

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.

NOTES:

- 1. IMPROVEMENT SURVEY PLAT OF TWO TRACTS OF LAND.
- 2. TRACT 1 LEGAL DESCRIPTION PER RECEPTION NO. 681093; ALL THAT LAND LYING EASTERLY OF THE CENTERLINE OF ROUTT COUNTY NUMBER 80, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 88 WEST OF 6TH P.M., ROUTT COUNTY, COLORADO.
- 3. TRACT 2 LEGAL DESCRIPTION. A TRACT OF LAND WEST $\frac{1}{2}$ SOUTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 88 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE WEST CORNER OF SECTION 26 AS MONUMENTED BY A US GLO BRASS CAP; THENCE S88°42'39"E, 341.40 FEET ALONG THE NORTH LINE OF THE SW $\frac{1}{4}$ of section 26; thence departing said north line S01°24'00"W, 2815.47 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 26; THENCE N 88°43'47" W, 341.00 FEET TO THE SOUTHWEST CORNER OF SECTION 26 AS MONUMENTED BY A US GLO BRASS CAP; THENCE N 01°24'00" E, 2615.59 FEET ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ OF SECTION 26 TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 20.60 ACRES MORE OR LESS.
- 4. FIELD SURVEYING COMPLETED MAY 25TH, 2022.
- 5. THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- 6. 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.
- 7. STREET ADDRESS: TBD RCR 80, HAYDEN, CO.
- 8. PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 STATE OF COLORADO



ROUTT COUNTY SURVEYOR CERTIFICATE

THIS MAP WAS FILED AND INDEXED AS FILE NO. SP_____ ON _____ DAY OF _____, 2022, AT _____, _.M. IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. 38-50-101.

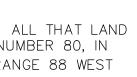
ROUTT COUNTY SURVEYOR

BY: ______ THOMAS H. EFFINGER, JR. LS 17651

IMPROVEMENT SURVEY PLAT OF TWO TRACTS OF LAND

LOCATED IN THE EAST $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 26, AND THE W $\frac{1}{2}$ SW $\frac{1}{4}$ SECTION 25, TOWNSHIP 7 NORTH, RANGE 88 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO





	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
—— ——	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
——	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
xwxw	EXISTING WATER LINE
xsxsxs	EXISTING SEWER LINE
XEXEXE	EXISTING UNDERGROUND ELECTRICAL
XTXTXT	EXISTING UNDERGROUND TELEPHONE
× ×	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

LEGEND

440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com	P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointsse.com
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RUCK ADVENTURES MENDMENT TBD DEN, CO 81639	Horizontal Scale Understand Scale Output Description (Content of the second
IRU T DEN	Horizontal Scale
	0 200' 400 SCALE: 1" = 200' Contour Interval = 2 ft DATE: 5-25-22 JOB #: 2118-002 DRAWN BY: RS DESIGN BY: REVIEW BY: IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE