

LEGEND:

PROPERTY BOUNDARY	—————
SECTION LINE	-----
CENTERLINE	-----
RECOVERED PROPERTY MONUMENT AS NOTED	○
SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039"	◊
RECOVERED SECTION CORNER	◆

PROPERTY DESCRIPTION:
 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.

IMPROVEMENT SURVEY NOTES:

- FIELD SURVEYING COMPLETED MARCH 3, 2016. AT THE TIME OF SURVEY, THE GROUND WAS COVERED BY SNOW. DUE TO SNOW CONDITIONS, SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE AND MAY NOT BE SHOWN HEREON.
- BASIS OF BEARINGS: THE EAST LINE OF THE NW1/4 SE1/4 SECTION 31, T4N, R85W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N00°07'43"W PER DEED RECORDED APRIL 21, 1975 IN BOOK 403 AT PAGE 471 IN THE ROUTT COUNTY RECORDS.
- THIS LAND SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- BURIED UTILITIES AND/OR PIPE LINES 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.
- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- THE MONUMENT RECOVERED NEAR THE MOST WESTERLY CORNER OF THE SUBJECT PROPERTY DOES NOT FIT THE CALCULATED POSITION FOR THIS CORNER IN RELATION TO THE OTHER MONUMENTS RECOVERED AND SHOWN HEREON, AND WAS NOT ACCEPTED AS THE PROPERTY CORNER. LANDMARK CONSULTANTS, INC. COULD NOT FIND ANY SURVEY OR PLAT IN THE ROUTT COUNTY RECORDS SUBSTANTIATING THE POSITION OF SAID MONUMENT. LANDMARK CONSULTANTS, INC. ESTABLISHED THE PROPERTY CORNER MONUMENT SHOWN HEREON BASED ON THE RECORD POSITION PER THE PROPERTY DESCRIPTION AND THE PREPONDERANCE OF EVIDENCE RECOVERED IN THE FIELD.
- THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3.56 ACRES.

SURVEYOR'S STATEMENT

I, JEFFERY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT IN MARCH, 2016, AND AS A RESULT OF A LAND SURVEY MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THIS RECORD TITLE WAS SURVEYED UNDER MY RESPONSIBLE CHARGE. DIMENSIONS AND BEARINGS AS SHOWN ACCURATELY REPRESENT SAID LAND SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. VISIBLE IMPROVEMENTS WERE FOUND TO BE LOCATED IN RELATION TO THE RECORD TITLE AS SHOWN. APPARENT VISIBLE EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND APPARENT VISIBLE ENCROACHMENTS BY OR ON THE PREMISES ARE AS SHOWN. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

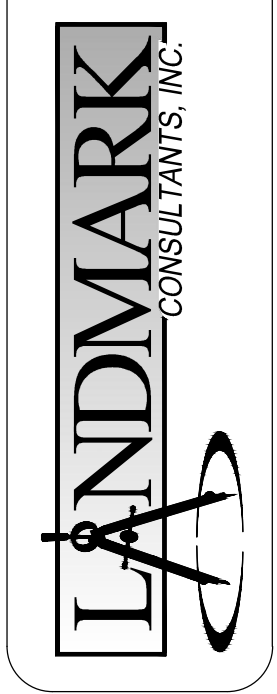
JEFFERY A. GUSTAFSON, PROFESSIONAL LAND SURVEYOR
 COLORADO L.S. NO. 29039
 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____, 2016 AT _____ M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

ROUTT COUNTY SURVEYOR
 THOMAS H. EFFINGER, JR. COLO REG NO. 17851

CIVIL ENGINEERS | SURVEYORS
 141 9th Street - P.O. Box 774943
 Steamboat Springs, Colorado 80477
 (970) 871-9434
 www.LANDMARK-CONSULTANTS.COM



REVISIONS OF THIS SURVEY PLAT SHALL BE MADE ONLY BY THE SURVEYOR. ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY OF THESE PLATS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR WAS ADVISED OF THE REASON FOR THE REVISION. NO REVISIONS TO BE MADE AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN 180 DAYS AFTER THE DATE OF RECORDATION OF THIS SURVEY PLAT. SUCH ACTIONS BARRED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST SIGN AND DATE THIS SURVEY PLAT AFTER YOU FIRST DISCOVER EACH DEFECT. IN NO EVENT MAY ANY REVISION BE MADE TO THIS SURVEY PLAT MORE THAN 180 DAYS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE	BY:	DESCRIPTION:
2	05-19-16	JAG	ADD CULVERT, FINALIZE SURVEY

IMPROVEMENT SURVEY PLAT
 ROUTT COUNTY ROAD & BRIDGE SHOPS
 A PARCEL OF LAND LOCATED IN THE E 1/2 OF SECTION 31,
 TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M.,
 TOWN OF OAK CREEK, COUNTY OF ROUTT
 STATE OF COLORADO

SHEET
1
 Of 1 Sheets