



All bearings based on the monumented East line of the SW1/4SW1/4 Section 9 considered to be N 04°54'34\"/>

LEGAL DESCRIPTION

PARCEL A

A tract of land in the E1/2SW1/4SW1/4 of Section 9, Township 6 North, Range 84 West of the 6th P.M., being more particularly described as follows: East 1/2 of the East 1/2 of a tract of land commencing at a point on the easterly line of the SW1/4SW1/4 of Section 9 in Township 6 North of Range 84 West of the 6th P.M., and 354 feet northerly from the 1/16th corner of the south line of the said SW1/4SW1/4 of Section 9, continuing on said line to the NE corner of the S1/2N1/2SW1/4SW1/4 of said Section; thence Westerly along the North line of said S1/2N1/2SW1/4SW1/4 of said section for a distance of 305 feet; thence Southerly and parallel with the East line of said SW1/4SW1/4 of said section to a point 354 feet North of the South line of said SW1/4SW1/4 of said Section; thence easterly to the place of beginning.

And vacated portion of Hanover Street lying East of the Steamboat Springs city limits and East of the portion of Hanover Street vacated on October 5, 1972, and running to the intersection of Hanover Street and McKinley Street, which adjoins said property and more particularly described in Vacation Resolution in Book 442 at Page 241, reference to which is made for exact description of said vacated portion.

And the East 20 feet of the W1/2 of the E1/2 of the following described tract of land to-wit:
 A tract of land commencing at a point on the Easterly line of the SW1/4SW1/4 of Section 9 in Township 6 North, Range 84 West of the 6th P.M., and 354 feet Northerly from the 1/16th corner of the south line of the said SW1/4SW1/4 of said Section 9, continuing on said line to the NE corner of the S1/2N1/2SW1/4SW1/4 of said Section; thence Westerly along the north line of said S1/2N1/2SW1/4SW1/4 of said Section for a distance of 305 feet; thence Southerly and parallel with the east line of said SW1/4SW1/4 of said section to a point 354 feet North of the South line of said SW1/4SW1/4 of said Section; thence Easterly to the place of beginning.
 County of Routt State of Colorado.

PARCEL B

Lot 22, SPRING CREEK MEADOWS, County of Routt, State of Colorado

This Land Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon Title Commitment No. 462-H0331657-328-DN, Amendment No. 6.

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.

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Land Survey and Plat, as prepared for Laurel Boring, Carol Johnson, and Susan Crites were prepared by me and under my supervision and that both are correct to the best of my knowledge. Steel pins were set at all boundary corners (as noted). I further certify that the improvements on the above described parcel on this date, November 1, 2012, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Dated this ____ day of _____, AD, 2012.

Thomas H. Effinger Jr.
 Colorado Professional Land Surveyor
 No. 17651

County Surveyor Land Survey Plat Certificate

This Plat was indexed as file SP _____ in the index of Land Survey Plats maintained in the office of the Routt County Clerk and Recorder on _____, 2012 at _____ M.
 Records of Routt County.

Routt County Surveyor

R.C. Moon Colorado Reg. No. 13221

LEGEND

- Indicates a capped #5 rebar marked LS 7736 found and accepted, unless otherwise noted.
- △ Indicates an uncapped rebar monument found and not accepted, unless otherwise noted.
- ⊙ Indicates a capped #5 rebar marked LS 17651 set, unless otherwise noted.
- Indicates an uncapped #5 rebar found and accepted unless otherwise noted.
- Indicates an angle point, no monument found or set.
- S 89°58'00" E Indicates measured bearings and distances in feet.

E&F Associates
 P.O. Box 771965 Steamboat Springs, CO 80477 Surveyors

Improvement Survey

Tract in E1/2SW1/4SW1/4 Sec. 9, and Lot 22, Spring Creek Meadows, T.6 N., R.84 W. of the 6th P.M., Routt County, Colorado.

Client: Laurel Boring & Carol Johnson
 Drawing name: L70THISP

Drawn by: TE Date: 3-25-12 Revised: 4-9-12 4-12-12
 5-30-12 6-30-12
 7-9-12 11-1-12 11-12-12