

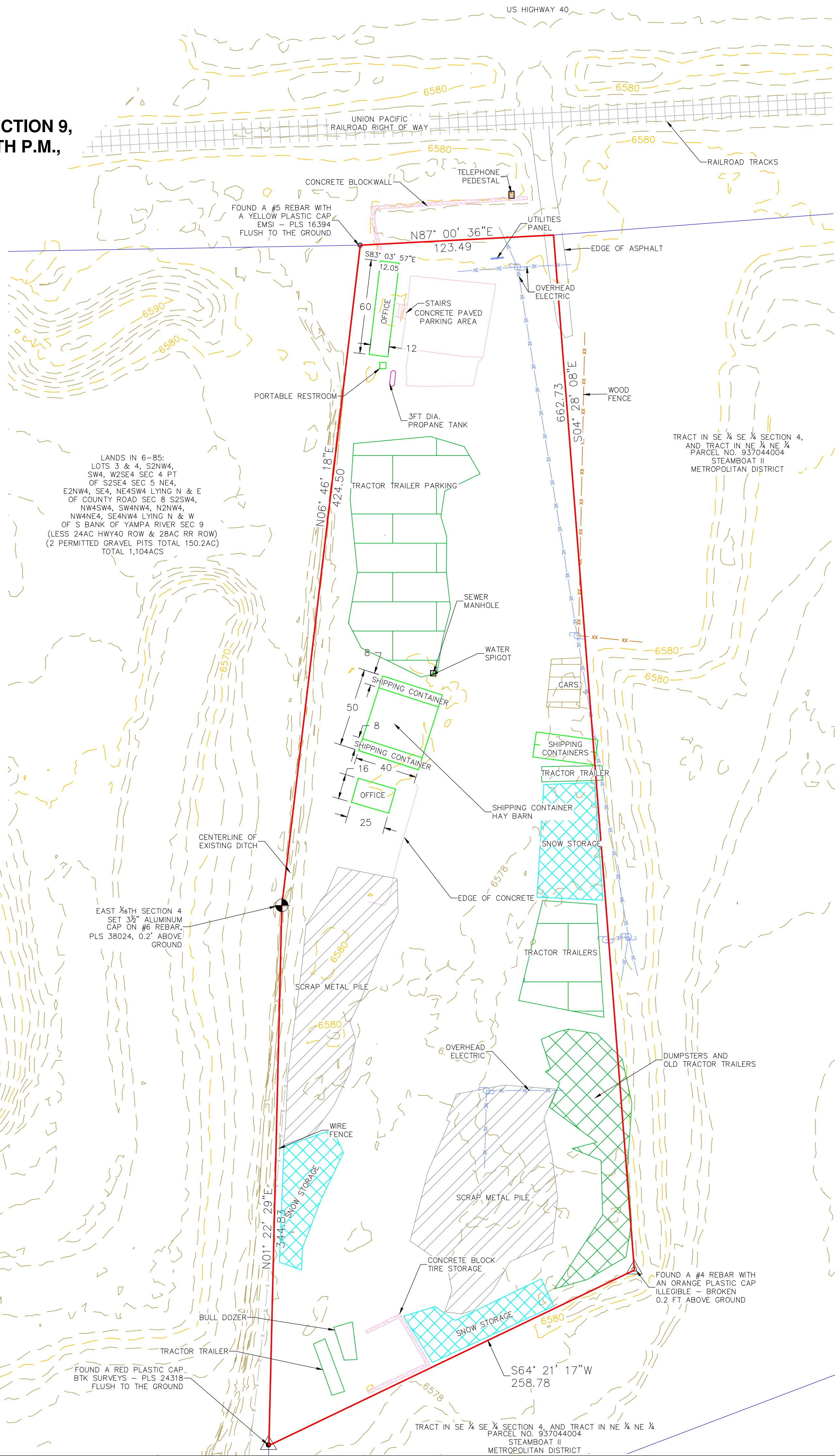
LEGAL DESCRIPTION:
LEGAL DESCRIPTION PER RECEPTION NO. 621323 RECORDED JULY 1, 2005.

A TRACT OF LAND IN SECTIONS 4 AND 9, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE DENVER AND SALT LAKE RAILROAD COMPANY, FROM WHICH THE SE CORNER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M. BEARS S73°28'23"E, 1236.71 FEET;
THENCE S85°59'20"W, 114.0 FEET ALONG SAID RIGHT OF WAY TO THE WEST LINE OF THE SE ¼ SE ¼ OF SAID SECTION 4;
THENCE S05°36'00"W, 782.66 FEET ALONG SAID WEST LINE OF SE ¼ SE ¼;
THENCE N63°19'50"E, 283.34 FEET;
THENCE N05°27'49"W, 662.73 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT OF LAND NOT LYING WITHIN THE SE ¼ SE ¼ OF SECTION 4, AND THE NE ¼ NE ¼ OF SECTION 9, ALL IN TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH P.M.
COUNTY OF ROUTT, STATE OF COLORADO
















NOTES:

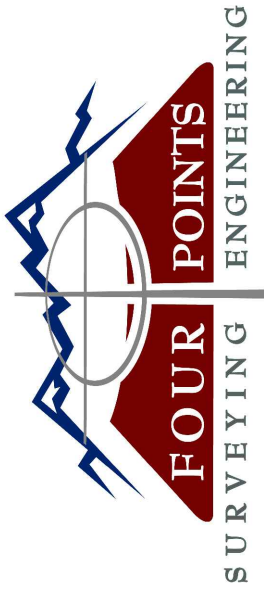
- 1) EXISTING CONDITIONS AND SITE USES PLAN OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 4 AND THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 9, TOWNSHIP 6 NORTH, RANGE 85 WEST OF 10TH P.M., COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED NOVEMBER 17, 2021.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE RESEARCH FOR EASEMENTS WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- 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: 40025 U.S. HIGHWAY 40, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AS SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 500'

<u>PROJECT CONTACT LIST</u>		<u>SHEET INDEX</u>	
<u>PROJECT OWNER</u> DUSKA FAMILY, LLC PO BOX 771048 STEAMBOAT SPRINGS, CO 80477		C1 C2	EXISTING CONDITIONS & SITE USES PLAN SITE PLAN
<u>CIVIL ENGINEER / LAND SURVEYOR</u> FOUR POINTS SURVEYING AND ENGINEERING ATTN: WALTER MAGILL, P.E. S. LINCOLN AVE, #440 PO BOX 775966 STEAMBOAT SPRINGS, CO 80477		OFFICE: (970) 871-6772 CELL: (970) 819-1161 EMAIL: WALTERM@FOURPOINTSSE.COM	

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS



440 S. Lincoln Ave, Suite 4A
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(970)-871-6772
www.fourpointsse.com

[illegible]

D&D
40025 BAKER WAY
STEAMBOAT SPRINGS, CO 80487

DRAWING:

EXISTING CONDITIONS & SITE USES PLAN

SHEET #

C1