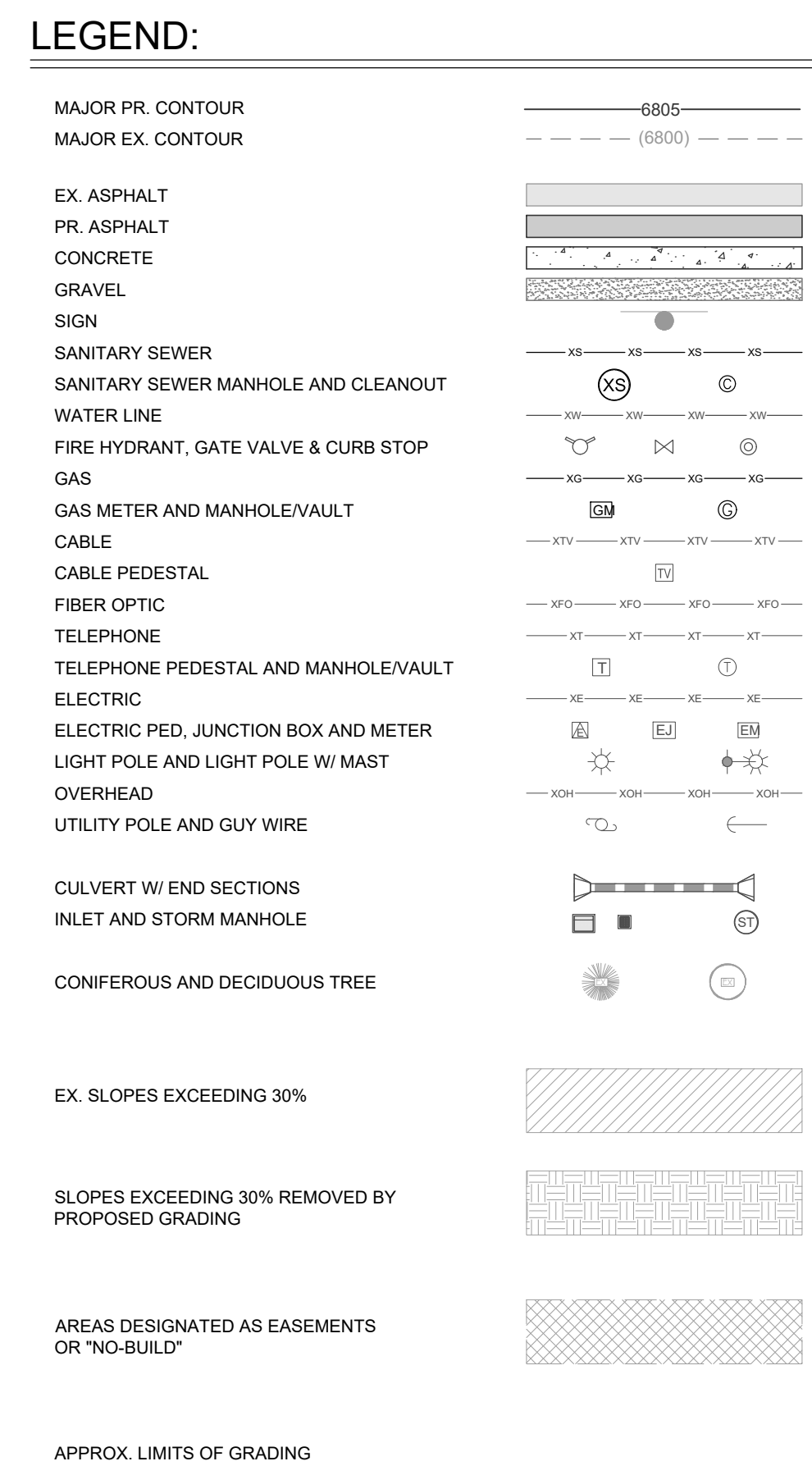




1. BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'22"E PASSING ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NO. 100-1N037397-020-JV DATED MARCH 10, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
3. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AN "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 0810708830, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
5. BURIED UTILITIES AND POWER LINES ARE SHOWN PER VISUAL AND APPARENT SURFACE EVIDENCE. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. IS NOT THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
6. ALL REFERENCES HEREON TO BOOKS, PAPERS, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
7. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 19.96 ACRES.
8. PORTAL ADDRESS: 2300 MOUNT WERNER CIRCLE
9. VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8)
10. CONTOUR INTERVAL = 2 FOOT