

A TRACT OF LAND IN THE SE¼SW¼ OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO OR MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOUND NO. 5 REBAR W/
2" ALUMINUM CAP
STAMPED, "LS 38056"

REPLACED 2" ALUMINUM CAP
W/ 1½" ALUMINUM CAP
STAMPED, LS "29039"
(SEE NOTE 6)

A TRACT OF LAND IN THE
SOUTHEAST ¼ OF THE SOUTHWEST ¼
SECTION 25

AREA=35.73 ACRES ±

25325 PARADISE VALLEY LANE

3'X8'
BLDG
W/ PORCH

30' WIDE DRIVEWAY
EASEMENT RECEPTION
NO. 619563

FOUND NO. 5 REBAR W/
2" ALUMINUM CAP
STAMPED, "LS 38056"

REPLACED 2" ALUMINUM CAP
W/ 1½" ALUMINUM CAP
STAMPED, LS "29039"
(SEE NOTE 6)

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.

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 25,
TOWNSHIP 4 NORTH, RANGE 86 WEST OF THE 6TH P.M.,
TOWN OF OAK CREEK, ROUTT COUNTY, COLORADO

1. JEFFERY A. GUSTAFSON, LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT IN JUNE 2008, AND AS A RESULT OF A LAND SURVEY MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR, CONDUCTING IN THE STATE OF COLORADO, THAT HIS RECORD TITLE WAS SURVEYED UNDER THE FOLLOWING CONSIDERATIONS: I HAVE VIEWED AND AS SHOWN ACCURATELY REPRESENT SAID LAND SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. VISIBLE IMPROVEMENTS WERE FOUND TO BE LOCATED IN RELATION TO THE RECORD TITLE AS SHOWN; APPARENT VISIBLE EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND APPARENT VISIBLE ENCROACHMENTS BY OR ON THE PREMISES ARE AS SHOWN. THIS LAND SURVEY DOES NOT CONFLICT WITH ANY OTHER SURVEY OF THE SAME OR ADJACENT TRACTS. IF ANY OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____, 2008 AT _____ M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

R.C. MOON COLO REG NO. 13221

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°55'04"E	12.2'
L2	S64°04'56"E	13.6'
L3	S25°55'04"W	12.2'
L4	N64°04'56"W	13.6'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	199.99'	415.00'	27°36'41"	S55°13'35"E	198.06'

—XOH—XOH—	OVERHEAD UTILITY LINES
	UTILITY POLE WITH GUY WIRE
—X—X—X—	EXISTING FENCE
	WATER WELL
	WATER SPIGOT

1. FIELD SURVEYING COMPLETED NOVEMBER 5, 2007. DATE OF LAST FIELD INSPECTION: AUGUST 23, 2018.
2. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 86 WEST OF THE 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N00°27'56"E BASED ON THE PROPERTY DESCRIPTION CONTAINED IN RECEPTION NO. 619563.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THIS LAND SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
5. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, MARKINGS PROVIDED BY AN UNDERGROUND UTILITY LOCATER, AND/ OR AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLES THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
6. AN IMPROVEMENT SURVEY PLAT PREPARED BY LANDMARK CONSULTANTS, INC. DATED 11-05-07, JOB NO. 2069-001, SHOWS THE NORTHWESTERLY AND SOUTHWESTERLY CORNERS OF THE SUBJECT PROPERTY BEING MONUMENTED BY NO. 5 REBARS WITH 2" ALUMINUM CAPS STAMPED "LS 38056". THESE CORNERS WERE ERRONEOUSLY SHOWN ON SAID IMPROVEMENT SURVEY PLAT AS BEING THE SOUTHWEST 1/16TH CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 86 WEST OF THE 6TH P.M. AT SAID NORTHWESTERLY CORNER AND THE WEST 1/16TH CORNER OF SAID SECTION 25 AT SAID SOUTHWESTERLY CORNER, AND WERE STAMPED IN THE FIELD AS 1/16TH SECTION CORNERS. ON SEPTEMBER 26, 2008, THESE CAPS WERE REPLACED WITH 1 1/2" ALUMINUM CAPS STAMPED "LANDMARK PLS 29039".
7. RIGHT-OF-WAY FOR TWENTYMILE ROAD WAS ESTABLISHED BY MEASURING 30' EACH WAY PERPENDICULAR TO THE CENTERLINE OF THE EXISTING ROAD.
8. LANDMARK CONSULTANTS DID NOT RECEIVE OR RESEARCH ANY DOCUMENTS GRANTING THE USE OF THE OVERHEAD POWERLINES OVER AND ACROSS SUBJECT PROPERTY.
9. **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.
10. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 35.73 ACRES. THIS AREA INCLUDES THAT PORTION OF THE PROPERTY LYING WITHIN THE RIGHT-OF-WAY FOR TWENTYMILE ROAD AS SHOWN HEREON. THE AREA LYING WITHIN THE TWENTYMILE ROAD RIGHT-OF-WAY= 29,989 SQUARE FEET OR 0.7 ACRES ±.
11. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF ROUTT COUNTY, STATE OF COLORADO.
12. ALL TIES TO THE RECORD TITLE LINES FROM THE IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINES.
13. PROPERTY DESCRIPTION WAS PROVIDED BY OUR CLIENT.

3	10-08-21	ADD SEPTIC SYSTEM	JAG
2	09-04-18	UPDATE	JAG
1	10-13-08	MONUMENT REVISION	TGSS
NO.	DATE	REVISIONS	INT

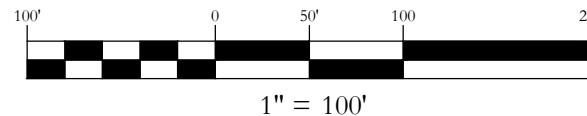
Burris
Routt County, CO

Improvement Survey Plat

DATE:	11-05-07	DWN. BY:	TCS
JOB NO:	2069-001	CHK. BY:	JAG
DWG. NO:	2069-001 ISP	SURV. BY:	LC

Contour Interval = N/A

Horizontal Scale



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SHEET NO.

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