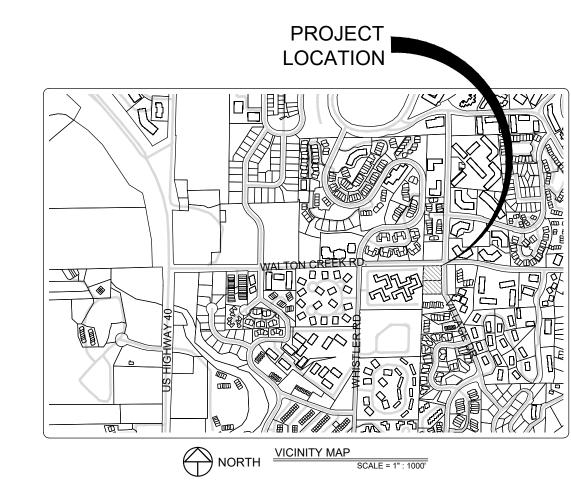
## LEGEND:

BOUNDARY PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY EASEMENT RECOVERED PROPERTY MONUMENT RECOVERED OR SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" FOUND SECTION CORNER AS-MEASURED BEARING AND DISTANCE N01°43'21"E 139.84' RECORD BEARING AND DISTANCE (N00°00'55"E 140.00') **IMPROVEMENTS** BUILDING **ROOF LINE/OVERHANG FENCE** \_\_\_\_ x \_\_\_\_ x \_\_\_\_ x \_\_\_\_ x \_\_\_\_ MAJOR CONTOUR \_ \_ \_ \_ 6800 \_ \_ \_ \_ \_ MINOR CONTOUR ASPHALT CONCRETE SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT WATER LINE MAKER, FIRE HYDRANT — xw <del>\_\_\_\_\_ xw \_\_\_\_\_\_ xw \_\_\_\_\_\_\_\_ xw</del> GATE VALVE, CURB STOP & BLOWOFF GAS LINE MARKER, VALVE, MANHOLE/VAULT METER AND SHUTOFF CABLE LINE MARKER, VAULT AND PEDESTAL FIBER OPTIC LINE MARKER, VAULT & PEDESTAL SATELLITE DISH TELEPHONE LINE MARKER, VAULT, V x T — X T PEDESTAL AND MANHOLE ELECTRIC LINE MARKER, TRANSFORMER METER AND SECONDARY PEDESTAL LIGHT POLE, OUTLET, GENERATOR AND JUNCTION BOX DITCH/SWALE SIGNIFICANT TREES & VEGETATION BOULDER  $\odot$ 



#### PROPERTY DESCRIPTION:

LOTS A & B, MOUNTAIN OFFICE PARK SUBDIVISION;

CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

#### **IMPROVEMENT SURVEY NOTES**

- 1. FIELD SURVEYING COMPLETED MAY 26, 2020.
- 2. BASIS OF BEARINGS: THE WESTERLY BOUNDARY LINE OF MOUNTAIN OFFICE PARK SUBDIVISION, BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°43'21"E BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
- 3. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "DISMUKE LS 7736" HAVING A NAVD88 ELEVATION OF 6826.60' AS SHOWN HEREON.
- 4. CONTOUR INTERVAL = 1 FOOT
- 5. THIS LAND SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. EASEMENTS OF RECORD ARE SHOWN HEREON PER THE PLAT OF MOUNTAIN OFFICE PARK SUBDIVISION AS RECORDED UNDER RECEPTION NO. 298528 AND IN FILE NO. 8628 IN THE ROUTT COUNTY RECORDS.
- 6. THE PROPERTY DESCRIPTION WAS PROVIDED BY OUR CLIENT
- 7. 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.
- 8. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 9. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 10. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE TOGETHER WITH AVAILABLE GIS AS-BUILTS PROVIDED BY MOUNT WERNER WATER AND MARKINGS PROVIDED BY AN UNDERGROUND UTILITY LOCATING SUBCONTRACTOR. 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.
- 11. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 12. THE SUBJECT PROPERTY CONTAINS A COMBINED CALCULATED AREA OF 56,008 SQUARE FEET OR 1.29 ACRES.

### SURVEYOR'S STATEMENT

I, JEFFRY A. GUSTAFSON, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT IN JUNE, 2021, AND AS A RESULT OF A LAND SURVEY MADE TO NORMAL STANDARDS OF CARE OF A LICENSED LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THIS RECORD TITLE WAS SURVEYED UNDER MY RESPONSIBLE CHARGE. DIMENSIONS AND BEARINGS AS SHOWN ACCURATELY REPRESENT SAID LAND SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. VISIBLE IMPROVEMENTS WERE FOUND TO BE LOCATED IN RELATION TO THE RECORD TITLE AS SHOWN; APPARENT VISIBLE EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND APPARENT VISIBLE ENCROACHMENTS BY OR ON THE PREMISES ARE AS SHOWN. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR COLORADO L.S. NO. 29039 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.



# ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ON \_\_\_\_\_\_, 2021 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. COLO REG NO. 17651

9th Street ~ P.O. Box 774943 mboat Springs, Colorado 80477

TONSULTANTS, INC.

LANDIMA

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS. ALL ACTIONS AGAINST AN SURVEYORS. ALL ACTIONS AGAINST AN LAND SURVEYORS. ALL ACTIONS AGAINST AN LALEGED NEGLIGERY BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY THEREE VEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED DISTRICES OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT WHOR THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITTHERE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITTHERE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN YEARS RROM THE DATE OF CERTIFICATION SHOWN HEREON.

136-022	NO.	DATE:	BY:	DESCRIPTION:
1 2 2 2 2 2				
6/9/21				
AJS/PN				
JAG				

JNTAIN OFFICE PARK SUBDIVISION IN THE SW1/4 OF SECTION 27, TH, RANGE 84 WEST OF THE 6TH P.M. SOAT SPRINGS, COUNTY OF ROUTT, TATE OF COLORADO

LOTS
TOWNS
CITY

SHEET

Of 1 Sheets

1