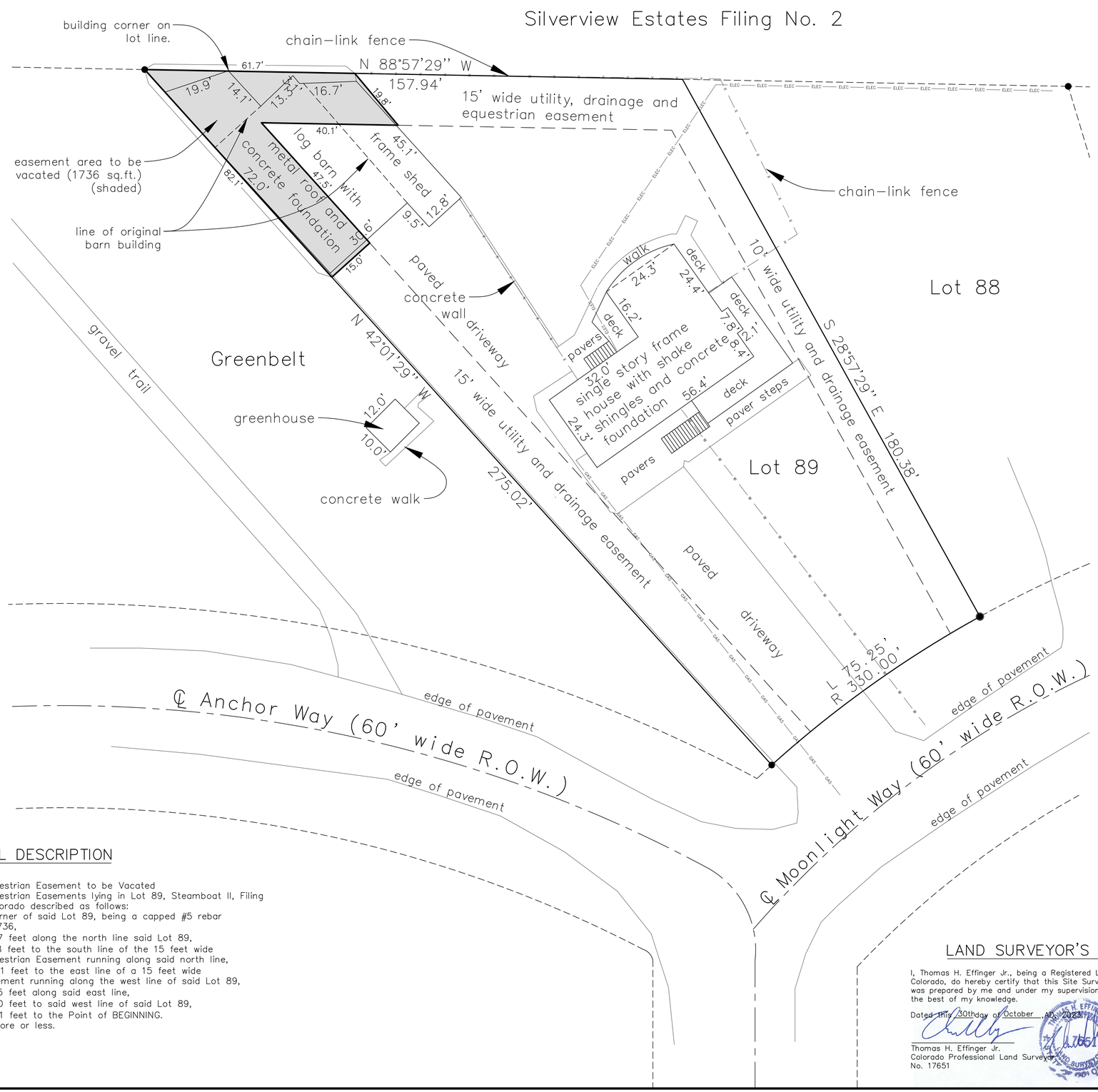
Site Survey for Easement Vacation and Variance



LEGAL DESCRIPTION

Lot 89,
Steamboat II, Filing No. 1,
Routt County, Colorado.

27120 Moonlight Way

15 0 15 30 45

Scale 1" = 15'

All bearings based on the monumented north line of Steamboat II, Filing No. 1, considered to be N 88°57'29"W.

LEGEND

● Indicates a capped #5 rebar monument marked LS 7736 found flush to the ground and accepted, unless otherwise noted.

○ Indicates an angle point, no monument found or set.

S 89°58'00" E 148.69' Indicates measured bearings and distances.

OH PWR — Indicates existing overhead power lines.

SEWER — Indicates existing underground sewer lines.

W — Indicates existing underground water lines.

ELEC — Indicates an existing underground electric line.

GAS — Indicates an existing underground natural gas line.

This plat 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 – The final plat of Steamboat II, Filing No. 1. Routt County, Colorado.

The location of the electric line was based on the location of the meter.

LEGAL DESCRIPTION

Utility, Drainage and Equestrian Easement to be Vacated
Utility, Drainage and Equestrian Easements lying in Lot 89, Steamboat II, Filing No. 1, Routt County, Colorado described as follows:
BEGINNING at the NW corner of said Lot 89, being a capped #5 rebar monument marked LS 7736,
thence S 88°57'29"E 61.7 feet along the north line said Lot 89,
thence S 39°51'53"E 19.8 feet to the south line of the 15 feet wide Utility, Drainage and Equestrian Easement running along said north line,
thence N 88°57'29"W 40.1 feet to the east line of a 15 feet wide Utility and Drainage Easement running along the west line of said Lot 89,
thence S 42°01'29"E 47.5 feet along said east line,
thence S 47°58'31"W 15.0 feet to said west line of said Lot 89,
thence N 42°01'29"W 82.1 feet to the Point of BEGINNING.
Containing 1736 sq.ft. more or less.
County of Routt
State of Colorado

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 with topography was prepared by me and under my supervision and that it is correct to the best of my knowledge.

Dated this 30th day of October, AD, 2023

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

THOMAS H. EFFINGER JR. 17651 LICENSED PROFESSIONAL LAND SURVEYOR STATE OF COLORADO

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

E&F Associates
P.O. Box 771965 Steamboat Springs, CO 80477 Surveyors

Site Survey for Easement Vacation and Variance Application

Lot 89, Steamboat II, Filing No. 1, Routt County, Colorado.

Client: Gina Tattershall
Drawing name: L89Site
Drawn by: TE Date: 10-27-23 Revised: