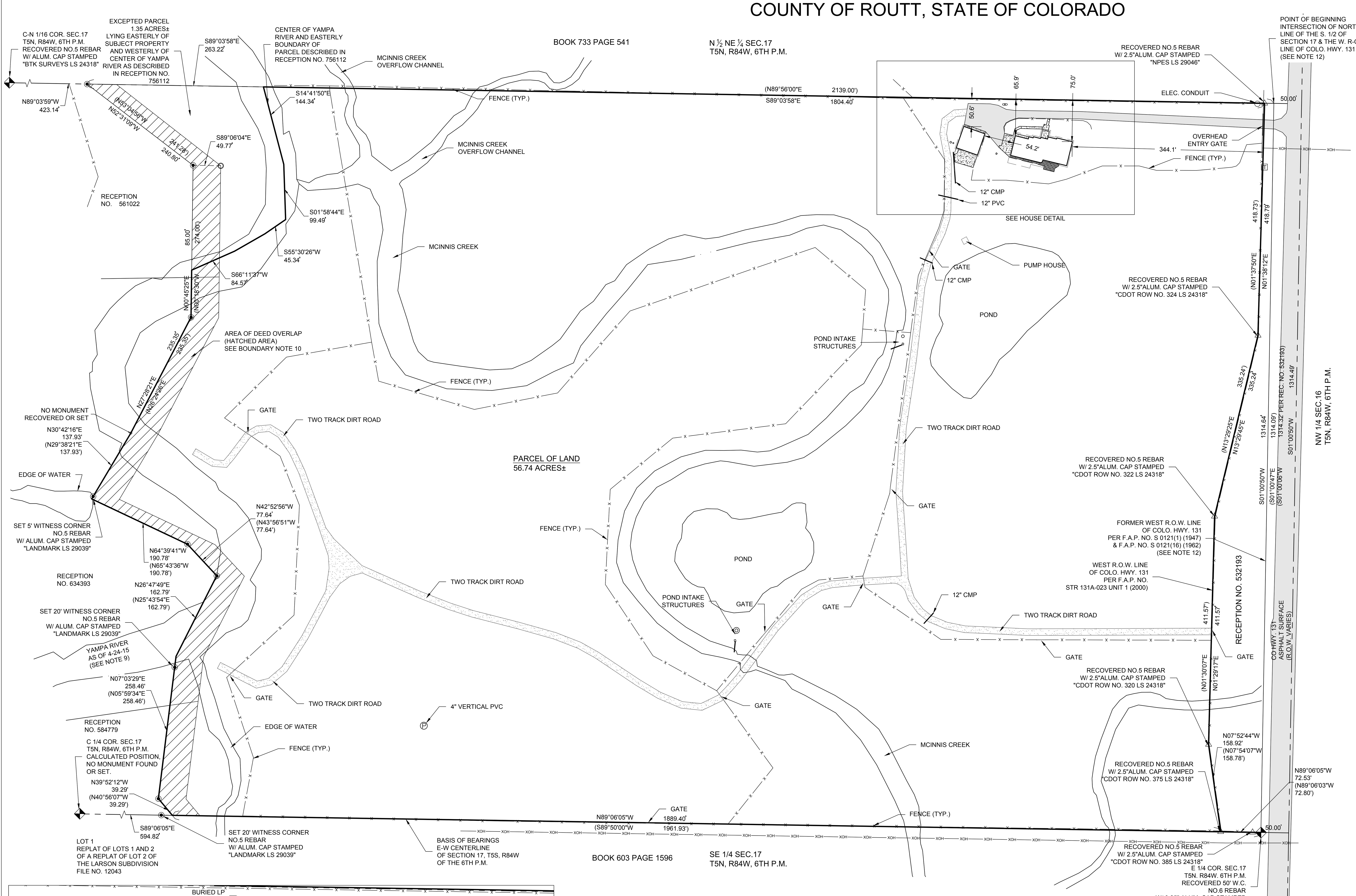
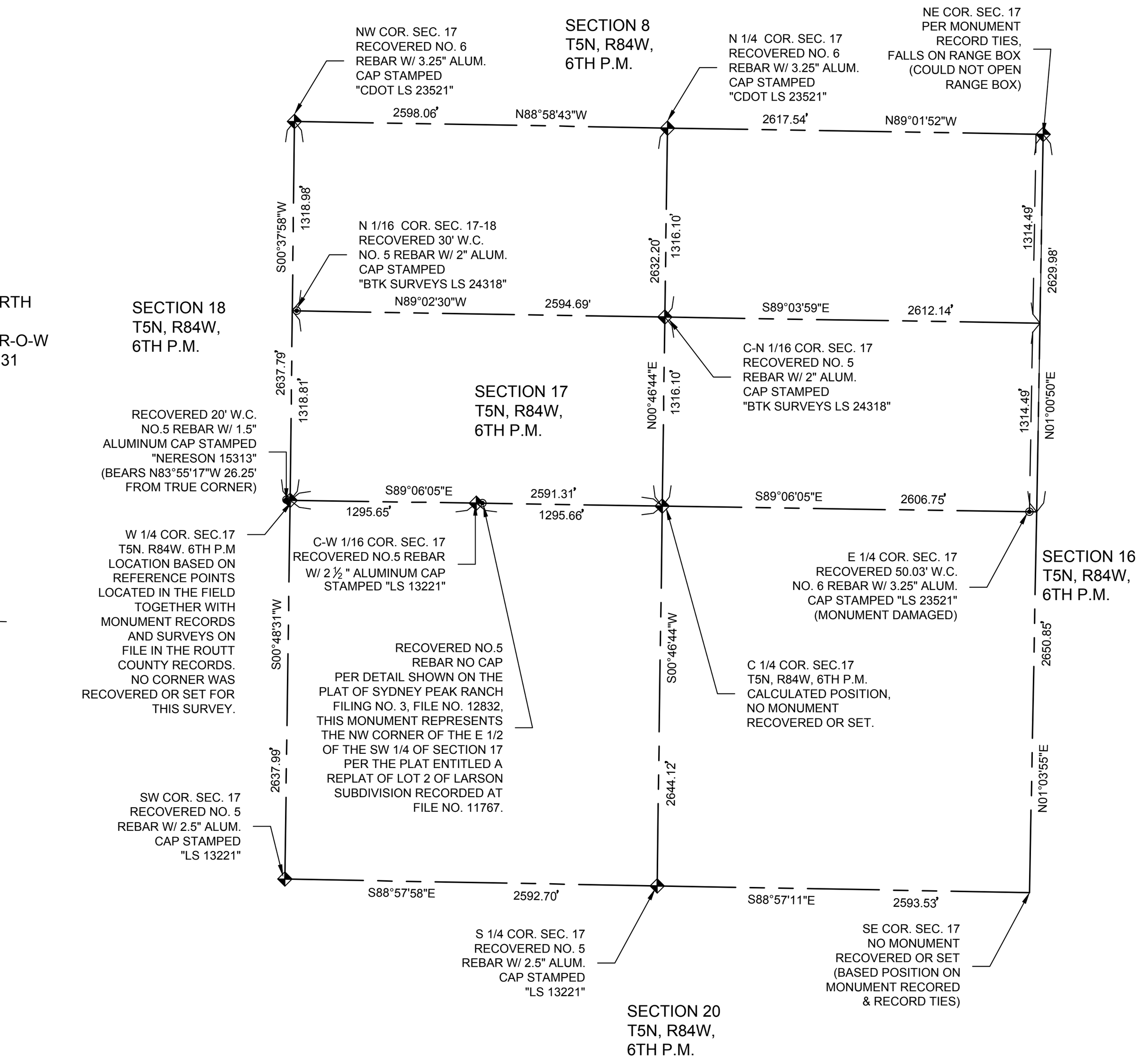
IMPROVEMENT SURVEY PLAT
PARCEL OF LAND

LOCATED IN THE S½ OF THE NE ¼ SECTION 17, T5N, R84W, 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO



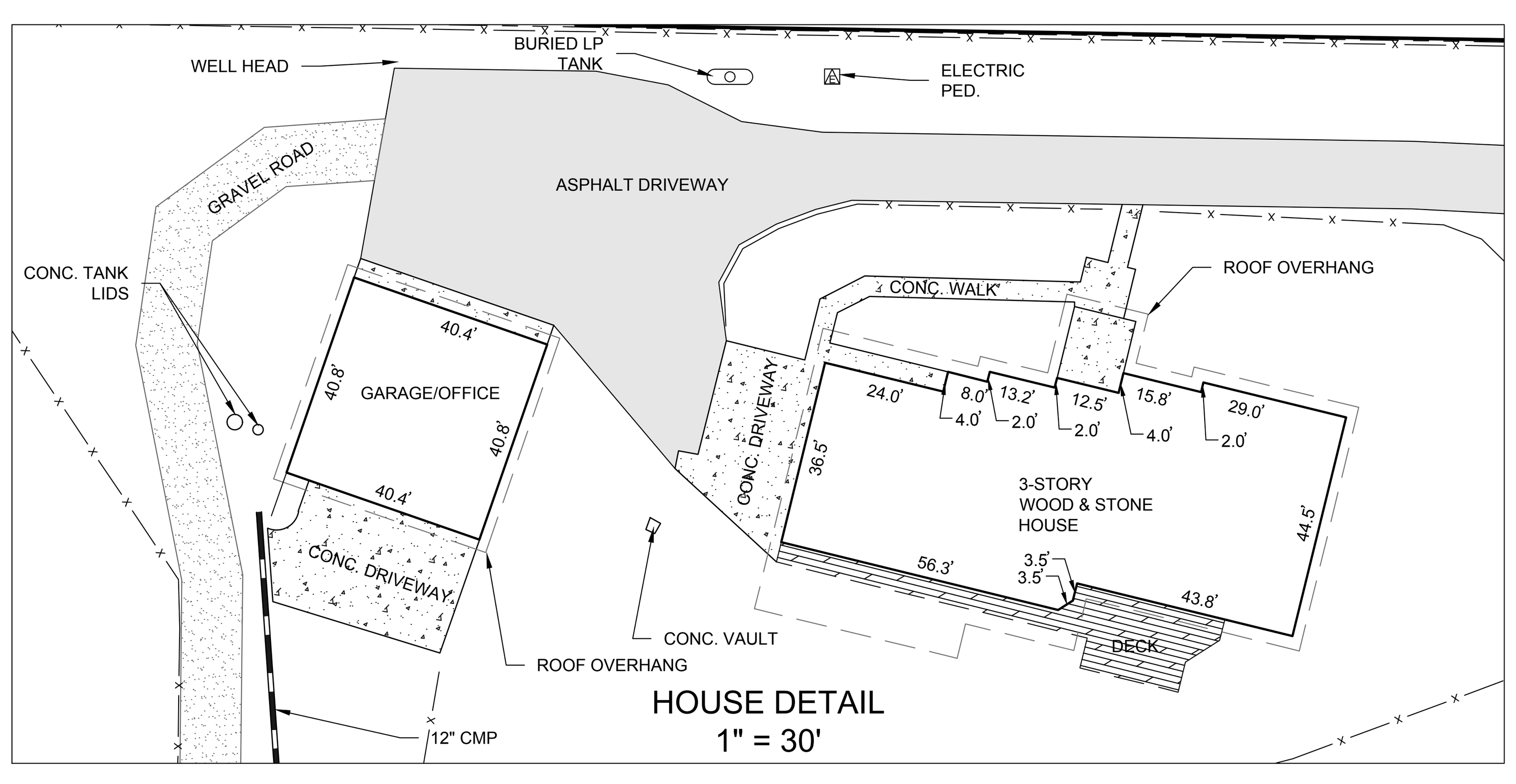


PROPERTY DESCRIPTION:

THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 666906 IN THE ROUTT COUNTY RECORDS, EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 756112 IN THE ROUTT COUNTY RECORDS; COUNTY OF ROUTT, STATE OF COLORADO.

NOTES:

1. FIELD SURVEYING COMPLETED JUNE 26, 2015.
2. BASIS OF BEARINGS: THE E-W CENTERLINE OF SECTION 17, T5N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING S89°06'05"E BASED ON THE COLORADO NORTH ZONE, US STATE PLANE 83(2011) GRID NORTH.
3. 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.
4. 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. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. 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.
7. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
8. THE PROPERTY DESCRIPTION WAS SUPPLIED BY OUR CLIENT.
9. THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY IS DESCRIBED IN RECEPTION NO. 634393 AS FOLLOWING THE WESTERLY LINE OF BOOK 340, PAGE 213. THE DOCUMENT RECORDED IN BOOK 340 AT PAGE 213 IN THE ROUTT COUNTY RECORDS ON JANUARY 2, 1970 DESCRIBES SAID LINE AS RUNNING ALONG THE CENTERLINE OF THE YAMPA RIVER. BASED ON INFORMATION PROVIDED TO LANDMARK CONSULTANTS, INC. BY OUR CLIENT, TOGETHER WITH OUR FIELD SURVEY, THE RIVER HAS CHANGED COURSE SINCE 1970. THE LINE SHOWN ON THIS SURVEY AND THE MONUMENTS WE SET IN THE FIELD REFLECT THE WESTERLY LINE OF THE PARCEL DESCRIBED IN SAID BOOK 340 AT PAGE 213, BASED ON THE BEARINGS AND DISTANCES CONTAINED IN THE DEED DESCRIPTION. **LANDMARK CONSULTANTS, INC. MAKES NO REPRESENTATION THAT THE LINE SHOWN OR THE MONUMENTS SET REPRESENT THE BOUNDARY BETWEEN OWNERSHIP INTERESTS ON EITHER SIDE OF THE LINE. LANDMARK CONSULTANTS, INC. RECOMMENDS THAT AN ATTORNEY FAMILIAR WITH BOUNDARY LAW BE CONSULTED AS TO PROPERTY RIGHTS ALONG THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY.**
10. THE SHADED AREA SHOWN HEREON INDICATES AN AREA OF OVERLAP BETWEEN PROPERTY DESCRIPTIONS CONTAINED IN DEEDS RECORDED IN RECEPTION NO. 634393, RECEPTION NO. 584779, AND RECEPTION NO. 666906. LANDMARK CONSULTANTS, INC. HAS SHOWN THE LINE BETWEEN THE PARCELS AND SET MONUMENTS PER THE DESCRIPTIONS CONTAINED IN DEEDS RECORDED IN RECEPTION NO. 666906 AND IN BOOK 340 AT PAGE 213.
11. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 56.74 ACRES.
12. THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 131 IS SHOWN IN THE PLANS FOR FEDERAL AID PROJECT NO.S 0121(1), DATED 1947, AS BEING 50.00 FEET FROM THE EAST LINE OF THE NW 1/4 OF SECTION 17, T5N, R84W, 6TH P.M. SAID WESTERLY RIGHT-OF-WAY LINE IS SHOWN IN THE PLANS FOR FEDERAL AID PROJECT S0121(16) DATED 1962, AS "ALONG PRESENT FENCE". THE FENCE SHOWN IN SAID PLANS SCALES APPROXIMATELY 50' FROM SAID EAST LINE OF THE NW 1/4 OF SECTION 17. LANDMARK CONSULTANTS, INC. HAS PLACED THE FORMER WESTERLY RIGHT-OF WAY LINE FOR COLORADO HIGHWAY NO.131 50.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE OF THE NW 1/4 OF SAID SECTION 17.



HOUSE DETAIL
1" = 30'

BOUNDARY LEGEND

Symbol	Description
◆	ALIQUOT CORNER AS DESCRIBED
◉	SET NO.5 REBAR W/ 1½" ALUMINUM CAP STAMPED "LANDMARK PLS 29039"
○	RECOVERED NO.5 REBAR W/ RED OR ORANGE PLASTIC CAP STAMPED "BTK PLS 24318"
△	RECOVERED MONUMENT AS NOTED
N00°00'00"E 0000.00' (N00°00'00"E 0000.00')	MEASURED BEARING & DISTANCE RECORD BEARING & DISTANCE

NORTH

100 0 100 200 300Feet
(IN FEET)
1 inch = 100 ft.

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 ON JUNE 26TH, 2015, AND AS A RESULT OF A LAND SURVEY MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL 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, PROFESSIONAL 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 ____________________, 201_ 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

CIVIL ENGINEERS | SURVEYORS
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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE 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 MORE 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 WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2314-001
DATE:	7/17/2015
DRAWN BY:	AJS
CHECKED BY:	JAG

IMPROVEMENT SURVEY PLAT
A PARCEL OF LAND
ROUTT COUNTY, COLORADO

SHEET
1
Of 1 Sheets

DRAWING FILENAME: C:\Users\aj\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\901U7L3S\2314-001-isp.dwg LAYOUT NAME: ISP-FARLEY DATE: Jan 03, 2019 - 7:09am CAD OPERATOR: AJ
LIST OF XREFS:]