IMPROVEMENT SURVEY PLAT LOT 30, ALPINE MOUNTAIN RANCH

LOCATED IN THE EAST $\frac{1}{2}$ AND NW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 3, TOWNSHIP 5 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, COLORADO



1) IMPROVEMENT SURVEY PLAT OF LOT 30, ALPINE MOUNTAIN RANCH PER THE FINAL PLAT AS RECORDED IN ROUTT COUNTY RECORDS AT RECEPTION NO. 650154 AND FILE

2) FIELD SURVEYING COMPLETED AUGUST 30, 2021.

3) LEGAL DESCRIPTION PROVIDED BY LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30027321 EFFECTIVE DATE AUGUST 6, 2021.

4) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED

5) STREET ADDRESS: 34510 GOLDEN EAGLE DRIVE, STEAMBOAT SPRINGS, COLORADO

6) PROPERTY CORNERS WERE FOUND AND SET AS SHOWN HEREON.

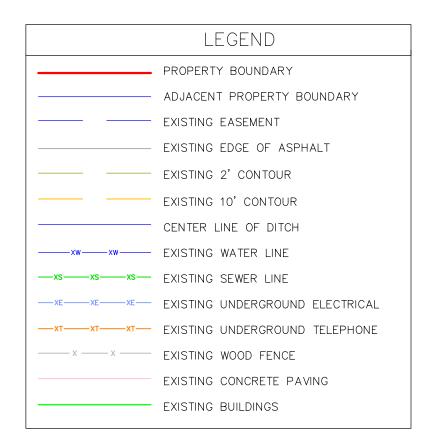
SURVEYOR'S CERTIFICATE

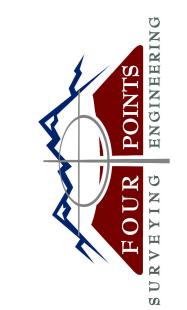
, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR DAVID IRVINE, ETHEL IRVINE, ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP AND LAND TITLE GUARANTEE COMPANY

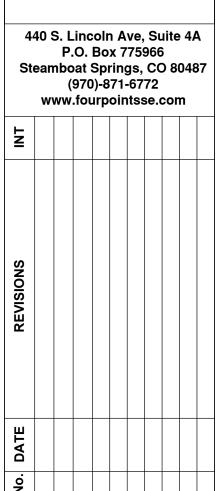
AND THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE

STERED LAND SURVEYOR, PLS 38024

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	233.40	300.00	44.58	N86° 11' 41"E	227.56







LO ALPINE

Horizontal Scale Contour Interval = 2 ft DATE: 09-06-2023 JOB #: 1147-036 DRAWN BY: RS **DESIGN BY: REVIEW BY:** IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

SHEET#

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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.