IMPROVEMENT SURVEY PLAT

OF LOT 1, PIELSTICK-FRIESELL,
LOCATED IN THE NW ¼ OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

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.

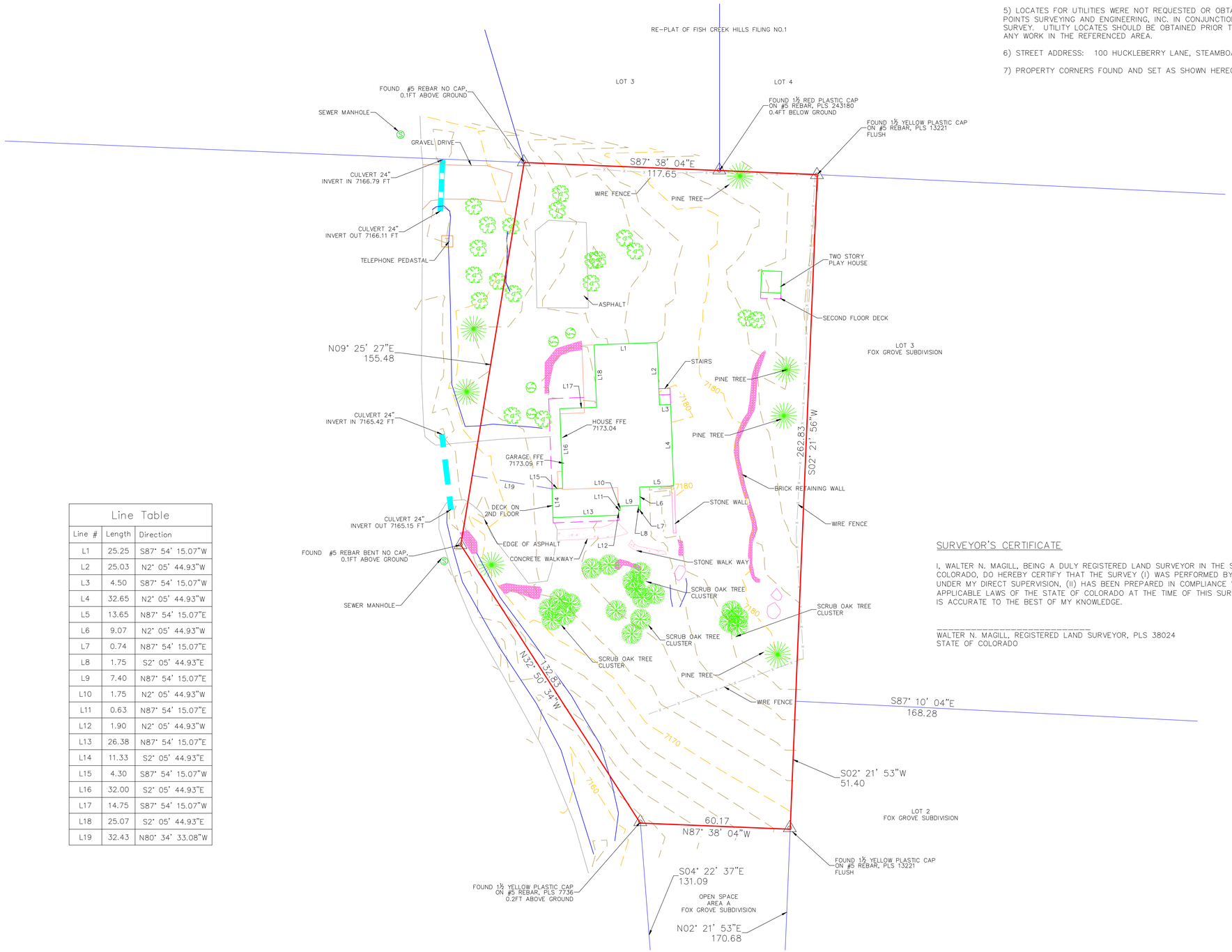
3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF PIELSTICK–FRIESEL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



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

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EX CURB STOP, GATE VALVE, FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PR CURB STOP, GATE VALVE, FIRE HYDRANT
- THRUST BLOCK
- EXISTING SEWER LINE
- EXISTING MANHOLE AND CLEANOUTS
- PROPOSED SEWER LINE
- PROPOSED MANHOLE AND CLEANOUTS
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- UTILITY PEDESTALS
- POWER POLE
- GAS
- EXISTING FENCE
- PROPOSED EDGE OF CONCRETE
- DECK
- PROPOSED BUILDING
- OVERHANG
- PROPOSED POND
- SIDEWALK/BOARDWALK
- PERIMETER DRAIN
- WALL
- VEGETATION OUTLINE
- PROPERTY CORNERS
- STORM INLET
- PR CULVERT W/ FLARED END SECTIONS
- EX CULVERT W/ FLARED END SECTIONS
- ASPHALT
- CONCRETE
- GRAVEL
- ROCK/RIP RAP

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

No.	DATE	REVISIONS	INT

LOT 1, PIELSTICK-FRIESELL EXEMPTION
100 HUCKLEBERRY LANE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 20'

Contour Interval = 2 ft

DATE: 7-1-2020
JOB #: 1717-003
DRAWN BY:
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: IMPROVEMENT SURVEY PLAT

SHEET # 1