



PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
PROPERTY MONUMENT AS NOTED	●
[TC15] = REFERENCE TO TITLE COMMITMENT, SEE NOTE 2	[TC15]
EASEMENT SHOWN BASED ON PREVIOUS SURVEY INFORMATION (SEE NOTE 2)	<u>FROM PREVIOUS</u>
LIMITS OF FLOOD ZONE AE (SEE NOTE 5)	
BUILDING	
WALL	
FENCE	— X — X — X —
MAJOR CONTOUR	6800
MINOR CONTOUR	
ASPHALT	
CONCRETE	
CONCRETE CURB W/ P/W	
BRICK PAVERS	
GRAVEL	
ROCK/ BOULDERS/ RIP RAP	
WETLANDS (SEE NOTE 13)	
SIGN	
SANITARY SEWER LINE MARKER	
MANHOLE AND CLEANOUT	
SEPTIC TANK LID AND VENT PIPE	
WATER LINE MAKER, FIRE HYDRANT	
GATE VALVE, CURB STOP & METER	
FIRE DEPT. CONNECTION, YARD HYDRANT,	
VENT PIPE, WATER MANHOLE AND WELL	
GAS LINE MARKER, WELL, MANHOLE/VAULT,	
METER AND SHUTOFF	
CABLE LINE MARKER, VAULT AND PEDESTAL	
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	
TELEPHONE LINE MARKER, VAULT,	
PEDESTAL AND MANHOLE	
ELECTRIC LINE MARKER, TRANSFORMER,	
METER AND SECONDARY PEDESTAL	
ELECTRIC MANHOLE, OUTLET,	
GENERATOR AND JUNCTION BOX	
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL	
TRAFFIC CONTROL, VAULT AND CABINET	
OVERHEAD UTILITY LINE	
GUY POLE, UTILITY POLE & GUY WIRE	
EDGE OF WATER	
ORDINARY HIGH WATER MARK (SEE NOTE 13)	
DITCH/SWALE	
STORM SEWER SCALED TO PIPE DIMENSION	
LOCATION FOR INFORMATION ONLY	
STORM MANHOLE, MANHOLE INLET,	
GRATE INLET AND CURB INLET	
STUMP, BOULDER AND IRRIGATION VALVE BOX	
CONIFEROUS AND DECIDUOUS TREE	
(SCALED TO APPROXIMATE DIAPHRANE)	
CONIFEROUS AND DECIDUOUS SHRUB	
(SCALED TO APPROXIMATE DIAPHRANE)	

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY YOUR CLIENT.

2. DATE TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC300310789, COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OR RECORD OF ANY EXISTING DEEDS OR CONDITIONS MAP UNLESS NOTED OTHERWISE. EASEMENTS NOTED "FROM PREVIOUS" ARE SHOWN BASED ON PREVIOUS SURVEYING PERFORMED IN THE AREA BY LANDMARK CONSULTANTS, INC. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR FOR RECORD OR RECORD OF ANY DEEDS OR CONDITIONS MAP UNLESS NOTED OTHERWISE. THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.

3. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALE TO GROUND ABOUT A POINT HAVING COORDINATES OF 141235316.88, 26398595.55 AND A SCALE FACTOR OF 1.0003989183.

4. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.

5. FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-58-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOG-18-08-0022P, EFFECTIVE JULY 29, 2018.

6. SITE BENCHMARK, A SET #5 REBAR WITH A GREEN PLASTIC CAP HAVING AN ELEVATION OF 6963.78, BASED ON THE 1980 AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS SHOWN HEREON.

7. CONTOUR INTERVAL = 1 FEET

8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN BY EITHER A LINE OR POINT. LOCATIONS NOT VISIBLY AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION, ANY METHOD OF LOCATING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY A SURVEYOR HOLDING THE NECESSARY LICENSES, AND/OR LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ADEQUATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.

9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2023.

11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.

12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.

13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WETLANDS SUBCONSULTANT.

PROPERTY DESCRIPTION: THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590 IN THE ROUTT COUNTY RECORDS, COUNTY OF ROUTT, STATE OF COLORADO.



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

[illegible]

PROJECT:	1012-0680
DATE:	2/02/2024
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