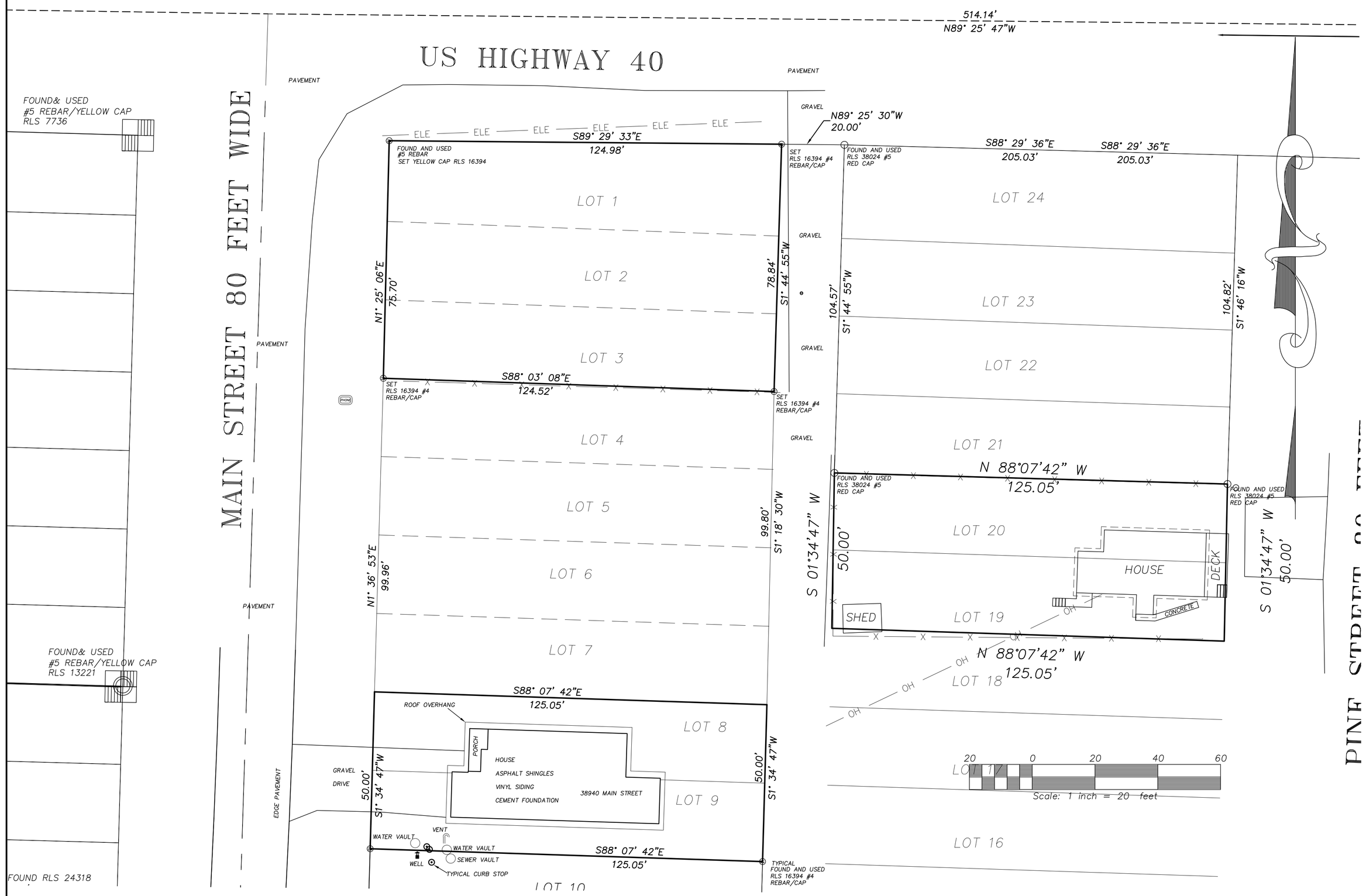

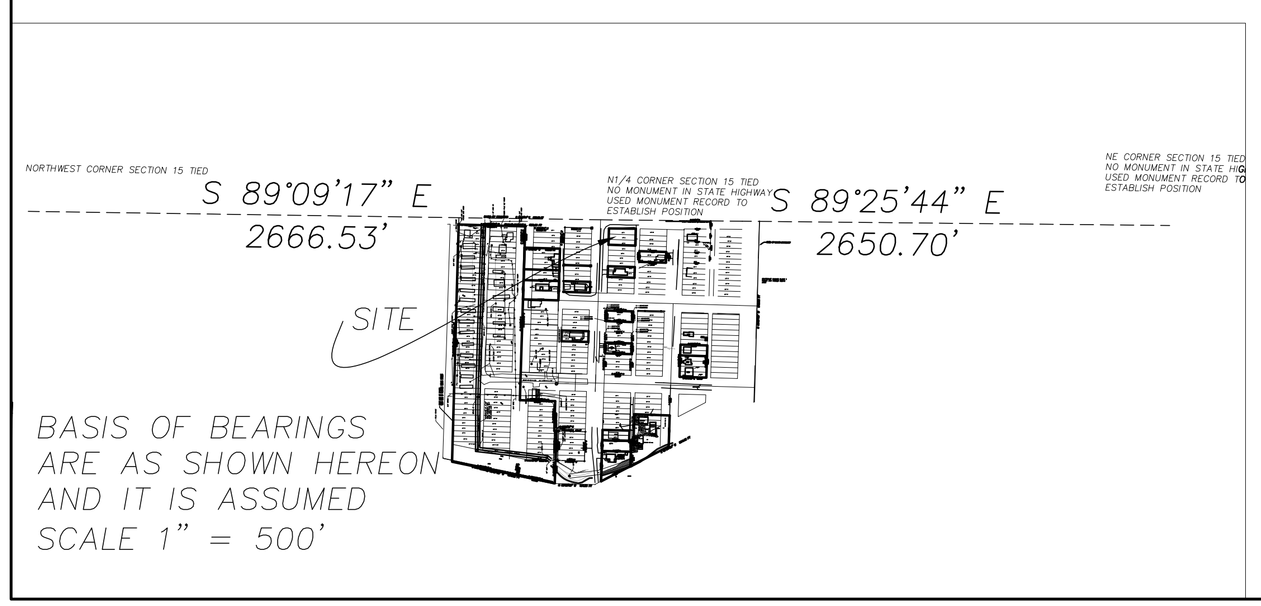

N

W E

S

PURSUANT TO C.R.S. S 38–51–106(1)(B)(I), RESEARCH REGARDING THE RIGHTS–OF–WAY AND EASEMENTS AS SHOWN HEREON ARE FROM _____, AND NOT FROM THE PERSONAL SEARCH OF JAMES B. ACKERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat, as prepared for RM GOLDEN LLC, MASON MCDONALD SIGNER, LUKE BERIET, CARISSA BERIET, was made by me and under my direct supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set or found at all boundary corners pursuant to CRS sections 38–51–104 and 38–51–105 and includes all information required by sections 38–51–106.

I further certify that the improvements as shown on the described parcel, on this date OCTOBER 4, 2023, except utility locations, are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises, except as indicated and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel.

BY: _____
JAMES B. ACKERMAN, REGISTERED LAND SURVEYOR, STATE OF COLORADO, #16394

NOTICE: "According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

NO.	REVISION	DATE

CALC'D JBA
DRAWN JBA
SURVEYED BY: JBA & KK

TITLE: IMPROVEMENT SURVEY PLAT

LOTS 1–3, BLOCK 2
AMENDED PLAT OF THE TOWN OF MILNER
SECTION 15, T6N, R86W
ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD
MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970–879–8998
www.emeraldmtn.net

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PREPARED FOR:
RM GOLDEN
38980 MAIN ST
MILNER
COLORADO
80487

ROUTT COUNTY SURVEYORS ACCEPTANCE

This plat was filed and indexed as File No. SP _____ on _____, 2023, at _____.m in the Land Survey Plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. SEC 38–50–101.

ROUTT COUNTY SURVEYOR

_____
THOMAS H. EFFINGER JR. REG NO. 17651

SCALE: SEE MAP	DATE: 10–4–2023
PROJECT NO. 4209–1	SHEET NO. 1 of 1