

EXISTING CONDITIONS PLAN

OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1

LOCATED IN THE NW ¼ OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

NOTES:

- 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, COUNTY OF ROUTT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED MAY 11, 2015.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR 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 ESTATES FILING NO. 1 AND LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. R30017610, EFFECTIVE DATE MAY 8, 2015.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR AND LAND TITLE GUARANTEE COMPANY.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 150 STEAMBOAT BOULEVARD, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

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 COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND (IV) 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.

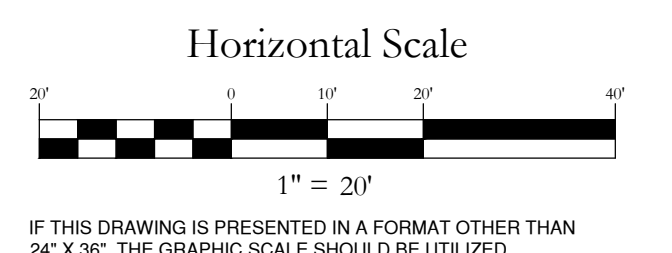
WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING TEMPORARY STRUCTURES

**REVIEWED
FOR
CODE
COMPLIANCE
09/25/2024**

**EXISTING CONDITIONS
PLAN
LOT 20, MOUNTAIN VIEW
ESTATES FILING NO. 1**

**150 Steamboat Blvd.
Steamboat Springs, 80487**



Contour Interval
2 Feet

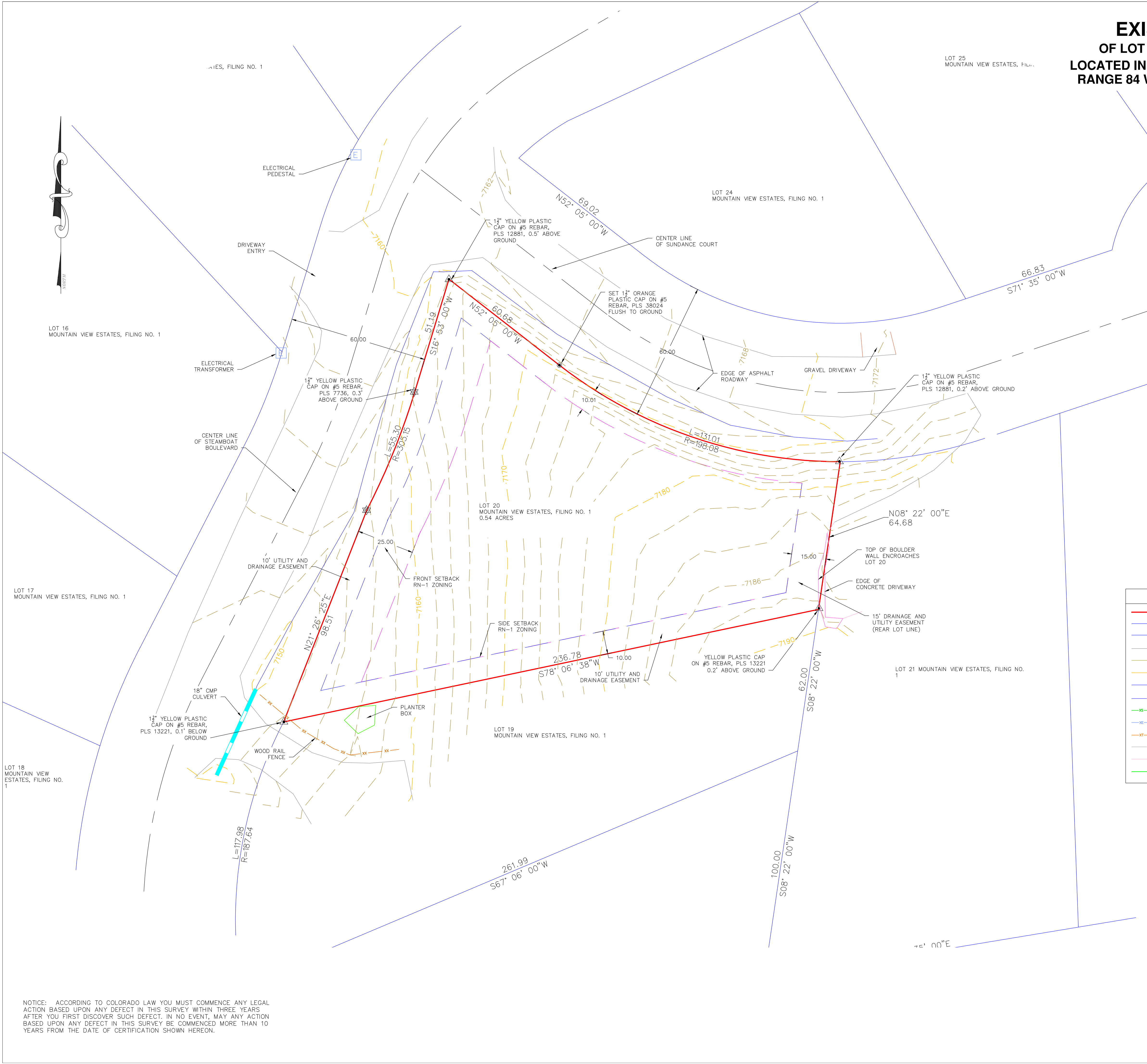
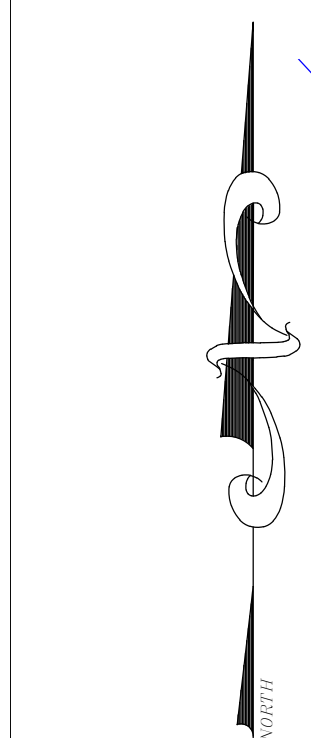
NO.	DATE	REVISIONS	INT

DATE: 5-8-2015 DESIGN: WNM
JOB NO. 1046-021 DRAFTED: WNM
DWG. NAME 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

SHEET NO.
1
OF 1



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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.