

PROPERTY DESCRIPTION:

LOT 11B, BEAR CLAW ESTATES, CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

NOTES:

- THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY OUR CLIENT.
- BOUNDARY INFORMATION, EASEMENTS, AND BUILDING ENVELOPE ARE SHOWN HEREON PER THE PLAT OF BEAR CLAW ESTATES AS RECORDED IN FILE NO, 14436 AND RECEPTION NO. 309341 IN THE ROUTT COUNTY RECORDS. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY ATTLE INSURANCE POLICY ATTLE INSURANCE POLICY AND TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS MAP. THIS MAP 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.
- BASIS OF BEARINGS: THE WESTERLY LINE OF LOT 11B, BEAR CLAW ESTATES, BEARING N18*09*02*W AS SHOWN HEREON.
- BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NADB3(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF (N)1412535.68, (E) 2636559.05 AND A SCALE FACTOR OF 1.0003690183.
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10.00
- THE SUBJECT PROPERTY IS ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0877D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- SITE BENCHMARK: A RECOVERED NO. 5 REBAR HAVING AN ELEVATION OF 7019.45 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 2 FOOT
- UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING, VISIBLE 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 SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF. MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR DIDERGROUND IMPROVEMENTS ARE REQUIRED. THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO A CCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
- 11. THE LAST FIELD INSPECTION OF THE SITE WAS ON JANUARY 4, 2024.
- 12. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.

SURVEYOR'S STATEMENT:

I. ANDREW J. SUMMERS, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDREW J. SUMMERS, LICENSED LAND SURVEYOR COLORADO L.S. NO. 38569 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.



NDMARK CONSULTANTS, INC.

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EXHIBIT EXISTING CONDITIONS E
LOT 11B, BEAR CLAW ESTATES
LOCATED IN THE WAVIA SCHOW 27,
TOWNSHIP & NORTH, RANGE BLAVEST OF THE
CITY OF STEAMONS, COUNTY OF
STATE OF COLORADO

SHEET 1