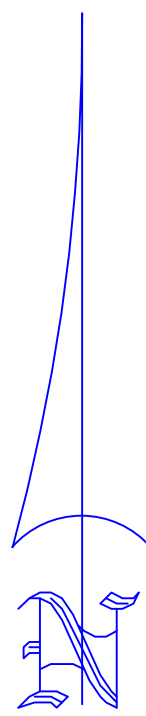
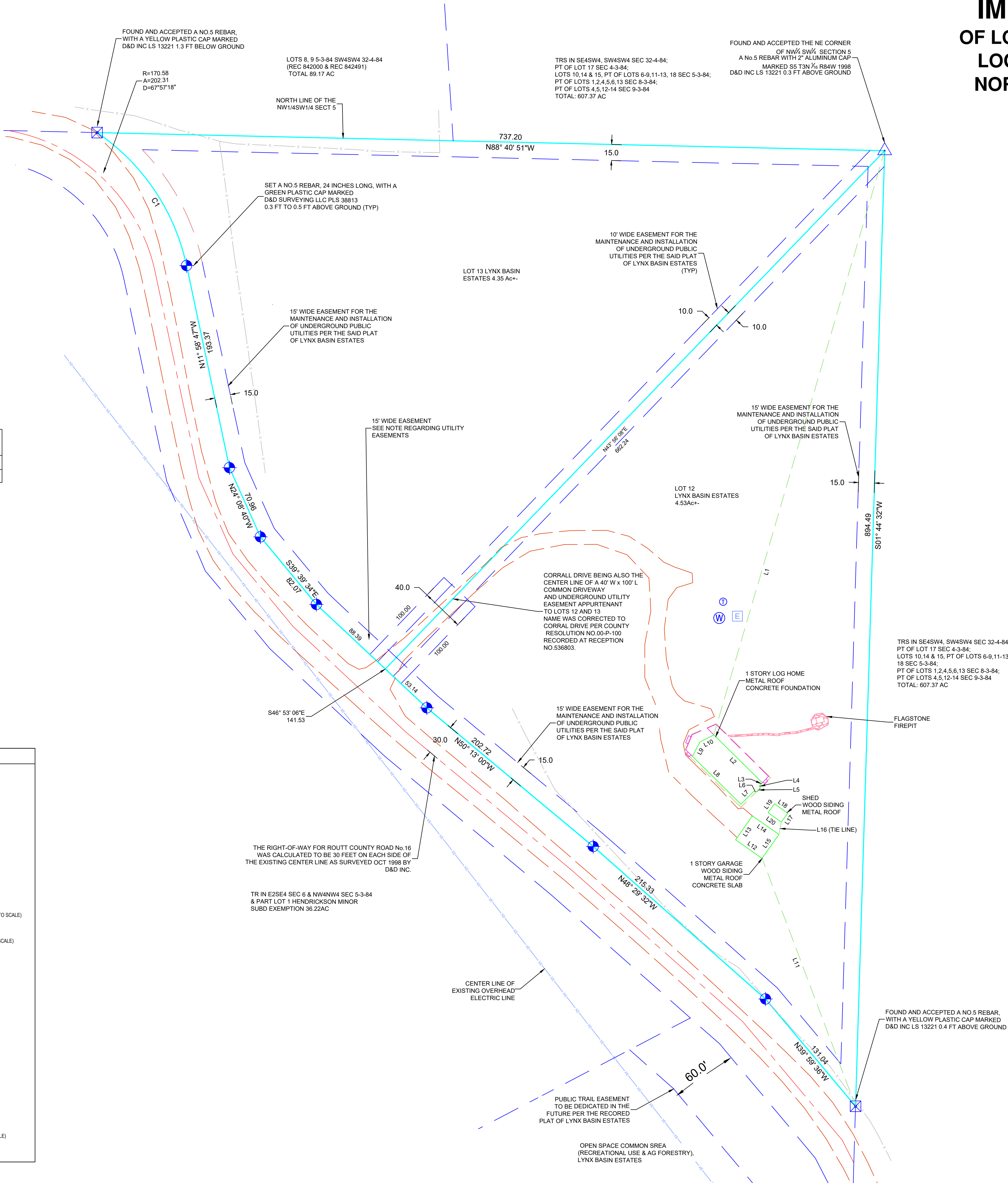


BUILDING LINE TABLE		
Line #	Length	Direction
L1	569.37	S16° 18' 18"W
L2	63.80	S45° 17' 58"E
L3	3.38	S44° 42' 02"W
L4	3.20	N5° 17' 58"W
L5	4.00	S44° 42' 02"W
L6	3.20	N85° 17' 58"W
L7	16.91	S44° 42' 02"W
L8	63.80	N45° 17' 58"W
L9	14.91	N26° 56' 12"E
L10	14.91	S62° 27' 51"W
L11	247.91	N20° 39' 42"W
L12	30.30	S54° 56' 40"E
L13	27.30	S35° 03' 20"W
L14	30.30	N54° 56' 40"W
L15	27.30	N35° 03' 20"E
L16	11.82	N11° 21' 41"E
L17	10.20	N35° 26' 07"E
L18	15.20	N54° 33' 53"W
L19	10.20	S35° 26' 07"W
L20	15.20	S54° 33' 53"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.68	200.57	43.90	N33° 55' 49"W	149.95



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF THE RAILS
	EXISTING 1 FT CONTOUR
	EXISTING 5 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EX CURB STOP, SPRING, TANK, HYDRANT (NOT TO SCALE)
	EXISTING SEWER LINE
	EXISTING MANHOLE AND CLEANOUTS (NOT TO SCALE)
	EXISTING ELECTRICAL
	EXISTING TELEPHONE
	UTILITY PEDESTALS (NOT TO SCALE)
	POWER POLE
	EXISTING GAS
	EXISTING FENCE
	EXISTING EDGE OF CONCRETE
	DECK
	EXISTING BUILDING
	OVERHANG
	EXISTING POND
	EXISTING STAIRS
	WALL
	VEGETATION OUTLINE / CALLOUT
	PROPERTY CORNER MONUMENTS (NOT TO SCALE)
	EX CULVERT CMP OR HDPE



IMPROVEMENT SURVEY PLAT OF LOTS 12 AND 13 OF LYNX BASIN ESTATES, LOCATED IN THE SECTION 5, TOWNSHIP 3 NORTH, RANGE 84 WEST, 6TH P.M., ROUTT COUNTY, COLORADO

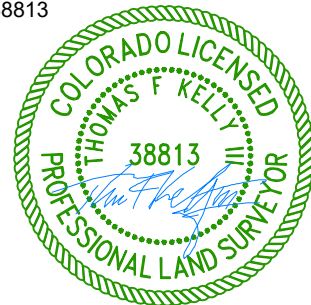
NOTES:

- 1) IMPROVEMENT SURVEY PLAT OF: LOTS 12 AND 13 OF LYNX BASIN ESTATES ACCORDING TO THE SUBDIVISION PLAT THEREOF AS RECORDED BY D&D INC. AT CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 532684, SEPTEMBER 05, 2000, COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED APRIL 18, 2024.
- 3) NOTICE OF RESEARCH: PURSUANT TO C.R.S. S 38-51-106(1)(b)(i), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 0503423 AS PREPARED BY THE TITLE COMPANY OF THE ROCKIES AS OF 17 JANUARY 2024 AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.
- 4) LEGAL DESCRIPTION OF SUBJECT PROPERTIES PROVIDED BY SAID TITLE COMMITMENT AND ADJACENT LOT LABELS PROVIDED BY ROUTT COUNTY ASSESSOR GIS SITE.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY D&D SURVEYING AND PLANNING LLC IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) PROPERTY MONUMENTS FOUND AND SET AS SHOWN HEREON.
- 7) DISTANCES AND BEARINGS IN ITALICS ARE AS-MEASURED BETWEEN FOUND MONUMENTS. IF DIFFERENT FROM RECORD(PLAT). STANDARD FONT DISTANCES AND BEARINGS ARE RECORD (PLAT) MEASUREMENTS.
- 8) BASIS OF BEARINGS: BEARINGS BASED UPON THE NORTH LINE OF LOT 13 BEING N88°40'51"W PER THE FOUND AND SET MONUMENTS DESCRIBED HEREON.
- 9) LINEAL UNITS ARE U.S. SURVEY FEET.
- 10) STREET ADDRESSES:
LOT 12: 31125 CORRAL DRIVE, OAK CREEK, CO 80467
LOT 13: 31130 CORRAL DRIVE, OAK CREEK, CO 80467
- 11) NOT ALL INTERIOR FENCE LINES ARE SHOWN
- 12) AT THE TIME OF SURVEY, APPROXIMATELY 1-2 FEET OF SNOW WAS PRESENT ON SITE, THUS SOME IMPROVEMENTS AND FEATURES NORMALLY VISIBLE MAY HAVE BEEN OBSCURED.

SURVEYOR'S CERTIFICATE

I, THOMAS F KELLY III, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY (I) WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, (II) HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) CONTAINS ALL OF THE INFORMATION, AS APPLICABLE, REQUIRED BY C.R.S. 38-51-102 (9), C.R.S. 38-51-103, 38-51-104 38-51-105 AND 38-51-106.

THOMAS F. KELLY III, PROFESSIONAL LAND SURVEYOR, PLS 38813
STATE OF COLORADO



ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____, 202____ AT _____ 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

THE PDF DOCUMENT HAS BEEN SIGNED WITH DIGITAL ENCRYPTION TECHNOLOGY BELOW. IF THE DIGITAL SIGNATURE IS MISSING IN THE BLOCK IT MAY INDICATE THAT THE PDF HAS BEEN ALTERED IN SOME FASHION. PLEASE EMAIL THE SURVEYOR FOR VALIDATION IF THERE IS A QUESTION TO THE AUTHENTICITY OF THE PDF. TOMK@DSDSURVEYING.COM



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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SHEET

1 of 1

REVISION HISTORY

DATE

Contour Interval = N/A

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

31125 AND 31130 CORRAL DRIVE
OAK CREEK, CO 80467

CALLIE RAYDELL PRATT
REVOCABLE TRUST

HORIZONTAL SCALE
0 50' 100'
SCALE: 1" = 50'

DATE: 6/1/24
CLIENT: PRATT
PROJECT NO.: 5019-001
DWG FILE NAME:
5019-001 LYNX BASIN REV1.DWG
DWG FILE REF:
PRATT12.DWG, LYNXSUBD.DWG
FILE:
5019-001 LYNX BASIN ISP SURVEY
DRAWN BY / CHECKED BY:
TFK/S.MOON

D&D SURVEYING
AND PLANNING LLC
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(970) 879-2715

