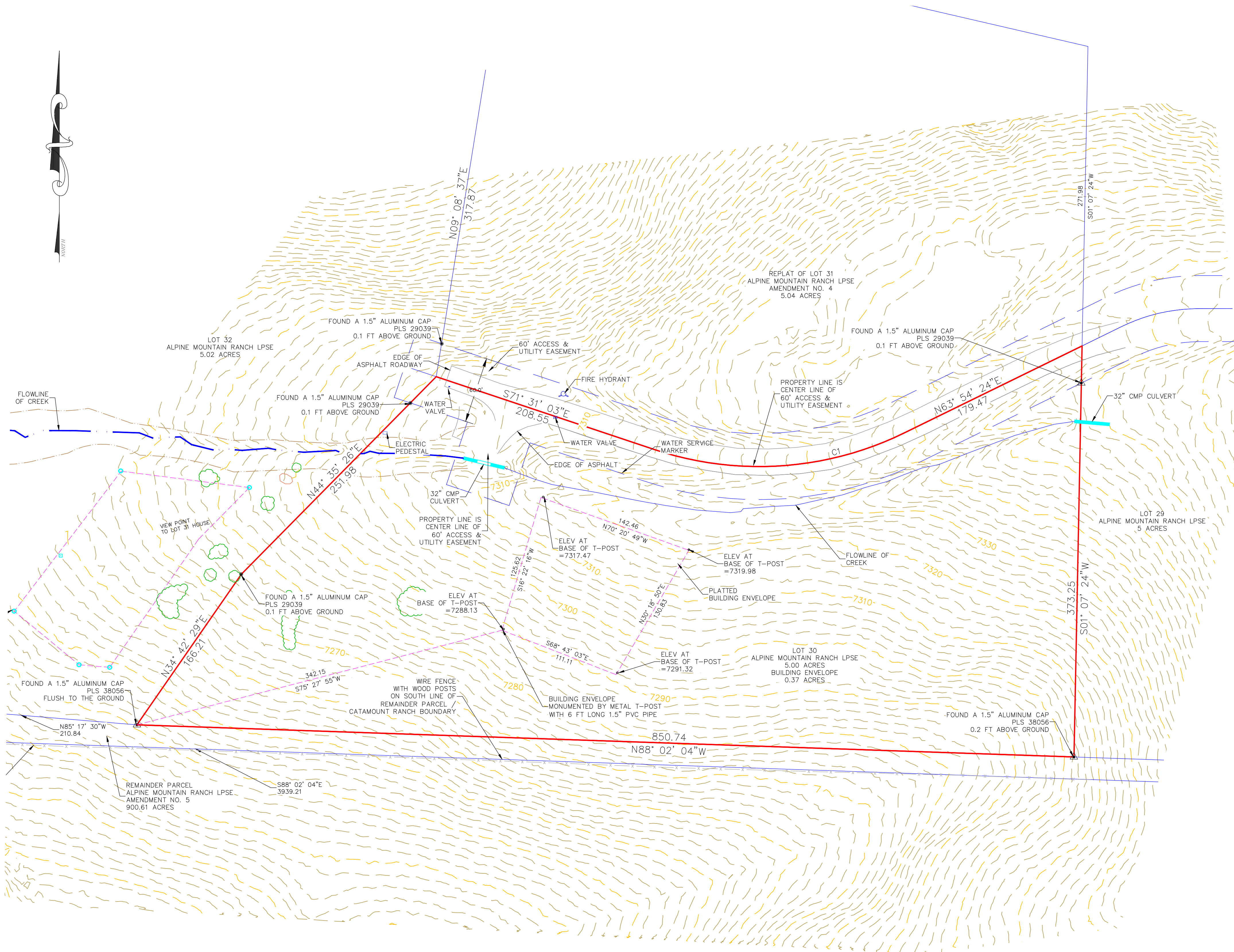


IMPROVEMENT SURVEY PLAT
LOT 30, ALPINE MOUNTAIN RANCH
LOCATED IN THE EAST 1/2 AND NW 1/4 NE 1/4 SECTION 3,
TOWNSHIP 5 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT
COUNTY, COLORADO

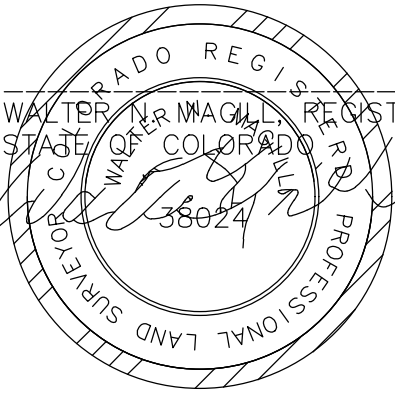


- NOTES:
- 1) IMPROVEMENT SURVEY PLAT OF LOT 30, ALPINE MOUNTAIN RANCH PER THE FINAL PLAT AS RECORDED IN ROUTT COUNTY RECORDS AT RECEPTION NO. 650154 AND FILE NO. 13686.
 - 2) FIELD SURVEYING COMPLETED AUGUST 30, 2021.
 - 3) LEGAL DESCRIPTION PROVIDED BY LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT 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 AREA.
 - 5) STREET ADDRESS: 34510 GOLDEN EAGLE DRIVE, STEAMBOAT SPRINGS, COLORADO
 - 6) PROPERTY CORNERS WERE FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MACILL, 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 BEST OF MY KNOWLEDGE.

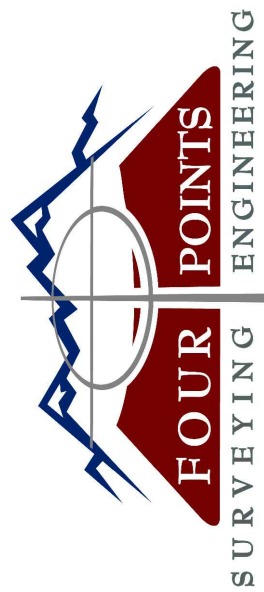


WALTER N. MACILL, REGISTERED LAND SURVEYOR, PLS 38024

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

LEGEND	
—	PROPERTY BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
—	EXISTING EASEMENT
—	EXISTING EDGE OF ASPHALT
—	EXISTING 2' CONTOUR
—	EXISTING 10' CONTOUR
—	CENTER LINE OF DITCH
—X—X—X—	EXISTING WATER LINE
—X—X—X—	EXISTING SEWER LINE
—X—X—X—	EXISTING UNDERGROUND ELECTRICAL
—X—X—X—	EXISTING UNDERGROUND TELEPHONE
—X—X—X—	EXISTING WOOD FENCE
—	EXISTING CONCRETE PAVING
—	EXISTING BUILDINGS

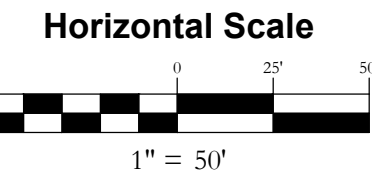
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

INT	REVISIONS	DATE

LOT 30,
ALPINE MOUNTAIN RANCH LPSE
34510 GOLDEN EAGLE DRIVE
STEAMBOAT SPRINGS, CO 80487



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.

IMPROVEMENT
SURVEY PLAT

SHEET #

1