

CRYSTAL VALLEY RANCH FILING NO. 12 PLAT

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE SUMMARY TABLE		
	COUNT	AREAS
RIGHT-OF-WAY	2 PARCELS	5.27 ACRES
BUILDING LOTS	109 LOTS	15.46 ACRES
OPEN SPACE/MAILBOX	4 TRACTS	2.65 ACRES
TOTAL		23.38 ACRES

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH ONE-HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID LINE BEING MONUMENTED AT BOTH ENDS BY 2-1/2" ALLOY CAPS STAMPED PLS 6935, WITH THE LINE CONSIDERED TO BEAR S89°14'28"W.

BEGINNING AT THE SOUTHWEST CORNER OF CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1), SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF DITMARS LANE AS PLATTED WITH SAID CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1) AND ALSO BEING ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25, S89°14'28"W A DISTANCE OF 513.75 FEET;
THENCE N49°05'09"W A DISTANCE OF 85.60 FEET;
THENCE N29°36'08"W A DISTANCE OF 57.25 FEET;
THENCE N11°03'11"W A DISTANCE OF 82.26 FEET;
THENCE N22°57'39"E A DISTANCE OF 102.40 FEET;
THENCE N08°27'35"E A DISTANCE OF 94.60 FEET;
THENCE N89°42'27"W A DISTANCE OF 174.30 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°42'27"W, HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 0°10'05" AND AN ARC LENGTH OF 4.17 FEET, TO A POINT OF TANGENT;

THENCE N00°45'32"W A DISTANCE OF 204.88 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 09°06'46" AND AN ARC LENGTH OF 44.14 FEET, TO A POINT OF TANGENT;

THENCE N09°52'17"W A DISTANCE OF 4.51 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;

THENCE S80°07'43"W A DISTANCE OF 47.65 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 11°01'17" AND AN ARC LENGTH OF 42.80 FEET, TO A POINT OF TANGENT;

THENCE N88°51'00"W A DISTANCE OF 3.48 FEET;

THENCE N01°09'00"E A DISTANCE OF 45.00 FEET;

THENCE N09°52'17"W A DISTANCE OF 234.32 FEET;

THENCE N88°51'00"W A DISTANCE OF 15.45 FEET;

THENCE N01°09'00"E A DISTANCE OF 45.00 FEET;

THENCE N07°52'43"W A DISTANCE OF 111.38 FEET;

THENCE N01°09'00"E A DISTANCE OF 155.00 FEET;

THENCE S88°51'00"E A DISTANCE OF 77.35 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;

THENCE N01°09'00"E A DISTANCE OF 27.55 FEET, TO A POINT OF TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 464.00 FEET, A CENTRAL ANGLE OF 05°30'10" AND AN ARC LENGTH OF 44.56 FEET, TO A POINT OF TANGENT;

THENCE N04°21'10"W A DISTANCE OF 27.47 FEET;

THENCE N49°07'03"W A DISTANCE OF 32.64 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N02°53'46"W, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 08°43'20" AND AN ARC LENGTH OF 81.44 FEET, TO A POINT OF TANGENT;

THENCE N84°10'26"W A DISTANCE OF 110.02 FEET, TO A POINT OF NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2002097027;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N05°49'34"E, HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 10°10'44" AND AN ARC LENGTH OF 201.64 FEET, TO A POINT OF TANGENT;

2) N85°38'50"E A DISTANCE OF 699.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DITMARS LANE AS PLATTED WITH CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1);

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE OF DITMARS LANE THE FOLLOWING FIVE (5) COURSES:

1) S48°38'43"E A DISTANCE OF 47.49 FEET;

2) S02°56'16"E A DISTANCE OF 306.71 FEET TO A POINT OF TANGENT CURVE;

3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 5°25'13" AND AN ARC LENGTH OF 50.14 FEET, TO A POINT OF TANGENT;

4) S08°21'29"E A DISTANCE OF 453.89 FEET TO A POINT OF TANGENT CURVE;

5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 5°25'13" AND AN ARC LENGTH OF 44.46 FEET, TO A POINT OF TANGENT;

6) S02°56'16"E A DISTANCE OF 539.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,018,219 SQUARE FEET OR 23,3751 ACRES.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, DESCRIBED HEREIN, HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO RIGHTS-OF-WAY, LOTS, BLOCKS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF CRYSTAL VALLEY RANCH FILING NO. 12.

THE UNDERSIGNED HEREBY DEDICATES TO THE TOWN OF CASTLE ROCK, FOR PURPOSES OF OWNERSHIP AND MAINTENANCE, ALL THE RIGHTS-OF-WAY AND ALL THE UTILITY, DRAINAGE, SIGNAGE, PUBLIC ACCESS AND SIGHT DISTANCE EASEMENTS AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES AND CABLEVISION THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, CABLE TELEVISION LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY, COMMUNICATION, AND CABLE TELEVISION SERVICES WITHIN THIS SUBDIVISION, OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS THESE UTILITY EASEMENTS AS DESCRIBED AND IDENTIFIED FOR SPECIFIC USES HEREON.

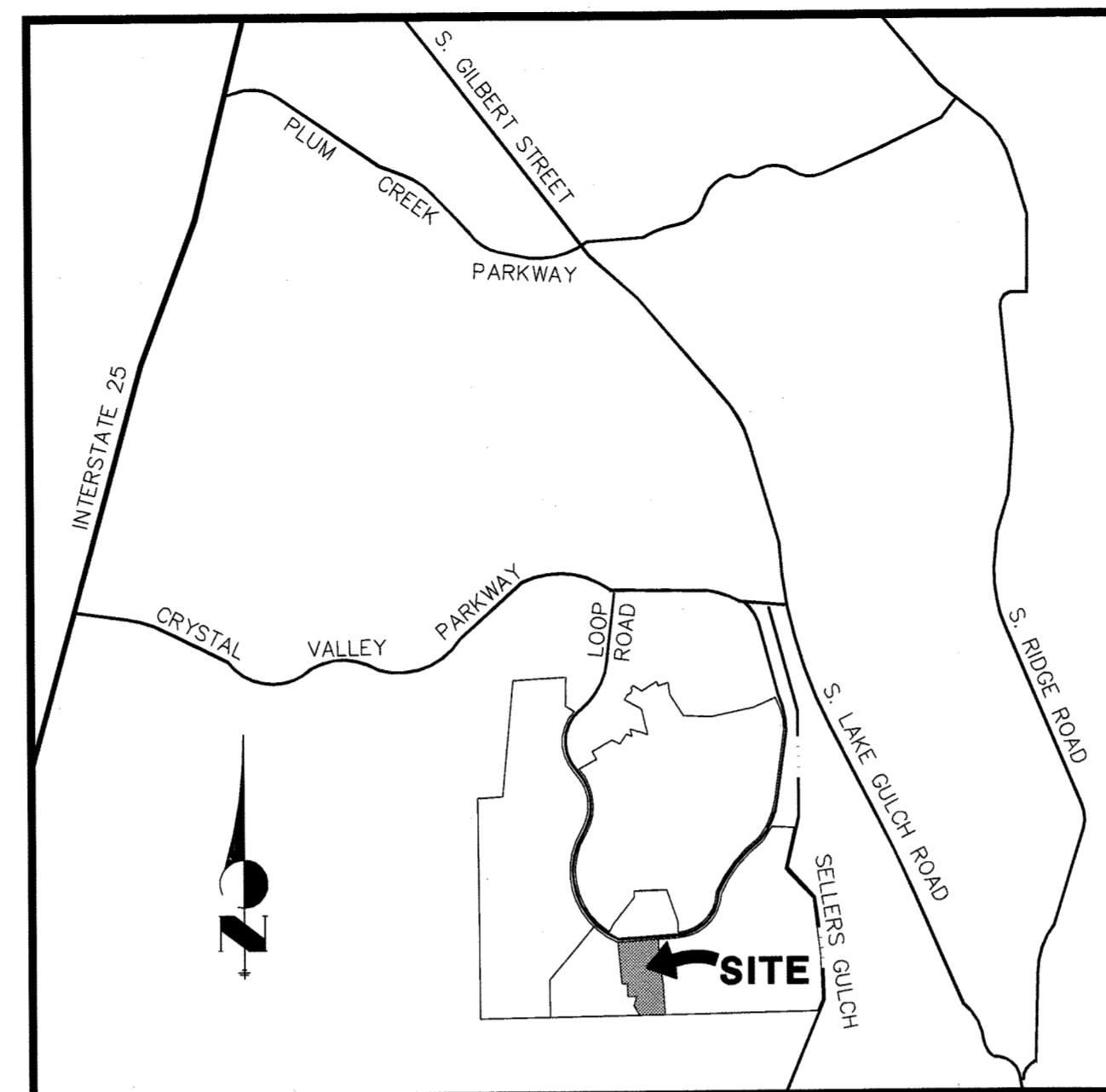
CONTACTS

OWNER/DEVELOPER
CRYSTAL VALLEY RECOVERY ACQUISITION, LLC
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND

ENGINEER/PLAN PREPARER
JR ENGINEERING
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS

LAND PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: MITCH BLACK

LAND SURVEYOR
JR ENGINEERING
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: JARROD ADAMS



VICINITY MAP

3000 1500 0 3000
ORIGINAL SCALE: 1" = 3000'

SHEET INDEX

- COVER PAGE
3. PLAT

OWNERSHIP CERTIFICATIONS:

CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JON SHUMAKER, [Signature] AUTHORIZED SIGNATORY

NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF March, 2016

BY JON SHUMAKER AS Authorized Signatory CRYSTAL VALLEY RECOVERY ACQUISITION, LLC

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES [Signature]

NOTARY PUBLIC

GENERAL NOTES:

- PER C.R.S. 18-04-50B, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DOUGLAS COUNTY, COLORADO.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- SLOPE EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LANDSCAPE MAINTENANCE IN RIGHT-OF-WAY AND MEDIAN WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THAT ANY NECESSARY CROSSING OF THE TOWN'S UTILITY IS AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

FLOODPLAIN:

ACCORDING TO THE PRELIMINARY FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 08035C0303G AND 08035C0304G, DATED JULY 11, 2014, THE PROJECT SITE DOES NOT LIE WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN.

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 28, 2014, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID AMENDED PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN OF CASTLE ROCK SUBDIVISION REGULATIONS.



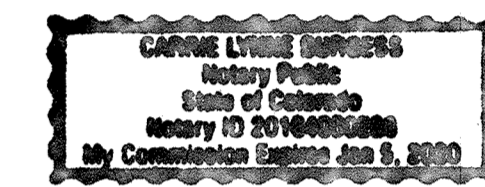
JARROD ADAMS
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

TITLE CERTIFICATION:

I, Beverly Carlson, BEING AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP, LIENHOLDER SUBORDINATION CERTIFICATE AND DEDICATION.

SIGNED THIS 9th DAY OF May, 2016.

AUTHORIZED REPRESENTATIVE
[Signature]
FIRST AMERICAN TITLE INSURANCE COMPANY



NOTARY PUBLIC:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF May, 2016 BY

Beverly Carlson AS AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES Jan 5th 2020

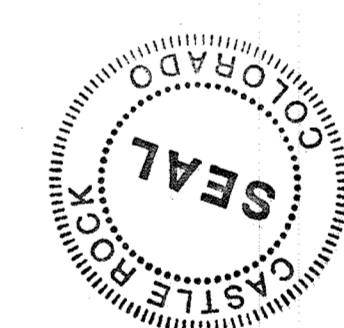
[Signature]
NOTARY PUBLIC

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN.

TOWN MANAGER [Signature]

ATTEST: [Signature]
TOWN CLERK



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO

THE 9th DAY OF June, 2016.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CRYSTAL VALLEY RANCH SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 2012013156 AND ACCORDINGLY 109 SFE ARE DEBITED FROM THE WATER BANK.

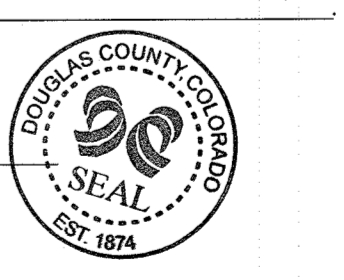
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:40 P.M. ON THE 9th DAY OF June, 2016

AT RECEPTION NO. 2016036851

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature] DEPUTY



CRYSTAL VALLEY RANCH
FILING NO. 12 PLAT
JOB NO. 15635.20
FEBRUARY 29, 2016
SHEET 1 OF 3

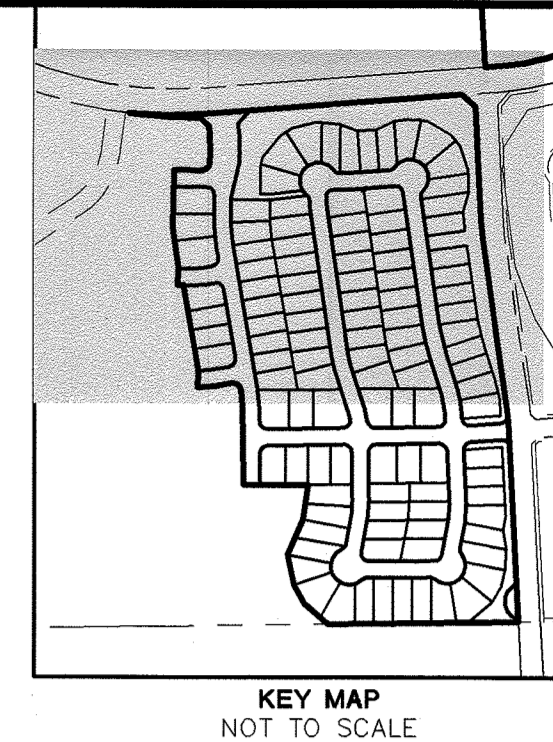
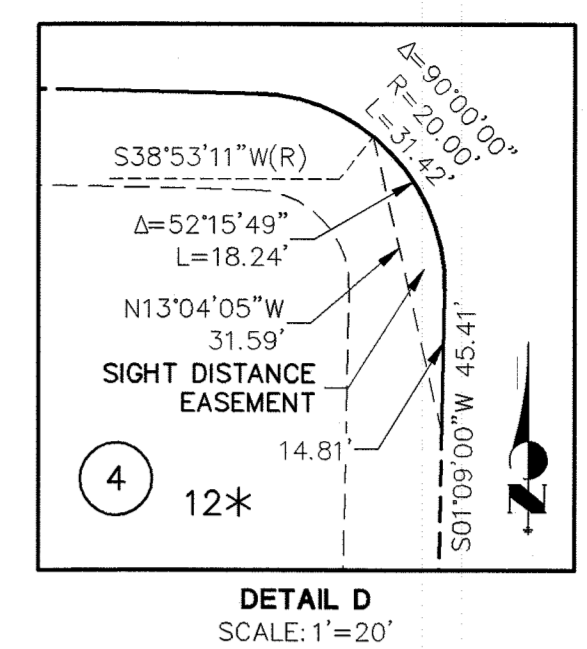
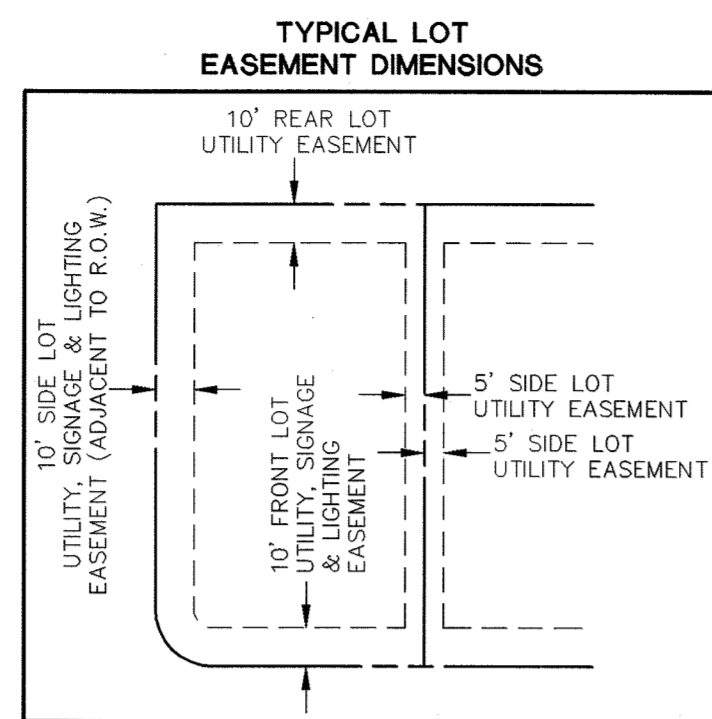


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CRYSTAL VALLEY RANCH FILING NO. 12 PLAT

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

- LEGEND**
- ① BLOCK NUMBER
 - SF SQUARE FEET
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - SET AN 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
 - RECOVERED REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 12405"
 - RECOVERED REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "LS 32820"
 - * LOT AFFECTED BY SIGHT DISTANCE EASEMENT. SEE SHEET 1, GENERAL NOTE NO. 7
 - RB RADIAL BEARING (SEE TABLE)

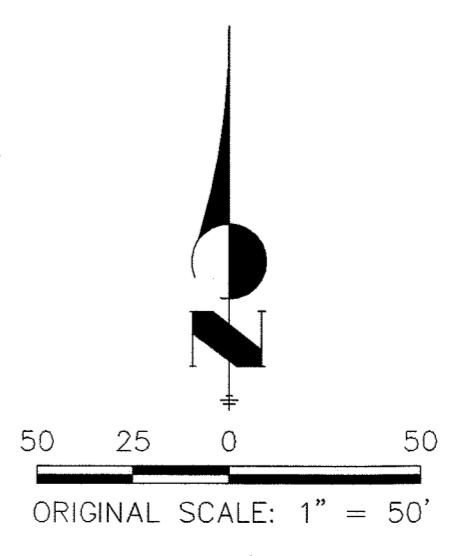
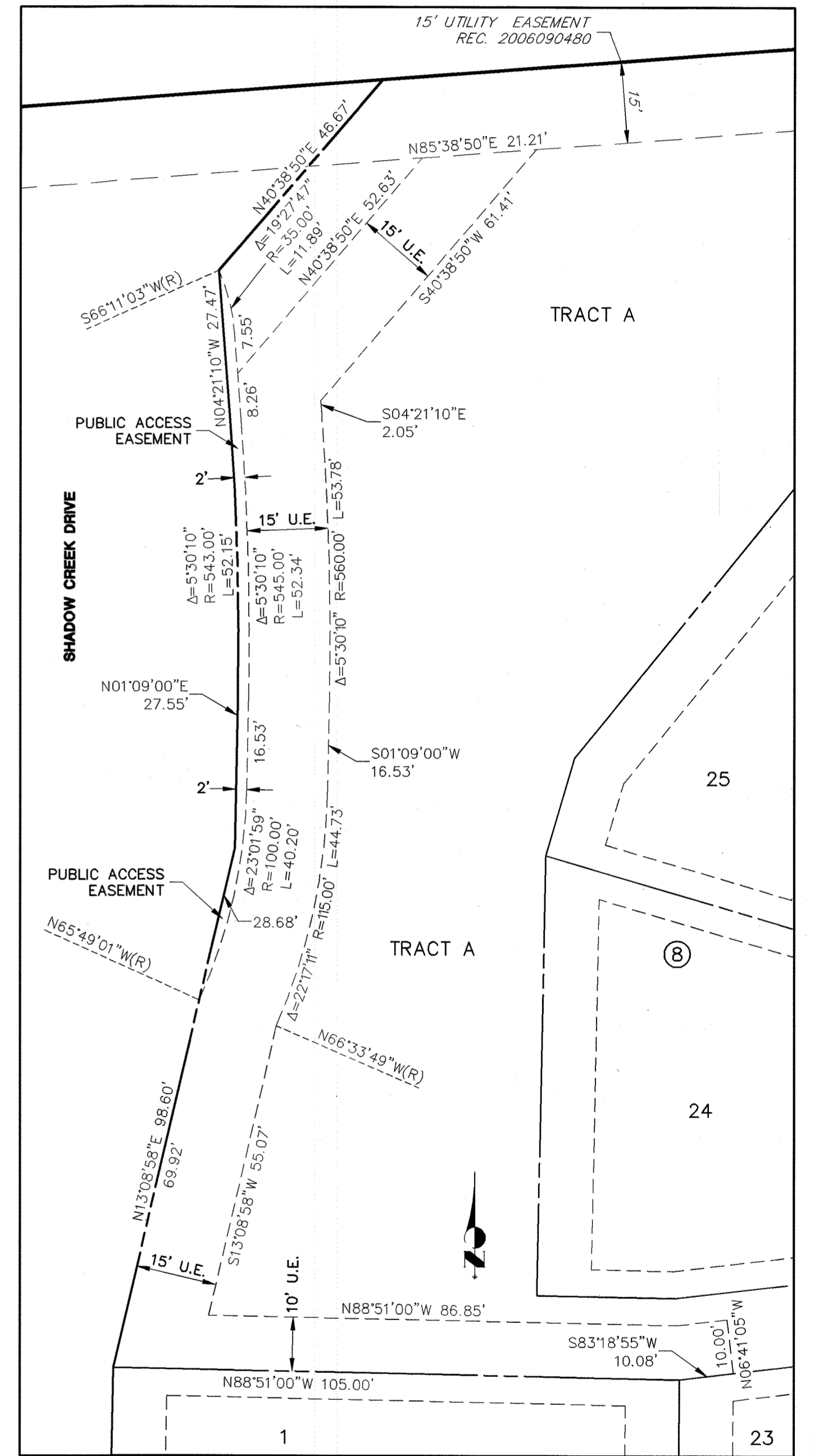


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	9°06'46"	300.00'	47.71'
C5	11°01'17"	200.00'	38.47'
C6	11°01'17"	200.00'	38.47'
C9	15°10'41"	200.00'	52.98'
C10	9°45'28"	500.00'	85.15'
C11	5°30'10"	500.00'	48.02'
C12	8°16'19"	200.00'	28.87'
C13	9°45'28"	200.00'	34.06'
C22	51°01'25"	15.00'	13.36'
C24	42°12'09"	50.00'	36.83'
C38	47°38'03"	50.00'	41.54'
C39	0°24'00"	477.50'	3.33'
C40	90°00'00"	20.00'	31.42'
C42	54°45'56"	15.00'	14.34'
C44	51°45'20"	15.00'	13.55'
C45	11°38'12"	50.00'	10.15'
C46	54°50'03"	50.00'	47.85'
C47	90°00'00"	20.00'	31.42'
C48	90°00'00"	20.00'	31.42'
C53	40°06'08"	50.00'	35.00'
C54	44°07'25"	50.00'	38.51'
C55	56°40'04"	15.00'	14.84'
C56	21°08'09"	50.00'	18.44'
C61	91°14'10"	20.00'	31.85'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°21'10"E	60.47'
L6	N88°51'00"W	25.71'
L27	N14°32'55"W	56.76'
L28	S88°51'00"E	11.35'
L29	S04°15'29"E	4.50'
L30	N85°38'50"E	4.37'
L31	N85°38'50"E	5.13'
L32	N04°15'29"W	5.50'



CRYSTAL VALLEY RANCH
FILING NO. 12 PLAT
JOB NO. 15635.20
FEBRUARY 29, 2016
SHEET 3 OF 3



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PROJECT NO. PL14-0013

SEE SHEET 2