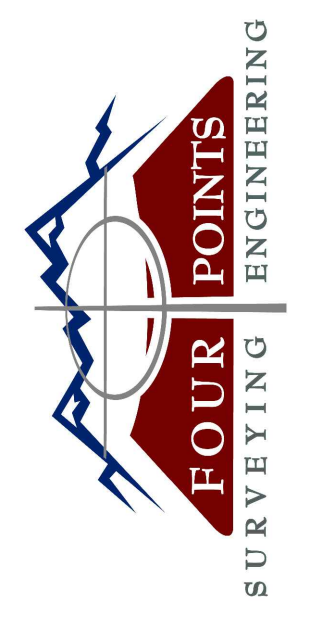


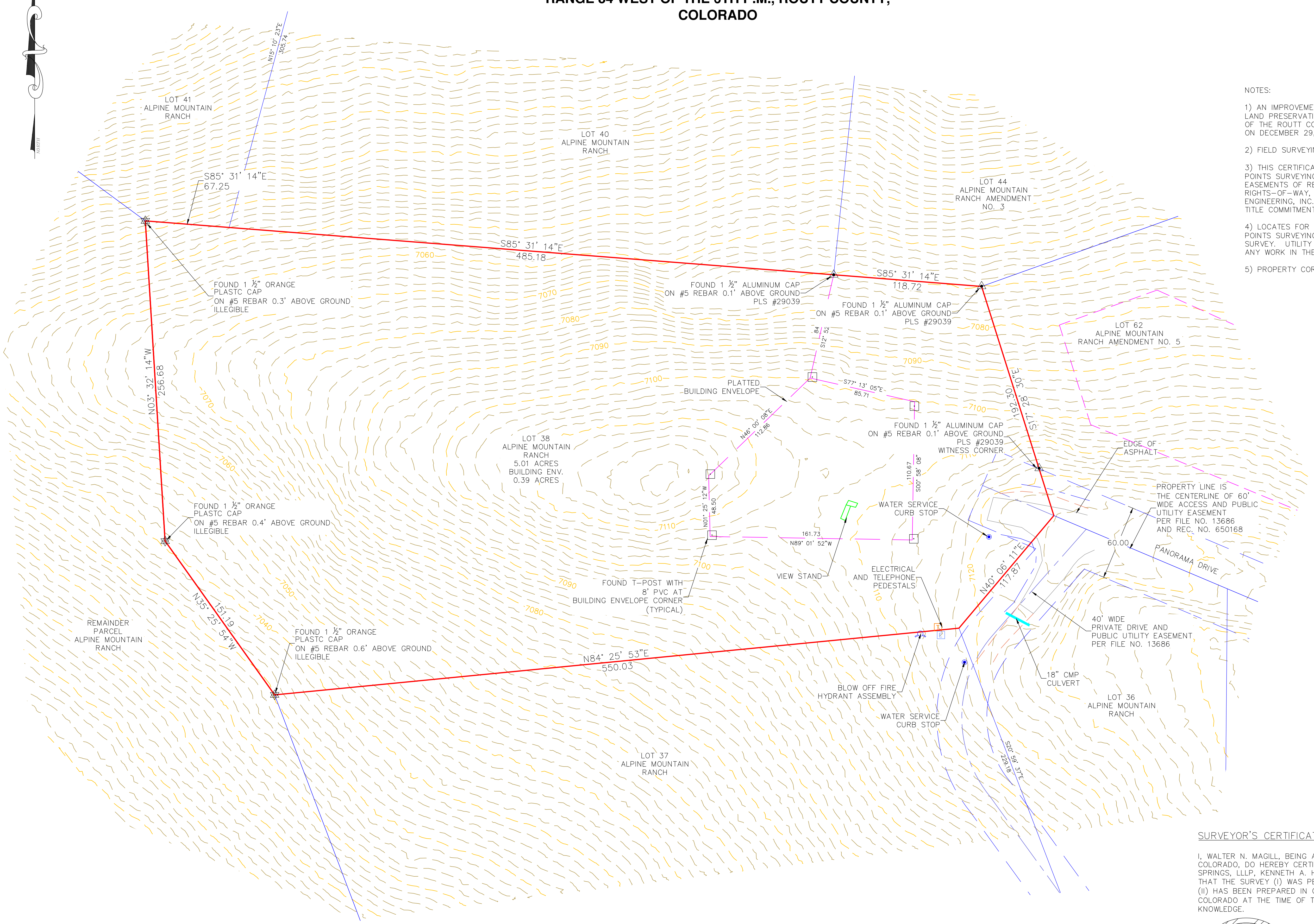
IMPROVEMENT SURVEY PLAT
LOT 38, ALPINE MOUNTAIN RANCH LPSE
LOCATED IN THE NE ¼ OF SECTION 3, TOWNSHIP 5 NORTH,
RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY,
COLORADO



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

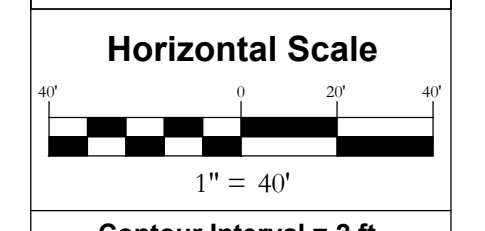
INT	REVISIONS	DATE

- NOTES:
- 1) AN IMPROVEMENT SURVEY PLAT OF LOT 38, ALPINE MOUNTAIN RANCH LAND PRESERVATION SUBDIVISION EXEMPTION AS RECORDED IN THE FILES OF THE ROUTT COUNTY CLERK AND RECORDER AT RECEPTION NO. 650151 ON DECEMBER 29, 2006.
 - 2) FIELD SURVEYING COMPLETED SEPTEMBER 14, 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 GUARANTEE COMPANY TITLE COMMITMENT NO. ABS30024967 EFFECTIVE DATE AUGUST 21, 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

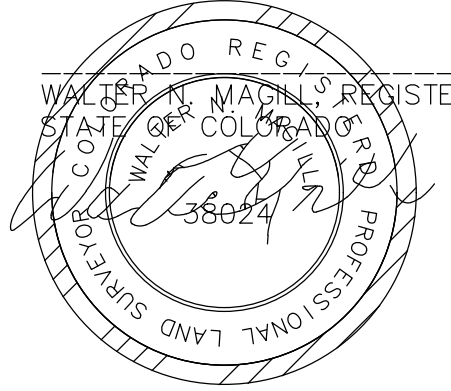
- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- WOOD FENCE (6 FT)
- EXISTING BUILDINGS
- EXISTING ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF LANDSCAPE
- 2' EXISTING CONTOUR
- 10' EXISTING CONTOUR
- EXISTING SHOULDER
- EXISTING BUILDING OVERHANG
- EXISTING ELECTRICAL LINE



Contour Interval = 2 ft
 DATE: 9-15-2020
 JOB #: 1147-019
 DRAWN BY: WNM
 DESIGN BY:
 REVIEW BY:

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, ILLP, KENNETH A. HILTZ TRUST 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.



IMPROVEMENT SURVEY PLAT

DRAWING: SHEET # **1**