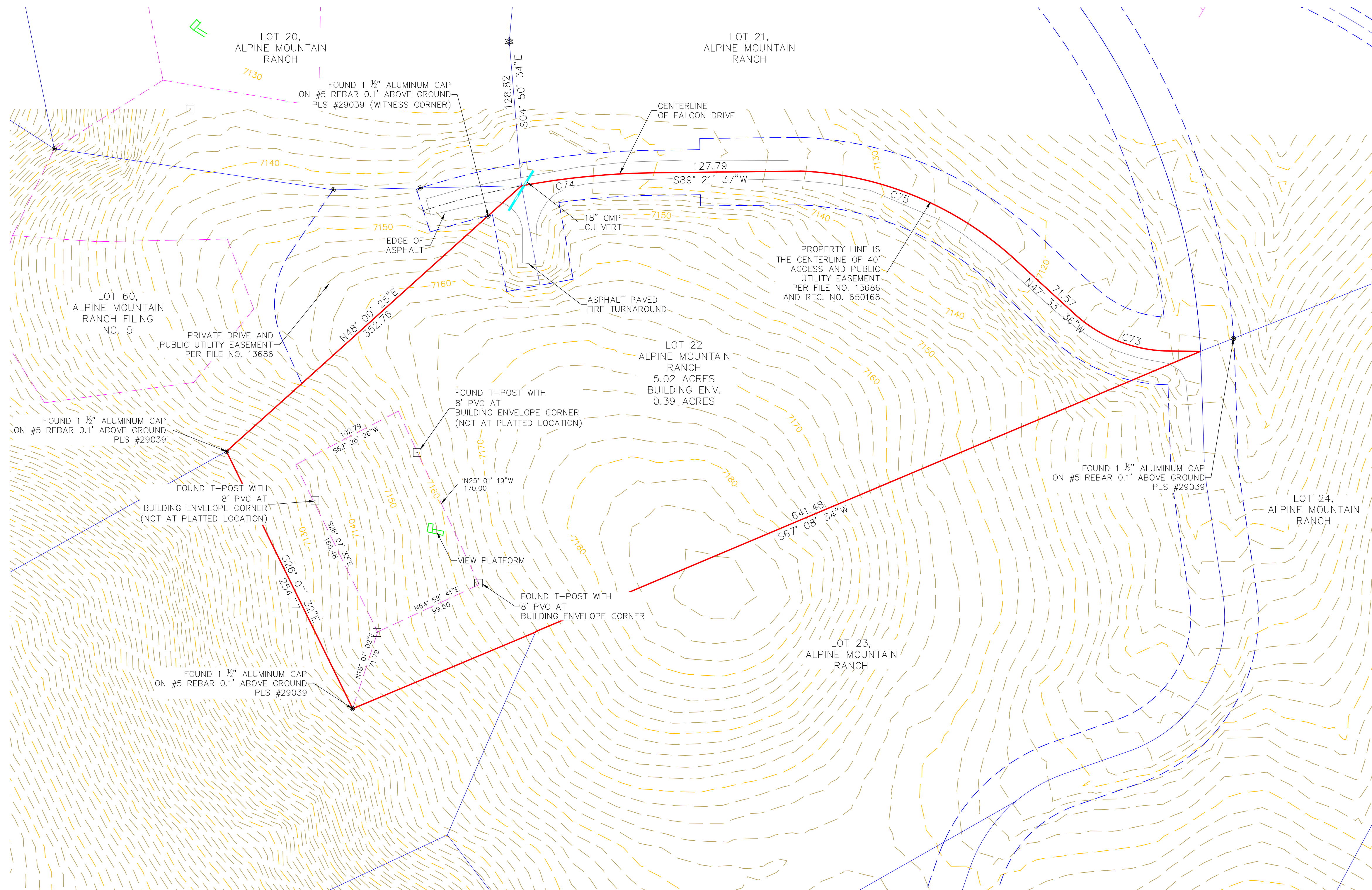


# IMPROVEMENT SURVEY PLAT

## LOT 22, ALPINE MOUNTAIN RANCH LPSE

### LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



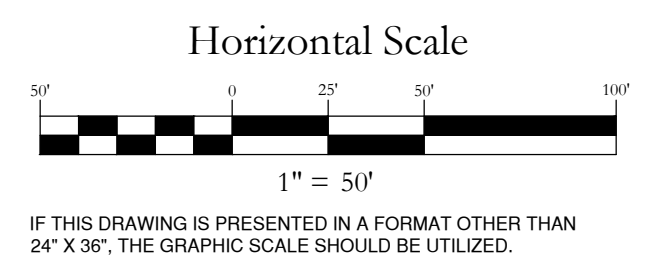
**NOTES:**

- 1) AN IMPROVEMENT SURVEY PLAT OF LOT 22, ALPINE MOUNTAIN RANCH ACCORDING TO THE FINAL PLAT RECORDED AT FILE NO. 10763 OF ROUTT COUNTY RECORDS ON DECEMBER 12, 1989.
- 2) FIELD SURVEYING COMPLETED AUGUST 18, 2020.
- 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 LAND TITLE GUARANTY COMPANY TITLE COMMITMENT NO. ABS30024853 EFFECTIVE DATE JULY 31, 2020.
- 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 AND SET AS SHOWN HEREON.

LEGEND	
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	WOOD FENCE (6 FT)
	EXISTING BUILDINGS
	EXISTING ASPHALT
	EXISTING EDGE OF GRAVEL
	EXISTING EDGE OF LANDSCAPE
	2' EXISTING CONTOUR
	10' EXISTING CONTOUR
	EXISTING SHOULDER
	EXISTING BUILDING OVERHANG
	EXISTING ELECTRICAL LINE

**32715 FALCON DRIVE  
STEAMBOAT SPRINGS, CO  
80487**

**Alpine Mountain Ranch  
Steamboat Springs, CO 80487**



NO.	DATE	REVISIONS	INT

DATE: 9-4-2020      DESIGN: JNM  
 JOB NO. 1147-017      DRAFTED: JNM  
 DWG. NAME      REVIEWED: JNM

**Four Points  
Surveying and Engineering**

440 S. Lincoln Ave, Suite 4B  
 P.O. Box 775966,  
 Steamboat Springs, CO 80487  
 (970)-871-6772  
 wnmpepls@gmail.com



SHEET NO.  
1  
OF 1

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO ALPINE MOUNTAIN RANCH AT STEAMBOAT SPRINGS, L.L.P., RRREI LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP AND LAND TITLE GUARANTEE COMPANY THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C73	92.89	127.00	41.91	S68° 30' 47"E	90.83
C74	120.29	700.00	9.85	S84° 26' 14"W	120.14
C75	210.74	300.00	40.25	N67° 41' 04"W	206.44