

IMPROVEMENT LOCATION CERTIFICATE LOT 41, ALPINE MOUNTAIN RANCH LPSE LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

NOTES:

1) AN IMPROVEMENT LOCATION CERTIFICATE OF LOT 41, ALPINE MOUNTAIN RANCH LPSE ACCORDING THE TO FINAL PLAT RECORDED AT FILE NO. 13686 OF ROUTT COUNTY RECORDS ON DECEMBER 29, 2006.

2) FIELD SURVEYING COMPLETED OCTOBER 8, 2021.

3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF ALPINE MOUNTAIN RANCH LPSE.

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) PROPERTY CORNERS FOUND AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP AND THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, LLLP AND DESCRIBES THE PARCELS APPEARANCE ON OCTOBER 8, 2021.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, OCTOBER 8, 2021 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAD PARSEL, EXCEPT AS NOTED HEREON.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	135.67	600.00	12.96	N70° 31' 37"W	135.39
C2	295.64	375.00	45.17	S80°24'35"W	288.05
C3	79.14	710.00	6.39	S54° 37' 52"W	79.10
C4	55.97	710.00	4.52	S49°10'47"W	55.96

	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
xsxs	EXISTING SEWER LINE
XEXE	EXISTING UNDERGROUND ELECTRICAL
тхтт	EXISTING UNDERGROUND TELEPHONE
X X	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

