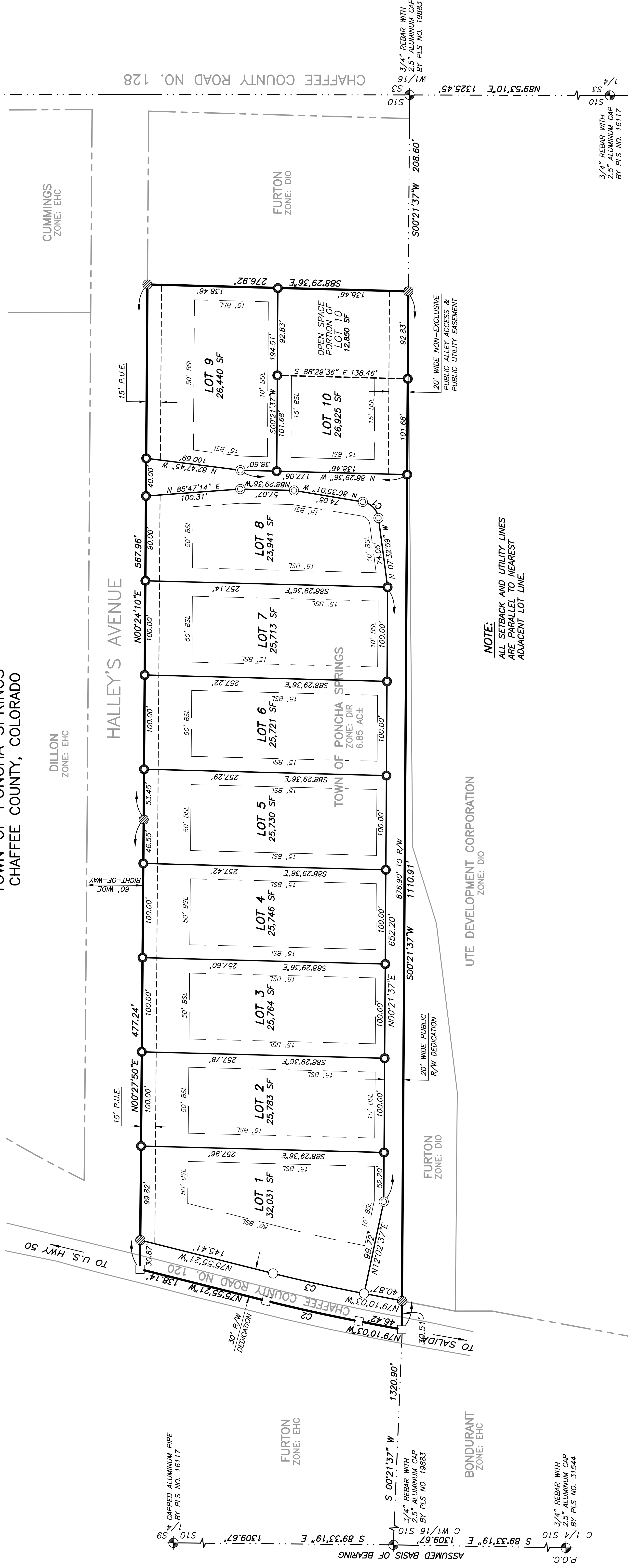
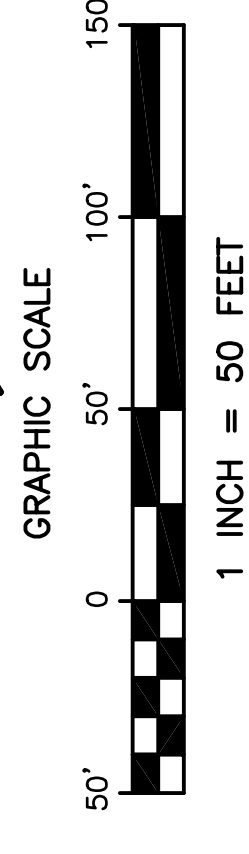
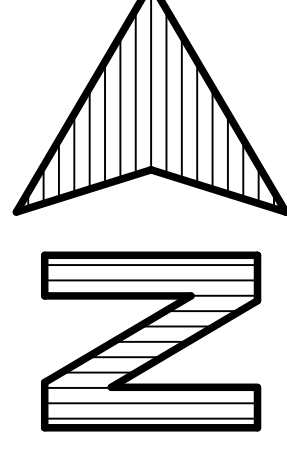


CROSSROADS RETAIL PARK

AN AMENDMENT OF PONCHA SPRINGS INDUSTRIAL PARK

STEP TWO REVIEW - FINAL PLAT

LOCATED IN SECTION 10,
TOWNSHIP 49 NORTH, RANGE 8 EAST, OF
THE NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF PONCHA SPRINGS
CHAFFEE COUNTY, COLORADO



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BRC
C1	20.00	73.0202°	25.49	14.81	23.80	M44°04'00"W
C2	1745.23	03°14'42"	100.54	50.28	100.53	N77°32'42"W
C3	1745.23	03°14'42"	98.84	49.43	98.83	N77°32'42"W

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON THIS SURVEY WITHIN ONE YEAR OF THE DATE OF THIS SURVEY. SUCH DEFECT IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

SHEET 2 OF 2

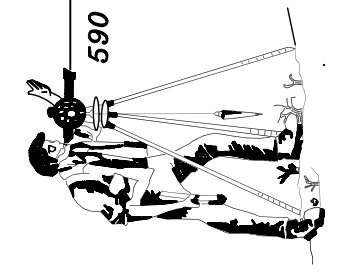
CROSSROADS RETAIL PARK
A SUBDIVISION IN SECTION 10, TOWNSHIP 49 NORTH, RANGE 8 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF PONCHA SPRINGS, CHAFFEE COUNTY, COLORADO 81252

DESIGNED BY: P.L.C. SHY SURVEYORS & ASSOC.
DRAWN BY: T.L.V. WESTCLIFFE, COLORADO
CHECKED BY: C.L.S. DATE: DEC 2005

DRAWING NO. SHY-04009

NOTE:
ALL SETBACK AND UTILITY LINES
ARE PARALLEL TO NEAREST
ADJACENT LOT LINE.

PREPARED BY:
Shy Surveyors & Assoc.
690 HERMIT ROAD - P.O. BOX 1280, WESTCLIFFE, COLORADO 81262
Phone (719) 789-2347 Fax (719) 789-2310
CONTACT: KIT SHY



ASSISTED BY:

Crabtree Group, Inc.
CIVIL ENGINEERING, SURVEYING, AND ENVIRONMENTAL CONSULTANTS
325 D STREET, P.O. BOX 924
SALIDA, CO 81201
(719) 539-1675
FAX: (719) 539-1676

- LEGEND**
- INDICATES ALIQUOT MONUMENT AS NOTED
 - INDICATES CALCULATED POSITION - NO MONUMENT SET OR FOUND
 - INDICATES SET 1/2" REBAR WITH 2-1/2" RED PLASTIC CAP - PLS #19883
 - INDICATES SET 1/2" REBAR WITH 1" YELLOW PLASTIC CAP - PLS #19883
 - INDICATES FOUND 1/2" REBAR WITH 2-1/2" RED PLASTIC CAP - PLS #19883
 - INDICATES FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP - PLS #19883

- LEGEND**
- R/W INDICATES RIGHT-OF-WAY
 - SF INDICATES SQUARE FEET
 - PUE INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES PROJECT BOUNDARY
 - INDICATES NEW RIGHT-OF-WAY
 - INDICATES INTERIOR PROPERTY LINE
 - INDICATES EASEMENT LINE
 - INDICATES BUILDING SETBACK LINE

CROSSROADS RETAIL PARK - FINAL PLAT