



LOT 11B, BEAR CLAW ESTATES
CITY OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT,
STATE OF COLORADO.

1. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY OUR CLIENT.
3. BOUNDARY INFORMATION, EASEMENTS, AND BUILDING ENVELOPE ARE SHOWN HEREON PER THE PLAT OF BEAR CULV ESTATES AS RECORDED IN FILE NO. 14436 AND RECEPTION NO. 808941 IN THE ROUTT COUNTY RECORDS. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS MAP. THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTIONS SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
4. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
5. SITE BENCHMARK: A RECOVERED NO. 5 REBAR HAVING AN ELEVATION OF 7019.45 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS SHOWN HEREON.
6. CONTOUR INTERVAL = 2 FOOT
7. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING: VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLES OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
8. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.