

NORTH



LOT 1
VILLAGE DRIVE TOWNHOMES
2936 VILLAGE DRIVE
STEAMBOAT SPRINGS, CO

Figure 1 shows a 1D checkerboard pattern. The top row has labels 20', 0, 10', and 20'. The bottom row has a label 1" = 20'.

DATE: 5-6-2024
JOB #: 1849-012
DRAWN BY: RWB
DESIGN BY:
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED

DRAWING:

1

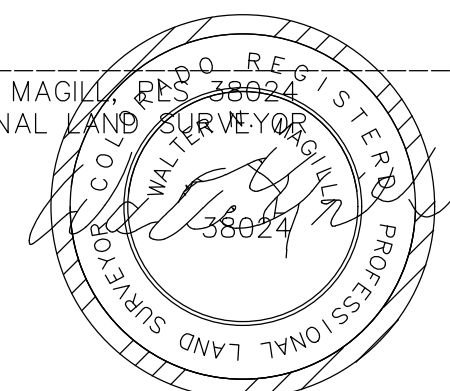


- 1) AN IMPROVEMENT LOCATION CERTIFICATE OF LOT 1, VILLAGE DRIVE TOWNHOMES ACCORDING TO THE FINAL PLAT RECORDED AT RECEPTION NO. 842530 OF ROUTT COUNTY RECORDS ON DECEMBER 1, 2022.
- 2) FIELD SURVEYING COMPLETED MAY 14, 2024.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING 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 VILLAGE DRIVE TOWNHOMES.
- 4) 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.
- 5) PROPERTY CORNERS FOUND AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR VILLAGE DRIVE TOWNHOMES, LLC, AND THE CITY OF STEAMBOAT SPRINGS AND THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY VILLAGE DRIVE TOWNHOMES, LLC, AND THE CITY OF STEAMBOAT SPRINGS AND DESCRIBES THE PARCELS APPEARANCE ON MAY 14, 2024.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 14, 2024 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED HEREON.

WALTER N. MAGILL, RES 38024
PROFESSIONAL LAND SURVEYOR



Line Table		
Line #	Length	Direction
L21	8.50	N88° 34' 17"E
L22	16.46	N1° 25' 43"W
L23	2.00	S88° 34' 17"W
L24	16.08	S1° 25' 43"E
L25	8.50	S88° 34' 17"W
L26	30.54	N1° 25' 43"W
L27	39.00	N88° 34' 17"E
L28	30.54	S1° 25' 43"E
L29	2.50	S88° 34' 17"W
L30	17.08	S1° 25' 43"E
L31	2.00	N88° 34' 17"E
L32	15.46	S1° 25' 43"E
L33	2.50	N88° 34' 17"E
L34	30.54	S1° 25' 43"E
L35	16.67	N88° 16' 38"W
L36	117.50	S1° 43' 22"W
L37	13.42	S61° 43' 17"E
L38	18.26	S28° 16' 43"W

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING TIE
	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 CONCRETE FOUNDATION