

IMPROVEMENT SURVEY PLAT
OF LOT 12, AGATE CREEK PRESERVE
LOCATED IN THE NE ¼ OF SECTION 31, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY,
COLORADO

- NOTES:
- IMPROVEMENT SURVEY PLAT OF LOT 12, AGATE CREEK PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 12760, COUNTY OF ROUTT, STATE OF COLORADO.
 - FIELD SURVEYING COMPLETED SEPTEMBER 29, 2020.
 - 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 AGATE CREEK PRESERVE SUBDIVISION AND LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO. _____ EFFECTIVE DATE _____.
 - 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.
 - STREET ADDRESS: 35650 HUMBLE ROAD, STEAMBOAT SPRINGS.
 - PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, WALTER N. MAGILL, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO LAND TITLE GUARANTEE COMPANY, JAMES TODD JOHNSON, ALLISON MCGEE JOHNSON, AND STEVEN J. KETCHBAW THAT THE SURVEY (I) WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, (II) HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY (III) IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

WALTER N. MAGILL, REGISTERED LAND SURVEYOR, PLS 38024
STATE OF COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.98	600.00	6.59	N7° 46' 45"W	68.94
C2	137.68	150.00	52.59	N21° 48' 31"E	132.90
C3	70.40	700.00	5.76	N7° 22' 23"W	70.37

LEGEND	
—	PROPERTY BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	EXISTING EDGE OF ASPHALT
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	CENTER LINE OF DITCH
—X—X—	EXISTING WATER LINE
—X—X—	EXISTING SEWER LINE
—X—X—	EXISTING UNDERGROUND ELECTRICAL
—X—X—	EXISTING UNDERGROUND TELEPHONE
—X—X—	EXISTING WOOD FENCE
---	EXISTING CONCRETE PAVING
---	EXISTING TEMPORARY STRUCTURES

LOT 13
AGATE CREEK PRESERVE

LOT 11
AGATE CREEK PRESERVE

LOT 14
AGATE CREEK PRESERVE

LOT 12
AGATE CREEK PRESERVE
4.45 ACRES

LOT 9
DAKOTA RIDGE

LOT 8
DAKOTA RIDGE

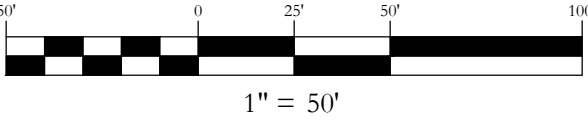
LOT 7
DAKOTA RIDGE

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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Lot 12,
Agate Creek Preserve

35650 Humble Road
Steamboat Springs, 80487

Horizontal Scale



IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

CONTOUR INTERVAL = 2'

NO.	DATE	REVISIONS	INT

DATE: 9-28-2020 DESIGN: WNM
JOB NO. 1032-113 DRAFTED: WNM
DWG. NAME REVIEW: WNM

Four Points
Surveying and Engineering

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P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com

SHEET NO.

1

OF 1