

LEGAL DESCRIPTION:
LEGAL DESCRIPTION PER RECEPTION NO. 621323 RECORDED JULY 1, 2005.

TRACT OF LAND SECTIONS 4 AND 9, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE DENVER AND SALT LAKE RAILROAD COMPANY, FROM WHICH THE SE CORNER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M. BEARS S73°28'23"E, 1236.71 FEET;

THENCE S85°59'20"W, 114.0 FEET ALONG SAID RIGHT OF WAY TO THE WEST LINE OF THE SE ¼ SE ¼ OF SAID SECTION 4;

THENCE S05°36'00"W, 782.66 FEET ALONG SAID WEST LINE OF SE ¼ SE ¼;

THENCE N63°19'50"E, 283.34 FEET;

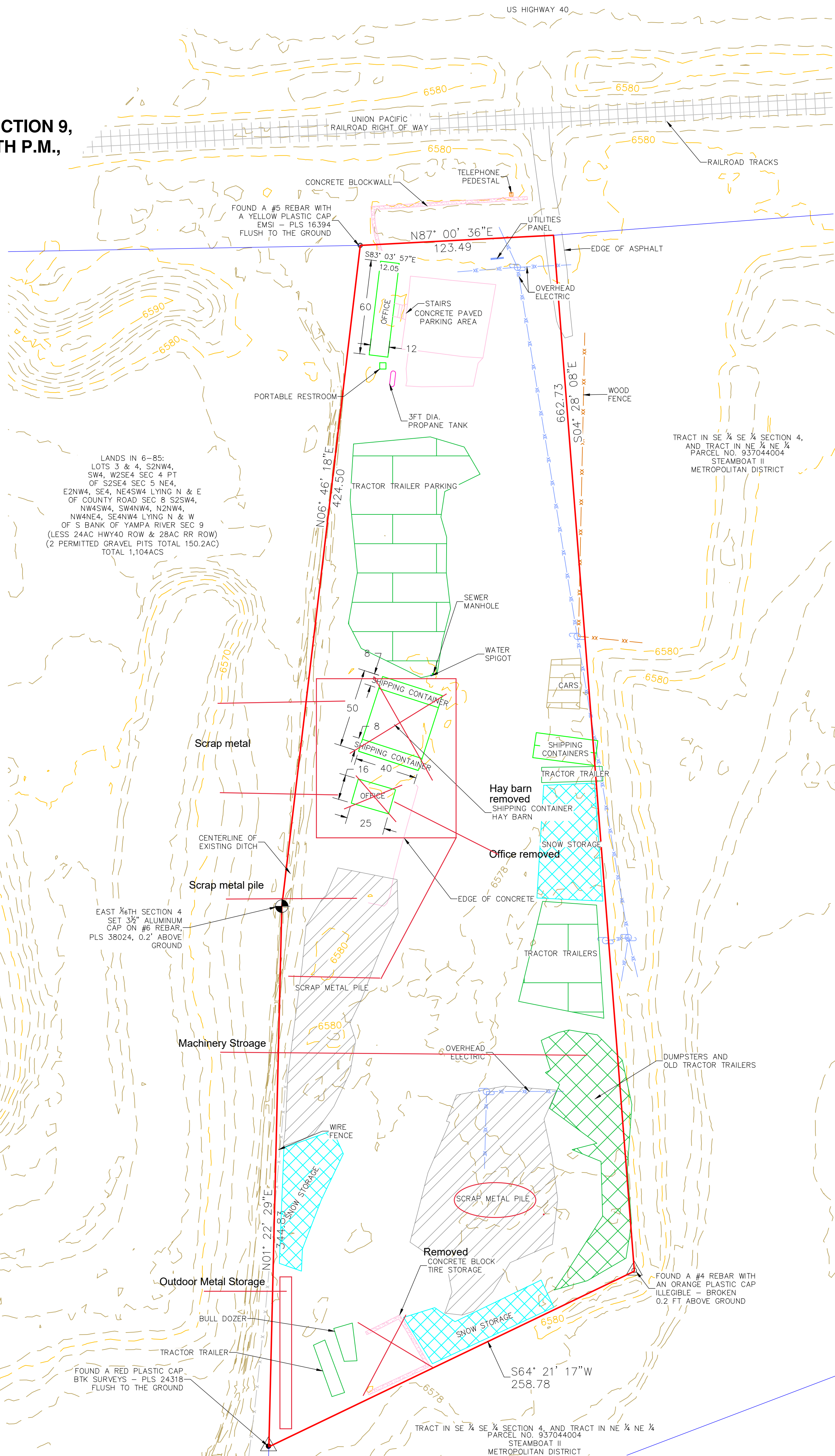
THENCE N05°27'49"W, 662.73 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT OF LAND NOT LYING WITHIN THE SE ¼ SE ¼ OF SECTION 4, AND THE NE ¼ NE ¼ OF SECTION 9, ALL IN TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M.

COUNTY OF ROUTT, STATE OF COLORADO

NOTES:

- 1) EXISTING CONDITIONS AND SITE USES PLAN OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 34 AND THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 9, TOWNSHIP 6 NORTH, RANGE 85 WEST OF 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED NOVEMBER 17, 2021.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE RESEARCH FOR EASEMENTS WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5) 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.
- 6) STREET ADDRESS: 40025 U.S. HIGHWAY 40, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AS SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 500'

PROJECT CONTACT LIST

PROJECT OWNER
DUSKA FAMILY, LLC
PO BOX 771048
STEAMBOAT SPRINGS, CO 80477

SHEET INDEX
















- | | |
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| C1 | EXISTING CONDITIONS & SITE USES PLAN |
| C2 | SITE PLAN |

CIVIL ENGINEER / LAND SURVEYOR

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
S. LINCOLN AVE, #440
PO BOX 775966 STEAMBOAT SPRINGS, CO 80477

OFFICE: (970) 871-6772
CELL: (970) 819-1161
EMAIL: WALTERM@FOURPOINTSSE.COM

LEGEND

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

FOUR POINTS
ENGINEERING
SURVEYING

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D&D
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STEAMBOAT SPRINGS, CO 80487

EXISTING CONDITIONS & SITE USES PLAN

SHEET #

C1