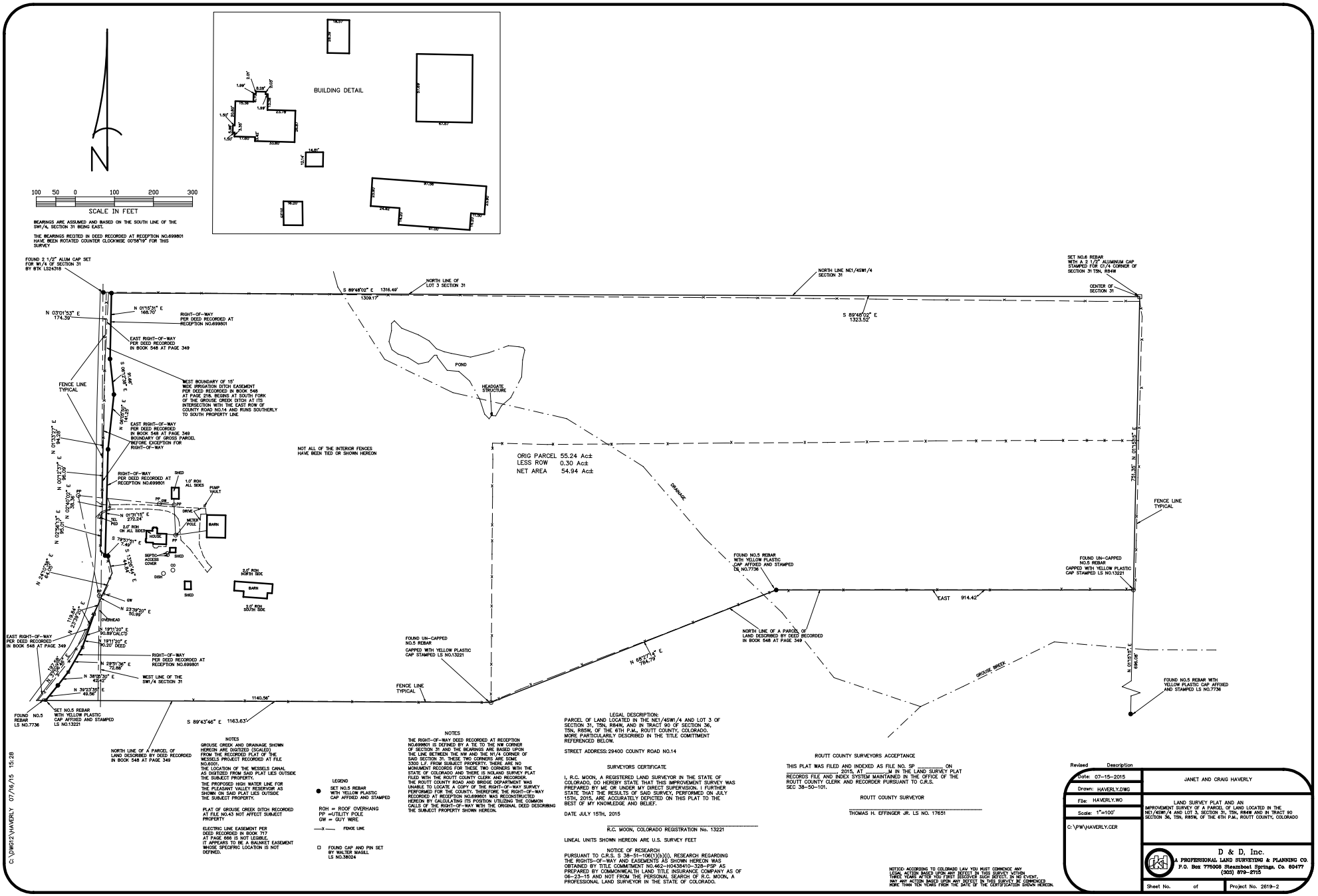

BEARINGS ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SW1/4, SECTION 31 BEING EAST.

THE BEARINGS RECITED IN DEED RECORDED AT RECEPTION NO.699801 HAVE BEEN ROTATED COUNTER CLOCKWISE 00°58'19" FOR THIS SURVEY

NOTES

GROUSE CREEK AND DRAINAGE SHOWN HEREON ARE DIGITIZED (SCALED) FROM THE RECORDED PLAT OF THE MESSELS PROJECT RECORDED AT FILE NO.6001.
THE LOCATION OF THE WESSELS CANAL AS DIGITIZED FROM SAID PLAT LIES OUTSIDE THE SUBJECT PROPERTY.
THE PROPOSED HIGH WATER LINE FOR THE PLEASANT VALLEY RESERVOIR AS SHOWN ON SAID PLAT LIES OUTSIDE THE SUBJECT PROPERTY.

PLAT OF GROUSE CREEK DITCH RECORDED AT FILE NO.43 NOT AFFECT SUBJECT PROPERTY

ELECTRIC LINE EASEMENT PER DEED RECORDED IN BOOK 717 AT PAGE 686 IS NOT LEGIBLE. IT APPEARS TO BE A BALANCE EASEMENT WHOSE SPECIFIC LOCATION IS NOT DEFINED.

LEGEND

● SET NO.5 REBAR WITH YELLOW PLASTIC CAP AFFIXED AND STAMPED

ROH = ROOF OVERHANG
PP =UTILITY POLE
GW = GUY WIRE

—x— FENCE LINE

□ FOUND CAP AND PIN SET BY WALTER MAGILL LS NO.38024

NOTES

THE RIGHT-OF-WAY DEED RECORDED AT RECEPTION NO.699801 IS DEFINED BY A TIE TO THE NW CORNER OF SECTION 31 AND THE BEARINGS ARE BASED UPON THE LINE BETWEEN THE NW AND THE N1/4 CORNER OF SAID SECTION 31. THESE TWO CORNERS ARE SOME 3300 FEET FROM SUBJECT PROPERTY. THERE ARE NO MONUMENT RECORDS FOR THESE TWO CORNERS WITH THE STATE OF COLORADO AND THERE IS NO LAND SURVEY PLAT FILED WITH THE ROUTT COUNTY CLERK AND RECORDER. THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT WAS UNABLE TO LOCATE A COPY OF THE RIGHT-OF-WAY SURVEY PERFORMED FOR THE COUNTY. THEREFORE THE RIGHT-OF-WAY RECORDED AT RECEPTION NO.699801 WAS RECONSTRUCTED HEREON BY CALCULATING ITS POSITION UTILIZING THE COMMON CALLS OF THE RIGHT-OF-WAY WITH THE ORIGINAL DEED DESCRIBING THE SUBJECT PROPERTY SHOWN HEREON.

LEGAL DESCRIPTION:
PARCEL OF LAND LOCATED IN THE NE1/4SW1/4 AND LOT 3 OF SECTION 31, T5N, R84W, AND IN TRACT 90 OF SECTION 36, T5N, R85W, OF THE 6TH P.M., ROUTT COUNTY, COLORADO. MORE PARTICULARLY DESCRIBED IN THE TITLE COMMITMENT REFERENCED BELOW.

STREET ADDRESS: 29400 COUNTY ROAD NO.14

SURVEYORS CERTIFICATE

I, R.C. MOON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. I FURTHER STATE THAT THE RESULTS OF SAID SURVEY, PERFORMED ON JULY 15TH, 2015, ARE ACCURATELY DEPICTED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE JULY 15TH, 2015

R.C. MOON, COLORADO REGISTRATION No. 13221

LINEAL UNITS SHOWN HEREON ARE U.S. SURVEY FEET

NOTICE OF RESEARCH
PURSUANT TO C.R.S. § 38-51-106(1)(b)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO.462-H0438410-328-FSP AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AS OF 06-23-15 AND NOT FROM THE PERSONAL SEARCH OF R.C. MOON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____, 2015, 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. LS NO. 17651

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 TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Revised	Description
Date: 07-15-2015	JANET AND CRAIG HAVERLY
Drawn: HAVERLY.DWG	LAND SURVEY PLAT AND AN IMPROVEMENT SURVEY OF A PARCEL OF LAND LOCATED IN THE NE1/4SW1/4 AND LOT 3, SECTION 31, T5N, R84W AND IN TRACT 90 SECTION 36, T5N, R85W, OF THE 6TH P.M., ROUTT COUNTY, COLORADO
File: HAVERLY.WO	
Scale: 1"=100'	
C:\PW\HAVERLY.CER	D & D, Inc. A PROFESSIONAL LAND SURVEYING & PLANNING CO. P.O. Box 775008 Steamboat Springs, Co. 80477 (303) 879-2715
	Sheet No. of / Project No. 2619-2

C:\DWG\HAVERLY 07/16/15 15:28