

## PROPERTY DESCRIPTION:

LOT 4, THE MEADOWS AT STAGECOACH; COUNTY OF ROUTT, STATE OF COLORADO.

## NOTES:

- 1. FIELD SURVEYING COMPLETED OCTOBER 3, 2022.
- 2. DRAWING PLOTS TO SCALE ON 24"X36" FORMAT.
- 3. BASIS OF BEARINGS: THE WESTERLY LINE OF LOT 4, THE MEADOWS AT STAGECOACH AS RECORDED UNDER RECEPTION NO. 531675 AND IN FILE NO. 12891 IN THE ROUTT COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON AND BEARING N10°16'02"W BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- 4. THIS EXISTING CONDITIONS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. R30029357, EFFECTIVE DATE: 12/30/2022, ISSUED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
- 5. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- 6. THE PROPERTY DESCRIPTION WAS PROVIDED BY OUR CLIENT.
- 7. PROPERTY ADDRESS: 31555 GREEN RIDGE DRIVE PER ROUTT COUNTY GIS WEBSITE.
- 8. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- 9. SITE BENCHMARK: A RECOVERED #5 REBAR WITH YELLOW PLASTIC CAP STAMPED EMSI 16394 WITH A NAVD88 ELEV. OF 7985.53' AS SHOWN HEREON.
- 10. CONTOURS SHOWN HEREON AT 1 FOOT INTERVAL, AND ARE DERIVED FROM ON SITE MEASUREMENTS COMBINED WITH LIDAR INFORMATION PROVIDED BY ROUTT COUNTY.
- 11. THE SUBJECT PROPERTY IS ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE F.E.MA. FLOOD MAP SERVICE CENTER WEBSITE, DATE OF RESEARCH 10/25/2022.
- 12. BURIED UTILITIES ARE NOT SHOWN. 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.
- 13. BUILDING ENVELOPES AND EASEMENTS ARE SHOWN PER THE PLAT OF THE MEADOWS AT STAGECOACH.
- 14. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 15. LOT 4 CONTAINS A CALCULATED AREA OF 284,055 SQUARE FEET OR 6.52 ACRES.
- 16. PROPOSED BUILDING ENVELOPE IS SHOWN BASED ON INFORMATION PROVIDED BY OUR CLIENT.

## SURVEYOR'S STATEMENT:

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXISTING CONDITIONS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR COLORADO L.S. NO. 29039 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC



SHEET

Of 1 Sheets

LEGEND:

PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY EASEMENT CENTERLINE RECOVERED PROPERTY MONUMENT AS NOTED BUILDING ROOF LINE/OVERHANG DECK WALL **FENCE** \_\_\_\_ x \_\_\_\_ x \_\_\_\_ x \_\_\_\_ x \_\_\_\_ MAJOR CONTOUR \_ \_ \_ \_ 6800 \_ \_ \_ \_ \_ MINOR CONTOUR SLOPE >30% ASPHALT CONCRETE **GRAVEL** SIGN SEPTIC TANK LID AND PVC PIPE PROPANE TANK TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX DITCH/SWALE CULVERT W/ END SECTIONS CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE) CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

STUMP, BOULDER AND IRRIGATION VALVE BOX

