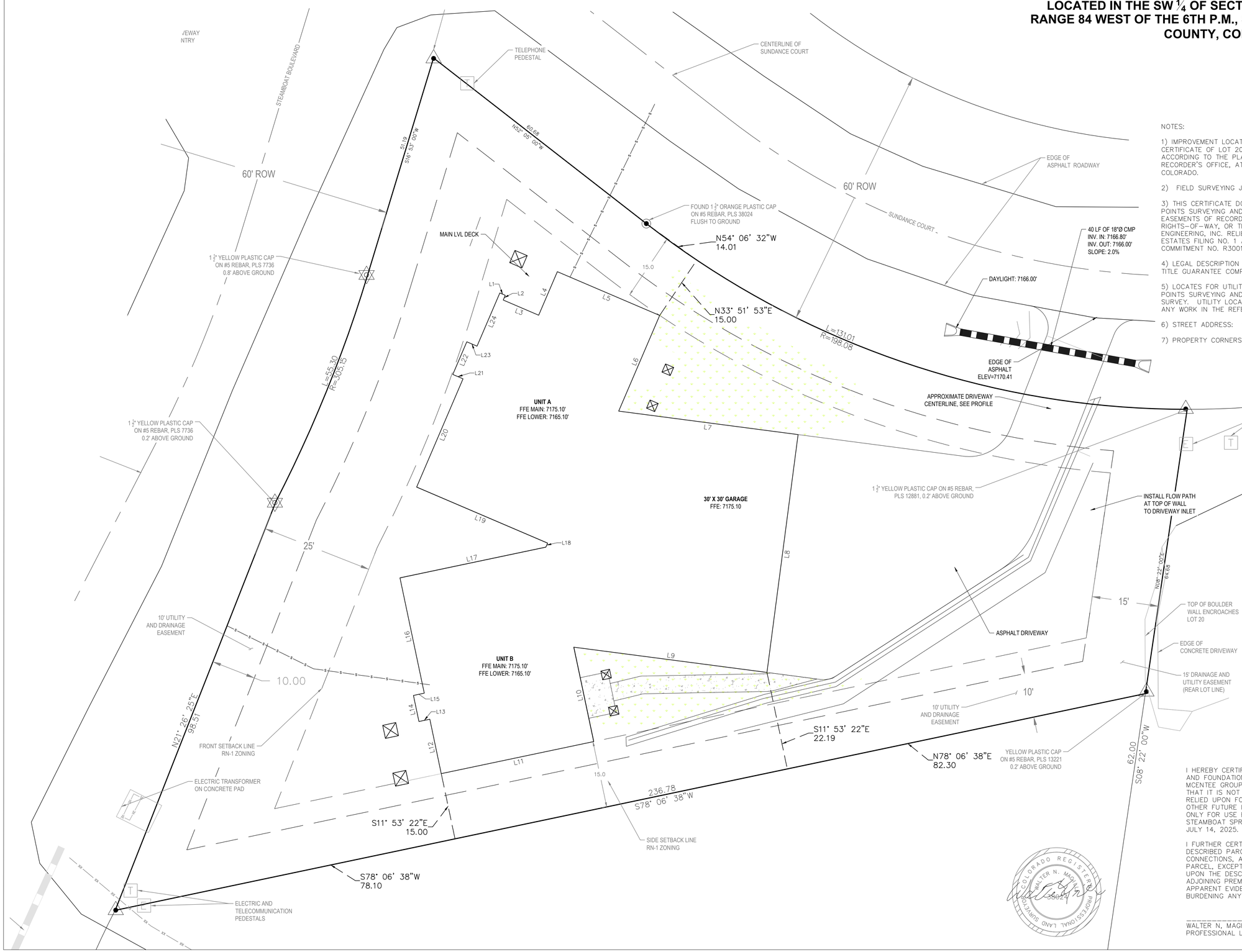
# IMPROVEMENT LOCATION CERTIFICATE AND FOUNDATION LOCATION CERTIFICATE

## OF LOT 20, MOUNTAIN VIEW ESTATES, FILING NO. 1

## LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO




NOTES:

1) IMPROVEMENT LOCATION CERTIFICATE AND FOUNDATION LOCATION CERTIFICATE OF LOT 20, MOUNTAIN VIEW ESTATES, FILING NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 8126, COUNTY OF ROUTT, STATE OF COLORADO.

2) FIELD SURVEYING JULY 14, 2025.

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 MOUNTAIN VIEW ESTATES FILING NO. 1 AND LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. R30017610, EFFECTIVE DATE MAY 8, 2015.

4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR AND LAND TITLE GUARANTEE COMPANY.

5) 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.

6) STREET ADDRESS: 150 STEAMBOAT BOULEVARD, STEAMBOAT SPRINGS.

7) PROPERTY CORNERS FOUND AND MARKED AS SHOWN HEREON.

Line Table

| Line # | Length | Direction |
|---|---|---|
| L1 | 1.33 | S66° 49' 36"E |
| L2 | 1.17 | S23° 10' 24"W |
| L3 | 8.67 | S66° 49' 36"E |
| L4 | 10.67 | N23° 10' 24"E |
| L5 | 25.04 | S66° 49' 36"E |
| L6 | 23.44 | S23° 10' 24"W |
| L7 | 40.71 | S82° 32' 47"E |
| L8 | 54.00 | S7° 27' 13"W |
| L9 | 43.81 | N82° 32' 47"W |
| L10 | 21.70 | S11° 53' 45"E |
| L11 | 35.04 | S78° 06' 15"W |
| L12 | 12.52 | N11° 53' 45"W |
| L13 | 2.50 | S78° 06' 15"W |
| L14 | 6.00 | N11° 53' 45"W |
| L15 | 2.50 | N78° 06' 15"E |
| L16 | 26.52 | N11° 53' 45"W |
| L17 | 33.54 | N78° 06' 15"E |
| L18 | 0.98 | N23° 10' 24"E |
| L19 | 32.04 | N66° 49' 36"W |
| L20 | 26.52 | N23° 10' 24"E |
| L21 | 2.50 | N66° 49' 36"W |
| L22 | 8.00 | N23° 10' 24"E |
| L23 | 2.50 | S66° 49' 36"E |
| L24 | 13.02 | N23° 10' 24"E |

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE AND FOUNDATION LOCATION CERTIFICATE WAS PREPARED FOR MCENTEE GROUP, 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 MCENTEE GROUP, LLC AND THE CITY OF STEAMBOAT SPRINGS AND DESCRIBES THE PARCELS APPEARANCE ON JULY 14, 2025.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JULY 14, 2025 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.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR WALTER N. MAGILL 38024

WALTER N. MAGILL, PLS 38024
PROFESSIONAL LAND SURVEYOR


FOUR POINTS SURVEYING ENGINEERING

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Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com


| No. | DATE | REVISIONS | INT |
|---|---|---|---|

LOT 20, MOUNTAIN VIEW ESTATES, FILING NO. 1
200 SUNDANCE COURT
STEAMBOAT SPRINGS, CO

Horizontal Scale

0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 7-11-2025
JOB #: 1046-021
DRAWN BY: WNM
DESIGN BY: DSC
REVIEW BY: WNM

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

DRAWING: SITE PLAN

SHEET # C3