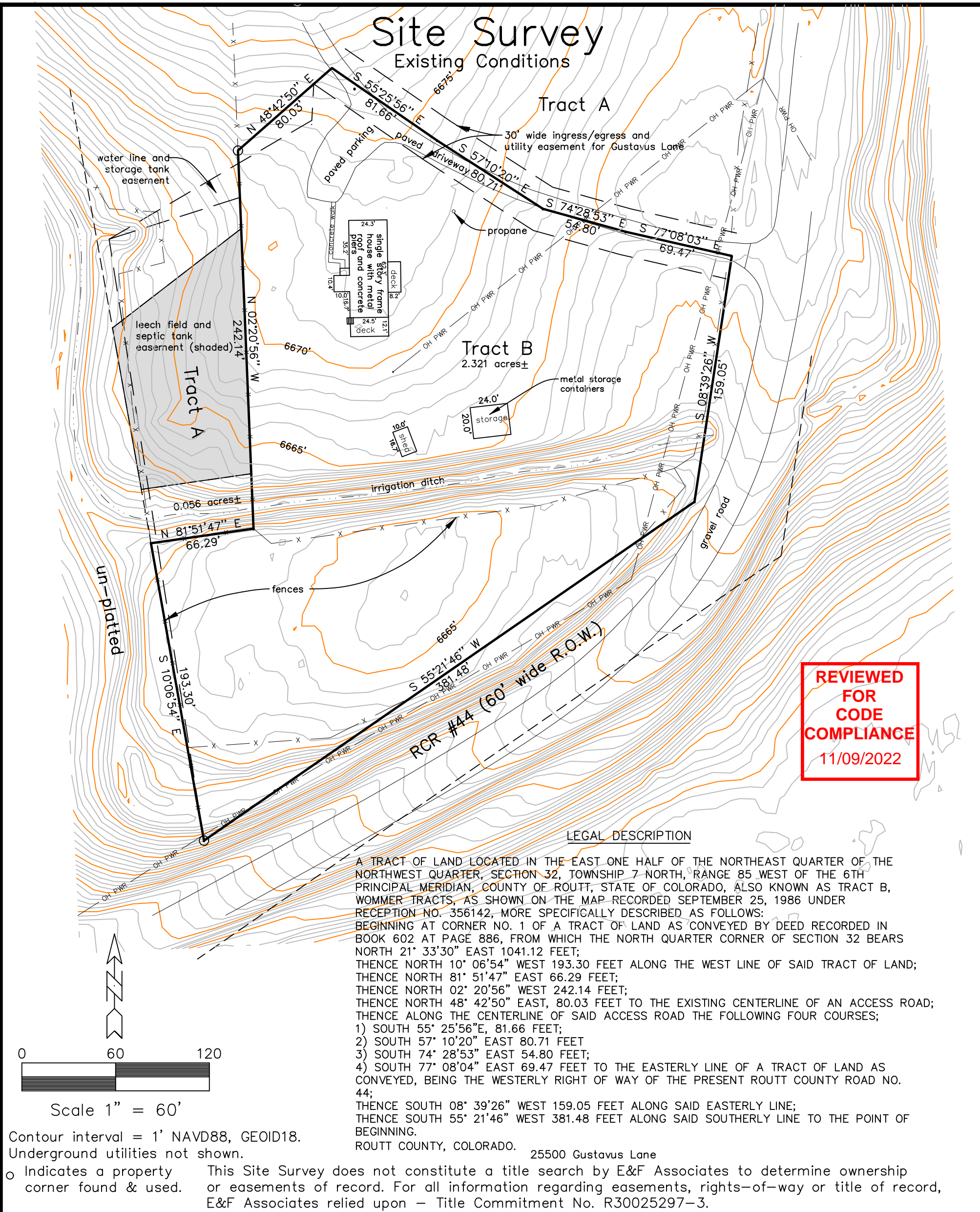


Site Survey

Existing Conditions



REVIEWED
FOR
CODE
COMPLIANCE
11/09/2022

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE EAST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 32, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, ALSO KNOWN AS TRACT B, WOMMER TRACTS, AS SHOWN ON THE MAP RECORDED SEPTEMBER 25, 1986 UNDER RECEPTION NO. 356142, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT CORNER NO. 1 OF A TRACT OF LAND AS CONVEYED BY DEED RECORDED IN BOOK 602 AT PAGE 886, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 32 BEARS NORTH 21° 33'30" EAST 1041.12 FEET;
THENCE NORTH 10° 06'54" WEST 193.30 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND;
THENCE NORTH 81° 51'47" EAST 66.29 FEET;
THENCE NORTH 02° 20'56" WEST 242.14 FEET;
THENCE NORTH 48° 42'50" EAST, 80.03 FEET TO THE EXISTING CENTERLINE OF AN ACCESS ROAD;
THENCE ALONG THE CENTERLINE OF SAID ACCESS ROAD THE FOLLOWING FOUR COURSES;
1) SOUTH 55° 25'56"E, 81.66 FEET;
2) SOUTH 57° 10'20" EAST 80.71 FEET
3) SOUTH 74° 28'53" EAST 54.80 FEET;
4) SOUTH 77° 08'04" EAST 69.47 FEET TO THE EASTERLY LINE OF A TRACT OF LAND AS CONVEYED, BEING THE WESTERLY RIGHT OF WAY OF THE PRESENT ROUTT COUNTY ROAD NO. 44;
THENCE SOUTH 08° 39'26" WEST 159.05 FEET ALONG SAID EASTERLY LINE;
THENCE SOUTH 55° 21'46" WEST 381.48 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.
ROUTT COUNTY, COLORADO.

25500 Gustavus Lane

Contour interval = 1' NAVD88, GEOID18.
Underground utilities not shown.

○ Indicates a property corner found & used.

This Site Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon – Title Commitment No. R30025297-3.

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Site Survey was prepared by me and under my supervision and that it is correct to the best of my knowledge.

Dated this 29th day of September, AD, 2022.

Thomas H. Effinger Jr.
Colorado Licensed Land Surveyor
No. 17651

Surveyed by: TE

Drawn by: TE Date: 9-29-22 Revised: Date:

E&F Associates

P.O. Box 771965 Steamboat Springs, CO. 80477 970-879-5977

Surveyors