



LEGAL DESCRIPTION
 88.11 Acres, Parcel 2, General Land located in SW 1/4, SW 1/4, Section 32, Township 4 North, Range 84 West, and in Lots 8 and 9, Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado and more particularly described as follows:

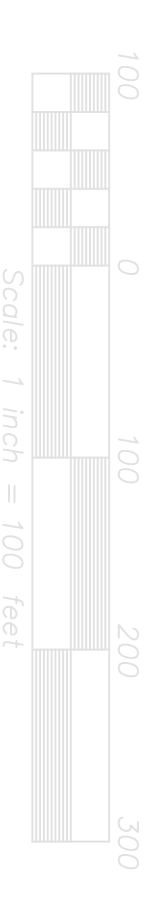
Beginning at the W 1/4 corner of said Section 5,
 thence along the west line of Section 5 North 02°18'33" East a distance of 1313.36 feet;
 thence continuing along the west line of Section 5 North 02°18'33" East a distance of 1343.74 feet to the northwest corner of said Section 5;
 thence along the west line of Section 30 North 01°27'08" East a distance of 1034.93 feet to the south line of SOUTH SHORE at STAGECOACH subdivision; of SOUTH SHORE at STAGECOACH subdivision South 71°30'47" East a distance of 1362.06 feet to the west line of Section 5 and the west line of Lot 7, Block 672 Page 1997 of the Routt County Clerk and Records Records;
 thence along the west line Book 672 Page 1997 South 30°00'46" West a distance of 414.66 feet;
 thence continuing along the west line Book 672 Page 1997 South 03°39'14" East a distance of 632.00 feet;
 thence continuing along the west line Book 672 Page 1997 South 05°00'46" East a distance of 113.00 feet;
 thence continuing along the west line Book 672 Page 1997 South 04°50'46" West a distance of 579.00 feet;
 thence continuing along the west line Book 672 Page 1997 South 15°01'46" West a distance of 1103.00 feet;
 thence continuing along the west line Book 672 Page 1997 South 03°39'11" East a distance of 604.00 feet to the south line of said Section 5;
 thence along the south line of said Section 5 North 83°09'14" East a distance of 963.00 feet;
 To the Point of Beginning, containing 89.17 acres of land, more or less.

All bearings are based upon the west line SW 1/4, SW 1/4, Section 5 marked with a QLO Brass cap of the W 1/4 Section 5, and Alum. Cap RLS #12881 at the northwest corner of Section 5 as being North 01°27'08" East - Assumed.

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat, as prepared for FIDELITY NATIONAL TITLE, SALTBOX CUSTOM HOMES, INC., a Colorado corporation, and TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, Inc., a Colorado cooperative association, was made by me and under my direct supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set or found at all boundary corners pursuant to C.R.S. sections 38-31-104 and 38-31-105 and includes all information required by sections 38-31-106.

I further certify that the improvements as shown on the described parcel, on this date AUGUST 16, 2022, except utility locations, are as shown on this plat. No other improvements, as shown, exist as indicated and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel.

BY: JAMES B. ACKERMAN, L.S. #16384



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PURSUANT TO C.R.S. 5-38-51-106(1)(g)(i), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON ARE FROM FIDELITY NATIONAL TITLE, DATED 10-6-2022, FILE NUMBER 202-176579-22 AMENDMENT NO. 4, AND NOT FROM THE PERSONAL RESEARCH OF JAMES B. ACKERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

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 ten years from the date of the certification shown hereon."

NO.	REVISION	DATE	SURVEYED BY	CALC'D	DRAWN
			JBA	JBA	JBA
			KK		BH

TITLE: IMPROVEMENT SURVEY PLAT
 Parcel land located in SW 1/4 SW 1/4, Section 32, Township 4 North, Range 84 West, and in Lots 8 and 9 Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
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 STEAMBOAT SPRINGS, COLORADO 80477
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 PREPARED FOR: TRI-STATE GEN & TRANSM ASSOC
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 DENVER
 COLORADO
 80233

SCALE:	1" = 200'	DATE:	11-22-2022
PROJECT NO:	4070-1D	SHEET NO:	1 of 1