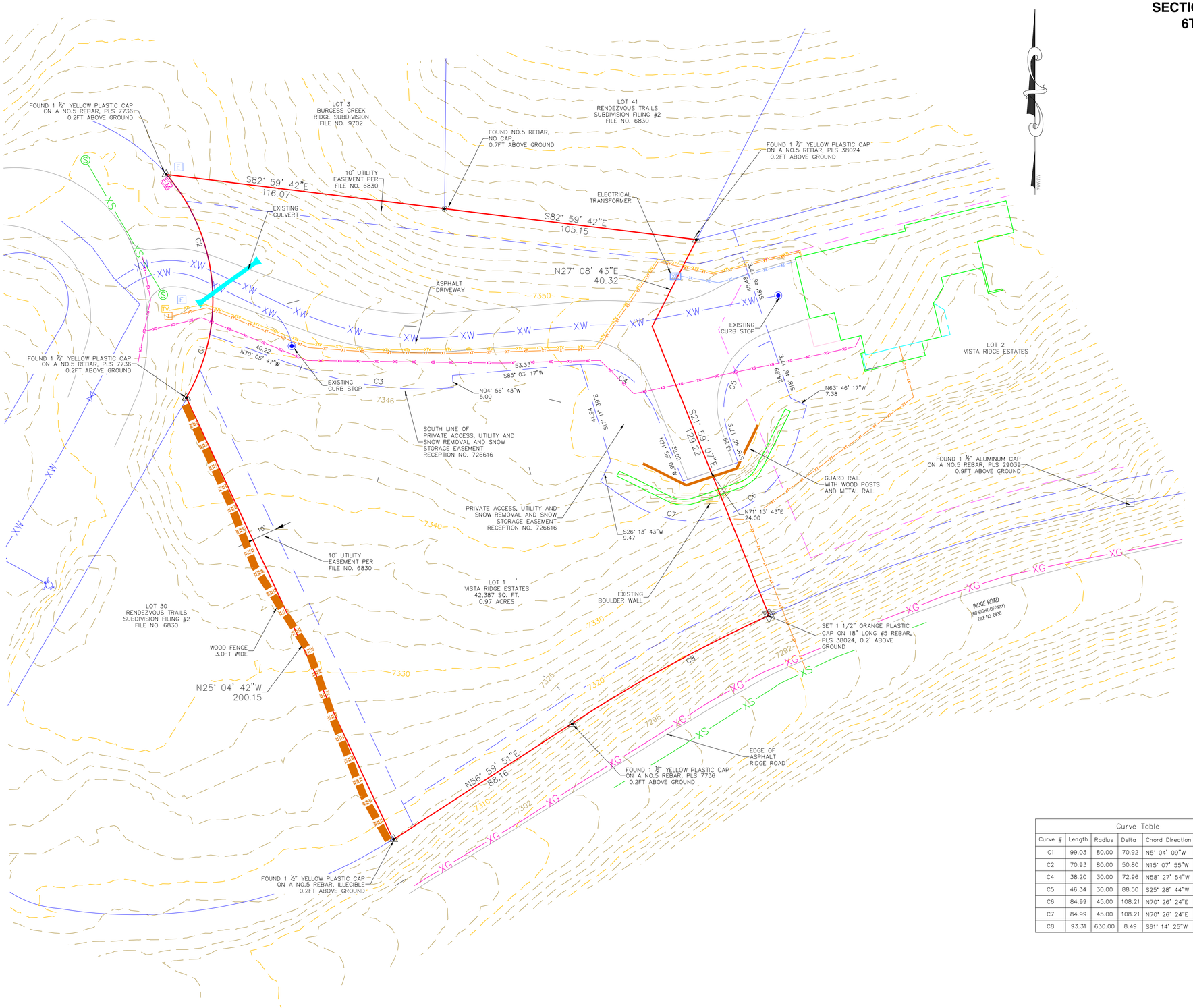
IMPROVEMENT SURVEY PLAT

OF LOT 1 VISTA RIDGE ESTATES LOCATED IN THE NE 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



NOTES:

1. IMPROVEMENT SURVEY PLAT OF LOT 1, VISTA RIDGE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT RECEPTION NO. 726615 AND FILE NO. 14085, COUNTY OF ROUTT, STATE OF COLORADO.
2. FIELD SURVEYING COMPLETED MAY 14, 2026.
3. 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 VISTA RIDGE ESTATES.
4. FOUR POINTS REVIEWED COLORADO TITLE ALLIANCE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY NO. CT-507493 IN COMPLETION OF THE SURVEY.
5. LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
6. 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.
7. STREET ADDRESS: 2529 RIDGE ROAD, STEAMBOAT SPRINGS.
8. 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 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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR WALTER N. MAGILL 38024

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	99.03	80.00	70.92	N5° 04' 09"W	92.83
C2	70.93	80.00	50.80	N15° 07' 55"W	68.63
C4	38.20	30.00	72.96	N58° 27' 54"W	35.67
C5	46.34	30.00	88.50	S25° 28' 44"W	41.87
C6	84.99	45.00	108.21	N70° 26' 24"E	72.91
C7	84.99	45.00	108.21	N70° 26' 24"E	72.91
C8	93.31	630.00	8.49	S61° 14' 25"W	93.22

LEGEND

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

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 1, VISTA RIDGE ESTATES
2529 RIDGE ROAD
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 20'

Contour Interval = 2 ft

DATE: 5-14-2026
JOB #: 1260-002
DRAWN BY: DAF
DESIGN BY:
REVIEW BY: WNM

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

DRAWING: IMPROVEMENT LOCATION CERTIFICATE

SHEET #
1