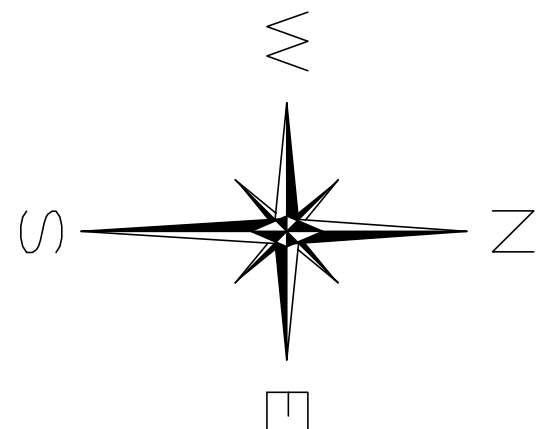
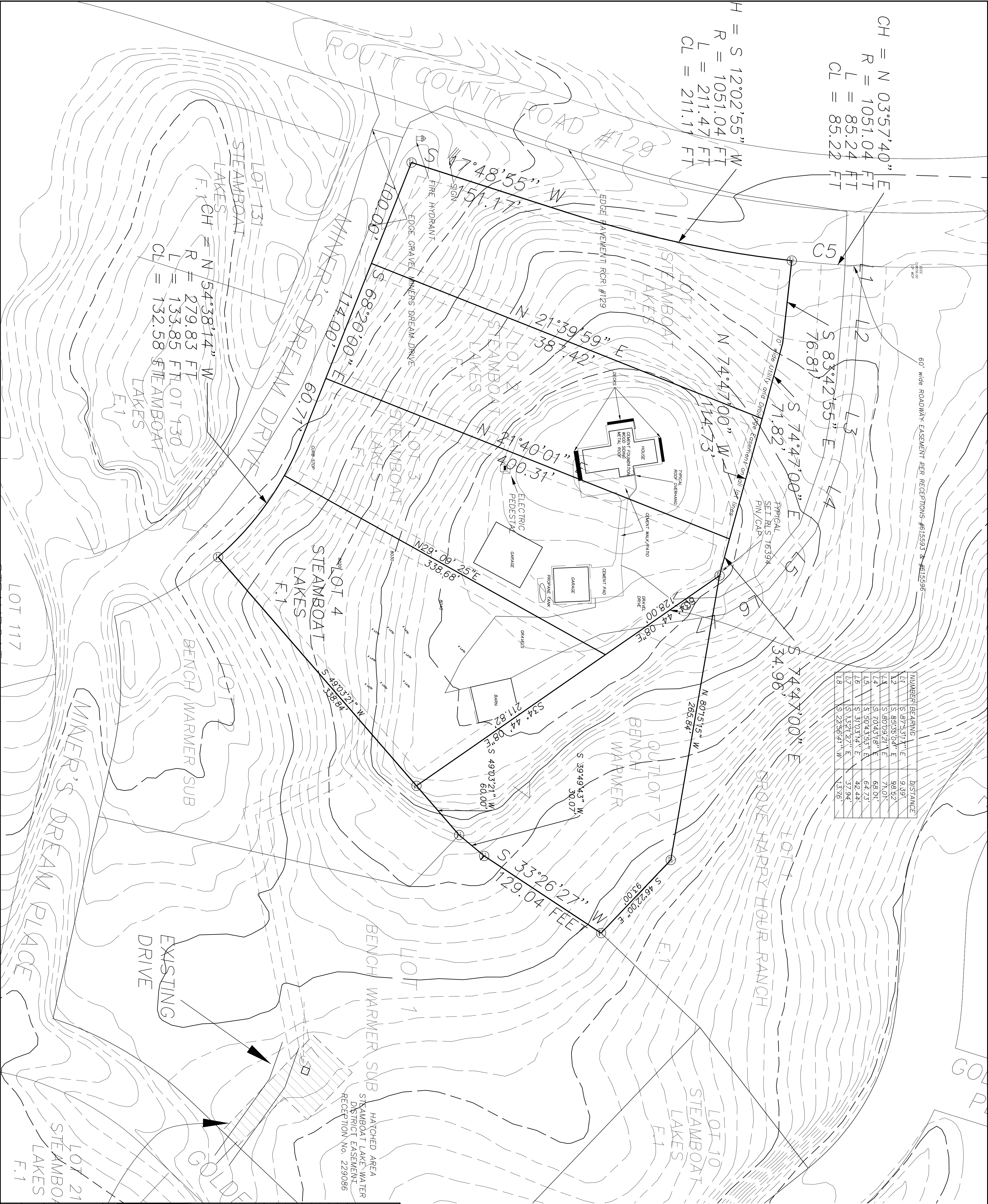


NUMBER	BEARING	DISTANCE
L1	S 87°53'17" E	9.39'
L2	S 85°35'02" E	98.62'
L3	S 80°09'21" E	71.01'
L4	S 20°43'18" E	68.01'
L5	S 50°43'58" E	64.73'
L6	S 31°03'14" E	42.44'
L7	S 13°21'32" E	37.94'
L8	S 22°56'41" W	13.76'

CH = N 03°57'40" E
R = 1051.04 FT
L = 85.24 FT
CL = 85.22 FT

H = S 12°02'55" W
R = 1051.04 FT
L = 211.47 FT
CL = 211.11 FT

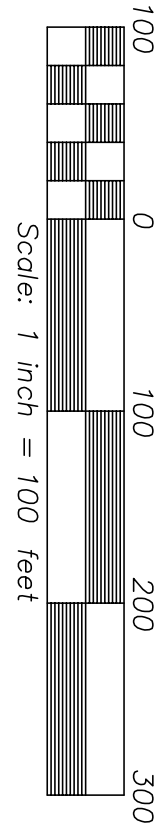
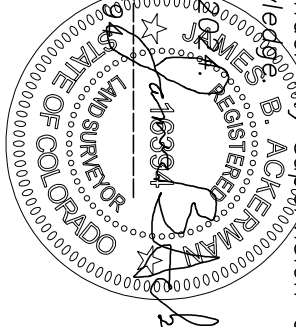


LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Professional Land Surveyor registered by the State of Colorado, do hereby certify that this EXISTING CONDITIONS was made by me and under my supervision and that it is accurate to the best of my knowledge and belief.

Dated this 24 day of AUGUST, AD, 2024.

JAMES B. ACKERMAN R. L. S. #16354



BEARINGS ARE BASED UPON THE NORTH LINE OF LOT 1 AS SHOWN PLAT BEARINGS ELEVATIONS ARE NAVD 88

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 a 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."

		CALC'D	JBA
		DRAWN	JBA
		SURVEYED BY:	JBA
NO.	REVISION	DATE	
TITLE: EXISTING CONDITIONS LOTS 1-4, STEAMBOAT LAKE FLG 1 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: KEN FINCH BOX 77574 STEAMBOAT SPRINGS COLORADO 80487			
SCALE:	1" = 40'	DATE:	5-8-2024
PROJECT NO.	4252-1	SHEET NO.	1 of 1