

LOT 1, A & F SUBDIVISION

A PARCEL OF LAND LOCATED IN SECTION 1 6N, R85W, MORE PARTICULARLY KNOWN AS LOT 1, A& F SUBDIVISION, AND PARCEL 4 AND PARCEL 9 ON THE MAP OR PLAT AND BOUNDARY AGREEMENT RECORDED AT FILE #8874

U.S. HIGHWAY 40

30' WIDE PUBLIC UTILITY EASEMENT

N 89°10'51" E 169.33 FT TOTAL

5.22 FT

S 66°08'56" W 153.75 FT

1.14 ACRES

49,849 SQ. FT

LOT 1

STEAMBOAT TIRE

10' WIDE UTILITY EASEMENT TO YAMPA VALLEY ELECTRIC ASSOCIATION

10' WIDE UTILITY EASEMENT TO GREELEY GAS PER BOOK 454 AT PAGE 10

CONCRETE SPOOLS

SNOW STORAGE

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SNOW STORAGE

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EDGE OF EXISTING PAVEMENT

18" CMP

TELEPHONE PEDASTAL

WOODEN RAIL FENCE

TYPICAL FIRE HYDRANT

8" WATER LIN.

EDGE OF PAVEMENT

20' WIDE EASEMENT AND R.O.W. FOR PUBLIC OR PRIVATE UTILITIES AND INGRESS PER BOOK 520 AT PAGE 348 AND BOOK 501 AT PAGE 107

EXISTING LOT LINES

ALPINE TA

FENCE

PK NAIL BRASS WASHER EMSI RLS 16394

CONCRETE SPOOLS

CONCRETE SPOOLS

CONCRETE SPOOLS

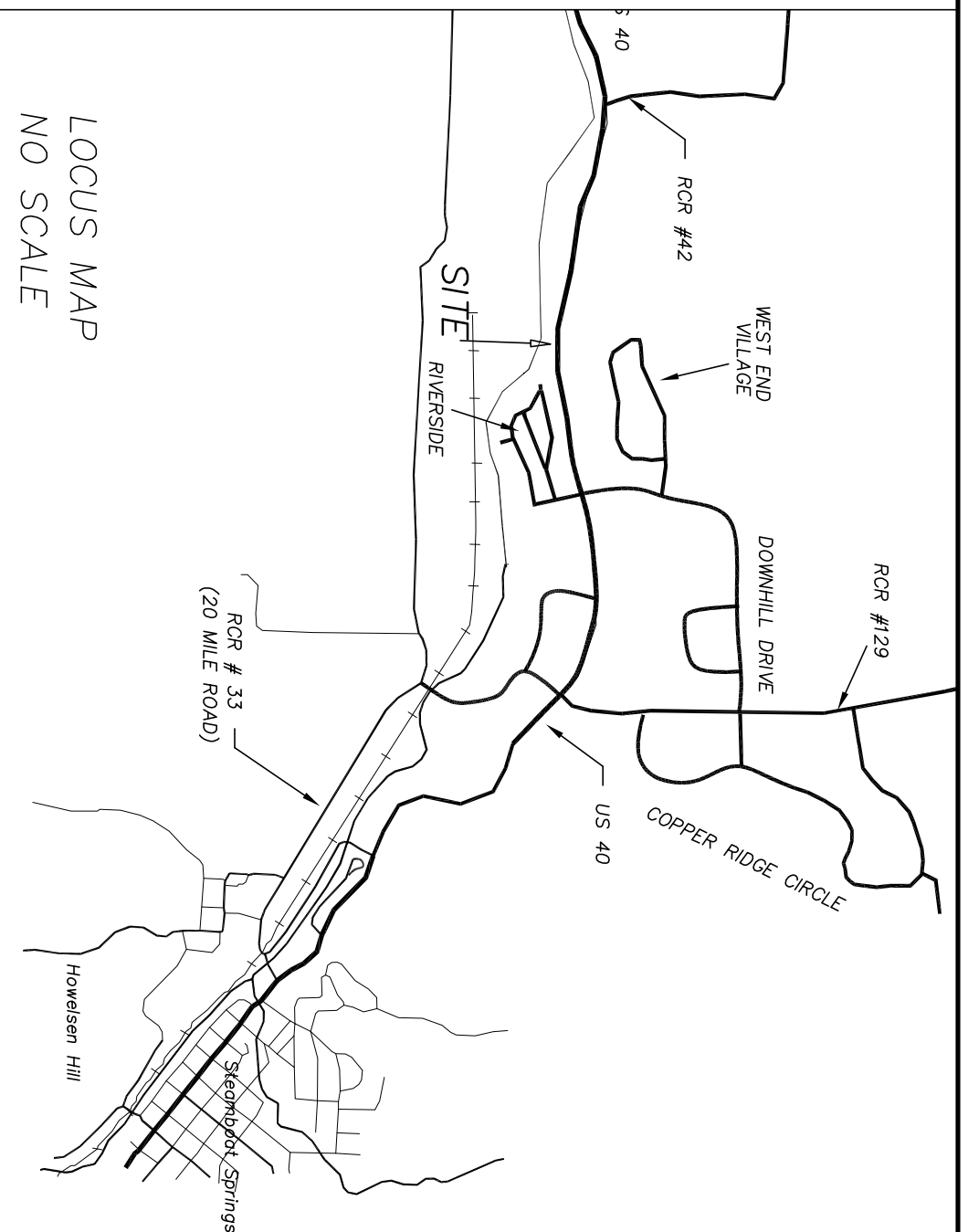
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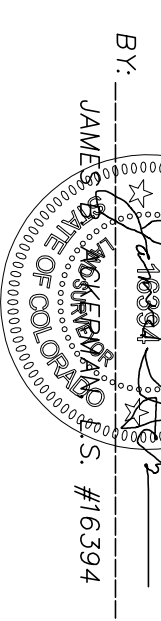
CONCRETE SPOOLS

CONCRETE SPOOLS



I, James B. Adkernon, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat, as prepared by me and The Cadastre Company, Park Blivens, and Emerald Mountain Surveys, Inc., is a true and correct representation of the land shown thereon, and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set or found at all boundary corners pursuant to CRS sections 38-51-104 and 38-51-105 and includes all information required by sections 38-51-106.

I further certify that the improvements as shown on the described parcel are shown on the plat and are shown on the plat entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises, except as indicated and that there is no agreement, evidence or sign of any easement crossing or burdening the said parcel.



BY: JAMES B. ADKERNON, #16394

This plat was filed and indexed as File No. SP _____ on _____ 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., REC. NO. 17251
 PURSUANT TO C.R.S. SECTION 38-50(1)(b) I HEREBY RECAPITULATE THE RIGHTS OF THE SURVEYOR SHOWN HEREON FROM THE LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABS20018779, DATED 7-22-2016, AND NOT FROM THE PERSONAL SEARCH OF JAMES B. ADKERNON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

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."

NO.	REVISION	DATE	SURVEYED BY
1	TO FINAL PLAT	3-15-2006	JK

TITLE: IMPROVEMENT SURVEY PLAT
 A PARCEL OF LAND LOCATED IN SECTION 1 6N, R85W, MORE PARTICULARLY KNOWN AS LOT 1, A & F SUBDIVISION, AND PARCEL 4 AND PARCEL 9 ON THE MAP OR PLAT AND BOUNDARY AGREEMENT RECORDED AT FILE #8874

PREPARED BY: EMERALD MOUNTAIN SURVEYS, INC.
 P. O. BOX 774812
 STEAMBOAT SPRINGS, COLORADO 80477
 970-879-8998
 www.emeraldmtn.net

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 PREPARED FOR: PARK BLIVENS
 BOX 881625
 STEAMBOAT SPRINGS
 COLORADO
 80488

SCALE: 1" = 40'
 DATE: 8-4-2016
 PROJECT NO: 3080-3
 SHEET NO: 1 of 1

