IMPROVEMENT LOCATION CERTIFICATE

OF LOT 15, SIERRA VIEW SUBDIVISION
LOCATED IN THE SW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.29	165.73	27.06	N52° 29' 54"E	77.56
C2	40.10	165.73	13.86	N32° 02' 06"E	40.00
C3	40.33	165.73	13.94	N18° 07' 57"E	40.23

NOTES:

1) IMPROVEMENT LOCATION CERTIFICATE OF LOT 15, SIERRA VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 13476 AND RECEPTION NO. 616716, COUNTY OF ROUTT, STATE OF COLORADO.

2) FIELD SURVEYING COMPLETED DECEMBER 14TH, 2020.

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 THE SIERRA VIEW SUBDIVISION AND TITLE COMPANY OF THE ROCKIES TITLE COMPANY TITLE COMMITMENT NO. 0502339-C EFFECTIVE DATE DECEMBER 5, 2020.

4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.

5) 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.

6) AT THE TIME OF THE SURVEY, THERE WAS 6"± OF SNOW AND ICE ON THE GROUND. SOME IMPROVEMENTS MAY HAVE BEEN OBSTRUCTED FROM VIEW.

7) STREET ADDRESS: 125 OAK RIDGE CIRCLE, OAK CREEK, COLORADO

8) PROPERTY CORNERS WERE FOUND AND MARKED WITH FOUR FOOT LATH AS INDICATED HEREON.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR CHARLES MANN, SUSAN B. MANN, SVDG, LLC AND TITLE COMPANY OF THE ROCKIES 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 CHARLES MANN, SUSAN B. MANN, SVDG, LLC AND TITLE COMPANY OF THE ROCKIES AND DESCRIBES THE PARCELS APPEARANCE ON DECEMBER 14, 2020.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, DECEMBER 14, 2020 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 A. WAGILL, P.L.S. 38024
PROFESSIONAL LAND SURVEYOR

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 38024

LEGEND
PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EXISTING EASEMENT
EXISTING EDGE OF ASPHALT
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
CENTER LINE OF DITCH
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING UNDERGROUND ELECTRICAL
EXISTING UNDERGROUND TELEPHONE
EXISTING WOOD FENCE
EXISTING CONCRETE PAVING
EXISTING BUILDINGS

440
Stea
INT
REVISIONS
No. DATE
DATE
JOB #
DRAW
DESIG
REVIS
DRAWING:
SH