

IMPROVEMENT LOCATION CERTIFICATE AND TOPOGRAPHIC SURVEY

LOT 39, RENDEZVOUS TRAILS NO. 2, LOCATED IN THE EAST 1/2
OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST,
6TH PRINCIPLE MERIDIAN, STEAMBOAT SPRINGS, ROUTT
COUNTY, COLORADO

NOTES:

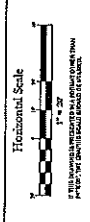
- 1) AN IMPROVEMENT LOCATION CERTIFICATE AND TOPOGRAPHIC SURVEY OF LOT 39, RENDEZVOUS TRAILS NO. 2, FOR THE FINAL PLAN OF RENDEZVOUS TRAILS NO. 2, AS RECORDED IN TRACT GRANT RECORDS IN THE NO. 6628, IN 1959, ROUTT COUNTY, COLORADO.
- 2) PURSUANT TO C.R.S. § 38-51-104(1)(D), RESEARCH REGARDING THE RECORDING AND ASSUMPTIONS AS SHOWN HEREON WAS FOR THE FINAL PLAN OF RENDEZVOUS TRAILS NO. 2, AS RECORDED IN TRACT GRANT RECORDS IN THE NO. 6628, IN 1959, ROUTT COUNTY, COLORADO. FOUR MONTHS SURVEYING AND ENGINEERING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.
- 3) PROPERTY CORNERS WERE FOUND ON LOT 39, RENDEZVOUS TRAILS NO. 2, AS SHOWN HEREON. THE SURVEY WAS MADE BY THE SURVEYOR WITH THE FOUND MONUMENTS FROM THE LINE OF 1/2" SECTION 22, AS SHOWN HEREON, WITH THE FOUND MONUMENTS FROM THE LINE OF 1/2" SECTION 22, AS SHOWN HEREON.
- 4) THE RIGHT OF WAY OF ROOSE ROAD OF CITY (M/P) WITH WAS ESTABLISHED BY FOUND MONUMENTS ON THE NORTH LINE.
- 5) FIELD SURVEYING COMPLETED OCTOBER 20, 2014.
- 6) PROJECT BENCHMARK ON THE INTERSTATE SPRINGS OF LOT 38 ON TOP OF 1/2" RED PLASTER CAP ON PE REBAR, PLS 24219 AS SHOWN HEREON.
- 7) LOT IS ZONED R-S-1 WHICH REQUIRES 20' FRONT SETBACK AND 15' SIDE AND REAR SETBACKS FOR THE PRINCIPAL STRUCTURE.
- 8) FOUR POINTS SURVEYING AND ENGINEERING RECOMMENDS A GRANT OF DEED BE UTILIZED TO RESOLVE THE OVERLAP OF PROPERTY LINES.

SURVEYOR'S CERTIFICATE

I, WALTER M. WALL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY (D) WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEYING METHODS AND APPLICABLE LAWS OF THE STATE OF COLORADO HAVE BEEN OBSERVED AND THAT THIS IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

WALTER M. WALL, REGISTERED LAND SURVEYOR, PLS 30824
STATE OF COLORADO

3085 RIDGE ROAD
STEAMBOAT SPRINGS, CO
LOT 39, RENDEZVOUS
TRAILS NO. 2
SUBDIVISION



NO.	DATE	DESCRIPTION

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