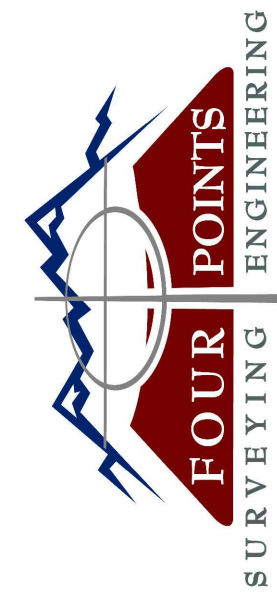


IMPROVEMENT SURVEY PLAT
OF LOT 59, 60 & 65 SKY HITCH AT STAGECOACH
LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH,
RANGE 84 WEST OF THE 6TH P.M., OAK CREEK, ROUTT
COUNTY, COLORADO



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

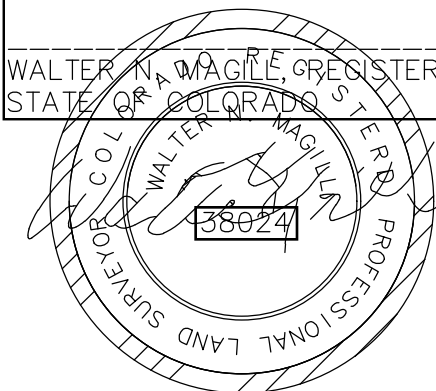
INT	REVISIONS	DATE	No.

- NOTES:
- 1) IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY OF LOTS 59, 60 & 65 SKY HITCH AT STAGECOACH LOCATED IN OAK CREEK ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 7072, COUNTY OF ROUTT, STATE OF COLORADO.
 - 2) FIELD SURVEYING COMPLETED AUGUST 25, 2020.
 - 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION FOUR POINTS SURVEYING AND ENGINEERING RELIED ON HERITAGE TITLE COMPANY TITLE COMMITMENT NO. 598-H06131320328-ID1 DATED JULY 30, 2020 AND THE FINAL PLAT OF SKY HITCH AT STEAMBOAT
 - 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
 - 5) 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.
 - 6) STREET ADDRESS: 20680 STIRRUP WAY, 20640 STIRRUP WAY AND 34130 WHIFFLE TREE TRAIL, OAK CREEK.
 - 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.
 - 8) ALL LOT LINES ARE SUBJECT TO 10' UTILITY, DRAINAGE AND TRAIL EASEMENTS PER THE FINAL PLAT OF SKY HITCH AT STAGECOACH

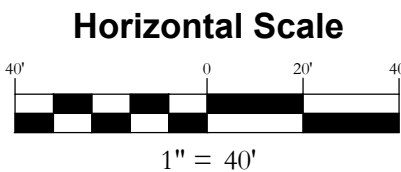
SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY HERITAGE TITLE COMPANY, CHRISTOPHER S. REED, KEELIN K. REGAN-REED, STACEY L. KRAMER AND KEITH M. KRAMER THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024



LOT 59, LOT 60, AND
LOT 65, SKY HITCH AT STAGECOACH
20640 STIRRUP WAY, 20680 STIRRUP WAY
AND 34130 WHIFFLE TREE TRAIL,
OAK CREEK, CO 80467



Contour Interval = 2 ft
DATE: 8-25-2020
JOB #: 1095-104
DRAWN BY: RS
DESIGN BY:
REVIEW BY:

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

IMPROVEMENT
SURVEY PLAT

SHEET #
1

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	156.92	550.00	16.35	N43° 17' 48" E	156.39
C2	85.13	450.00	10.84	S46° 03' 04" W	85.00
C3	212.45	275.00	44.26	S74° 51' 44" W	207.21
C4	118.54	275.00	24.70	N70° 39' 25" W	117.82

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.11%	15.00%	1612776.69	Green
2	15.01%	29.99%	322487.73	Yellow
3	30.00%	56.38%	53099.73	Orange

