

Lot 13

Lot 11

Lot 12

Elk Pass Ranch

LEGAL DESCRIPTION

Lot 12, Replat of Lot 12, Big Valley Ranch at Steamboat, Filing IIA, in Section 14, T.5 N., R.85 W. of the 6th P.M., , Routt County, Colorado. 28105 Big Valley Drive

Unplatted

Unplatted

LEGEND

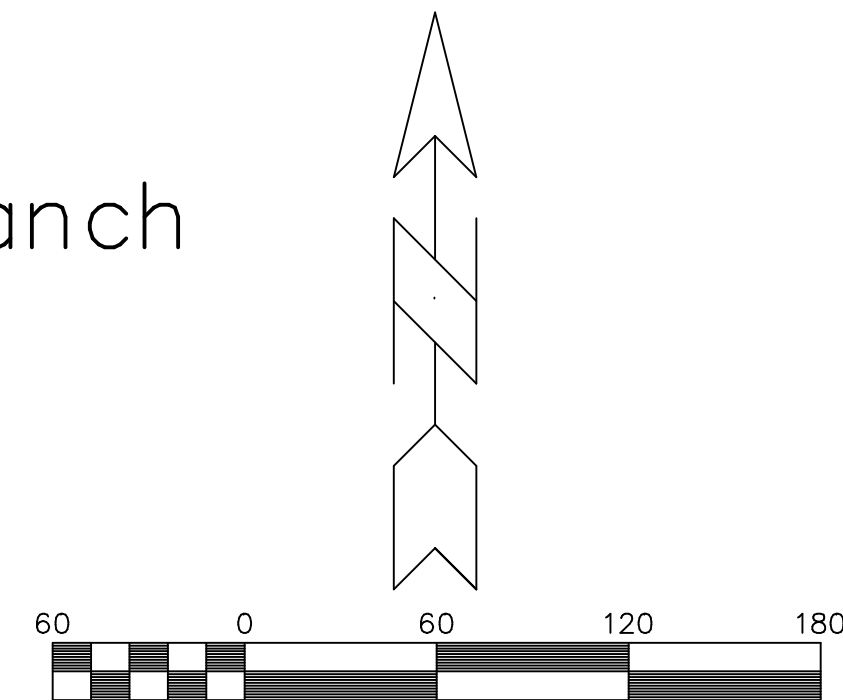
- Indicates a capped #5 rebar marked LS 7736 found and accepted, unless otherwise noted.
△ Indicates an appropriately marked GLO monument found and accepted, unless otherwise noted.
⊙ Indicates a capped #5 rebar marked LS 17651 set, unless otherwise noted.
○ Indicates an angle point, no monument found or set.
S 89°58'00" E Indicates measured bearings and distances in feet.

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 Steven and Cynthia Goldman 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, June 5, 2014, except as shown, 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, 2014.

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



Scale 1" = 60'
All bearings based on the monumented West line of Tract 59, considered to be N 01°54'14"E

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 _____, 2014 at _____ M. Records of Routt County.

Routt County Surveyor

R.C. Moon Colorado Reg. No. 13221

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. R30016783.

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.

E&F Associates
P.O. Box 771965 Steamboat Springs, CO 80477 Surveyors
Improvement Survey
Lot 12, Replat of Lot 12, Big Valley Ranch at Steamboat, Filing IIA, in Section 14, T.5 N., R.85 W. Routt County, Colorado.
Client: Brian and Kelly Stahl
Drawing name: L12_JSP
Drawn by: TE Date: 6-6-14 Revised: 6-6-14