

LOCUS
NOT TO SCALE

BEARINGS ARE BASED UPON THE THE LINE BETWEEN
THE SE CORNER AND THE NW CORNER OF LOT 1
AS BEING S00°00'18"W PLAT S00°04'48"W FIELD

LOT 2
ECHO VALLEY RANCH MDSE
THE ENTIRE LOT 1 IS LOCATED WITHIN THE
ELK WINTER CONCENTRATION AREA

NO. 04' 02"E
401.50'

S 00°00'18"E
401.50' PLAT

NO. 12' 29"W
106.14'

S 00°00'18"E
106.23' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

S 00°00'18"E
190.27' PLAT

NO. 13' 42"E
459.17'

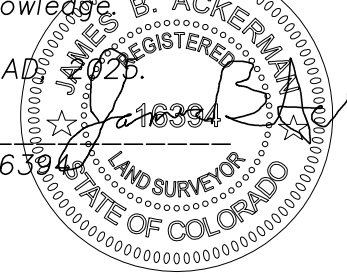
S 00°00'18"E
190.27' PLAT

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.

Dated this 22 day of FEBRUARY, A.D. 2025

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

			CALC'D	JBA
			DRAWN	JBA
			SURVEYED BY:	KK LS
NO.	REVISION	DATE		

TITLE: ECHO VALLEY RANCH LOT 1
EXISTING CONDITIONS PLAN
A ELIMINATION OF THE BUILDING ENVELOPE ON LOT 1,
ECHO VALLEY RANCH MINOR DEVELOPMENT SUBDIVISION
EXEMPTION, LOCATED IN SE 1/4 SECTION 10 TOWNSHIP 5 NORTH,
RANGE 85 WEST OF THE 6th P.M., ROUTT COUNTY, COLORADO

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

COPYRIGHT 2025, EMERALD MOUNTAIN SURVEYS, INC.

PREPARED FOR: **PHIL & ASHLEY DENNISTON**
27925 ECHO VALLEY LANE
STEAMBOAT SPRINGS
COLORADO
80487

SCALE: VARIES	DATE: 2-14-2025
PROJECT NO. 4350-1	SHEET NO. 1 of 1