



- NOTES**
- 1) BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89° 27' 20" EAST ALONG THE SOUTHWEST CORNER OF LOT 6, THE SUBJECT PROPERTY, BETWEEN TWO FOUND ORIGINAL CORNER MONUMENTS AS SHOWN HEREON. PER THE RECORDED REPLAT OF LOTS 1-6, BLOCK 11, LOTS 1-6, BLOCK 10 AND LOTS 13-16, BLOCK 8 OF THE AMENDED FILING OF THE THIRD ADDITION TO THE TOWN OF OAK CREEK, CO. GRAD, FILE NO. 1228, AT THE ROUTT COUNTY CLERK AND RECORDING OFFICE.
  - 2) TITLE COMMITMENT No. 0500706 PREPARED BY TITLE COMPANY OF THE ROCKEE EFFECTIVE DATE MAY 21, 2016 WAS RELIED UPON EXCLUSIVELY FOR RECORD EASEMENTS, RIGHTS-OF-WAY, AND OTHER ENCUMBRANCES DURING THE PREPARATION OF THIS PLAT.
  - 3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF BRADY GLAUGHTIER AND BRIDGET HILES NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A STATEMENT BY THE SURVEYOR NARRING SAID PERSON.
  - 4) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - 5) ONLY SURFACE EVIDENCE OF SPECIFIC UTILITIES VISIBLE AT THE TIME OF FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY.
  - 6) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
  - 7) FIELD WORK COMPLETED ON JUNE 6, 2016.

**LEGAL DESCRIPTION**  
 LOT 5, REPLAT OF LOTS 1-6, BLOCK 11, LOTS 1-6, BLOCK 10 AND LOTS 13 THRU 16, BLOCK 8, OF THE AMENDED FILING OF THE THIRD ADDITION TO THE TOWN OF OAK CREEK, COLORADO.

**PROPERTY ADDRESS**  
 222 ARTHUR AVENUE, OAK CREEK, COLORADO 80403

**BEARING AND DISTANCE**  
 (P) AS PER PLAT OF MOUNT WERNER MEADOWS AMENDED, FILE NO. 0500  
 (AM) AS MEASURED AT TIME OF SURVEY

**SURVEYOR'S STATEMENT**  
 I, WILLIAM T. WHELAN, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF WHELAN LAND SURVEYS, THAT THE IMPROVEMENT SURVEY PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

*William T. Whelan* 12-8-16  
 WILLIAM T. WHELAN DATE  
 COLORADO P.L.B. # 36277

**ROUTT COUNTY SURVEYORS CERTIFICATE**  
 THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP 0324 ON THE DAY OF 12, 2016 AT 10:18 AM 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 38-60-101.

**ROUTT COUNTY SURVEYOR**  
*Thomas H. Pfingberg*  
 THOMAS H. PFINGBERG, PLS 1764

1 INCH = 10 FEET

DATE 6/17/16	BRADY GLAUGHTIER & BRIDGET HILES
DRAWN WTW	
SCALE 1" = 10'	IMPROVEMENT SURVEY PLAT LOT 5, AMENDED FILING OF THE THIRD ADDITION TO THE TOWN OF OAK CREEK, COLORADO SECTION 31, TOWNSHIP 4N, RANGE 85W
WHELAN LAND SURVEYS	