



## LEGEND:

PROPERTY BOUNDARY EASEMENT SECTION LINE \_\_\_\_\_ FOUND MONUMENT FOUND SECTION CORNER \_\_\_\_ x \_\_\_\_ x \_\_\_\_ x \_\_\_\_ x \_\_\_\_ PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR CONCRETE GRAVEL PROPOSED SANITARY SEWER W/ MH EXISTING SANITARY SEWER W/ MH PROPOSED WATER PROPOSED GV, FH & CS **EXISTING WATER** GAS METER AND MANHOLE/VAULT CABLE PEDESTAL FIBER OPTIC TELEPHONE TELEPHONE PEDESTAL AND MANHOLE/VAULT ELECTRIC \_\_\_\_XE\_\_\_\_XE\_\_\_\_XE\_\_\_\_XE\_\_\_\_ ELECTRIC PED, JUNCTION BOX AND METER € EJ EM LIGHT POLE AND LIGHT POLE W/ MAST • OVERHEAD ELECTRIC UTILITY POLE AND GUY WIRE

## NOTES:

ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.

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- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. THIS SITE CONTAINS A CALCULATED AREA OF 173.88 ACRES.
- A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE A OF THE UNNAMED TRIBUTARY TO BURGESS CREEK AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND LOMR 18-08-0922P.
- 7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

## PROPERTY DESCRIPTION:

15. PARCEL XV AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 646 AT PAGE 476 IN THE ROUTT COUNTY RECORD; EXCEPTING THEREFROM THE NORTHERLY 10 ACRES OF THE SE¼ OF THE NE¾ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;

C.100