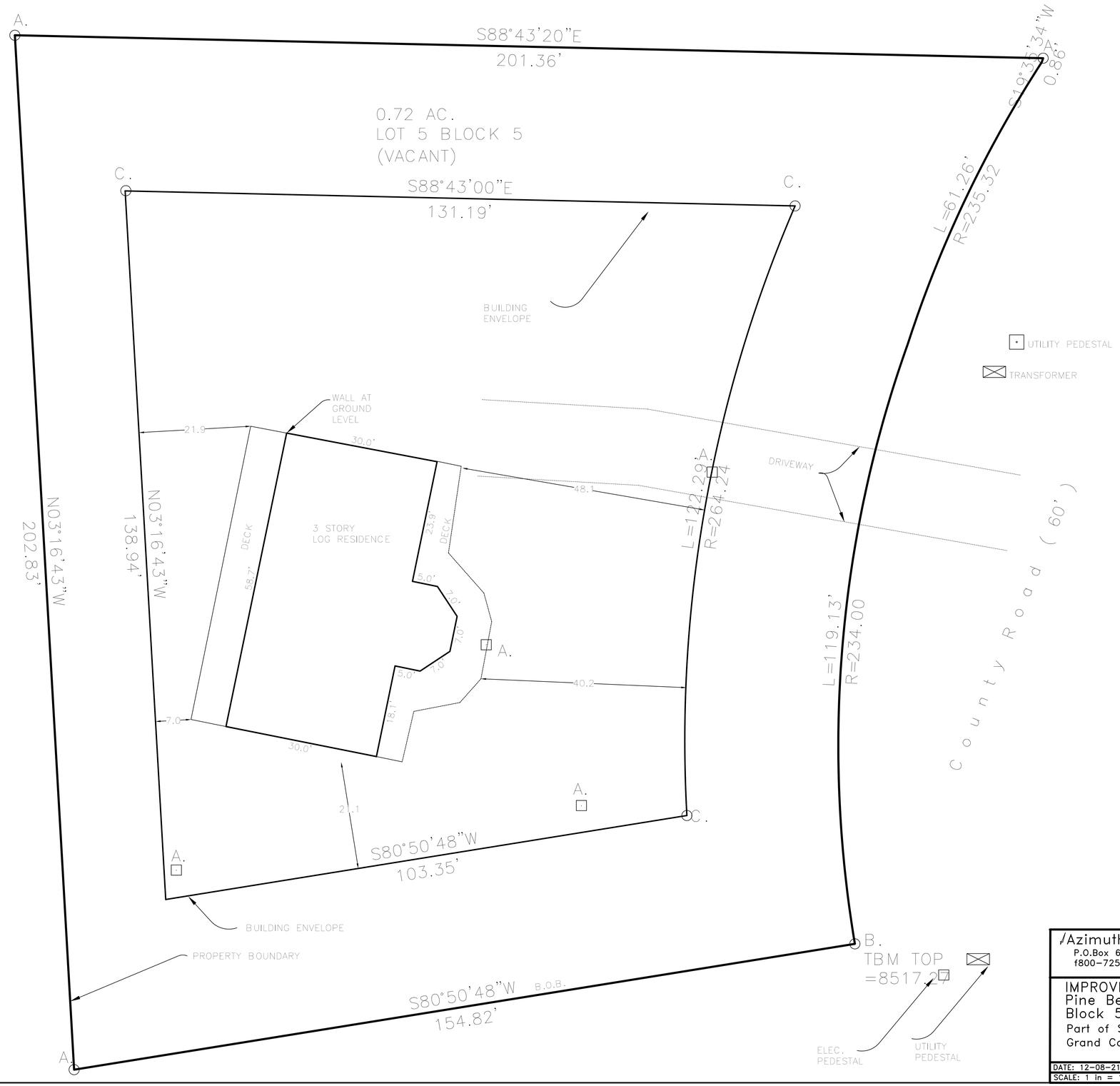

KEY:

A. – FOUND A STAKE SET BY LANDOWNER

B. – FOUND BOAT SPIKE/WASHER LS 3660

C. – SET SPIKE FOR BUILDING ENVELOPE.

BASIS OF BEARINGS:

S80°50'48"W, along the south line of Lot 5, monumented as shown, derived with GPS/RTK.

N

W E

S

10 0 10 20 30

GRAPHIC SCALE – FEET

NOTICE:

1. For title, reference to a title insurance policy is recommended. .
2. This document is certified as one, complete document. Any alteration, addition, change or edit of any part of this document, or after being transferred to another pary, supercedes and invalidates all previous information and certifications.
3. The elevations and contours shown are related to this site only.
4. Wetlands are not addressed.
5. A monument, once set by the first surveyor in good faith, constitutes a property corner. A property boundary is the line on the ground where property rights change. Once established, corners and boundaries do not move, but may possibly be vacated.
6. Setbacks are determined by local jurisdictions. Additional verification is required.
7. Buried utilities are not located or shown hereon.
8. This document is not correlated to GIS. (Geographic Information Systems).
9. Minimum Standards for land survey plats set forth by 38-51, CRS, include the depecting of any conflicting boundary evidence or encroachments by improvements, if any exist.

This Improvement Survey Plat shows the result of a field survey done by me or under my responsible charge based on facts known to me and complies with applicable statutes set forth in 38-51, CRS and is not a warranty or guarantee, either expressed or implied. There are no encroachments by improvements on this surveyed property upon any adjoining premesis, and there are no encroachments by any improvements on adjoining premises onto this surveyed property.

w ward
surveyor

Azimuth Survey Company
P.O.Box 653 Fraser, Colorado 80442
f800-725-2734 p970-531-1120

IMPROVEMENT SURVEY PLAT
Pine Beach
Block 5, Lot 5
Part of Sec. 13 T3N R76W 6PM
Grand County, Colorado

DATE: 12-08-21
SCALE: 1 in = 10 usft BY: ww JOB: A30-98