A TRACT OF LAND
200.00 Ac.

AP 2 TR 92

1318.27'
N 89°44'59" W

AP 1 TR 92
POINT OF BEGINNING

U.S. GENERAL LAND OFFICE SURVEY
QUALITY $250 FOR REGIONAL
TR94 | TR90 | 6 | 1 | TR95 | TR92
1914

N 00°01'09" E
237.90 FT

273.29 FT TIE

S 89°55'59" E
1572.97 FT

S 89°55'59" E
1070.59 FT

AP 1 TR 92

S 00°13'06" E
622.92 FT

1330.50'
S 00°06'07" W

TRACT 95

TRACT 92

CL R.C.R. #46B

CL R.C.R. #46

NUMBER	DIRECTION	DISTANCE
L10	N 76°43'18" W	101.92 FT
L11	N 69°53'43" W	125.29 FT
L12	N 64°26'54" W	73.45 FT
L13	N 57°12'21" W	646.01 FT
L14	N 54°12'26" W	162.66 FT
L15	N 54°48'54" W	140.54 FT
L16	N 55°15'33" W	207.53 FT
L17	N 62°25'28" W	115.09 FT
L18	N 70°47'38" W	280.00 FT
L19	N 80°26'06" W	84.06 FT
L20	S 84°39'31" W	73.78 FT
L21	S 66°55'14" W	246.96 FT
L22	S 70°25'57" W	61.19 FT
L23	S 74°48'46" W	69.11 FT
L24	S 85°32'28" W	124.80 FT
L25	N 80°31'14" W	79.55 FT
L26	N 74°40'39" W	87.49 FT
L27	N 81°06'16" W	69.63 FT
L28	N 88°09'34" W	88.91 FT
L29	N 73°52'30" W	60.83 FT
L30	N 44°13'28" W	27.59 FT
L31	N 11°07'08" W	28.12 FT

NUMBER	BEARING	DISTANCE
L1	S 64°11'35" E	464.38'
L2	S 49°11'07" E	177.94'
L3	N 37°53'49" E	231.24'
L4	N 32°32'39" E	398.79'
L5	N 54°10'31" E	97.57'

SPRING

20' WATERLINE EASEMENTS

SEE HOUSE DETAIL

SEE DETAIL 1

SEE DETAIL 2

POSITION DETERMINED FROM
G.L.O. CALLS FROM
THE EAST AND SOUTH
SET 30" #5 REBAR WITH 2" ALUMINUM CAP
STAMPED AS SHOWN

EMERALD MOUNTAIN SURVEYS
T7N R86W
TR94 | 7 | 2 | S15 | TR95
1998
RLS 16394

FOUND BROKEN G.L.O. PIPE
IN ORIGINAL POSITION.
RESET WITH 30" #5 REBAR
AND 2" ALUMINUM CAP
STAMPED AS SHOWN

EMERALD MOUNTAIN SURVEYS
T7N R86W
TR94 | S22 | 6 | TR 95 | LOT 1
1998
RLS 16394

AP 6 TR 94

200 0 200 400 600
Scale 1" = 200'

BEARINGS BASED ON THE LINE BETWEEN
G.L.O. BRASS CAPS AP6 TR94 AND AP2 TR95
AS BEING S 00°06'07" W

N 00°02'07" E
1226.88 FT

2620.25'
S 00°02'07" W

S 00°02'07" W
1393.37 FT

TRACT 105

TRACT 95

W1/4 SEC 23

S 89°49'56" W
2645.20 FT

N 00°02'31" W 1316.04'

S 00°02'31" E
982.55 FT

AP 5 TR 92

S 89°50'58" E 1321.60'

S 89°52'35" E 1321.20'

9.29'

S 89°32'55" E
9.29 FT

N 00°01'28" W 1315.42'

S 00°13'08" E 2254.29 FT

S 00°13'08" E
1057.93 FT

TRACT 92

SE 1/4 NW 1/4
SECTION 23
(NOT A PART)

S 89°51'59" E
1321.71'

N 89°41'15" E
1335.56'

N 89°53'17" E
1323.58'

AP 5 TR 92

AP 6 TR 92

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE, AS PREPARED FOR NEIL CINQUEMANI, DANFIELD BRANCH RANCH LLC, IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE DESCRIBED PARCEL ON THIS DATE, DECENBER 3, 2013, 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.

DATED:

BY: _____
JAMES B. ACKERMAN, L.S. #16394

1) BUILDING: CONCRETE FOUNDATION, STUCCO SIDING, ASPHALT SHINGLE ROOF, 2 LEVELS, WITH BASEMENT
2) ADDRESS OF PROPERTY IS 44125, RCR#46B, ROUTT COUNTY, COLORADO.

LEGAL DESCRIPTION

A parcel of land located in part of Tracts 92, 95, 105 SECTION 23, Township 7 North, Range 85 West, of the 6th P.M., Routt County Colorado, and more particularly described as follows:
Beginning at a point on the west side of said Angle Point 1 of Tract 92,
thence along the north line of said Tract 95 North 89 deg 44'59" West a distance of 1318.27 feet to Angle Point Number 2 of said Tract 95;
thence along the west line of said Tract 95 South 00 deg 06'07" West a distance of 1330.50 feet to Angle Point Number 6 Tract 94;
thence continuing along the said west line of Tract 95 South 00 deg 02'07" West a distance of 1226.88 feet;
thence North 89 deg 49'56" East a distance of 2645.20 feet to the SE1/4 NW1/4 of said Section 23;
thence along the west line of the said SE1/4 NW1/4 of said Section 23 North 00 deg 02'31" West a distance of 982.55 feet;
thence along the north line of the said SE1/4 NW1/4 of said Section 23 South 89 deg 50'58" East a distance of 1321.60 feet;
thence along the east line of the said SE1/4 NW1/4 of said Section 23 South 00 deg 01'28" East a distance of 1315.42 feet;
thence South 89 deg 32'55" East a distance of 9.29 feet to the east line of the said Tract 92;
thence North 00 deg 13'08" West a distance of 2254.29 feet to the center line of Routt County Road Number 46B;
thence along the said center line of Routt County Road # 43B the following 41 courses,
thence North 76 deg 43'18" West a distance of 101.92 feet;
thence North 69 deg 53'43" West a distance of 125.29 feet;
thence North 64 deg 26'54" West a distance of 73.45 feet;
thence North 57 deg 12'21" West a distance of 646.01 feet;
thence North 54 deg 12'26" West a distance of 162.66 feet;
thence North 54 deg 48'54" West a distance of 140.54 feet;
thence North 55 deg 15'33" West a distance of 207.53 feet;
thence North 62 deg 25'28" West a distance of 115.09 feet;
thence North 70 deg 47'38" West a distance of 280.00 feet;
thence North 80 deg 26'06" West a distance of 84.06 feet;
thence South 84 deg 39'31" West a distance of 73.78 feet;
thence South 66 deg 55'14" West a distance of 246.96 feet;
thence South 70 deg 25'57" West a distance of 61.19 feet;
thence South 74 deg 48'46" West a distance of 69.11 feet;
thence South 85 deg 32'28" West a distance of 124.80 feet;
thence North 80 deg 31'14" West a distance of 79.55 feet;
thence North 74 deg 40'39" West a distance of 87.49 feet;
thence North 81 deg 06'16" West a distance of 69.63 feet;
thence North 88 deg 09'34" West a distance of 88.91 feet;
thence North 73 deg 52'30" West a distance of 60.83 feet;
thence North 44 deg 13'28" West a distance of 27.59 feet;
thence North 11 deg 07'08" West a distance of 28.12 feet;
thence South 00 deg 01'09" West a distance of 237.90 feet to the Point of Beginning containing 200.00 acres more or less.

LEGEND

- = SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "E.M.S.I. RLS 16394" WITH A GREEN METAL "T" FENCE POST AS WITNESS
- = SET #6 REBAR WITH A 2" ALUM. CAP STAMPED AS SHOWN WITH A GREEN METAL "T" FENCE POST AS WITNESS
- = SET #5 REBAR WITH A 2" ALUM. CAP STAMPED AS SHOWN WITH A GREEN METAL "T" FENCE POST AS WITNESS
- = FOUND AND USED A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED AS SHOWN
- = FOUND AND USED A #5 REBAR WITH A 2" ALUMINUM CAP STAMPED AS SHOWN
- = FOUND AND USED A US GLO BRASS CAP PROPERLY STAMPED

ROUTT COUNTY SURVEYORS ACCEPTANCE

This plat was filed and indexed as File No. SP _____ on _____, 2009, at _____m in the Land Survey Plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. SEC 38-50-101.

ROUTT COUNTY SURVEYOR

_____
R.C. MOON COLO REG NO. 13221

DETAIL 1

CINQUEMANI RANCH

SECTION 24

4.90'

AT CORNER PERPENDICULAR TO TRACT LINE

SE 1/4 NW 1/4 SECTION 23

DETAIL 2

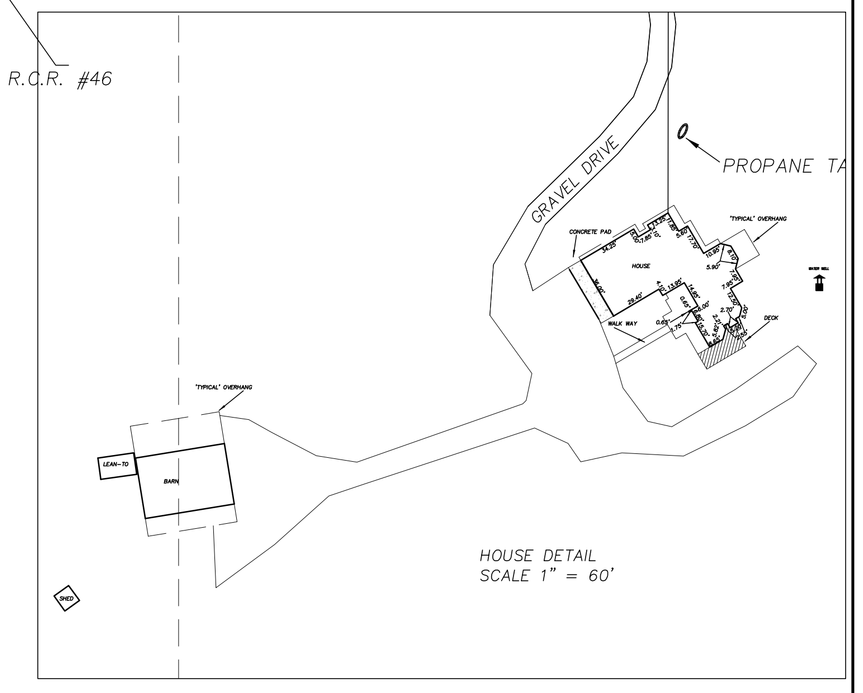
SE 1/4 NW 1/4 SECTION 23

SECTION 24

3.07'

AT CORNER PERPENDICULAR TO TRACT LINE

CINQUEMANI RANCH



HOUSE DETAIL
SCALE 1" = 60'

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 hereon."

NO.	REVISION	DATE

CALC'D JBA
DRAWN JBA
SURVEYED BY: EMSI

TITLE:
IMPROVEMENT LOCATION CERTIFICATE
A PARCEL OF LAND LOCATED IN
PART OF TRACTS 92, 95, 105
SECTION 23, T7N, R86W
ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD
MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998
www.emeraldmtn.net

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PREPARED FOR:
NEIL CINQUEMANI
44125 RCR #46B
STEAMBOAT SPRINGS
COLORADO
80487

SCALE: 1" = 100'
DATE: 12-03-2013
PROJECT NO. 1130-2
SHEET NO. 1 of 1

FTHJS