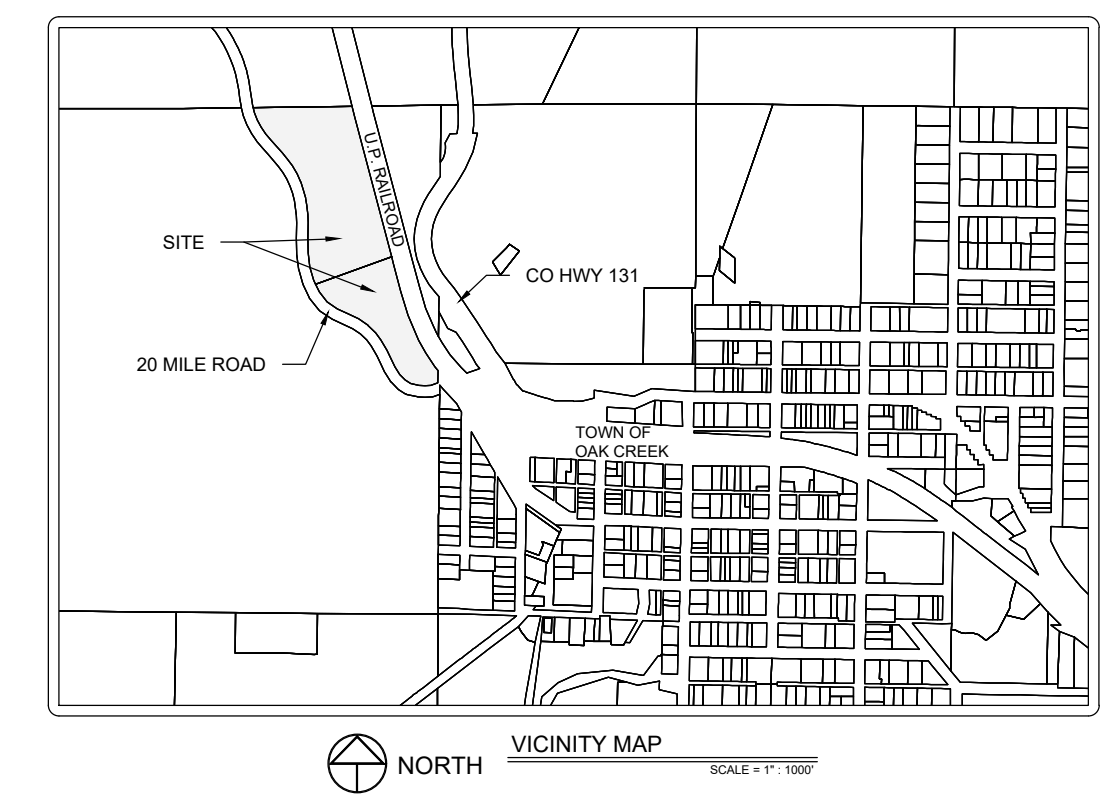
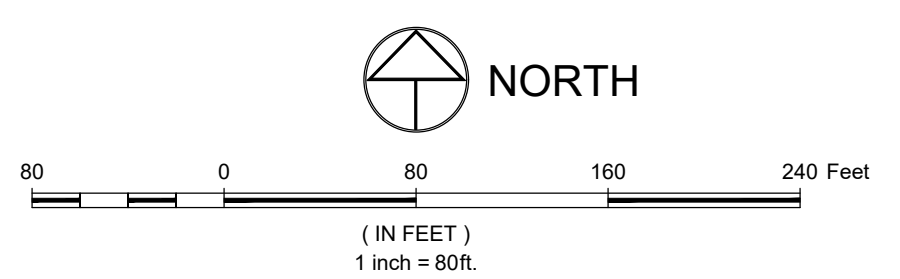


LEGEND:

PROPERTY BOUNDARY	
SECTION LINE	
CENTERLINE	
RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED 'LANDMARK LS 29039'	
RECOVERED SECTION CORNER	
BUILDING	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
SEWER MANHOLE	
GAS METER, ELECTRIC METER	
OVERHEAD UTILITY LINE	
UTILITY POLE	
DITCH/SWALE	
SIGN, BOLLARD	



PROPERTY DESCRIPTION:

LOT 1, OAK CREEK TOWN & COUNTY SUBDIVISION EXEMPTION PLAT, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 29019 AT RECEPTION NO. 805371 FILE NO 14427 TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 21, 1975 IN BOOK 403 AT PAGE 471 IN THE ROUTT COUNTY RECORDS, COUNTY OF ROUTT, STATE OF COLORADO.

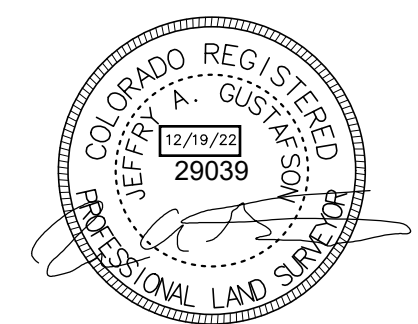
EXISTING CONDITIONS NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
2. FIELD SURVEYING COMPLETED OCTOBER 24, 2022.
3. BASIS OF BEARINGS: THE NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, T4N, R85W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N89°06'51\"/>

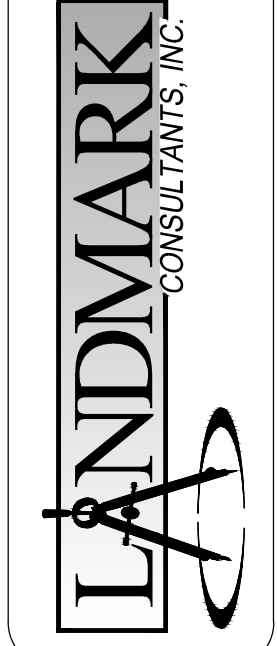
SURVEYOR'S STATEMENT:

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS 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.



CIVIL ENGINEERS | SURVEYORS
 141 9th Street - P.O. Box 74943
 Steamboat Springs, Colorado 80477
 (970) 879-9439
 www.LANDMARK.CO.com



UTILITIES AND BURIED MANHOLES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. 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.

NO.	DATE	BY	DESCRIPTION
1	12/19/22	JAG	CLIENT COMMENTS

PROJECT:	1103-015
DATE:	12/7/22
DRAWN BY:	BC
CHECKED BY:	JAG

EXISTING CONDITIONS MAP
 ROUTT COUNTY ROAD & BRIDGE SHOPS
 A PARCEL OF LAND LOCATED IN THE E1/2 OF SECTION 31,
 TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
 COUNTY OF ROUTT,
 STATE OF COLORADO