



BEARINGS ARE BASED UPON THE NORTH LINE OF LOT 52AS BEING N87°57'35"E MARKED AS SHOWN, ASSUMED

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Land Survey Plat, as prepared for Stewart Title Company, Herchel Portman, was made by me and under my direct supervision 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, on this date October 27, 2010, except utility locations, are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises, except as indicated.

BY: _____
JAMES B. ACKERMAN, L.S. #16394

PURSUANT TO C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON ARE FROM DAKOTA RIDGE PLAT, AND NOT FROM THE PERSONAL SEARCH OF JAMES B. ACKERMAN, 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."

			CALC'D	JBA
			DRAWN	JBA
			SURVEYED BY:	EMSI
NO.	REVISION	DATE		

TITLE: **LAND SURVEY PLAT**
LOT 52, DAKOTA RIDGE SUBDIVISION
SECTION 29, T6N, R84W
ROUTT COUNTY, COLORADO

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: DOVER CONSTRUCTION
BOX 775710
STEAMBOAT SPRINGS
COLORADO
80477

SCALE:	1" = 20'	DATE:	10-27-2010
PROJECT NO.	643-29	SHEET NO.	1 of 1

LOT 53

N 87°57'35" E 393.25'

FOUND AND USED #5 REBAR SET METAL "T" FENCE POST AS WITNESS POST

FOUND AND USED #5 REBAR BENCHMARK ELEVATION = 6983.0 SET METAL "T" FENCE POST AS WITNESS POST

FOUND AND USED #5 REBAR WITH YELLOW CAP "DISMUKE 7736" ORANGE CARSONITE AS WITNESS POST

TYPICAL 15' WIDE UTILITY EASEMENT ON SIDE LOT LINES

FLOWLINE

BUILDING ENVELOPE

EDGE OF PAVEMENT AS PLOWED

ASPEN RIDGE ROAD

ZONE 1

ZONE 2

LOT 38

S 87°52'31" E 356.03'

FOUND AND USED #5 REBAR WITH YELLOW CAP "DISMUKE 7736" ORANGE CARSONITE AS WITNESS POST

10' WIDE EQUESTRIAN TRAIL EASEMENT

LOT 51

FOUND AND USED #5 REBAR WITH YELLOW CAP "DISMUKE 7736" ORANGE CARSONITE AS WITNESS POST

TELEPHONE PEDESTAL
ELECTRIC PEDESTAL

ROUTT COUNTY SURVEYORS ACCEPTANCE

This plat was filed and indexed as File No. SP _____ on _____, 2010, 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

R.C. MOON COLO REG NO. 13221