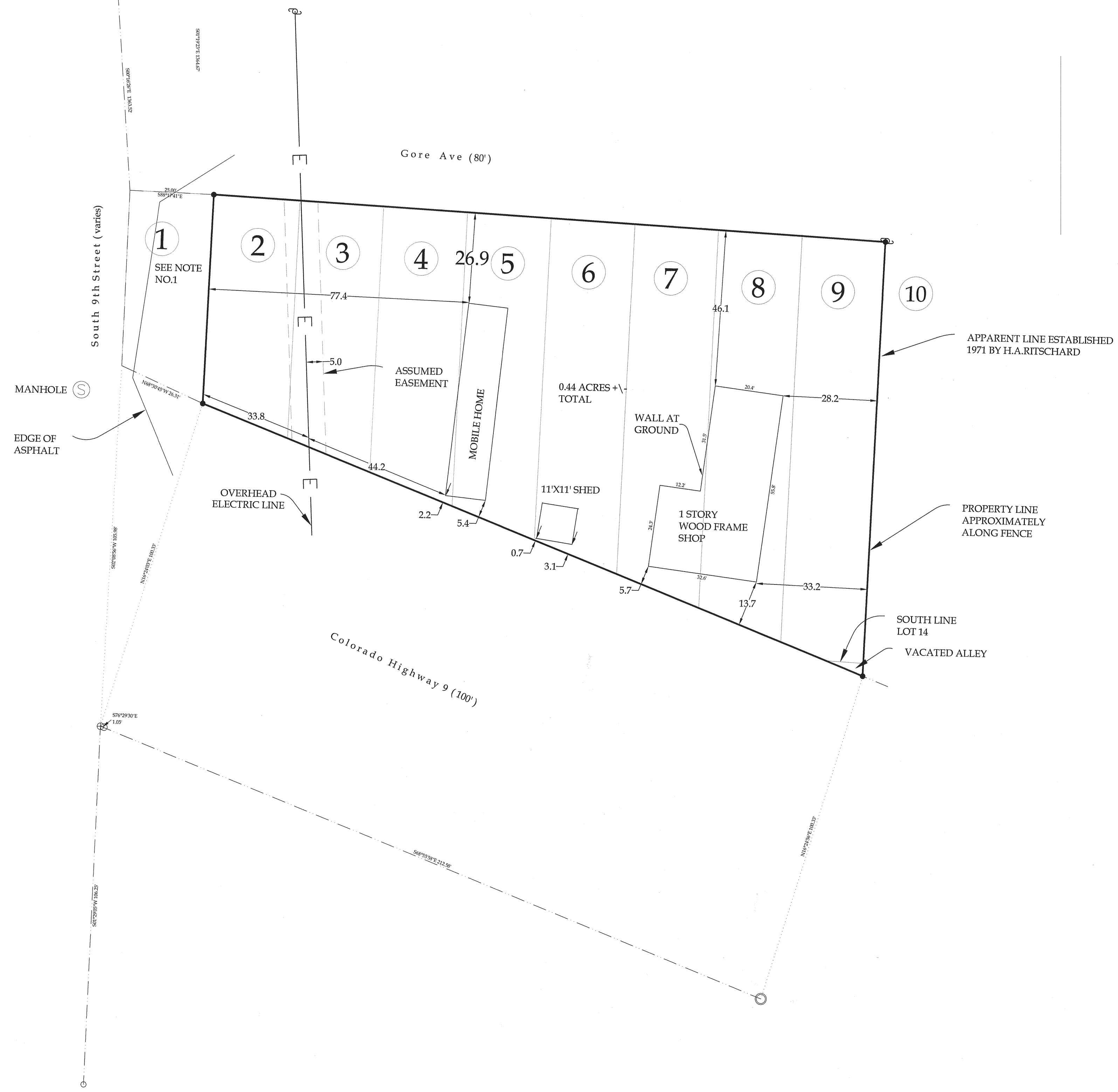


S87°28'44"E
1330.30'
NW CORNER
SEC. 17 FD 1953
BLM B.C.

W1/16 CORNER
SEC. 8/17
FD A.C. PLS 25971



IMPROVEMENT SURVEY PLAT

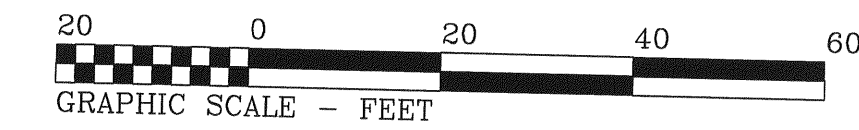
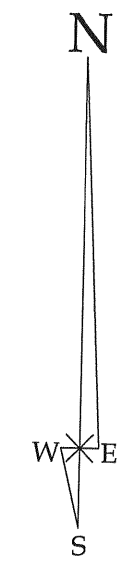
904 Gore Avenue

Part of Sec. 17 T1N R80W 6PM

Town of Kremmling

Grand County, Colorado

LEGAL DESCRIPTION: FIC ADDITION TO KREMMLING,
Lots 2-9, Block 40, Part of Lots 2-5 & 20-21 AND ALL OF Lots
6-9, ALL NORTH OF COLORADY HIGHWAY 9.



BASIS OF BEARINGS: Assumed S87°28'44"E along the north line of Section 17, from the northwest corner to the west 1/16 corner, monumented as shown.

LEGEND:

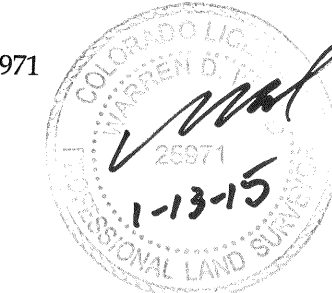
- - FOUND PLSS CORNER NOTED
- - FOUND BOAT SPIKE, APPARENT ORIGINAL MONUMENT BY LS 6268.
- ⊕ - FOUND 5/8" REBAR, APPARENT ORIGINAL MONUMENT.
- - FOUND 1.5" IRON PIPE, APPARENT ORIGINAL MONUMENT.
- - FOUND 1.5" ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 11415.
- - SET PLASTIC CAPPED, 1/2" REBAR STAMPED PLS 25971.

NOTES OF RELEVANCE:

1. The portion of South 9th Street adjacent to this property apparently includes Lot 1. No record of the conveyance is known to this surveyor. Further research is required to confirm ownership of Lot 1.
2. This improvement survey plat is not a determination of title by Rocky Mountain Surveys. A title insurance policy was not utilized for title and easement research.
3. Underground utilities are not shown, and were not requested.

This improvement survey plat was produced for Mike O'Hotto, shows the result of a field survey done by me and under my responsible charge, complies with applicable statutes, and is not a warranty or guarantee, either expressed or implied.

Warren D. Ward, Colorado PLS 25971



2030

Rocky Mountain Surveys, Inc. Professional Land Surveyors P.O. Box 552 Winter Park, Colorado 80482 Land 970-726-7166 fax 800-725-2734 mobile 970-531-1120 www.rockymountainsurveys.com	STATE OF COLORADO } ss County of GRAND Filed for record this <u>13th</u> day of <u>January</u> , 2015 at _____ o'clock _____ M. Recorded in Book _____ Page _____ SARAL ROSENE Recorder Deputy Fees \$ <u>20.00</u>
IMPROVEMENT SURVEY PLAT 904 Gore Avenue Part of Sec. 17 T1N R80W 6PM Town of Kremmling Grand County, Colorado	
DATE: 05-10-14 SCALE: 1 in. = 20 usft. by ww JOB 1n01702w	