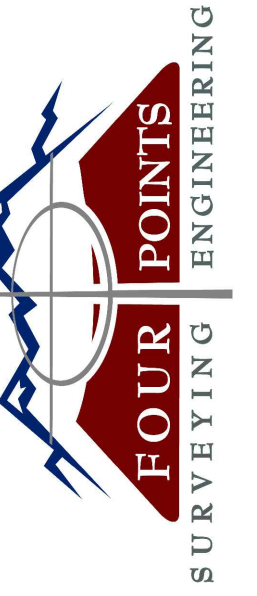


IMPROVEMENT LOCATION CERTIFICATE OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE N 1/2 OF SECTION 1, TOWNSHIP 6 NORTH, & SE 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

NOTES:

- 1) AN IMPROVEMENT LOCATION CERTIFICATE OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT ACCORDING TO THE FINAL PLAT RECORDED AT RECEPTION NO. 671936 OF ROUTT COUNTY RECORDS ON MARCH 21, 2008.
- 2) FIELD SURVEYING COMPLETED DECEMBER 16, 2023.
- 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 WEST ACRES RANCH SUBDIVISION.
- 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 STEAMBOAT SPRINGS AIRPARK, LLC 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 STEAMBOAT SPRINGS AIRPARK, LLC AND DESCRIBES THE PARCELS APPEARANCE ON DECEMBER 15, 2023.

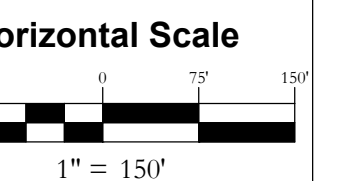
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, DECEMBER 16, 2023 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT 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, PLS 38024
PROFESSIONAL LAND SURVEYOR



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
	CITY OF STEAMBOAT SPRINGS PROPERTY
	GLORIA GOSSARD ROW

**LOT 1, WEST ACRES RANCH
SUBDIVISION EXEMPTION PLAT
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



Horizontal Scale
1" = 150'

Contour Interval = 2 ft
DATE: 2-28-2024
JOB #: 1670-012
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

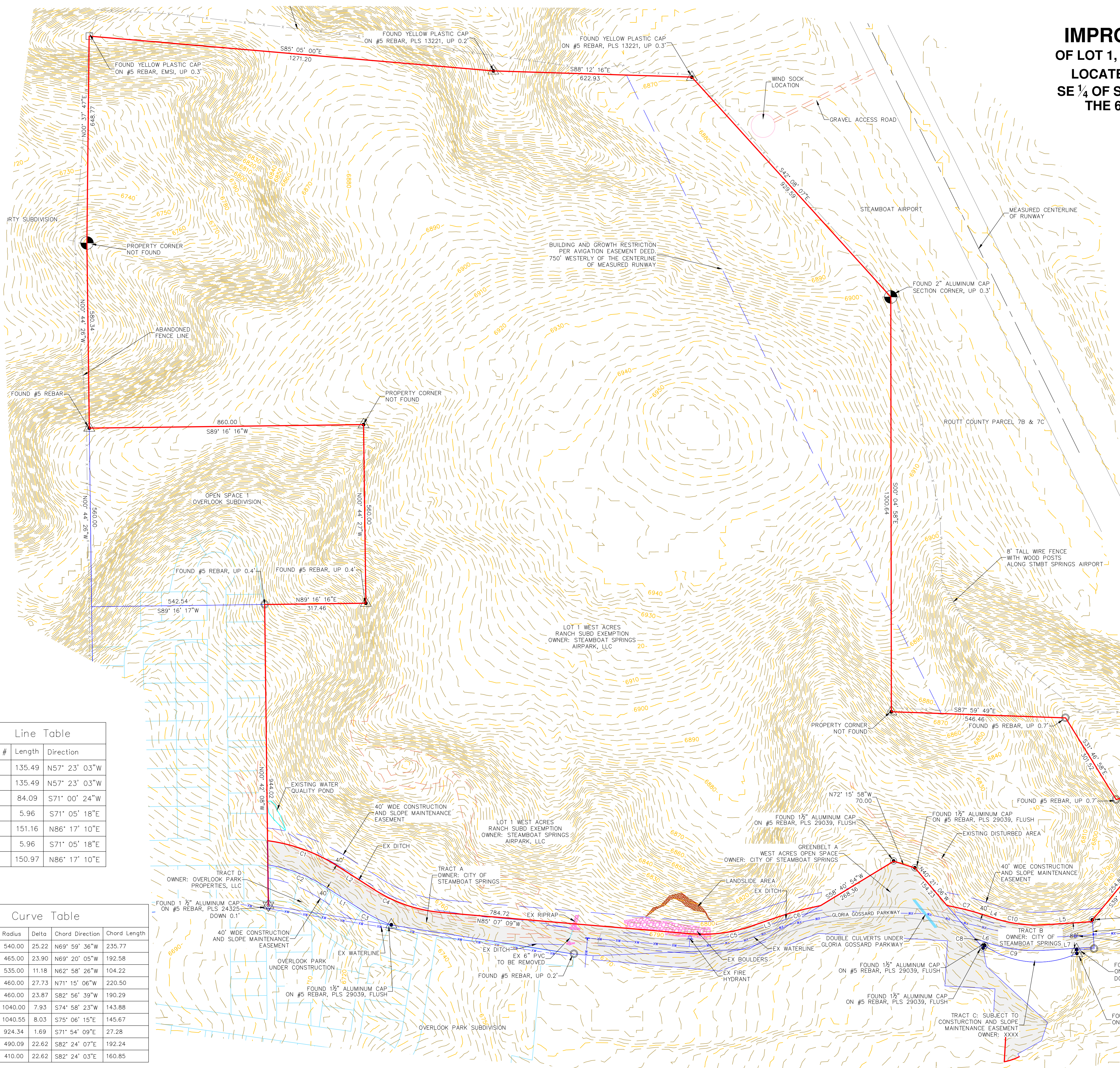
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**IMPROVEMENT
LOCATION
CERTIFICATE**

DRAWING:

SHEET #

1



Line #	Length	Direction
L1	135.49	N57° 23' 03"W
L2	135.49	N57° 23' 03"W
L3	84.09	S71° 00' 24"W
L4	5.96	S71° 05' 18"E
L5	151.16	N86° 17' 10"E
L6	5.96	S71° 05' 18"E
L7	150.97	N86° 17' 10"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C6	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C7	145.79	1040.55	8.03	S75° 06' 15"E	145.67
C8	27.28	924.34	1.69	S71° 54' 09"E	27.28
C9	193.50	490.09	22.62	S82° 24' 07"E	192.24
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85