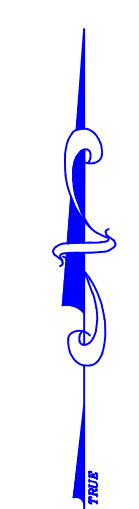
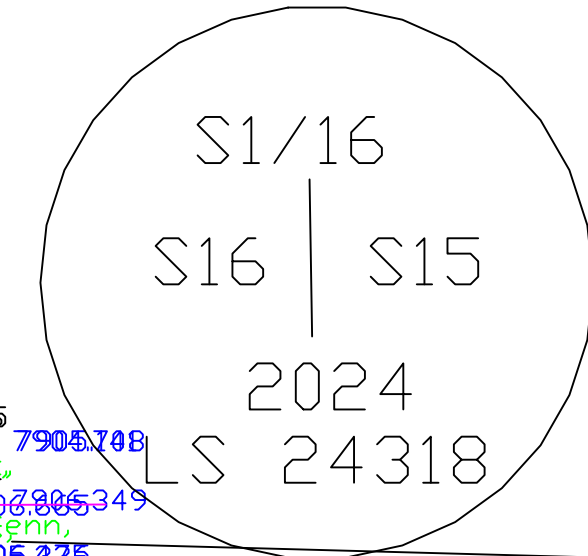


N 89°48'18" W 2707.37'(S/16 TO C1/4)

RCR NO.5(60' R/W)



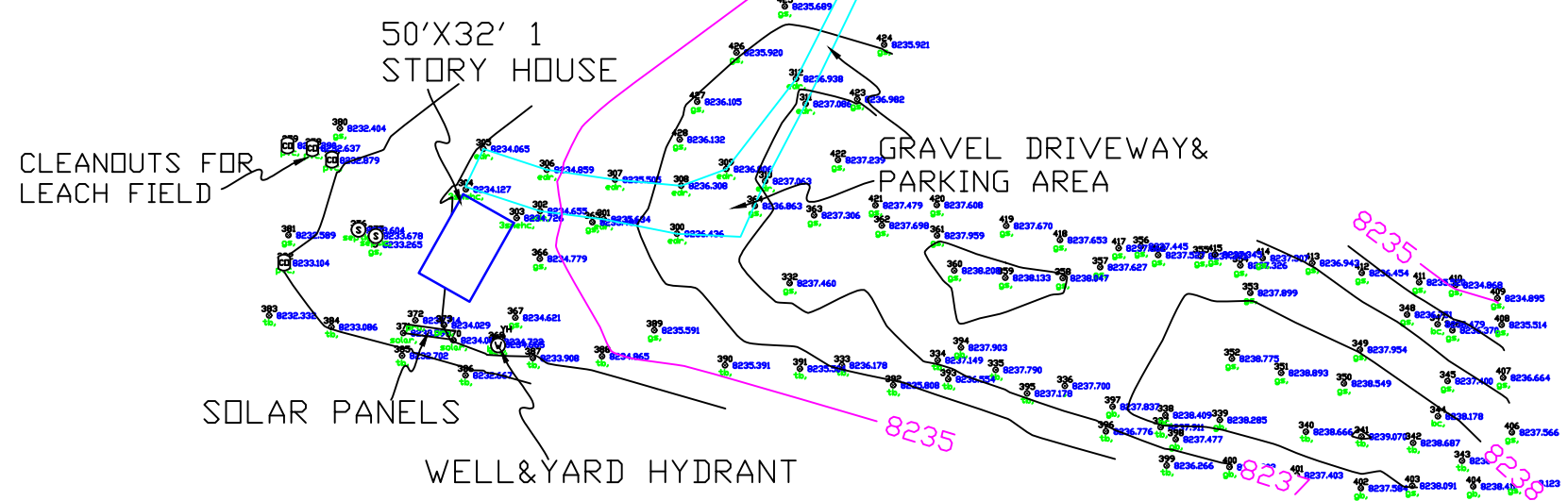
NOTES: 1) ALL MEASUREMENTS IN U.S. SURVEY FEET.
 2) BASIS OF BEARING: GLO PLAT BEARING OF SOUTH BRASSCAPS AS SHOWN HEREON.
 3) ALL EASEMENTS AND TITLE OF RECORD ARE PER LAND TITLE COMMIT. NO. R30023519 AND NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, LS OR BTK SURVEYS, INC.
 4) NO UNDERGROUND UTILITIES WERE LOCATED.
 5) NO BUILDING SETBACKS ARE SHOWN HEREON. ALWAYS CHECK WITH ROUTT COUNTY REGIONAL PLANNING FOR ANY RELEVANT BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF BUILDING DESIGN.

S1/2S1/2 SEC. 15

S 83°39'05" W 425.64'

1657.30'

N 00°39'41" E 1258.84'



61.85 Acres

S 07°37'04" W 1309.24'

S 00°56'45" W 1297.66'

2.266 Acres

SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO BRETT SHAW, PAUL KIRSTIUK AND THE LAND TITLE GUARANTEE COMPANY THAT THE IMPROVEMENT SURVEY SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN T. KELLY,
 REGISTERED LAND SURVEYOR
 NO. 24318

493.43'

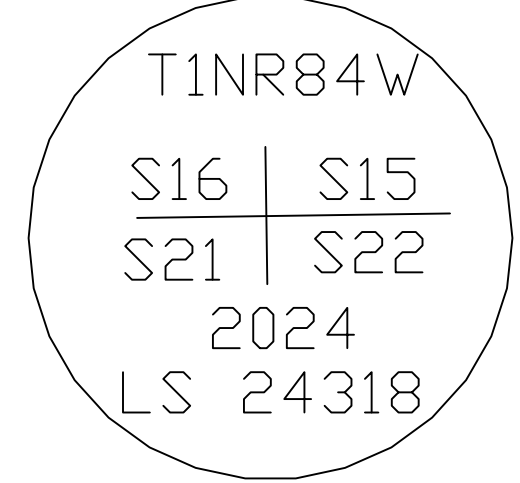
1427.86'

S 89°34'25" E 1163.89'

N 74°18'13" W 262.89'

S 89°21'48" E 5324.51 FT

S 07°37'04" W 82.36'



NOTICE:
 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BTK SURVEYS, INC.
 Post Office Box 770967
 Steamboat Springs, Colorado 80477-0967
 970.879.0045

EXISTING CONDITIONS MAP	
A TRACT OF LAND IN THE S1/2SE ¹ / ₄ OF SECTION 16, T1N, R84W, 6TH P.M., ROUTT COUNTY, COLO.	
SCALE: 1"=100'	DATE: 1/17/25
JOB NO. 30025	REV. DATE: 1/6-10, 2/5-11/25