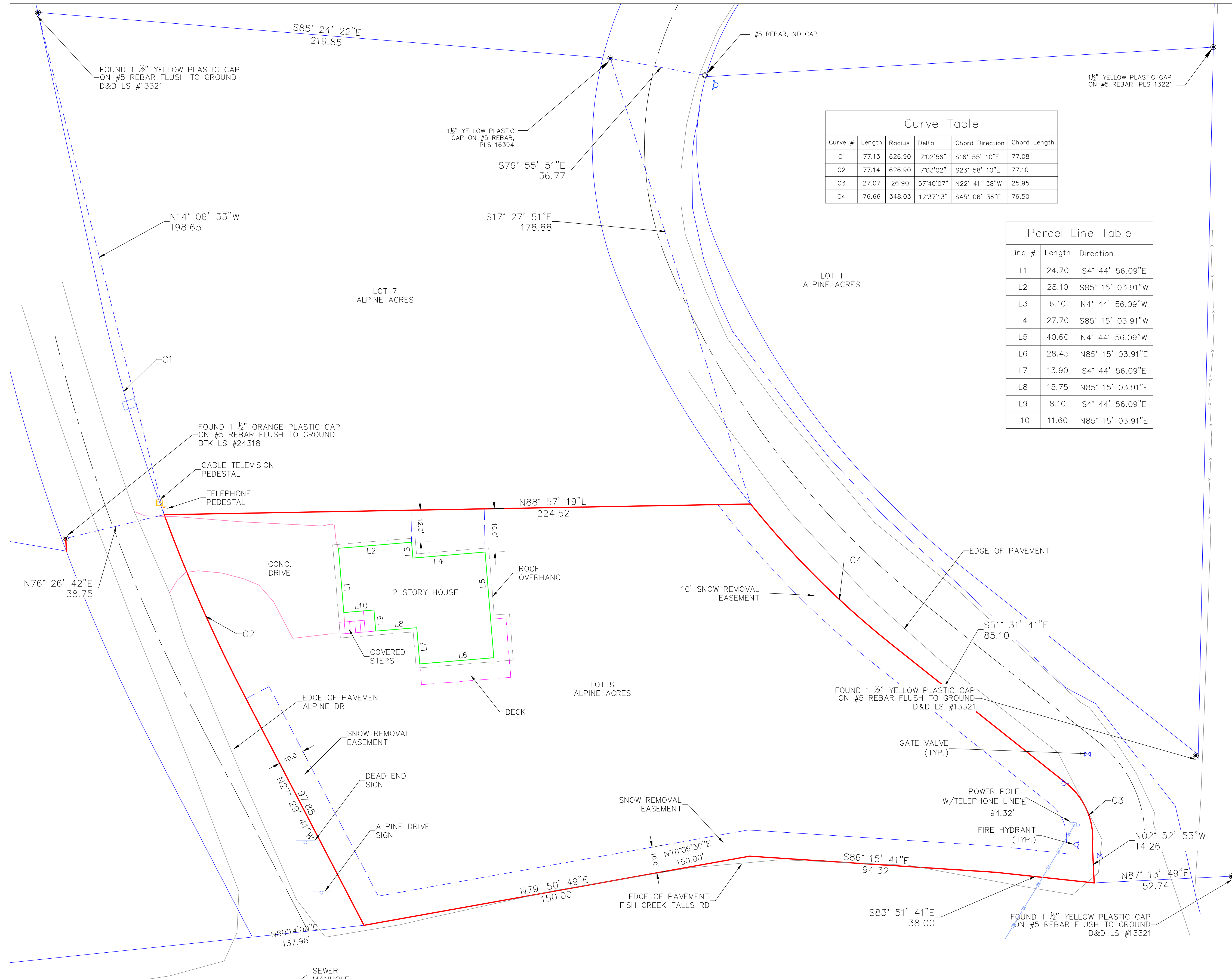


IMPROVEMENT LOCATION CERTIFICATE

OF LOT 8, ALPINE ACRES SUBDIVISION

LOCATED IN SW 1/4 NW 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	77.13	626.90	7°02'56"	S16° 55' 10"E	77.08
C2	77.14	626.90	7°03'02"	S23° 58' 10"E	77.10
C3	27.07	26.90	57°40'07"	N22° 41' 38"W	25.95
C4	76.66	348.03	12°37'13"	S45° 06' 36"E	76.50

Line #	Length	Direction
L1	24.70	S4° 44' 56.09"E
L2	28.10	S85° 15' 03.91"W
L3	6.10	N4° 44' 56.09"W
L4	27.70	S85° 15' 03.91"W
L5	40.60	N4° 44' 56.09"W
L6	28.45	N85° 15' 03.91"E
L7	13.90	S4° 44' 56.09"E
L8	15.75	N85° 15' 03.91"E
L9	8.10	S4° 44' 56.09"E
L10	11.60	N85° 15' 03.91"E

- NOTES:
- 1) AN IMPROVEMENT LOCATION CERTIFICATE OF LOT 8, ALPINE ACRES SUBDIVISION ACCORDING TO THE TO FINAL PLAT RECORDED AT FILE NO. 6784 OF ROUTT COUNTY RECORDS.
 - 2) FIELD SURVEYING COMPLETED FEBRUARY 17, 2017.
 - 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 FINAL PLAT OF ALPINE ACRES SUBDIVISION.
 - 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 AS SHOWN HEREON. HOWEVER LOT 8, ALPINE ACRES DOES NOT MATHAMATICALLY CLOSE BASED UPON THE BEARINGS OF THE PLAT.
 - 6) FOUR POINTS SURVEYING AND ENGINEERING RECOMMENDS AN IMPROVEMENT SURVEY PLAT TO MORE ACCURATELY DEPICT THE IMPROVEMENTS HEREON.

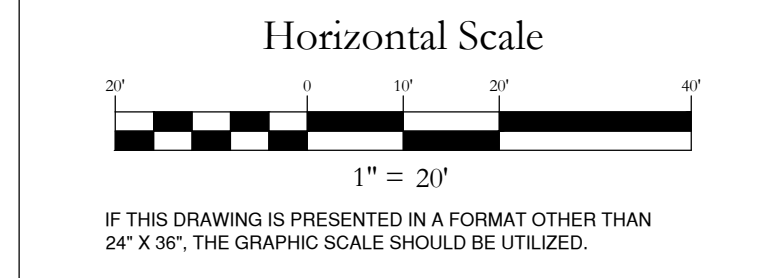
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE LUTHER A. BERTNSTON TRUST, HELEN P. BERTNSTON TRUST AND _____ THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY THE LUTHER A. BERTNSTON TRUST, HELEN P. BERTNSTON TRUST AND _____ AND DESCRIBES THE PARCELS APPEARANCE ON FEBRUARY 17, 2017.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, FEBRUARY 17, 2017 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 THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED HEREON.

WALTER N. MAGILL, PLS 38024
PROFESSIONAL LAND SURVEYOR

30 ALPINE DRIVE
STEAMBOAT SPRINGS, CO

IMPROVEMENT LOCATION CERTIFICATE LOT 8, ALPINE ACRES SUBDIVISION



Contour Interval = 1'

NO.	DATE	REVISIONS	INT

DATE: 2-22-17 DESIGN: WNM

JOB NO. 1032-062 DRAFTED: WNM

DWG. NAME REVIEW: WNM

**Four Points
Surveying and Engineering**

440 South Lincoln Ave., Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com



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.