IMPROVEMENT SURVEY PLAT

OF LOT 1, PIELSTICK-FRIESELL, LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, **ROUTT COUNTY, COLORADO**

ADJACENT PROPERTY BOUNDARY ----- EXISTING EASEMENT - EXISTING SETBACK EXISTING EDGE OF ASPHALT - PROPOSED EDGE OF ASPHALT

LEGEND

PROPERTY BOUNDARY

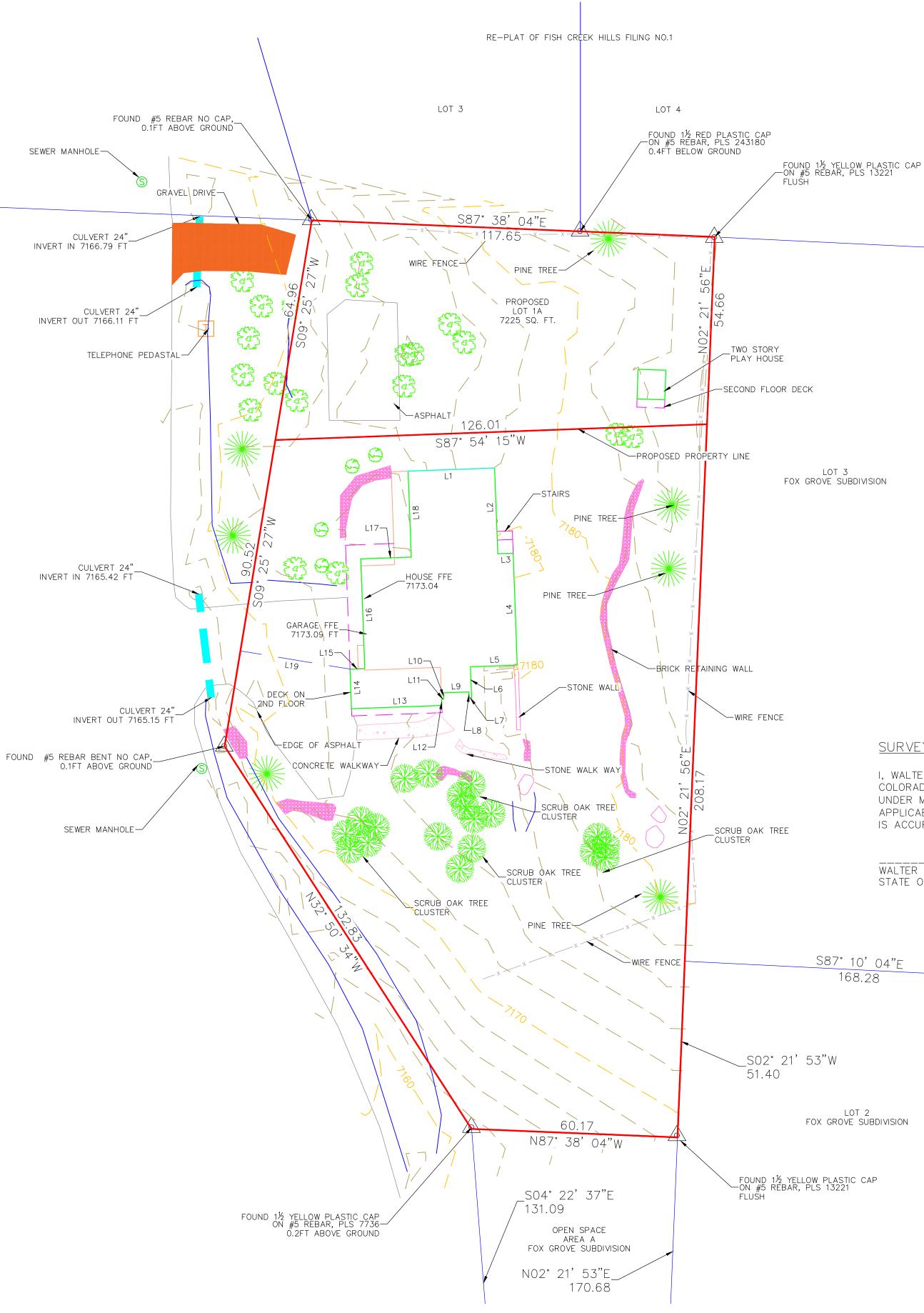
----- EXISTING 2 FT CONTOUR - EXISTING 10 FT CONTOUR - PROPOSED 2 FT CONTOUR PROPOSED 10 FT CONTOUR ____ EXISTING EDGE OF GRAVEL _____ CENTER LINE OF DITCH ● 🖂 💭 EX CURB STOP, GATE VALVE, FIRE HYDRANT PR CURB STOP, GATE VALVE, FIRE HYDRANT THRUST BLOCK EXISTING MANHOLE AND CLEANOUTS (S)_____s____s______PROPOSED SEWER LINE PROPOSED MANHOLE AND CLEANOUTS (S) _____xe_____xe_____xe____ EXISTING ELECTRICAL _____XT_____XT_____ EXISTING TELEPHONE TV UTILITY PEDESTALS ΤΕ POWER POLE \bigcirc —xg—xg—xg— GAS PROPOSED EDGE OF CONCRETE DECK PROPOSED BUILDING ____ ___ OVERHANG PROPOSED POND SIDEWALK/BOARDWALK ____s___s___s___PERIMETER DRAIN WALL VEGETATION OUTLINE ann PROPERTY CORNERS STORM INLET PR CULVERT WI/ FLARED END SECTIONS EX CULVERT W/ FLARED END SECTIONS ASPHALT

CONCRETE

GRAVEL

ROCK/RIP RAP

| Line Table | | | | |
|------------|--------|------------------|--|--|
| Line # | Length | Direction | | |
| L1 | 25.25 | S87° 54' 15.07"W | | |
| L2 | 25.03 | N2°05′44.93"W | | |
| L3 | 4.50 | S87°54'15.07"W | | |
| L4 | 32.65 | N2°05'44.93"W | | |
| L5 | 13.65 | N87°54'15.07"E | | |
| L6 | 9.07 | N2°05′44.93"W | | |
| L7 | 0.74 | N87°54'15.07"E | | |
| L8 | 1.75 | S2°05'44.93"E | | |
| L9 | 7.40 | N87°54'15.07"E | | |
| L10 | 1.75 | N2°05'44.93"W | | |
| L11 | 0.63 | N87°54'15.07"E | | |
| L12 | 1.90 | N2°05'44.93"W | | |
| L13 | 26.38 | N87°54'15.07"E | | |
| L14 | 11.33 | S2°05′44.93"E | | |
| L15 | 4.30 | S87°54'15.07"W | | |
| L16 | 32.00 | S2°05'44.93"E | | |
| L17 | 14.75 | S87°54'15.07"W | | |
| L18 | 25.07 | S2°05′44.93"E | | |
| L19 | 32.43 | N80° 34' 33.08"W | | |



NOTES:

1) IMPROVEMENT SURVEY PLAT OF LOT 1, PIELSTICK-FRIESELL ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 11718, COUNTY OF ROUTT, STATE OF COLORADO.

2) FIELD SURVEYING COMPLETED JUNE 23, 2020.

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 PIELSTICK-FRIESEL SUBDIVISION.

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: 100 HUCKLEBERRY LANE, STEAMBOAT SPRINGS.

7) PROPERTY CORNERS 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 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. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024 STATE OF COLORADO

| | | FOUR POINTS | SURVEYING ENGINEERING | | | |
|--|--|-----------------------|---|--|--|--|
| 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com | | | | | | |
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| REVISIONS | | | | | | |
| No. DATE | | | | | | |
| ° Ž | | | | | | |
| | LOT 1, PIELSTICK-FRIESELL EXEMPTION | 100 HIJCKI ERERRY LAN | 100 HUCKLEBERRY LANE STEAMBOAT SPRINGS, CO 80487 | | | |
| Horizontal Scale | | | | | | |
| BRAWING: IMPROVEMENT SURVEY PLAT | | | | | | |