

**NOTES:**

- 1) DATE OF SURVEY – DECEMBER, 2019
- 2) SET #4 REBAR & 1" ORANGE PLASTIC CAP (PLS#13901) 18" LONG AND 1" OUT OF GROUND
- 3) BASIS OF BEARING – S89°43'25"W BETWEEN THE S.E. CORNER (2.5" BRASS CAP IN MONUMENT BOX) AND THE S1/4 CORNER (2.5" A.C. – PLS #13901 IN MONUMENT BOX) OF SECTION 35, T7N, R91W.
- 4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH FOR OWNERSHIP, RIGHT-OF-WAYS OR EASEMENTS OF RECORD. FOR OWNERSHIP, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, BAKER & ASSOCIATES RELIED UPON THE CLIENT AND THE AMENDED PLAT OF FRONTIER CITY.
- 5) ELEVATIONS ARE BASED ON THE CRAIG BASE STATION ELEVATION = 6195.61
- 6) PROJECT BENCHMARK IS TOP OF THE REBAR AND CAP AT THE S.E. CORNER OF PROPERTY – ELEV. = 6186.34
- 7) THE PROPERTY WAS SNOW COVERED AT TIME OF SURVEY AND SOME IMPROVEMENTS MIGHT NOT BE SHOWN.
- 8) UNDERGROUND UTILITY LINES ARE APPROXIMATE AND WILL NEED TO BE FIELD VERIFIED FOR LOCATION.
- 9) NO LOCATES WERE ORDERED FOR THIS PROJECT.

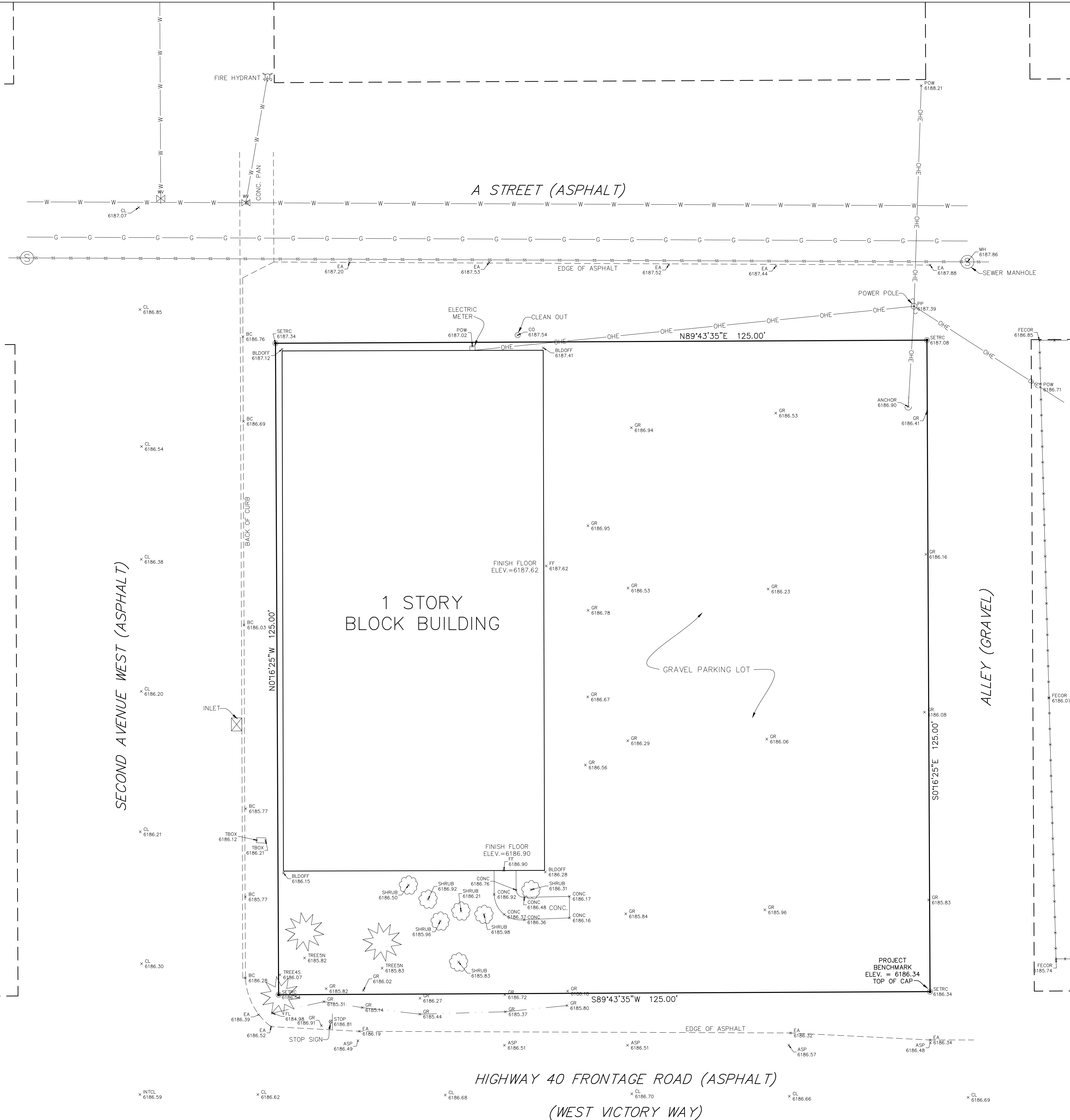
**LEGEND**

- EA EDGE OF ASPHALT
- GR GROUND
- ASP ASPHALT
- BC TOP BACK OF CURB
- FECOR FENCE CORNER
- CL CENTERLINE ROAD
- DENOTES BACK OF CURB LINE/EDGE OF ASPHALT
- DENOTES OVERHEAD POWER LINE
- DENOTES FENCE LINE
- DENOTES R.O.W. LINES
- DENOTES SANITARY SEWER LINE
- DENOTES WATER LINE
- DENOTES GAS LINE
- EA DENOTES A SPOT ELEVATION
- ☁ DENOTES SHRUB
- ☀ DENOTES A TREE

**SURVEYOR'S CERTIFICATE**

I, Lloyd W. Powers being a duly registered Professional Land Surveyor do hereby certify that this survey was made by me or under my direct supervision and is based upon my professional knowledge, information and belief and conforms with the applicable standards of practice in the State of Colorado. This certificate does not constitute a guaranty or warranty, either expressed or implied.

Lloyd W. Powers, PLS  
Colorado Reg. No. 13901



**LEGAL DESCRIPTION:**

LOCATED IN COUNTY OF MOFFAT, STATE OF COLORADO:  
Lots 21 – 25 in Block 2 of FRONTIER CITY according to the Amended Plat filed June 2 1953 as Misc. #3018.

ADDRESS: 1589 W. VICTORY WAY, CRAIG, CO 81625

**CLERK & RECORDER'S CERTIFICATE**

State of Colorado }  
County of Moffat } SS

I hereby certify that the original of this instrument was filed for record in my office at \_\_\_ o'clock, \_\_\_ M. this \_\_\_ day of \_\_\_\_\_ A.D., 201\_\_.

Reception No. \_\_\_\_\_

Moffat County Clerk & Recorder

By \_\_\_\_\_

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 the certification shown herein.

NOTE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief. As such it does not constitute a guarantee, nor warranty, expressed or implied.

**POWERS ENTERPRISES, INC**  
LAND SURVEYORS  
1790 W. VICTORY WAY  
CRAIG, COLORADO 81625

Job No.	19157	Plotted:	LWP	Disc No.:	HD-LT
Date:	JANUARY 3, 2020	Checked:		Coord. File:	CRAIG
Scale:	1" = 10'	Book No.:	188/33	Plot File:	19157

**FOUR POINTS FUNDING – IMPROVEMENT SURVEY PLAT**  
SECTION 35, T7N, R91W OF THE 6th P.M.