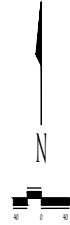


THE OVERLOOK CONDOMINIUMS
TAMARRON - AREA G, PHASE 3
PRELIMINARY DEVELOPMENT PLAN
GLACIER PROPERTIES ASSOCIATES, LLC
PROJECT NO 2024-0239
NE1/4 S1, T37N, R9W, NMP2M
LA PLATA COUNTY, COLORADO



Scale: 1 inch = 40 feet
Created/Updated on 03/15/2024
Basis of Bearings: Bearings are based on
south line of Lot 1, Section 1, Glacier
Properties Associates, LLC, Town Home North,
Tamarroon - Area G Phase 2 Subdivision, Final
Plan, Registration Number 221047, County of
La Plata (Book 872127, Page 1),
monumented as shown herein.

0+46.16 (W)
Curve Station
Point of Curvature
PC=3+10.00
PVI=3+50.00
PT=3+90.00
Radius=1000.00
Length=100.00
Delta=90.00

Lot 6E
147,010 SQ. FT.
3.362 ACRES ±

Line / Curve Data				
L/P	Length	Direction (Delta)	Radius	Chord Bearing
C1 (1000)	112.46'	S 89° 03' 00" W	1000.00'	S 89° 03' 00" W
C2 (1000)	142.37'	S 89° 03' 00" W	1000.00'	S 89° 03' 00" W

- Legend
- Found as described, stamped as shown
 - Found: 5/8 inch valve with 3/4 inch aluminum cap stamped PLS 111342
 - Found: 5/8 inch valve with 3/4 inch aluminum cap stamped PLS 17903
 - Found: 5/8 inch valve, installed 3/4 inch cap stamped PLS 17903
 - Not: 5/8 inch valve with 3/4 inch cap stamped PLS 17903
 - Calculated Profile - Measurement not found or not
 - Measured Station
 - Measured Chord Line
 - Measured Chord Line
 - Measured Chord Line
 - Property Boundary
 - Slope 1:10
 - 30' - Sharp Open Space
 - Buildings
 - Public Right-of-Way

CERTIFICATE OF SURVEY
This document is a Preliminary Development Plan for a "plan" and not a "plat" as described in the 1973 Amendment to Standard and Standard Development Agreement recorded
under Registration Number 122043 in the La Plata County Clerk and Recorder's Office. This document does not constitute a Land Survey Plat or Improvement
Survey Plat as defined by section 38-1-101, C.R.S.

This Preliminary Development Plan was prepared in April of 2024 under the direct responsibility, supervision and checking of Joshua J. Canberry, of Horne Surveying and
Geographics, Inc., being a Colorado Licensed Surveyor. I am not certifying to the Preliminary Plan Notice and this does not constitute a Land Survey Plat or Improvement
Survey Plat as defined by section 38-1-101, C.R.S.

Joshua J. Canberry, P.L.S.
Colorado Registration No. 17903

- SURVEYOR'S NOTES:
- Notice: This document is a Preliminary Development Plan for a "plan" and not a "plat" as described in the 1973 Amendment to Standard and Standard Development Agreement recorded
under Registration Number 122043 in the La Plata County Clerk and Recorder's Office. This document does not constitute a Land Survey Plat or Improvement
Survey Plat as defined by section 38-1-101, C.R.S.
 - Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In
no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of this certification shown herein.
 - Notice: Building Footprints as depicted in the figure from aerial photography (Google, LLC, Project 1 2023) are shown as indicated in the figure. In the La Plata County, Colorado,
figures dated April 2023, are shown as indicated in the figure and scaled from said figure. See Plat Notice 19.

PRELIMINARY

THE OVERLOOK
CONDOMINIUMS
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PROJECT NO 2024-0239
NE1/4 S1, T37N, R9W, NMP2M
LA PLATA COUNTY, COLORADO

Moreno
SURVEYING
GEOGRAPHICS

3050 Main Street, Durango, CO 81301-3655
PHONE: 970.245.1015 SCALE: 1 inch = 40 feet
DRAWN BY: JAC CHECKED BY: JAC, JES, JAC, JES, JAC, JES

SHEET 2 OF 2