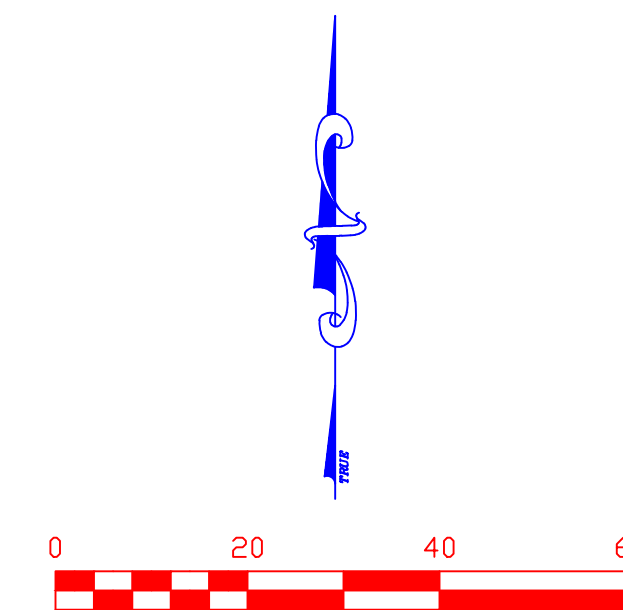


**REVIEWED  
FOR  
CODE  
COMPLIANCE**  
07/09/2024

FND. #6 REBAR, NO CAP, 2" DOWN



- NOTES: 1) ALL MEASUREMENTS IN U.S. SURVEY FEET.  
 2) ALL TITLE AND EASEMENT RESEARCH PER TITLE COMPANY OF THE ROCKIES COMMIT. NO. 0502769 AND NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, PLS OR BTK SURVEYS, INC.  
 3) BASIS OF BEARING: ASSUMED N36°10'00"E ALONG THE WESTERLY LINE OF 12TH STREET, BETWEEN THE NE CORNER OF SUBJECT PROPERTY AND THE FD. #6 REBAR TO THE NORTHEAST, BOTH FOUND MONUMENTS AS INDICATED HEREON.  
 4) NO UNDERGROUND UTILITIES WERE LOCATED.

LEGAL DESCRIPTION: A TRACT OF LAND IN THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF LINCOLN AVE. AND THE WESTERLY LINE OF NORTH 12TH STREET; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF NORTH 12TH STREET 70 FEET; THENCE N43°12'W 136.9 FEET; THENCE S36°10'W TO AN INTERSECTION WITH THE NORTHERLY LINE OF LINCOLN AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF LINCOLN AVE. TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO SWED PROPERTY EMBP, LLC AND TITLE COMPANY OF THE ROCKIES THAT THE IMPROVEMENT SURVEY SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
 BRIAN T. KELLY,  
 REGISTERED LAND SURVEYOR  
 NO. 24318

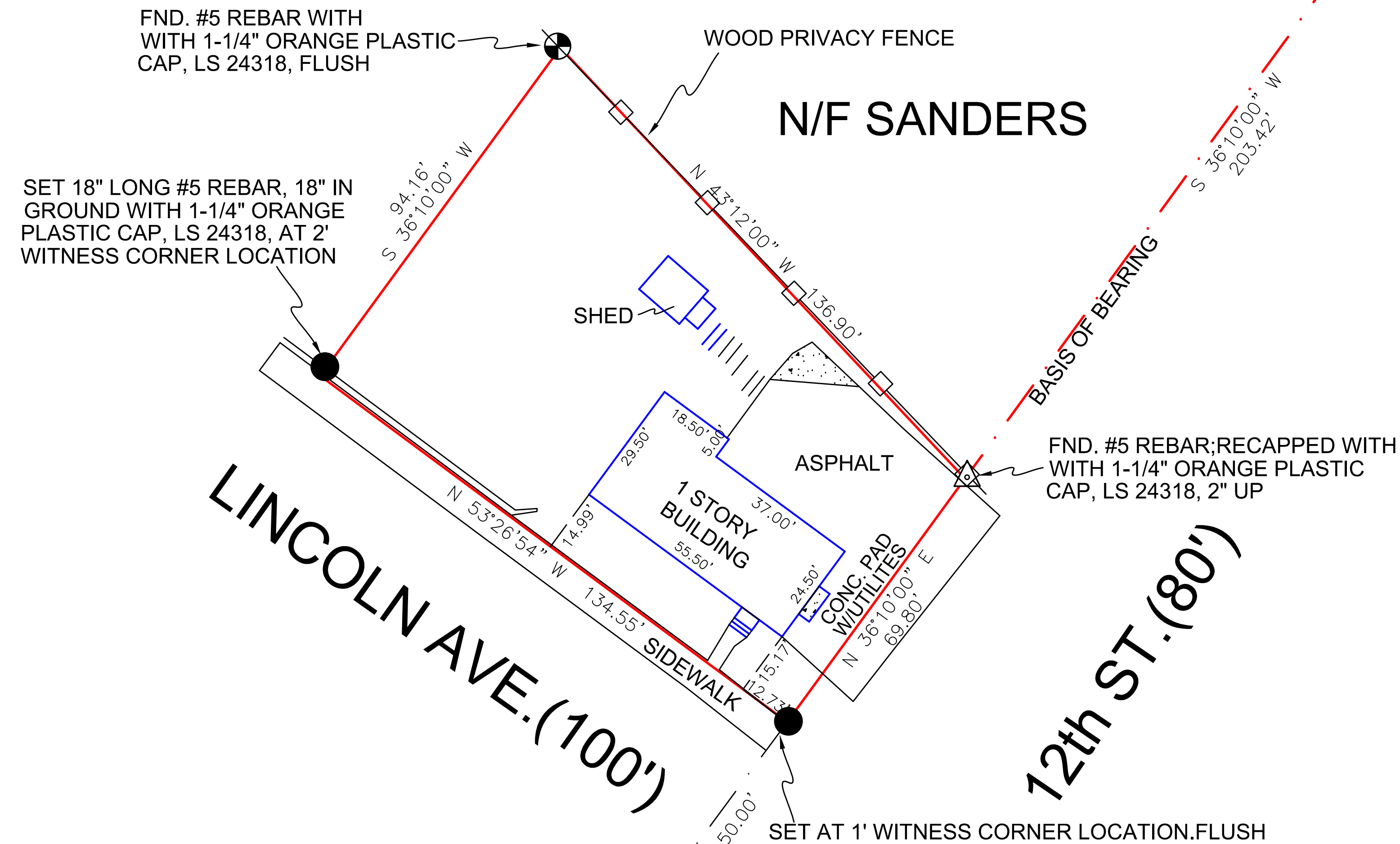
ROUTT COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 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 F. EFFINGER  
 LS 17651

LOCATED IN SECTION 8, T6N, R84W, 6TH P.M.  
 1206 LINCOLN AVE.(SANDERS)

<b>BTK SURVEYS, INC.</b>	
Post Office Box 770967 Steamboat Springs, Colorado 80477-0967 970.879.0045	
IMPROVEMENT SURVEY	
TRACT OF LAND IN THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLO.	
SCALE: 1"=20'	DATE: 10/15/21
JOB NO. 21106ISP	REV. DATE: 10/20-21/21



NOTICE:  
 ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

