

NORTH

NOTES:

1. AN IMPROVEMENT LOCATION CERTIFICATE OF A TRACT OF LAND LOCATED IN TRACT 65, SECTION 17, TOWNSHIP 8 NORTH, RANGE 85 WEST OF 6TH P.M., ACCORDING THE TO DEED RECORDED AT RECEPTION NO. 811140 OF ROUTT COUNTY RECORDS ON JULY 8, 2020. SEE LEGAL DESCRIPTION HEREON.
2. FIELD SURVEYING COMPLETED SEPTEMBER 21, 2021.
3. THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. DID NOT COMPLETE ANY TITLE RESEARCH OR REVIEW ANY TITLE COMMITMENT IN COMPLETION OF THE IMPROVEMENT LOCATION CERTIFICATE.
4. 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.
5. PROPERTY CORNERS FOUND AS SHOWN HEREON.

LEGAL DESCRIPTION PER DEED RECORDED AT RECEPTION NO. 811140 OF THE RECORDS  
OF THE ROUTT COUNTY CLERK AND RECORDER

A TRACT OF LAND LOCATED IN TRACT 65, SECTION 17, TOWNSHIP 8 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

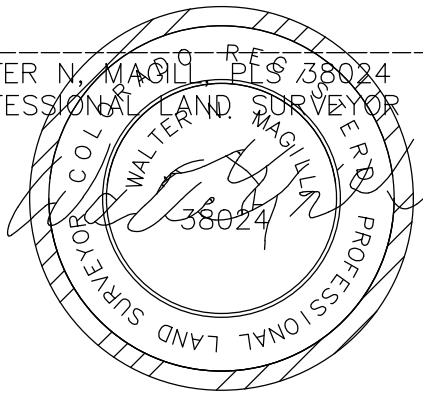
BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF LOT 11 OF MOON HILL MEADOWS, FILING NO. 1, A SUBDIVISION AS FILED BY PLAT WITH THE CLERK AND RECORDER APPEARING IN FILE NO. 7011 FROM WHICH AP 1, TRACT 65, BEARS NORTH 44° 23'30" EAST 1813.78 FEET, SAID POINT BEING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH ONE HALF OF TRACT 67 EXTENDED EASTERLY AND THE CURVE ON THE WEST BOUNDARY OF SAID LOT 11 FROM WHICH THE RADIUS POINT BEARS SOUTH 46° 32'30" EAST 521.27 FEET;  
 THENCE ALONG SAID WEST BOUNDARY ON A CURVE TO THE RIGHT A DISTANCE OF 83.4 FEET AND WHOSE CHORD BEARS NORTH 48° 02'45" EAST 83.38 FEET;  
 THENCE NORTH 52° 38' EAST 215.00 FEET ALONG THE WEST BOUNDARY LINE OF SAID MOON HILL MEADOWS, FILING NO. 1, TO A POINT OF CURVATURE;  
 THENCE ALONG SAID WEST BOUNDARY ON A CURVE TO THE LEFT A DISTANCE OF 247.3 FEET AND WHOSE CHORD BEARS NORTH 19° 35'00" EAST 233.89 FEET;  
 THENCE NORTH 13° 28'00" WEST 205.00 FEET ALONG SAID WEST BOUNDARY TO A POINT OF CURVATURE;  
 THENCE ALONG SAID WEST BOUNDARY ON A CURVE TO THE RIGHT A DISTANCE OF 165.10 FEET AND WHOSE CHORD BEARS NORTH 33° 30'00" EAST 147.22 FEET;  
 THENCE NORTH 80° 28' EAST 115.00 FEET ALONG SAID WEST BOUNDARY;  
 THENCE NORTH 01° 09'50" WEST 108.67 FEET ALONG SAID WEST BOUNDARY;  
 THENCE SOUTH 77° 46' EAST 150.10 FEET ALONG SAID WEST BOUNDARY TO A POINT ON A CUL DE SAC OF SAID WEST BOUNDARY FROM WHICH THE RADIUS POINT BEARS NORTH 12° 14'00" EAST 60.00 FEET;  
 THENCE ALONG SAID WEST BOUNDARY ON A CURVE TO THE RIGHT A DISTANCE OF 270.43 FEET AND WHOSE CHORD BEARS NORTH 51° 21'15" EAST 93.10 FEET;  
 THENCE NORTH 00° 28'31" EAST 420.56 FEET ALONG SAID WEST BOUNDARY TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE NORTH LINE OF TRACT 65;  
 THENCE NORTH 89° 18' WEST 732.64 FEET ALONG SAID NORTH LINE TO AP2, TRACT 65;  
 THENCE SOUTH 00° 49' EAST 1312.74 FEET ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF TRACT 67;  
 THENCE NORTH 89° 24'02" EAST 34.99 FEET ALONG THE SOUTH LINE OF SAID NORTH ONE HALF OF TRACT 67 PROJECTED EASTERLY TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE PARCEL THAT PORTION SHOWN AS EXCEPTED PARCEL IN  
PARCEL BON THE DEED RECORDED APRIL 2, 1985 IN BOOK 605 AT PAGE 1538,

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR NATHAN S. NICHOLAS AND ALISON K. NICHOLAS AND THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY NATHAN S. NICHOLAS AND ALISON K. NICHOLAS AND DESCRIBES THE PARCELS APPEARANCE ON SEPTEMBER 21, 2021.


I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, SEPTEMBER 21, 2021 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED HEREON.

WALTER N. MAGILL, P.E.S. 38024  
PROFESSIONAL LAND SURVEYOR



| Curve # | Length | Radius | Delta  | Chord Direction | Chord Length |
|---------|--------|--------|--------|-----------------|--------------|
| C4      | 83.47  | 521.27 | 9.17   | S48° 58' 37"W   | 83.38        |
| C1      | 270.43 | 60.00  | 258.24 | S52° 17' 08"W   | 93.10        |
| C2      | 165.10 | 100.70 | 93.94  | S34° 25' 45"W   | 147.22       |
| C3      | 209.96 | 214.43 | 56.10  | N25° 30' 59"E   | 201.67       |

| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 65.89  | N1° 37' 53"E  |
| L2     | 296.91 | S88° 22' 07"E |
| L3     | 24.96  | S88° 41' 30"E |
| L4     | 45.04  | N1° 11' 55"E  |
| L5     | 24.50  | N1° 55' 20"E  |
| L6     | 32.00  | S88° 38' 20"E |
| L7     | 48.59  | N1° 37' 53"E  |
| L8     | 50.97  | S88° 22' 07"E |



**FOUR POINTS**  
ENGINEERING  
SURVEYING

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[illegible]

PART OF TRACT 65  
SECTION 17, T8N, R85W  
TBD MOON HILL DRIVE  
STEAMBOAT SPRINGS, CO 80487

**Horizontal Scale**

60' 0 30' 60'

1" = 60'

**Contour Interval = 2 ft**

DATE: 3-24-2025

**JOB #: 1982-001**

DRAWN BY: WNM  
REGION BY:DESIGN BY:  
REVIEW BY:

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

## IMPROVEMENT LOCATION CERTIFICATE

**DRAWING:**

SHEET #

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