## **EXISTING CONDITIONS PLAN** OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1 LOT 25 MOUNTAIN VIEW ESTATES, FILM. LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 6 NORTH, AIES, FILING NO. 1 RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, **ROUTT COUNTY, COLORADO** 1) IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY OF LOT 20, MOUNTAIN VIEW ESTATES, FILING NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 8126, ELECTRICAL PEDESTAL COUNTY OF ROUTT, STATE OF COLORADO. 2) FIELD SURVEYING COMPLETED MAY 11, 2015. LOT 24 MOUNTAIN VIEW ESTATES, FILING NO. 1 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR 1½" YELLOW PLASTIC CAP ON #5 REBAR, PLS 12881, 0.5' ABOVE EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF MOUNTAIN VIEW - CENTER LINE OF SUNDANCE COURT ESTATES FILING NO. 1 AND LAND TITLE GUARANTEE COMPANY, TITLE DRIVEWAY COMMITMENT NO. R30017610, EFFECTIVE DATE MAY 8, 2015. ENTRY 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR AND LAND TITLE GUARANTEE COMPANY. 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR - SET 1½" ORANGE POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS PLASTÎC CAP ON #5 REBAR, PLS 38024 SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING FLUSH TO GROUND ANY WORK IN THE REFERENCED AREA. LOT 16 MOUNTAIN VIEW ESTATES, FILING NO. 1 6) STREET ADDRESS: 150 STEAMBOAT BOULEVARD, STEAMBOAT SPRINGS. 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON. ELECTRICAL TRANSFORMER GRAVEL DRIVEWAY EDGE OF ASPHALT - 1½" YELLOW PLASTIC CAP ON #5 REBAR, 1<sup>1</sup>" YELLOW PLASTIC SURVEYOR'S CERTIFICATE CAP ON #5 REBAR, PLS 7736, 0.3' PLS 12881, 0.2' ABOVE GROUND ABOVE GROUND I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DAVID A. GOWER, REGINA J. GOWER, JMR CONSTRUCTION AND LAND TITLE GUARANTEE COMPANY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN CENTER LINE COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF STEAMBOAT OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) BOULEVARD CONTAINS ALL OF THE INFORMATION REQUIRED BY C.R.S. 38-51-102 (9) AND C.R.S. 38-51-103, 38-51-104 38-51-105 AND 38-51-106. WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024 STATE OF COLORADO \_N08°22′00″E MOUNTAIN VIEW ESTATES, FILING NO. 1 **EXISTING CONDITIONS** ∠ TOP OF BOULDER WALL ENCROACHES LOT 20 10' UTILITY AND DRAINAGE EASEMENT, **LOT 20, MOUNTAIN VIEW** — FRONT SETBACK RN-1 ZONING - EDGE OF CONCRETE DRIVEWAY **ESTATES FILING NO. 1** LOT 17 MOUNTAIN VIEW ESTATES, FILING NO. 1 LEGEND PROPERTY BOUNDARY 150 Steamboat Blvd. 15' DRAINAGE AND - SIDE SETBACK RN-1 ZONING UTILITY EASEMENT ADJACENT PROPERTY BOUNDARY Steamboat Springs, 80487 (REAR LOT LINE) EXISTING EASEMENT EXISTING EDGE OF ASPHALT YELLOW PLASTIC CAP ON #5 REBAR, PLS 13221 0.2' ABOVE GROUND — EXISTING 1' CONTOUR LOT 21 MOUNTAIN VIEW ESTATES, FILING NO. Horizontal Scale 10' UTILITY AND DRAINAGE EASEMENT EXISTING 5' CONTOUR CENTER LINE OF DITCH CULVERT -\_\_\_\_xw\_\_\_xw\_\_\_ EXISTING WATER LINE —xs—xs— EXISTING SEWER LINE IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 1½" YELLOW PLASTIC CAP ON #5 REBAR, LOT 19 MOUNTAIN VIEW ESTATES, FILING NO. 1 PLS 13221, 0.1' BELOW Contour Interval **—XT** — XT — EXISTING UNDERGROUND TELEPHONE GROUND 2 Feet -----X ----- EXISTING WOOD FENCE WOOD RAIL EXISTING CONCRETE PAVING NO. DATE REVISIONS MOUNTAIN VIEW ESTATES, FILING NO. EXISTING TEMPORARY STRUCTURES DATE: <u>5-8-2015</u> DESIGN: WNM DRAFTED: WNM JOB NO. <u>1046-021</u> REVIEW: WNM **Four Points Surveying and Engineering** 440 S. Lincoln Ave, Suite 4B P.O. Box 775966, Steamboat Springs, CO 80487 (970)-871-6772 wnmpepls@gmail.com 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 SHEET NO. BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. OF