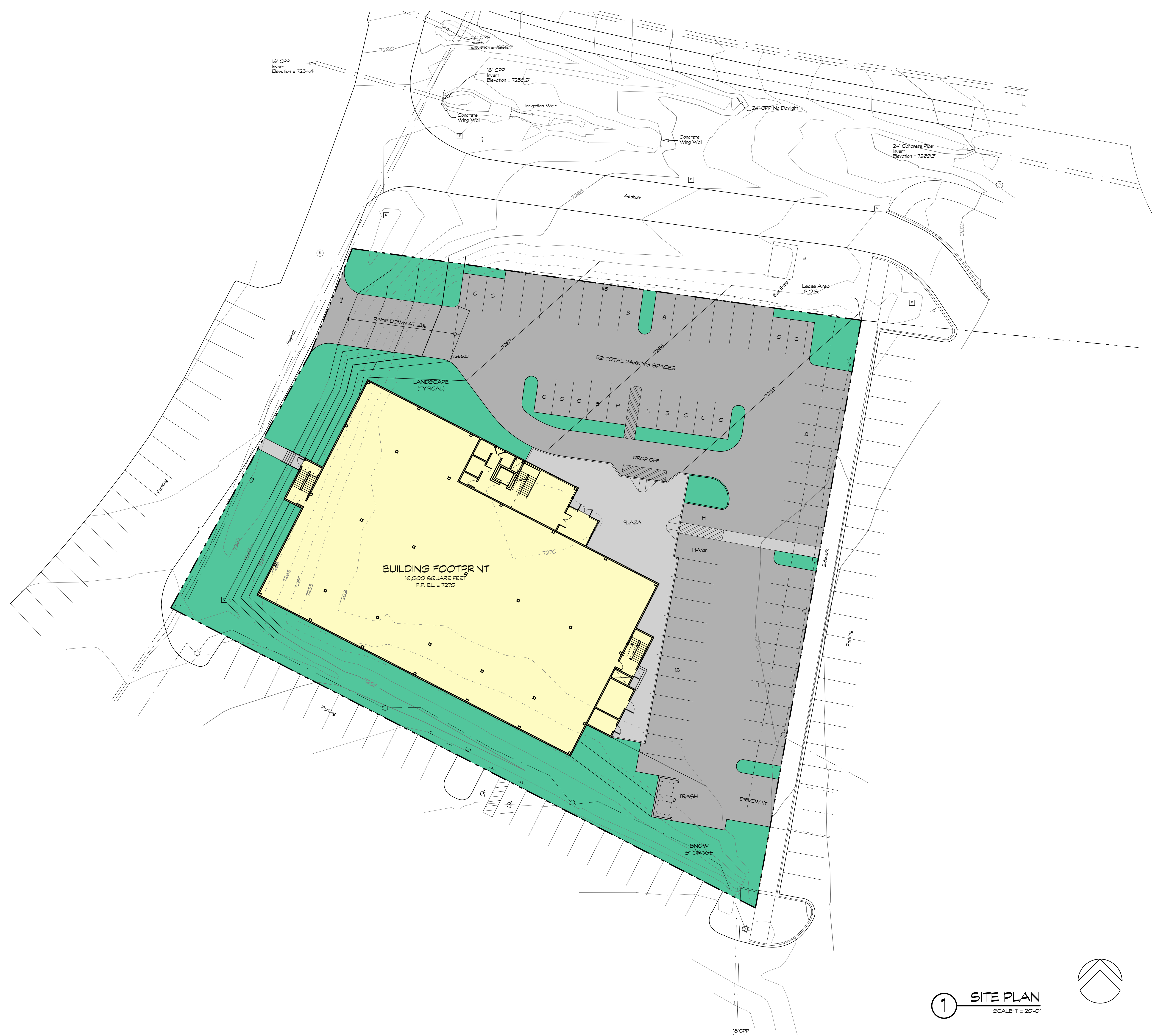


MENENDEZ ARCHITECTS P.C.

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**SYMBOLS LEGEND**

- DARK GRAY FILL DEPICTS AREAS OF ASPHALTIC CONCRETE PAVING
- LIGHT GRAY FILL DEPICTS AREAS OF DECORATIVE CONCRETE PAVING
- GREEN FILL DEPICTS AREAS OF LANDSCAPING/PLANTING
- YELLOW FILL DEPICTS BUILDING FOOTPRINT



Issue:	Date:	#:	Date:	Revision:
REVIEW	04-04-18			

**Project:** EAGLE COUNTY EDWARDS MULTI-USE FACILITY

**Sheet title:** SITE PLAN

**Print Date:** 4/4/18 **Drawn By:** LM & MT

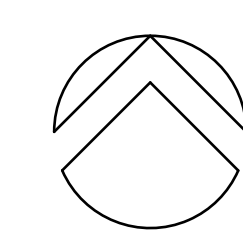
**Building Dept.:**

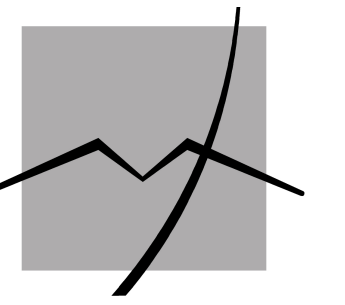
**Sheet number:**

**A-101**

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**1** SITE PLAN  
SCALE: 1" = 20'-0"





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### GROSS AREA CALCULATIONS

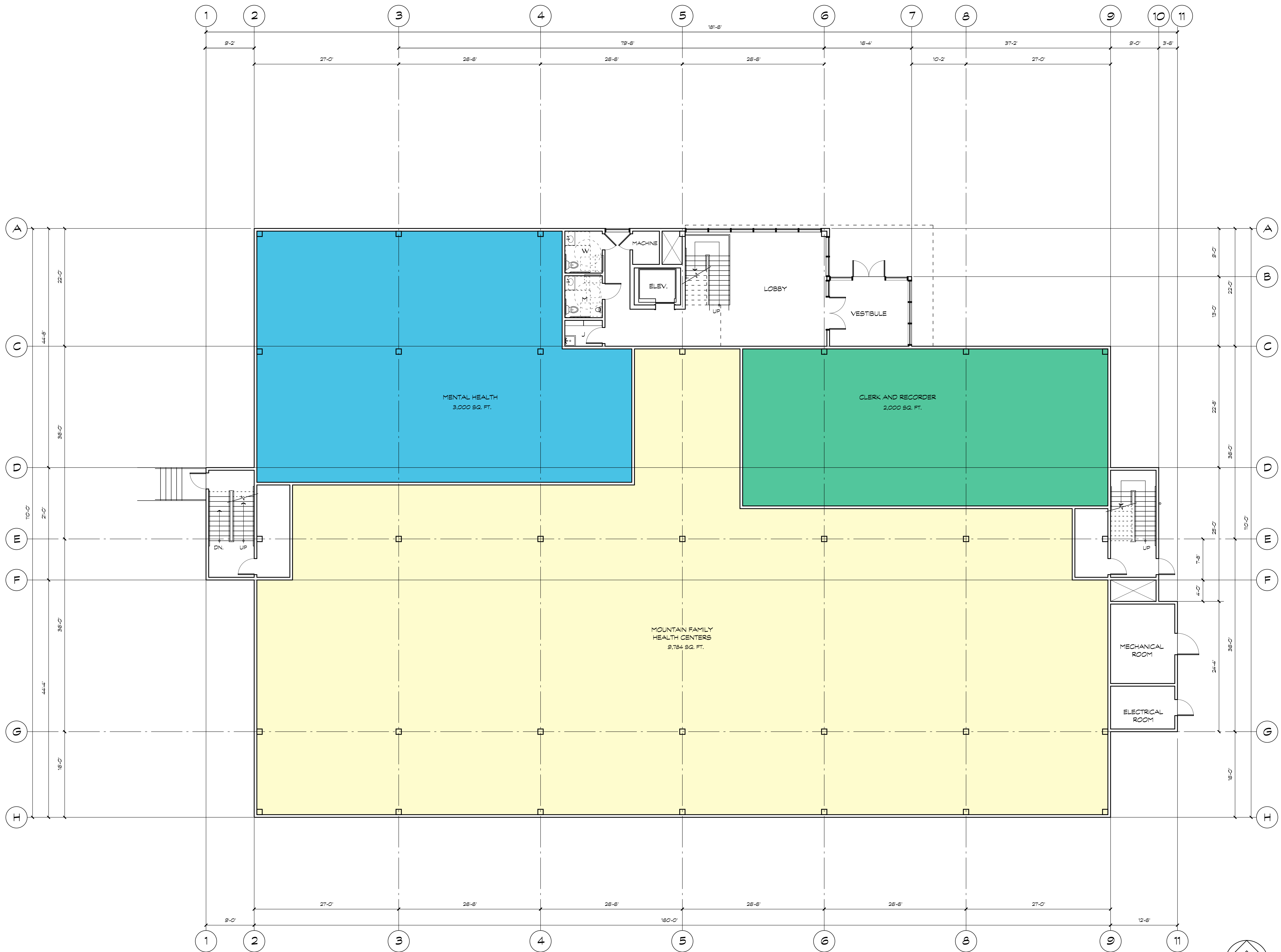
FIRST FLOOR	17,363 SF
SECOND FLOOR	16,321 SF
FIRST & SECOND FLOORS	33,684 SF

### TENANT AREA CALCULATIONS

FIRST FLOOR - MFHC	9,784 SF
FIRST FLOOR - MENTAL HEALTH	3,000 SF
FIRST FLOOR - CLERK & RECORDER	2,000 SF
TOTAL FIRST FLOOR TENANT SPACE	14,787 SF

SECOND FLOOR - FAMILY RESOURCE	900 SF
SECOND FLOOR - COUNTY OFFICES	5,508 SF
SECOND FLOOR - COUNTY OPERATIONS	6,970 SF
TOTAL SECOND FLOOR TENANT SPACE	13,378 SF

TOTAL BUILDING (TENANT AREA) 28,165 SF



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

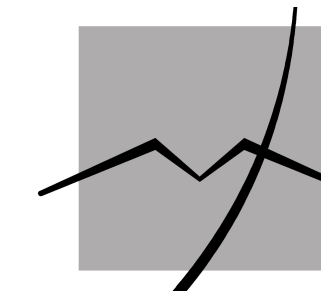
Issue:	Date:	#:	Date:	Revision:
REVIEW	11-07-18			

Project: EAGLE COUNTY EDWARDS MULTI-USE FACILITY

Sheet title: PRELIMINARY DESIGN FIRST FLOOR PLAN

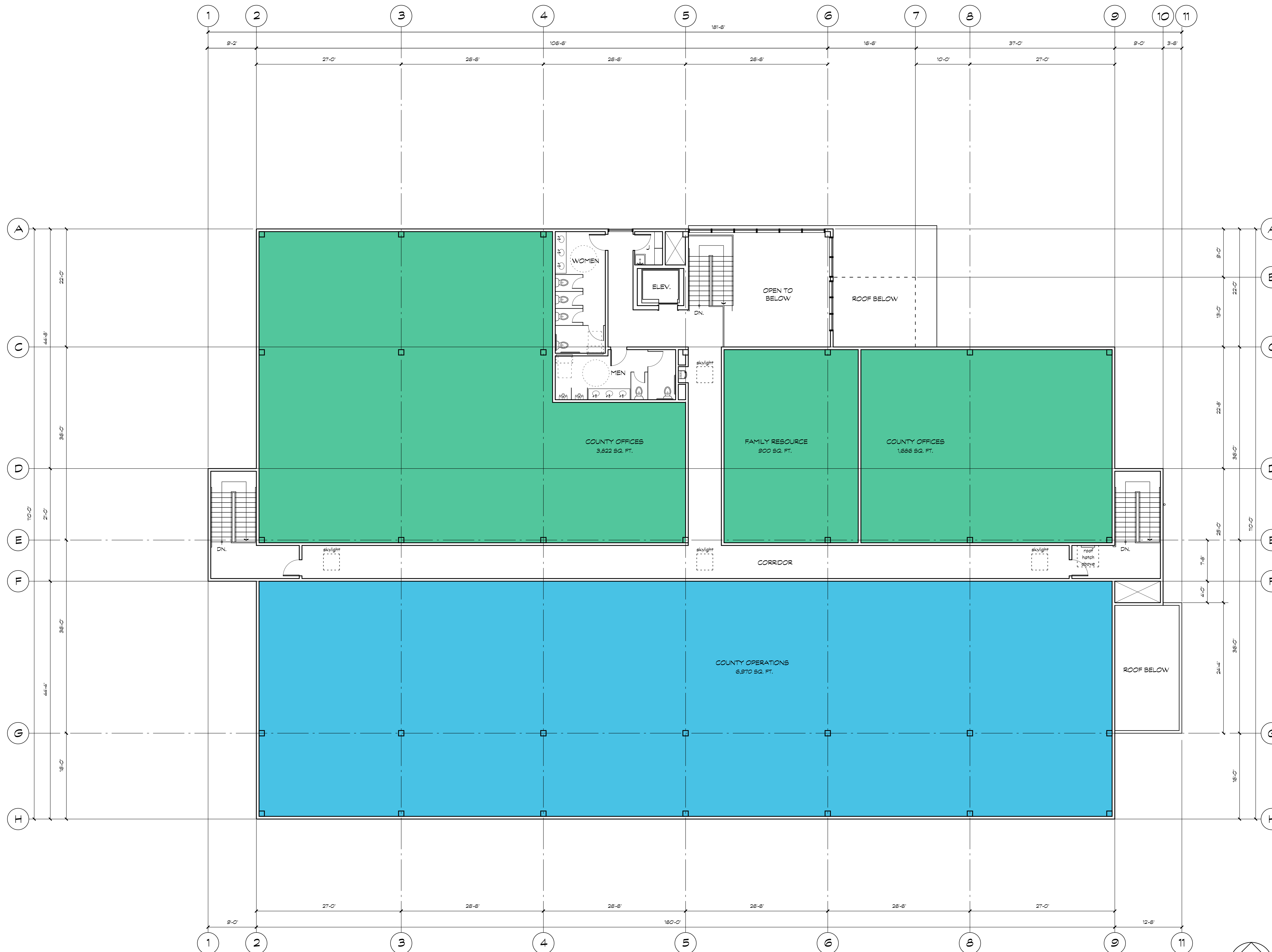
Print Date: 11/7/18 Drawn By: LM Building Dept.:

Sheet number: A-102  
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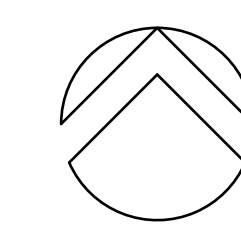
Sheet title: PRELIMINARY DESIGN SECOND FLOOR PLAN

Print Date: 11/7/18 Drawn By: LM

Building Dept.:

Sheet number:

1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**A-103**

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