

## **IMPROVEMENT SURVEY PLAT**

OF LOT 2, SKI VIEW ESTATES

LOCATED IN THE SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, **ROUTT COUNTY, COLORADO** 

Curve Table

LEGEND

ADJACENT PROPERTY BOUNDARY

EXISTING EDGE OF ASPHALT

PROPERTY BOUNDARY

EXISTING 2' CONTOUR EXISTING 10' CONTOUR CENTER LINE OF DITCH

-xe---xe---xe-- Existing underground electrical

EXISTING WOOD FENCE

EXISTING BUILDINGS

EXISTING CONCRETE PAVING

---- EXISTING EASEMENT

-xs---xs---xs-- EXISTING SEWER LINE

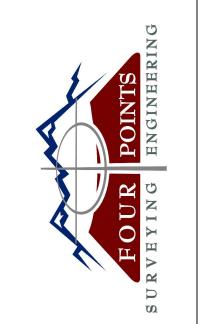
- 1. IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY LOT 2, SKI VIEW ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 13154, COUNTY OF ROUTT, STATE OF COLORADO.
- 2. FIELD SURVEYING COMPLETED JUNE 2, 2021.
- 3. THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH 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 SKI VIEW ESTATES SUBDIVISION. FOUR POINTS SURVEYING AND ENGINEERING REVIEWED LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. R30026368 EFFECTIVE DATE MARCH 12, 2021.
- 4. LEGAL DESCRIPTION PROVIDED BY LAND TITLE GUARANTEE COMPANY.
- 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: 23620 FRAYSHER LANE, OAK CREEK
- 7. PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
- 8. BEARINGS AND DISTANCES IN ITALICS ARE "AS MEASURED" BASED ON FIELD SURVEYING BETWEEN FOUND PROPERTY CORNERS. PLATTED BEARINGS AND DIMENSIONS ARE IN STANDARD FONT.
- 9. THE EASEMENT FOR FRAYSHER LANE DOES NOT OVERLAP THE LOCATION OF THE SURVEYED ROADWAY AS SHOWN HEREON.

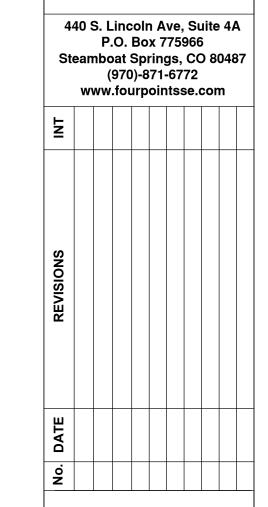
## SURVEYOR'S CERTIFICATE

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.

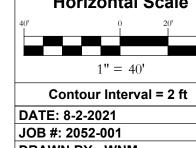
RED LAND SURVEYOR, PLS 38024

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.





**ESTATES LANE** 80467 SKI 3620 J OAK LOT



DRAWN BY: WNM DESIGN BY:

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

SHEET#