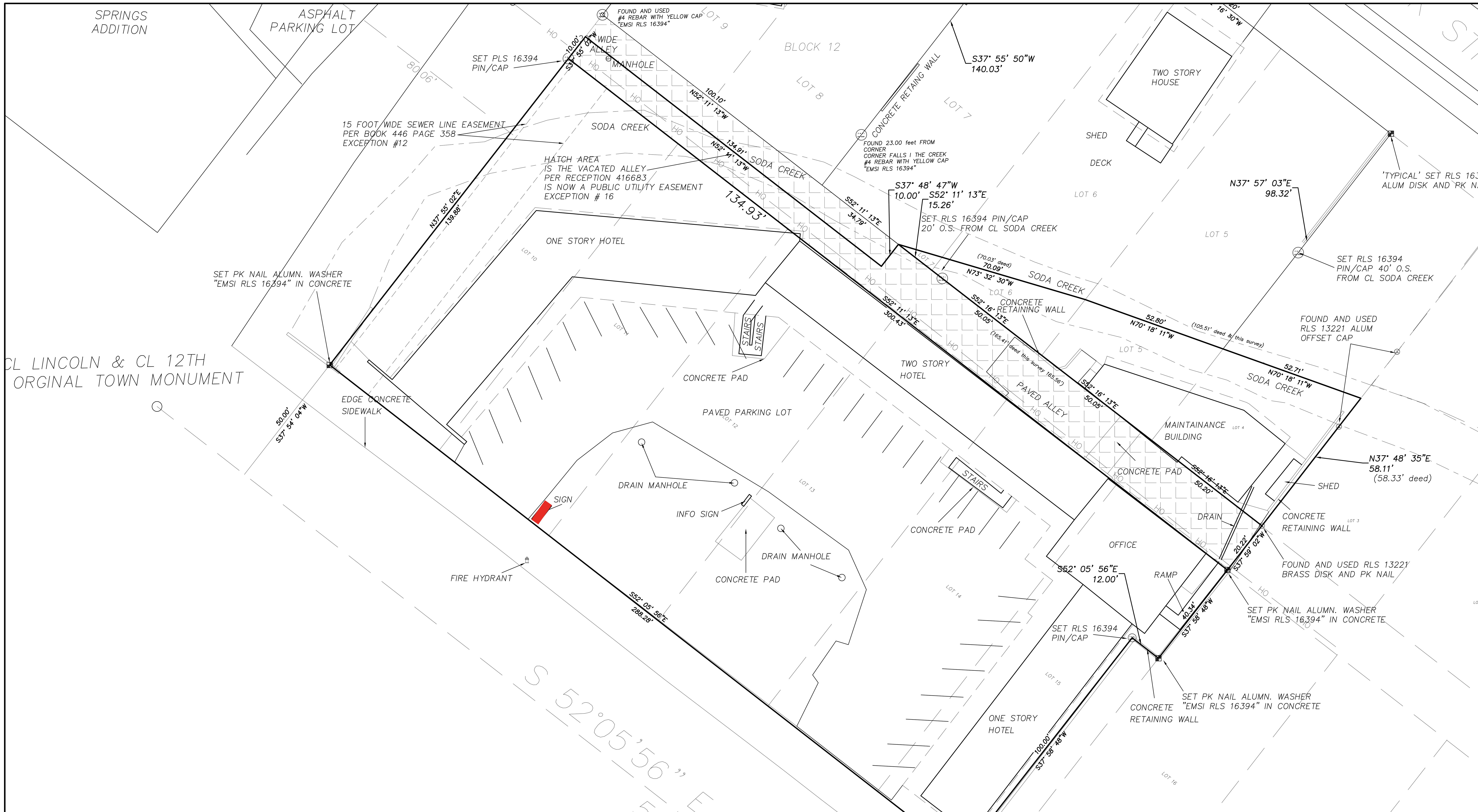


I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat, as prepared for 4 of Us, LLC, a Colorado limited liability company, and its successors and/or assigns, Land Title Guarantee Company, Old Republic National Title Insurance Company, and CHUSA, LLC, a Colorado limited liability company was made by me and under my direct supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set or found at all boundary corners pursuant to CRS sections 38-51-104 and 38-51-105 and includes all information required by sections 38-51-106.

I further certify that the improvements as shown on the described parcel, on this date FEBRUARY 28, 2024, except utility locations, are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises, except as indicated and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel.

BY:______________________

JAMES B. ACKERMAN L.S. #16394

JAMES B. ACKERMAN REGISTERED LAND SURVEYOR 16394 STATE OF COLORADO

ROUTT COUNTY SURVEYORS ACCEPTANCE

This plat was filed and indexed as File No. SP _______ on ______________, 2024, at ______.m in the Land Survey Plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. SEC 38-50-101.

ROUTT COUNTY SURVEYOR

____

THOMAS H. EFFINGER JR. REG NO. 17651

PURSUANT TO C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON ARE FROM LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABS30031701-6, DATED 2-22-2024, AND NOT FROM THE PERSONAL SEARCH OF JAMES B. ACKERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

EXCEPTIONS
1 THRU 10 NOT ON SURVEY
11 NOT PLOTTABLE
12 ON SURVEY
13 NOT ON SURVEY
14 NOT ON SURVEY
15 MY SURVEY WITHOUT A TITLE POLICY IN JULY 1, 2023
16 ON SURVEY ALLEY VACATION.

LEGAL DESCRIPTION PER LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: ABS30031701-6 DATED 2-22-2024

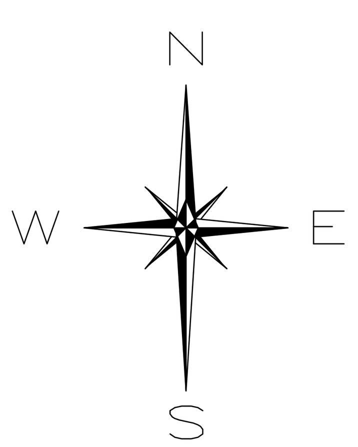
PARCEL A:
THE FOLLOWING DESCRIBED PORTION OF LOTS 4, 5, 6 AND 7;
BEGINNING AT THE SOUTHEAST CORNER OF LOT 4;
THENCE NORTHERLY ALONG THE EAST LINE OF LOT 4, 58.33 FEET, TO THE CENTERLINE OF SODA CREEK;
THENCE ON AN ANGLE TO THE LEFT OF 108 DEGREES 26 MINUTES 06 SECONDS, A DISTANCE OF 105.51 FEET ALONG THE CENTERLINE OF SODA CREEK, TO A POINT WHICH LIES ON THE WEST BOUNDARY LINE OF LOT 5;
THENCE ON AN ANGLE TO THE LEFT 2 DEGREES 28 MINUTES 55 SECONDS, A DISTANCE OF 70.03 FEET ALONG THE CENTERLINE OF SODA CREEK, TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF LOT 7;
THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF LOTS 7, 6, 5 AND 4, 165.41 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH LOTS 10, 11, 12, 13, 14 AND 15;

EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING AT THE SOUTHERLY CORNER OF LOT 15,
THENCE NORTHEASTERLY ON THE EASTERLY LINE OF SAID LOT 15, A DISTANCE OF 100.00 FEET;
THENCE NORTHWESTERLY 12.00 FEET TO A POINT;
THENCE ON A LINE PARALLEL TO THE EASTERLY LINE OF LOT 15, SOUTHWESTERLY A DISTANCE OF 100.00 FEET, TO A POINT ON THE NORTH LINE OF LINCOLN AVENUE;
THENCE SOUTHEASTERLY ON THE NORTH LINE OF LINCOLN AVENUE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

ALL IN BLOCK 12,
TOWN OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT, STATE OF COLORADO.

PARCEL B:
THAT PORTION OF THE VACATED ALLEY,
ALONG THE NORTHEASTERLY HALF THEREOF ADJACENT TO LOTS 10-15, AND THE SOUTHWESTERLY HALF THEREOF ADJACENT TO THAT PORTION, OF LOTS 4-7 HEREIN ABOVE DESCRIBED,
ALL IN BLOCK 12, TOWN OF STEAMBOAT SPRINGS,
AS VACATED BY ORDINANCE NO. 1305, RECORDED OCTOBER 26, 1992 UNDER RECEPTION NO. 416683, COUNTY OF ROUTT, STATE OF COLORADO.



BEARINGS ARE BASED UPON CENTER LINE OF LINCOLN AVE AS SHOWN ASSUMED

20 0 20 40 60

Scale: 1 inch = 20 feet

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 ten years from the date of the certification shown hereon."

NO.	REVISION	DATE		
			CALC'D	KK & JBA
			DRAWN	KK & JBA
			SURVEYED BY:	KK & LS

TITLE: IMPROVEMENT SURVEY PLAT

LOTS 10-15, BLOCK 12, ORIGINAL TOWN SS
SECTION 8, T6N, R84W
STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998
www.emeraldmtn.net

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PREPARED FOR:
CHUSA, LLC
BOX 770322
STEAMBAOT SPRINGS
COLORADO
80477

SCALE: 1" = 20'	DATE: 2-28-2024
PROJECT NO. 4037-3	SHEET NO. 1 of 1