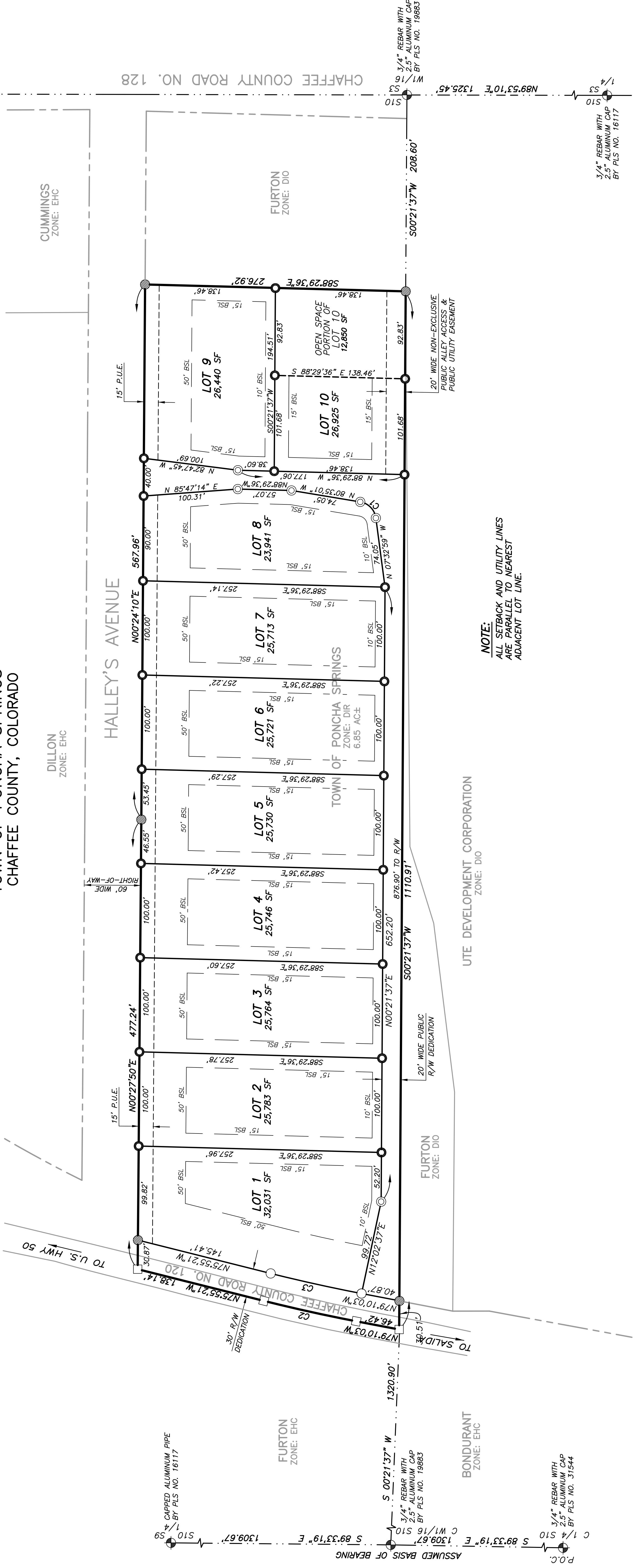
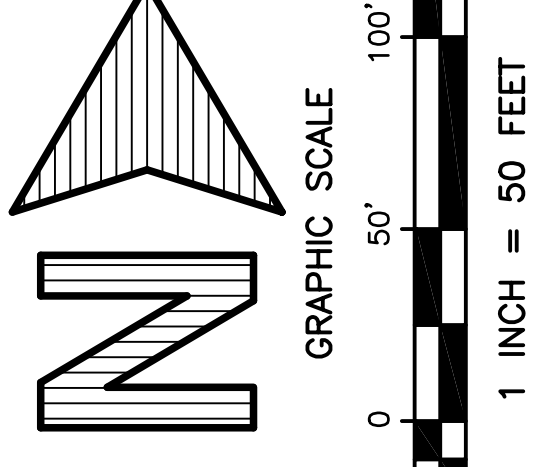


CROSSROADS RETAIL PARK

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 COMPLETED 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, T49N, R8E, N142P.M.
IN THE TOWN OF PONCHA SPRINGS, COLORADO
DESIGNED BY: P.L.C. SHY SURVEYORS & ASSOC. COLORADO 81252
DRAWN BY: T.L.V. WESTCLIFFE, COLORADO
CHECKED BY: C.L.S. DATE: DEC 2005 DRAWING NO. SHY-04195

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:



- 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