



# NOTES

- 1) BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 80° 27' 20" EAST ALONG THE SOUTHWEST CORNER OF LOT 5, 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 1-6, BLOCK 8 OF THE AMENDED FILING OF THE THIRD ADDITION TO THE TOWN OF OAK CREEK, COLO. 00420, FILE NO. 12236, AT THE ROUTT COUNTY CLERK AND RECORDING OFFICE.
- 2) TITLE COMMITMENT No. 0500706 PREPARED BY TITLE COMPANY OF THE ROCKIES EFFECTIVE DATE MAY 21, 2016 WAS RELIED UPON EXCLUSIVELY FOR RECORD EASEMENTS, RIGHT-OF-WAY, AND OTHER ENCUMBRANCES DURING THE PREPARATION OF THIS PLAT.
- 3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF BRADY GLAUTHIER AND BRIDGET HILES NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A STATEMENT BY THE SURVEYOR NAMING 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 1-6, 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 FULLY 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.

WHELAN T. WHELAN  
COLORADO P.L.B. # 36277  
DATE 12-8-16



## ROUTT COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. 00420 ON 10th DAY OF JULY, 2016 AT 9:18 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. OFFINGER, JR.  
PLS 17651



1 INCH = 10 FEET

DATE 6/17/16	BRADY GLAUTHIER & 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