

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**

NOTES: NO. 13686.

AREA.



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

I, 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 BEST OF MY KNOWLEDGE.

RECEDENCE LAND SURVEYOR, PLS 38024



Slopes	Table
Ordp CO	IUDIC

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.09%	15.00%	145824.80	
2	15.00%	30.00%	436661.16	
3	30.00%	555.56%	238787.13	

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
xwxw	EXISTING WATER LINE
xsxsxs	EXISTING SEWER LINE
XEXEXE	EXISTING UNDERGROUND ELECTRICAL
XTXTXT	EXISTING UNDERGROUND TELEPHONE
XX	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
1	

YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

