



NOTES: 1) ALL MEASUREMENTS IN U.S. SURVEY FEET.
2) BASIS OF BEARING: GLO PLAT BEARING OF SOUTH BETWEEN AP 1 AND AP 6, BOTH FOUND 2-1/2" GLO 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.

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

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 S1/2SE₄
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