IMPROVEMENT SURVEY PLAT OF:

LOT 36, BLUE CREEK RANCH

LOCATED IN A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6th P.M.
COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

PROPERTY DESCRIPTION

LOT 36,
BLUE CREEK RANCH PUD, ACCORDING TO THE FINAL PLAT RECORDED MARCH 25, 2003 BEARING RECEPTION NO. 623535, AND ACCORDING TO THE DECLARATION FOR BLUE CREEK RANCH PUD RECORDED MARCH 25, 2003 IN BOOK 1450 AT PAGE 139 AS RECEPTION NO. 623540, ALL IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO

COUNTY OF GARFIELD
STATE OF COLORADO

IMPROVEMENT SURVEY PLAT CERTIFICATE

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY SOPRIS ENGINEERING, LLC (SE) FOR BCR LOT 36, LLC.

I FURTHERMORE STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JUNE 06, 2007, 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. I FURTHERMORE STATE THAT THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.

MARK S. BECKLER L.S. #28643

SURVEY NOTES:

1) DATE OF SURVEY: JUNE 06, 2007.

2) DATE OF PREPARATION: JUNE 2007.

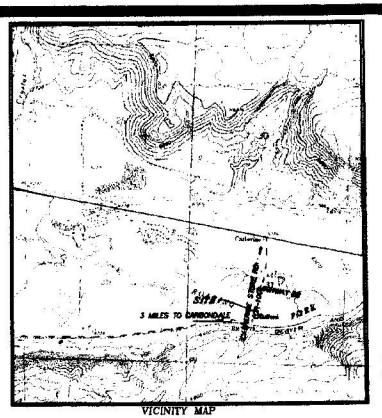
3) BASIS OF SURVEY: FINAL PLAT OF BLUE CREEK RANCH RECORDED MARCH 25, 2003 IN REC #623535 OF THE GARFIELD COUNTY RECORDS. VARIOUS DOCUMENTS OF RECORD AND THE FOUND SURVEY MONUMENTS AS SHOWN.

4) BASIS OF BEARING: A BEARING OF S 60°01'48" E BETWEEN THE NORTHWEST CORNER OF SECTION 31, A FOUND 1987 BLM ALUMINUM CAP AND THE WITNESS CORNER TO THE WEST ¼ CORNER OF SECTION 31, A FOUND 1983 COUNTY SURVEYOR BRASS CAP. THIS BASIS OF BEARING WAS ESTABLISHED FROM A GPS NORTH OBSERVATION ON THE N.G.S. STATION "WEISSHAAR".

5) 100 YEAR FLOOD PLAIN, AS SHOW, IS BASED ON THE FEMA – FIRM MAP, COMMUNITY PANEL NUMBER 080205 1890 B, JANUARY 3, 1986. DATUM ADJUSTMENT 88 (THIS PROJECT) TO 29 (FEMA FLOOD PLAIN) = –4.2 FEET.

6) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND/OR TITLE OF RECORD SE RELIED UPON THE ABOVE SAID PLATS DESCRIBED IN NOTE 4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

7) THE SITE WAS UNDER CONSTRUCTION AT TIME OF THIS SURVEY.

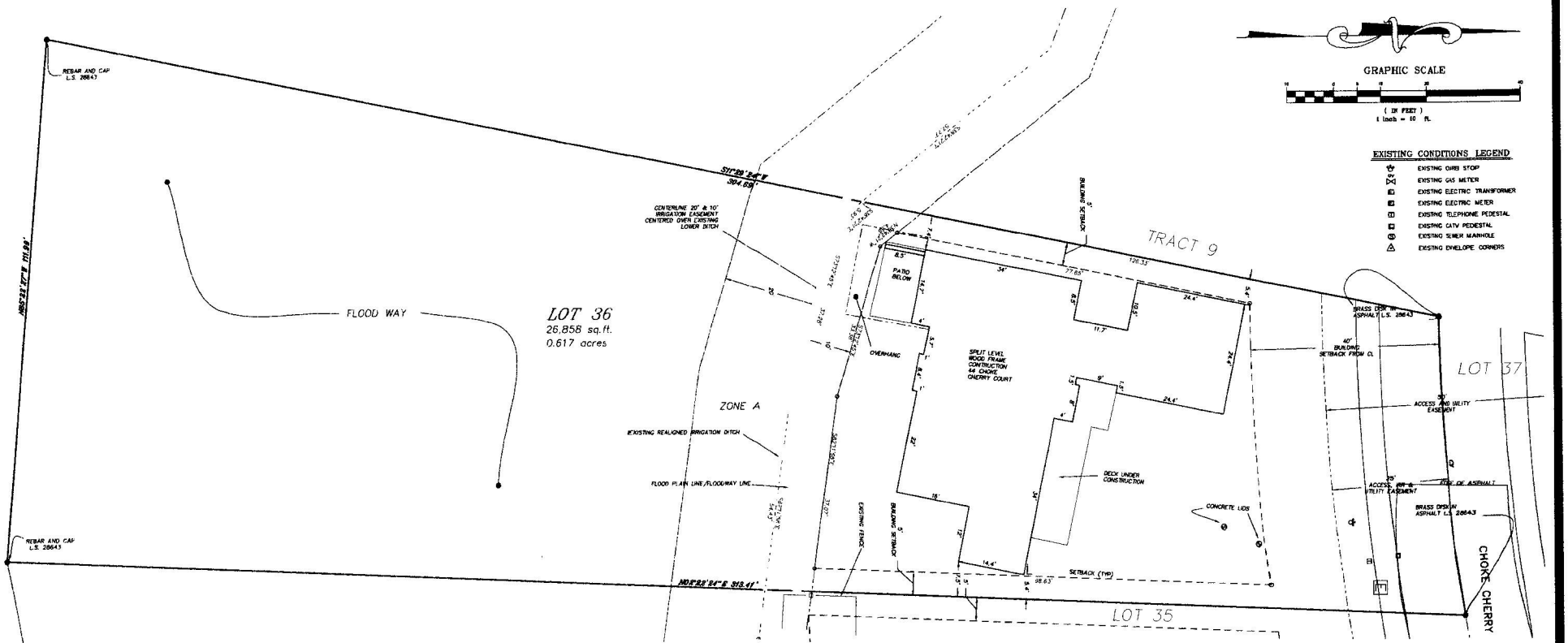


VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

EXISTING CONDITIONS LEGEND

- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER MANHOLE
- EXISTING ENVELOPE CORNERS



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	64.21'	433.50'	32.16'	64.15'	N 85°03'31" E	8°29'10"

SOPRIS ENGINEERING – LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

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 TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.