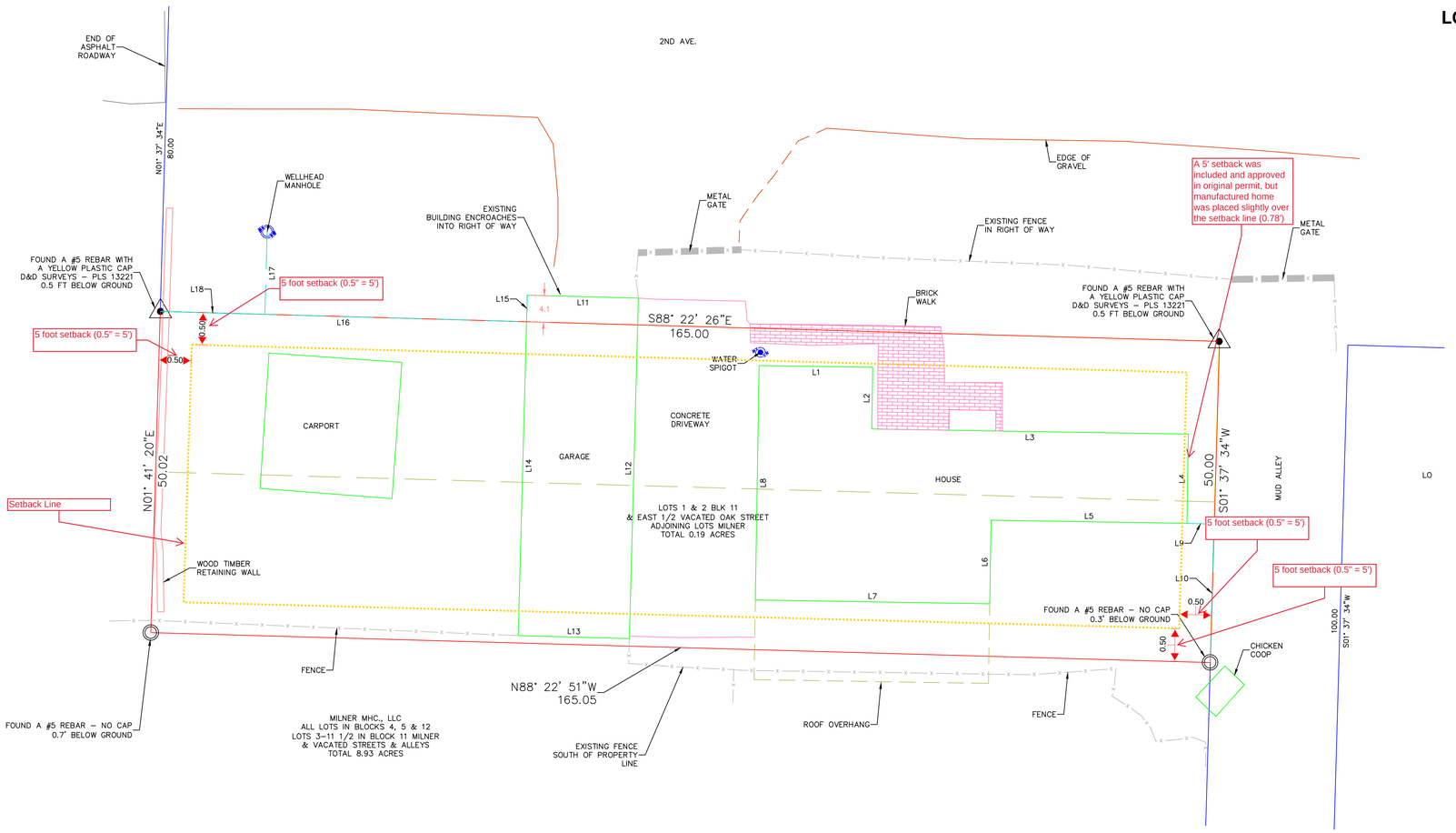
IMPROVEMENT SURVEY PLAT

LOTS 1 & 2, BLOCK 11, AND EAST $\frac{1}{2}$ VACATED OAK STREET ADJOINING LOTS, AMENDED PLAT OF THE TOWN OF MILNER, COLORADO

LOCATED IN THE N $\frac{1}{2}$ OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 86 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



NOTES:

1) AN IMPROVEMENT SURVEY PLAT OF LOTS 1 & 2, BLOCK 11 & EAST $\frac{1}{2}$ VACATED OAK STREET ADJOINING LOTS, MILNER ACCORDING THE TO FINAL PLAT RECORDED AT FILE NUMBER 2283 AND 2383 IN ROUTT COUNTY RECORDS.

2) FIELD SURVEYING COMPLETED JULY 27, 2022.

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 INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FIDELITY NATIONAL TITLE COMPANY TITLE COMMITMENT NUMBER 202–F09762–22, AMENDMENT NO. 1 EFFECTIVE DATE MAY 19, 2022.

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. FOUR POINTS SURVEYING AND ENGINEERING RELIED UPON PROPERTY CORNERS FOUND AND SHOWN HEREON FOR THE LOCATION OF IMPROVEMENTS. AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO ESTABLISH THE PROPERTY BOUNDARY FOR THE PROPERTY.

6) GARAGE STRUCTURE ENCROACHES ±4.1 FT INTO 2ND AVE 80' RIGHT–OF–WAY.

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR WALTER N. MAGILL 38024

Line Table		
Line #	Length	Direction
L1	17.70	N89° 05' 13"W
L2	9.60	N0° 54' 47"E
L3	49.30	N89° 05' 13"W
L4	13.90	N0° 54' 47"E
L5	30.50	S89° 05' 13"E
L6	13.00	N0° 54' 47"E
L7	36.50	S89° 05' 13"E
L8	36.50	S0° 54' 47"W
L9	4.22	S88° 23' 09"E
L10	21.54	S1° 36' 51"W
L11	17.30	N88° 28' 58"W
L12	53.00	N1° 31' 02"E
L13	17.30	S88° 28' 58"E
L14	53.00	S1° 31' 02"W
L15	4.14	S1° 37' 18"W
L16	57.01	N88° 22' 42"W
L17	12.88	S1° 37' 18"W
L18	16.25	N88° 22' 42"W

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CENTER LINE OF DITCH
- XW — EXISTING WATER LINE
- XS — EXISTING SEWER LINE
- XE — EXISTING UNDERGROUND ELECTRICAL
- XT — EXISTING UNDERGROUND TELEPHONE
- X — EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS

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.

FOUR POINTS SURVEYING ENGINEERING

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

No.	DATE	REVISIONS	INT

LOTS 1-2, BLOCK 11 & EAST $\frac{1}{2}$ VACATED OAK ST ADJOINING LOTS, MILNER

21455 2ND AVE., MILNER, CO

Horizontal Scale

10' 0 5' 10'

1" = 10'

Contour Interval = 2 ft

DATE: 7-27-22
JOB #: 1046-102
DRAWN BY: RS
DESIGN BY: RS
REVIEW BY:

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

DRAWING: IMPROVEMENT SURVEY PLAT

SHEET #

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