4' x 4'

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New Sign will be hung on iron — lit by shielded down cast lighting.

Lights - Shielded / Down Cast

SIGN 4' x 4' = 16□

FD. CONC. NAIL AND WASHER, LS 29039, FLUSH(TYP.)

SET 18"LONG #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, LS 24318, FLUSH(TYP.)

0.6' INTO HWY 131

MAIN ST.(HWY131)-60'

S 88°45'10" E 187.41'

S 88°45'10" E 37.49'

25.10'

S 88°45'10" E 24.99'

24.99'

N 88°45'10" W 49.98'

N 88°45'10" W 74.97'

SIGN BOTTOM PART 13' OFF SIDEWALK TOP PART 17' OFF SIDE WALK

NO OTHER SIGNS WITH IN 25' OF THIS ONE

NO TREES OR ANY OTHER

1 STORY CINDER BLOCK& METAL BUILDING

40.00'

12.50'

0.50'

4.00'

1.80'

16.30'

12.30'

24.90'

N 01°26'10" E 125.01'

COAL BIN

LOT 6

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

PRIVACY FENCE

W1/2 LOT9

E1/2 LOT9

4 DUMPSTER

NOTES: 1) ALL MEASUREMENTS IN U.S. SURVEY FEET.
2) BASIS OF BEARING TOWN OF OAK CREEK 1981 PLAT BEARING OF N88°45'10"W ALONG THE NORTH LINE OF BLOCK 5, BETWEEN THE NE AND NW BLOCK CORNERS, BOTH FOUND MONUMENTS AS SHOWN HEREON.
3) ALL EASEMENTS AND TITLE OF RECORD ARE PER FIDELITY TITLE COMMIT. NO.202-F14665-22 AND NOT THE PERSONAL RESEARCH OF BRIAN T. KELLY, LS OR BTK SURVEYS, INC.
4) NO UNDERGROUND UTILITIES WERE LOCATED.
5) NO BUILDING SETBACKS ARE SHOWN HEREON. ALWAYS CHECK WITH TOWN OF OAK CREEK PLANNING FOR ANY RELEVANT BUILDING SETBACKS BEFORE COMMENCING ANY TYPE OF BUILDING DESIGN.

SURVEYOR'S CERTIFICATE

I, BRIAN T. KELLY, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY TO FIDELITY TITLE COMPANY AND DD PARTNERS, LLC THAT THE IMPROVEMENT SURVEY SHOWN HEREON WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

B.T.K. 9/28/22

BRIAN T. KELLY, REGISTERED LAND SURVEYOR NO. 24318

FND. #5 REBAR, FLUSH, WITH 1-1/4" ORANGE PLASTIC CAP, LS 24318(TYP.)

S 88°44'59" E 187.48'

N 88°44'59" W 37.49'

N 88°44'59" W 24.99'

24.99'

N 88°44'59" W 49.98'

N 88°44'59" W 74.97'

N 01°26'10" E 20.00'

FND. 1" PIPE, 2" DOWN; RECAPPED WITH 1-1/4" ORANGE PLASTIC CAP, LS 24318

SET 4"SPIKE AND 1-1/4" ORANGE PLASTIC CAP, LS 24318, 2" DOWN(TYP.)

ALLEY(20')

FND. SPIKE AND 1-1/4" ORANGE PLASTIC CAP, LS 24318, 2" DOWN(TYP.)

FND. #5 REBAR, 2" DOWN; RECAPPED WITH 1-1/4" ORANGE PLASTIC CAP, LS 24318

Lights - bottom of fixtures will be 12-feet above sidewalk and extend 6-inches from the building wall.

NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ROUTT COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP_____ ON _____ DAY OF _____, 2022 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

THOMAS F. EFFINGER
LS 17651

BTK SURVEYS, INC.
Post Office Box 770967
Steamboat Springs, Colorado 80477-0967
970.879.0045

IMPROVEMENT SURVEY

LOT 8 AND THE E½ LOT 9, BLOCK 5, TOWN OF OAK CREEK, ROUTT COUNTY, COLORADO.

SCALE: 1"=10'	DATE: 9/25/22
JOB NO. 740022ISP	REV. DATE: 9/28/22

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