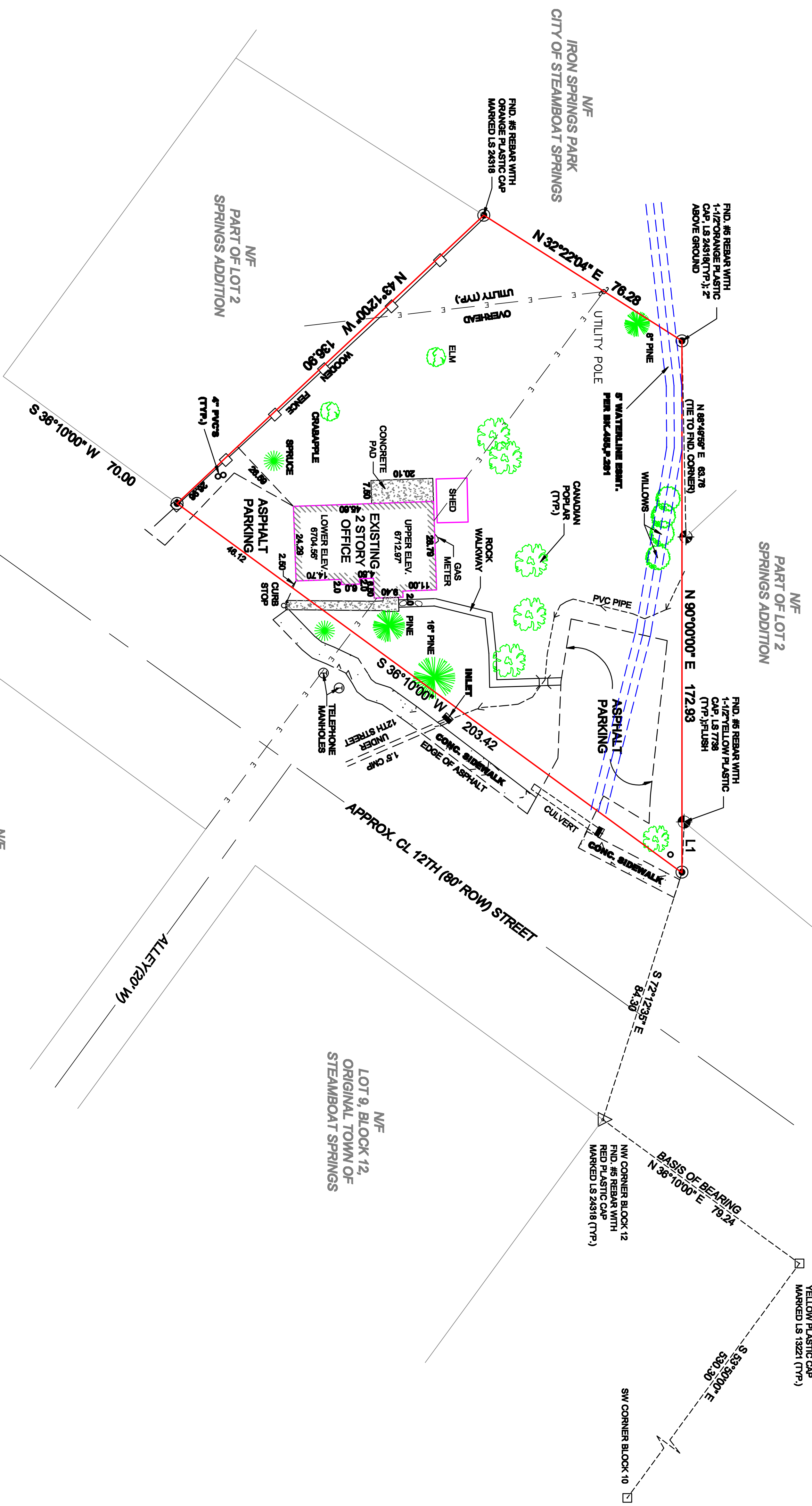
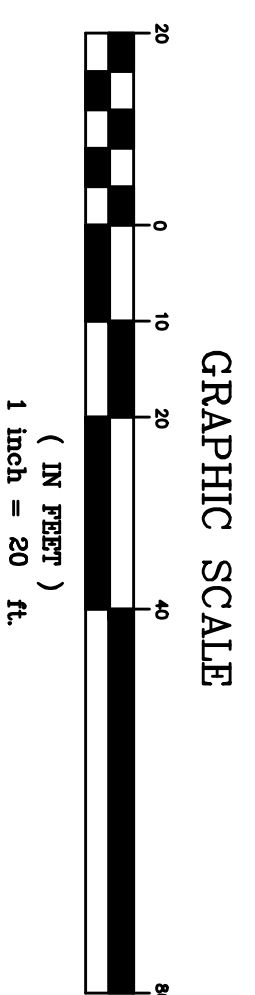


IMPROVEMENT SURVEY PLAT

A TRACT OF LAND LOCATED IN SECTION 8, T6N, R84W OF THE 6TH P.M. IN THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°29'13"W	16.52

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.

- NOTES:**
- 1) BASIS OF BEARING: LEGAL DESCRIPTION BEARING ALONG WESTERLY LINE OF BLOCK 12, ORIGINAL TOWN OF STEAMBOAT SPRINGS OF N88°10'00"E, BETWEEN THE NORTHWEST CORNER OF BLOCK 12 AND THE SW BLOCK CORNER OF BLOCK 11, BOTH FOUND MONUMENTS AS INDICATED HEREON.
 - 2) NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL FOR LOCATES BEFORE COMMENCING ANY TYPE OF EXCAVATION.
 - 3) ALL EASEMENT AND TITLE SEARCH PER HERITAGE TITLE COMMIT. NO. 482-H0491235-328-DN AND NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, PLS 24318 OR BTK SURVEYS, INC.
 - 4) ALWAYS CHECK WITH THE CITY OF STEAMBOAT SPRINGS PLANNING SERVICES BEFORE COMMENCING ANY TYPE OF BUILDING DESIGN.
 - 5) SPOT ELEVATIONS SHOWN ARE BASED UPON THE CITY GIS CONTROL POINT SYSTEM, NAVD 1988.

LEGAL DESCRIPTION:
A TRACT OF LAND IN SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS, COLORADO, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF NORTH 12TH STREET 70' NORTHEASTERLY FROM THE INTERSECTION WITH THE NORTH LINE OF LINCOLN AVENUE, AND RUNNING THENCE N43°12'W 111.8'; THENCE N38°10'E 40.2'; THENCE DUE SOUTH 48.8'; THENCE DUE EAST 100' TO THE WEST LINE OF NORTH 12TH STREET; THENCE S38°10'W 87' ALONG THE WEST LINE OF NORTH 12TH STREET TO THE POINT OF BEGINNING.
ALSO A TRACT OF LAND IN SECTION 8, T6N, R84W OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT N53°50'W 80' AND THENCE S38°10'W 180' FROM THE NW CORNER OF BLOCK 12 IN THE TOWN OF STEAMBOAT SPRINGS, THENCE RUNNING WEST 100'; THENCE NORTH 100'; THENCE EAST TO A POINT 80' WESTERLY FROM THE WEST LINE OF SAID BLOCK 12; THENCE S38°10'W AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 12 TO THE POINT OF BEGINNING.
ALSO, A TRACT OF LAND IN SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS, COLORADO, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LINCOLN AVENUE AND THE WESTERLY LINE OF NORTH 12TH STREET; THENCE N88°10'E 70'; THENCE N43°12'W 138.9'; TO THE POINT OF BEGINNING; THENCE S43°12'E 25'; THENCE N88°10'E 40.2'; THENCE NORTH 80.2'; THENCE SOUTHWESTERLY 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 HERITAGE TITLE COMPANY, ROBERT S. AND BETTY M. RALSTON AND JONATHAN W. SANDERS THAT THE IMPROVEMENT SURVEY PLAT 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

117. 12TH STREET / RALSTON

BTK SURVEYS, INC.
Post Office Box 770967
Steamboat Springs, Colorado
80477-0967
970.879.0045

IMPROVEMENT SURVEY PLAT

A TRACT OF LAND LOCATED IN SECTION 8, T6N, R84W OF THE 6TH P.M. IN THE SPRINGS ADDITION TO THE TOWN OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

SCALE: 1"=20'
DATE: 1/5/05
JOB NO. 15075 ISP REV. DATE: 1/7/05; 11/11/15