

Additional Documents

32065 Pebble Run | Strawberry Park



SURVEY



CONVEYANCE OF ROAD EASEMENT

BOOK 379 PAGE 828

THIS CONVEYANCE, dated as of the 8th day of June,

1973, between Charles A. Auter and Viola A. Auter
(herein called "Grantor"), and Herbert A. Luce (herein called "Grantee")
with an address of Steamboat Springs, Colorado.

WITNESSETH :

Grantor, for and in consideration of the sum of Ten (\$10.00)
Dollars paid to Grantor by Grantee and other valuable consideration,
the receipt and sufficiency of which is hereby acknowledged, does grant
and convey to Grantee a perpetual nonexclusive easement and right of way
for use as a roadway permitting ingress and egress over and across land
located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32 and NW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 33, T7N, R84W of the 6 P.M., Routt County, Colorado, said
easement being 20 feet in width, being 10 feet on either side of a
centerline described as follows:

Beginning at the intersection with the Centerline of County
Road No. 36 and the centerline of said easement from which
the NW corner of said Section 33 bears N 30° 05'00" E 455.60
feet,

thence N 76° 17'04" E 153.80 feet along said centerline
thence N 69° 50'52" E 325.84 feet along said centerline
thence N 46° 20'41" E 299.74 feet along said centerline
thence N 44° 08'53" E 125.55 feet along said centerline
thence N 36° 00'00" E 184.29 feet more or less along

said centerline to its point of termination;

And a tract of land for the purpose of ingress and egress
bounded by a line described as follows:

Beginning at the SW corner of a tract of land conveyed by
Deed recorded in Book 208, Page 556, thence N 56° 30'00"
W 9.50 feet to an intersection with the southerly line of the
herein above described easement, thence N 36° 00'00" E
parallel to the west line of said described tract of land
to its intersection with the northerly line of said described
tract of land extended West from the NW corner of said tract
of land, thence East to the NW corner of said tract of land,
thence S 36° 00'00" W 185.00 feet to the point of beginning.

WARRANTY DEED

THIS DEED, Made this 9th day of January, 1989,
between
PAUL STEVEN PFEIFFER

County of Routt, State of Colorado, grantor(s) and

DAVID M. CRISLER and MARGARET E. IRISH

whose legal address is P. O. Box 770644
Steamboat Springs, CO 80477

of the said County of Routt, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten Dollars and other good and valuable consideration-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey, and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the said County of Routt, State of Colorado,
described as follows:

See Exhibit A attached and incorporated hereto by reference
as if fully set forth herein.

also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the
grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), their heirs and
assigns forever. And the grantor(s), for himself, his heirs and personal representatives, do es covenant, grant, bargain, and
agree to and with the grantee(s), their heirs and assigns, that at the time of the enrolling and delivery of these presents, are well
seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and
have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free
and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever,
except taxes for 1988 and subsequent years; easements of record or
apparent; patent reservations; covenants, conditions, terms, obliga-
tions, easements and reservations of right of way for any ditches or
canals recorded in Book 64 at Page 128.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the
grantee(s), their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Paul Steven Pfeiffer

STATE OF COLORADO

County of Routt

The foregoing instrument was acknowledged before me this
by Paul Steven Pfeiffer.

My commission expires 12/05/89

ss.

day of January, 1989

Witness my hand and official seal.

Notary Public

A tract of land in the SW1/4 SW1/4 of Section 28, Township 7 North, Range 84 West of the 6th P. M., bounded by a line described as follows:

BEGINNING at a point in the SW1/4 SW1/4 of said Section 28 from which the SW corner of said SW1/4 SW1/4 bears S84°45'W 557 feet;
thence N36°00'E 185 feet;
thence due East 246 feet to a point in the bed of Soda Creek;
thence along the stream bed of Soda Creek S48°00'W 238 feet;
thence along the stream bed of Soda Creek S78°00'W 127 feet;
thence N56°30'W 66 feet to the POINT OF BEGINNING.

TOGETHER WITH a perpetual non-exclusive easement and right of way for use as a roadway permitting ingress and egress over and across land located in the SW1/4 SW1/4 of Section 28, NE1/4 NE1/4 of Section 32 and NW1/4 NW1/4 of Section 33, Township 7 North, Range 84 West of the 6th P. M., said easement being 20 feet in width, being 10 feet on either side of a centerline described as follows:

BEGINNING at the intersection with the centerline of County Road No. 36 and the centerline of said easement from which the NW corner of said Section 33 bears N30°05'00"E 455.60 feet;
thence N76°17'04"E 153.80 feet along said centerline;
thence N69°50'52"E 325.84 feet along said centerline;
thence N46°20'41"E 299.74 feet along said centerline;
thence N44°08'53"E 125.55 feet along said centerline;
thence N36°00'00"E 184.29 feet more or less along said centerline to its point of termination;

And a tract of land for the purpose of ingress and egress bounded by a line described as follows:

BEGINNING at the SW corner of a tract of land conveyed by Deed recorded in Book 208 at Page 556;
thence N56°30'00"W 9.50 feet to an intersection with the Southerly line of the herein above described easement;
thence N36°00'00"E parallel to the West line of said described tract of land to its intersection with the Northerly line of said described tract of land extended West from the NW corner of said tract of land,
thence East to the NW corner of said tract of land;
thence S36°00'00"W 185.00 feet to the POINT OF BEGINNING.

EXHIBIT A

UTILITIES

SCHRADER PROPANE CO

Printable History Report

DAVID CRISLER
41960 CR 36

STEAMBOAT SPRINGS, CO 80487

Account No: 12630206

CRIDAV

Date : 8/1/2024 - 7/16/2026

REBECCA
_SCHPR1

Date	Ref No	Description	Status	Check No	Loc	Sale Type	Cat	Qty	Total	Balance
6/18/2026	U0136247	Visa Payment		C370332361	1				(\$442.00)	
6/10/2026	U0136247	HOME HEAT / 30%			1	WC	STRS	200.00	\$442.00	\$442.00
1/21/2026	U0325255	Visa Payment		C359694778					(\$179.42)	
1/20/2026	U0325254	TANK CHECK/ 80%			1	WC	STRS	0.00	\$0.00	\$179.42
1/20/2026	U0325255	HOME HEAT/ 85%			1	WC	STRS	80.10	\$179.42	\$179.42
9/22/2025	U0324580	Visa Payment		C351270859	1				(\$1,552.50)	
9/16/2025	U0324580	FALL FILL SPECIAL/ 85%			1	WC	STRS	750.00	\$1,552.50	\$1,552.50
7/28/2025	T0001187	Tank Check			1	WC	TCHK	0.00	\$0.00	
3/19/2025	U0323830	Visa Payment		C338757138	1				(\$1,160.00)	
3/11/2025	U0323830	HOME HEAT / 65%			1	WC	STRS	500.00	\$1,160.00	\$1,160.00
1/15/2025	U0323346	Visa Payment		C334107964	1				(\$1,598.70)	
12/23/2024	U0323346	HOME HEAT / 85%			1	WC	STRS	730.00	\$1,598.70	\$1,598.70
8/21/2024	U0322537	Visa Payment		C323930370	1				(\$1,303.45)	
8/5/2024	U0322537	FALL FILL/ 85%			1	WC	STRS	655.00	\$1,303.45	\$1,303.45

2024	2025	2026
Total Gall. = 1385	1250	280.1
Total Cost = \$2902.15	\$2712.50	\$621.42 (so far)

07/17/2026 1:19:19 PM

LOCATION BILLING HISTORY

Page: 1

Location: 4200030

Address: 41960 RCR 36

Provider	Billing Period	KWH	Revenue
COOP	July 2025	392	91.00
	August 2025	332	84.00
	September 2025	161	64.00
	October 2025	573	112.00
	November 2025	334	84.00
	December 2025	614	79.00
	January 2026	909	151.00
	February 2026	682	124.00
	March 2026	631	119.00
	April 2026	417	94.00
	May 2026	232	78.00
	June 2026	393	97.00
		5,670	1,177.00
Grand Total:		5,670	1,177.00

WELL REPORT

COLORADO DIVISION OF WATER RESOURCES
101 Columbine Bldg., 1845 Sherman St., Denver, Colorado 80203

RECEIVED

JUN 18 '74

WATER RESOURCES
STATE ENGINEER
D.A.B.**PERMIT APPLICATION FORM**

Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed.

(☒) A PERMIT TO USE GROUND WATER
(☒) A PERMIT TO CONSTRUCT A WELL
FOR: (☒) A PERMIT TO INSTALL A PUMP

() REPLACEMENT FOR NO. _____

() OTHER _____

(1) APPLICANT - mailing address

NAME HERBERT A. LUCE
STREET Box 1834
CITY Steamboat Spg., Colo 80477
(State) (Zip)
TELEPHONE NO. 879-1302

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 531621

Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPROVED FOR HOUSEHOLD USE ONLY, FOR ONE (1) SINGLE FAMILY DWELLING AND NOT TO BE USED FOR IRRIGATION. THE RETURN FLOW FROM THE USE OF THIS WELL MUST BE RETURNED TO THE SAME STREAM SYSTEM IN WHICH THE WELL IS LOCATED.

A.D.

(2) LOCATION OF PROPOSED WELL

County Routt
SW 1/4 of the SW 1/4, Section 28
Twp. 7 N, Rng. 84 W, 6th P.M.

(3) WATER USE AND WELL DATAProposed maximum pumping rate (gpm) 15 gpmAverage annual amount of ground water to be appropriated (acre-feet): .8Number of acres to be irrigated: —Proposed total depth (feet): 12'

Aquifer ground water is to be obtained from:

Soda Creek alluviumOwner's well designation Steamboat Park #1**GROUND WATER TO BE USED FOR:**

(☒) HOUSEHOLD USE ONLY - no irrigation (0)
() DOMESTIC (1) () INDUSTRIAL (5)
() LIVESTOCK (2) () IRRIGATION (6)
() COMMERCIAL (4) () MUNICIPAL (8)
() OTHER (9) _____

(4) DRILLER

Name Hand dug
Street _____
City _____ (State) (Zip)
Telephone No. _____ Lic. No. _____

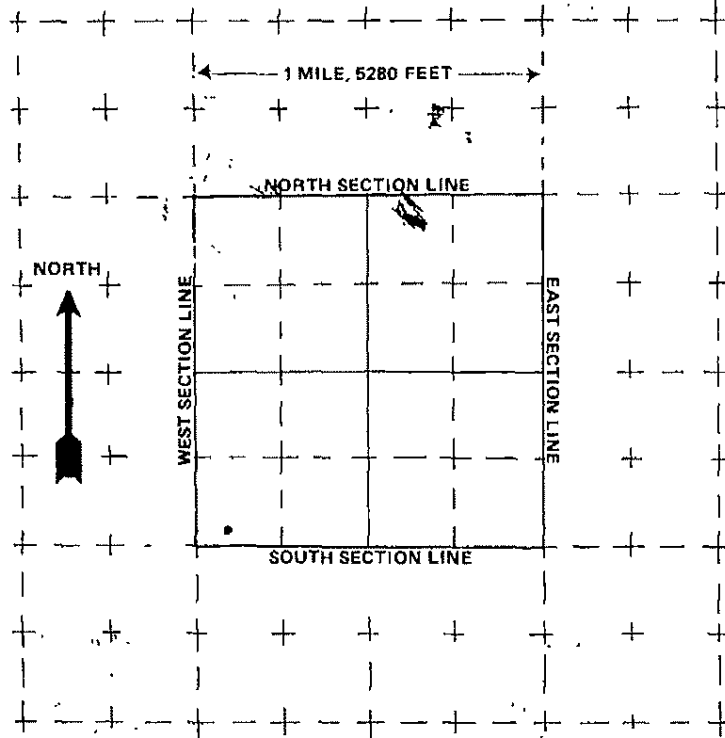
APPLICATION APPROVEDPERMIT NUMBER 75205DATE ISSUED JUN 28 1974EXPIRATION DATE JUN 28 1976

H. W. Escher
(STATE ENGINEER)

BY Donna E. ByrneI.D. 6-58 COUNTY 51

910535

(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

200 ft. from South sec. line
(north or south)
250 ft. from West sec. line
(east or west)

LOT ☒ BLOCK ☐ FILING # ☐
SUBDIVISION ☐

(7) TRACT ON WHICH WELL WILL BE LOCATED

No. of acres 847. Will this be the only well on this tract? YES.

(8) PROPOSED CASING PROGRAM

Plain Casing

5 in. from 0 ft. to -6 ft.

2 in. from 0 ft. to -2 ft.

Perforated casing

5 in. from -6 ft. to -12 ft.

in. from ft. to ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): HERBERT A. LUCE No. of acres: 847
Legal description: 847 acre - SW 1/4, SW 1/4 Sec. 28 R284W T7N G4P-M

(11) DETAILED DESCRIPTION of the use of ground water:

The ground water will be used for household use in a single family cabin w/ 2 bedrooms. The disposal system will be a septic tank and 1/2 acre absorption field.

(12) OTHER WATER RIGHTS used on this land, including wells.

Type or right	Used for (purpose)	Description of land on which used
none		

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Herbert A. Luce

SIGNATURE OF APPLICANT(S)

Use additional sheets of paper if more space is required.

mark.minger@state.co.us

TYPE OR
PRINT IN BLACK INK
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.
Denver, Colorado 80203

RECEIVED
MAR 23 1979

WATER RESOURCES
STATE ENGINEER
COLO.

STATE OF COLORADO

COUNTY OF Routt

SS.

AFFIDAVIT

XX STATEMENT OF BENEFICIAL USE OF GROUND WATER
XX AMENDMENT OF EXISTING RECORD - Name Change
 LATE REGISTRATION

PERMIT NUMBER 75205

LOCATION OF WELL

THE AFFIANT(S) Paul S. Pfeiffer
whose mailing PO Box 1753
address is _____

County RouttSW 1/4 of the SW 1/4, Section 28

City Steamboat Springs, CO 80477
(STATE) (ZIP)

Twp. 7 N 84 W 6th P.M.
(N OR S) (E OR W)

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon, the well is located as described above, at distances of 200 feet from the south section line and 250 feet from the west section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 15 day of July, 19 74, the maximum sustained pumping rate of the well is 15 gallons per minute, the pumping rate claimed hereby is 15 gallons per minute; the total depth of the well is 16 feet; the average annual amount of water to be diverted is .8 acre-feet; for which claim is hereby made for Household

_____ purpose(s); the legal description of the land on which the water from this well is used is

SW SW Section 28, T7N, R84 W, 6th PM

_____ of which

_____ acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) _____

Subscribed and sworn
to before me on this 22 day of March, 19 79

My Commission expires: 1-21-1981
(EXPIRE)

Loren McPherson
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO
PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY

Court Case No. _____

Prior _____ Mo _____ Day _____ Yr _____

Div. _____ Cty. _____

Sec _____ 1/4 _____ 1/4 _____ 1/4

Well Use _____

Dist _____ Basin _____ Man Dis _____

DATE

STATE ENGINEER

BY

Well drilled by Self Lic. No. _____

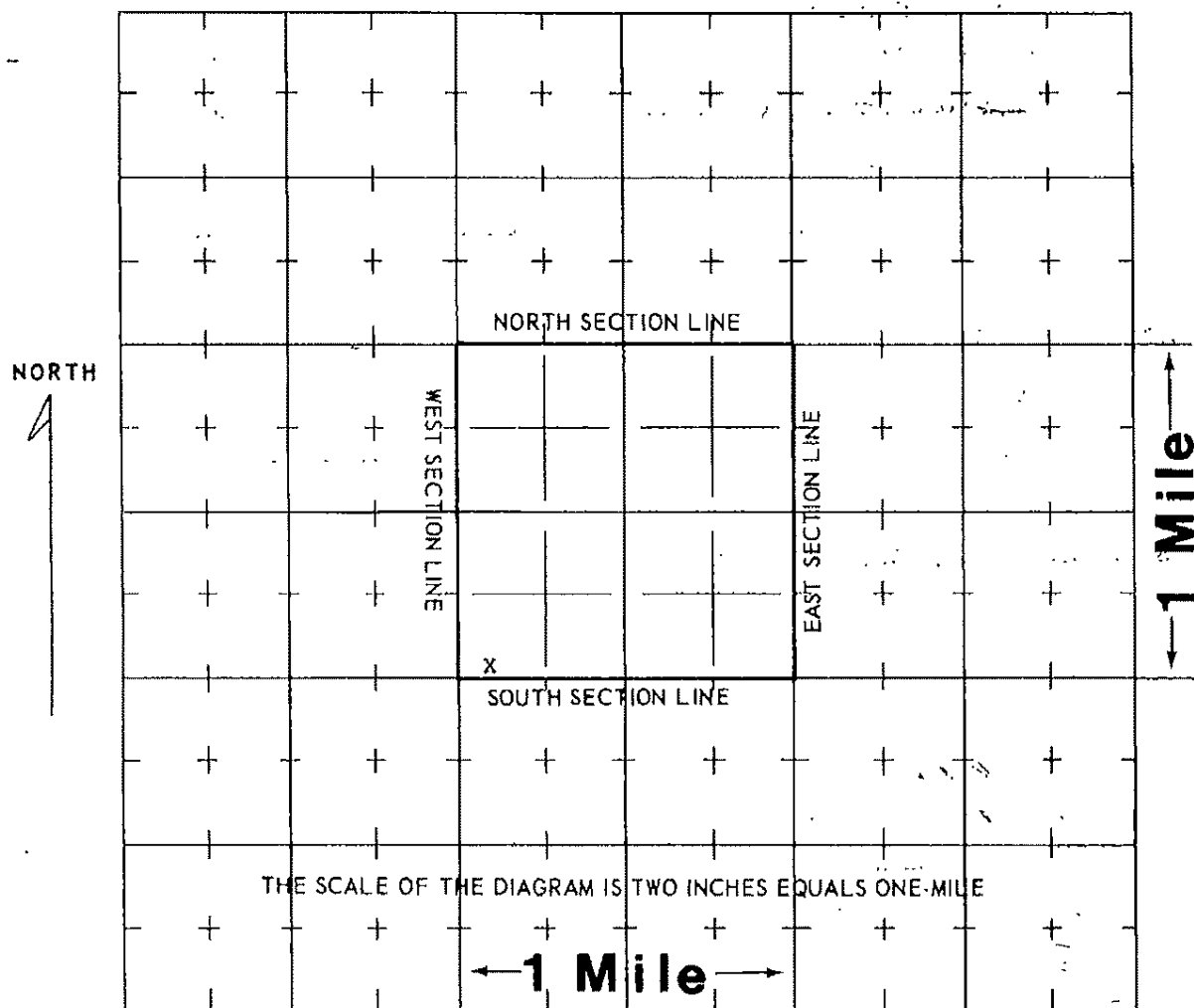
Permanent
Pump installed by Self Lic. No. _____

Meter Serial No. _____ ☐ Flow Meter Date Installed _____

Owner of land on which
water is being used _____

THE LOCATION OF THE WELL MUST BE SHOWN AND FOR LARGE CAPACITY IRRIGATION WELLS THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.

1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).

1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.

1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

100 gpm pumped continuously for one year produces 160 acre-feet.

(WHITE AND PINK COPY TO BE FILED WITH THE STATE ENGINEER
PINK COPY WILL BE RETURNED TO OWNER)

TYPE OR
PRINT IN BLACK INK
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.
Denver, Colorado 80203

RECEIVED
MAR 23 1979
WATER RESOURCES
STATE ENGINEER
COLO.

STATE OF COLORADO

COUNTY OF Routt

SS.

AFFIDAVIT

XX STATEMENT OF BENEFICIAL USE OF GROUND WATER
XX AMENDMENT OF EXISTING RECORD - Name Change
 LATE REGISTRATION

PERMIT NUMBER 75205

LOCATION OF WELL

THE AFFIANT(S) Paul S. Pfeifferwhose mailing
address isPO Box 1753County RouttSW 1/4 of the SW 1/4 Section 28City Steamboat Springs, CO 80477

(STATE) (ZIP)

Twp. 7 N, Rng. 84 W 6th P.M.
IN OR SI, 1E OR W1

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon, the well is located as described above, at distances of 200 feet from the south section line and 250 feet from the west section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 15 day of July, 19 74; the maximum sustained pumping rate of the well is 15 gallons per minute, the pumping rate claimed hereby is 15 gallons per minute; the total depth of the well is 16 feet, the average annual amount of water to be diverted is .8 acre-feet, for which claim is hereby made for Household

purpose(s); the legal description of the land on which the water from this well is used is

SW SW Section 28, T7N, R84 W, 6th PM

of which

 acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) [Signature]Subscribed and sworn
to before me on this 22 day of March, 19 79My Commission expires: 1-21-1981

(SEAL)

[Signature]
NOTARY PUBLICACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO
PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY

Court Case No. _____

Prior _____ Mo _____ Day _____ Yr _____

Div. _____ Cty. _____

Sec. _____ 1/4 _____ 1/4 _____ 1/4

Well Use _____

Dist. _____ Basin _____ Man Dis. _____

DATE

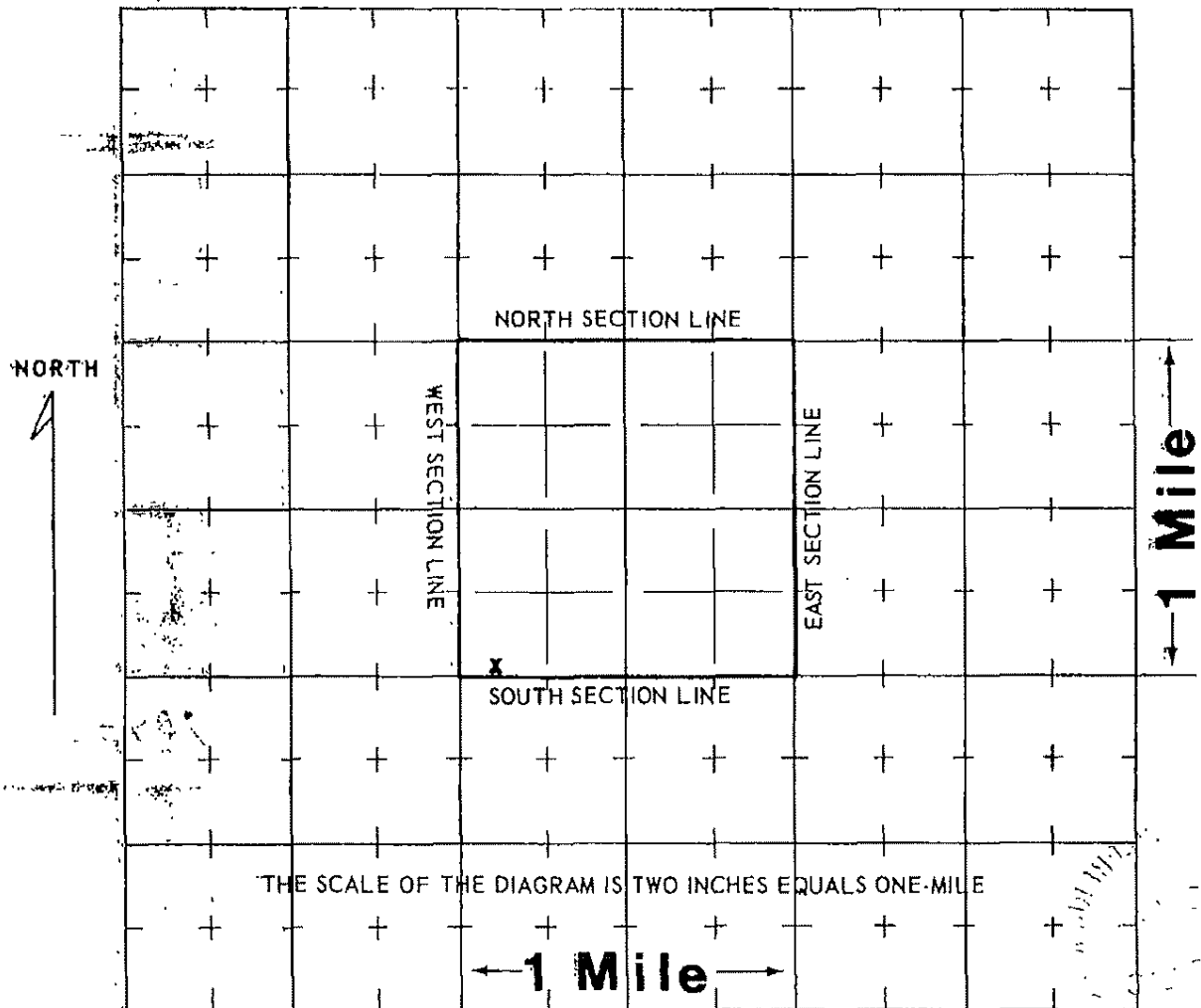
STATE ENGINEER

BY

Well drilled by Self Lic. No. _____
 Permanent
 Pump installed by Self Lic. No. _____
 Meter Serial No. _____ ☐ Flow Meter Date Installed _____
 Owner of land on which
 water is being used _____

THE LOCATION OF THE WELL MUST BE SHOWN AND FOR LARGE CAPACITY IRRIGATION WELLS THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.

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 100 gpm pumped continuously for one year produces 160 acre-feet.

(WHITE AND PINK COPY TO BE FILED WITH THE STATE ENGINEER
 PINK COPY WILL BE RETURNED TO OWNER)

WATER ANALYSIS

RELINQUISHED BY: [Signature] TIME RECEIVED 1115 RECEIVED BY: [Signature]

Routt County Department of Environmental Health
REPORTING FORM FOR BACTERIOLOGICAL ANALYSIS

SAMPLER: PLEASE FILL OUT ONE FORM - FOR EACH INDIVIDUAL SAMPLE SUBMITTED

DATE COLLECTED 2/04/25

PWSID # _____ (Not for private homeowners)

BOTTLE TRACKING # FY032B-117 (Located on bottom portion of bottle)

COUNTY Routt

SYSTEM / PROPERTY OWNER NAME: David M. Crisler & Margaret E. Irish

SYSTEM ADDRESS: 41960 RER 36 / 32065 Pebble Run

CONTACT PERSON: David Crisler PHONE: _____

SAMPLE COLLECTED BY: _____ TIME COLLECTED _____ am/pm

WATER TYPE: RAW ☐ GWR ☐ CHLORINATED ☐ OTHER TREATMENT ☐ explain _____

SAMPLE POINT: _____ CHLORINE RESIDUAL: _____ mg/L

SAMPLE TYPE: ROUTINE ☐ REPEAT ☒ SPECIAL PURPOSE ☐

For Laboratory Use Only Below This Line

LABORATORY SAMPLE # 18531 DATE RECEIVED IN LABORATORY FEB 04 2025 / /

COMMENTS: _____

PARAMETER	RESULT	ANALYSIS DATE	LAB METHOD
Coliform, TOTAL (Absent/Present)	<u>A</u>	<u>FEB 05 2025</u>	Colilert 24-hour
Coliform, E. COLI (Absent/Present)	<u>A</u>	<u>FEB 05 2025</u>	Colilert 24-hour

OD = Outdated - Please resample
LA = Lab Accident - Please resample
Absent = Coliform not detected
Present = Coliform detected

Reviewed & Approved by: [Signature] Title Tech Date FEB 05, 2025

Routt County Environmental Health Dept.
136 6th Street
Suite 201
Steamboat Springs, CO 80487

Phone (970) 870-5400
aswilliams@co.routt.co.us

RADON REPORT

PRO-LAB · CERTIFIED RADON ANALYSIS

Your radon results are ready

Hi DAVID CRISLER, your analysis is complete. Here is what we measured:

AVERAGE RADON LEVEL

0.5

pCi/L

BELOW EPA ACTION LEVEL

SAMPLE A · 1ST FLOOR

0.5 pCi/L

SAMPLE B · 1ST FLOOR

0.5 pCi/L

Your level is below the EPA's 4 pCi/L action threshold.

The average radon level across America is 1.3 pCi/L. You should retest your home in one year to make sure the radon level continues to be low.

Your complete radon report is attached to this email as a PDF. You will need Adobe Acrobat Reader 7.0 or later to open it (available free at get.adobe.com/reader).

For more information, read the EPA's [Citizen's Guide to Radon](#).



RADON ANALYSIS REPORT

1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

DAVID CRISLER
41960 RCR 36
STEAMBOAT SPRINGS, CO 80487

TEST ID NUMBER: 1577131
DATE RECEIVED: 06/24/2026
REPORT DATE: 06/26/2026

TEST LOCATION
41960 RCR 36
ROUTT COUNTY
STEAMBOAT SPRINGS, CO 80487

This is a confidential report of the radon samples that were submitted to our laboratory for measurements of radon-222 levels. The results represent the amount of radon that was present in the air during the time of sampling. The radon is measured in our laboratory using the liquid scintillation method. This report will not be released to anyone without your permission except as required by individual state laws and guidelines.

HERE ARE YOUR TEST RESULTS

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
3884624	1ST FLOOR	Jun 17, 2026 10:52 AM	Jun 19, 2026 12:22 PM	Jun 25, 2026 10:13 AM	0.5 pCi/L
3885282	1ST FLOOR	Jun 17, 2026 10:52 AM	Jun 19, 2026 12:22 PM	Jun 25, 2026 10:24 AM	0.5 pCi/L

AVERAGE RADON LEVEL (average result of two tests) : 0.5 pCi/L

THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PC/L) OR HIGHER

Please read the EPA Citizen's Guide to Radon at www.epa.gov/radon/pubs/citguide.html. Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 8 pCi/L you should perform a second short-term test immediately. If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office.

LIMITATIONS OF DATA AND PRODUCT LIABILITY

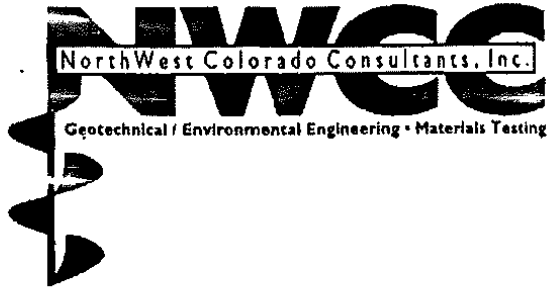
PRO-LAB expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB shall not be responsible for the improper placement of the test canister nor shall PRO-LAB be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB, its agents, its retailers, its distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only.

Jose Figueroa, RMS
NRPP CERT # 109347 RT
NRSB CERT # 18SS007

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James E. McDonnell IV

SEPTIC REPORT



August 24, 2001

Dave Crisler
41960 County Road 36
Steamboat Springs, CO 80487

Job Number 01-4978

Subject: On-site Sewage Disposal System
Design, Crisler Residence, 41960 County
Road 36, Routt County, Colorado.

Gentlemen:

This report presents the results of an On-site Sewage Disposal System (OSDS) design for the Crisler Residence, which is located at 41960 County Road 36 in Routt County, Colorado.

Existing & Proposed Construction: We understand that the existing residence consists of a one-bedroom home and the client intends to construct an addition to the residence, which will be constructed with one bedroom. Therefore, this OSDS design has been completed assuming a total of two bedrooms.

Site Conditions: The project site is located east of County Road 36 in Routt County, Colorado. The proposed OSDS site consists of vacant land located northwest of the residence. The site was vegetated with grasses and Soda Creek is located approximately 50 to 75 feet south of the proposed OSDS site.

The topography of the proposed OSDS site is fairly consistent and generally slopes moderately down to the south on the order of 10 percent.

Subsurface Conditions: To investigate the subsurface conditions at the site, one profile pit was excavated in the vicinity of the proposed OSDS site on August 16, 2001. The subsurface conditions encountered in the profile pit generally consisted of approximately 30 inches of topsoil fill overlying natural clays and natural gravels and boulders to the maximum depth investigated, 6 feet. The clays were sandy with interbedded sand and clay lenses, low plastic, stiff, moist and brown in color. Natural gravels and boulders were encountered beneath the clays at a depth of approximately 4 to 5 feet in the profile pit. The gravels and boulders were clayey, low plastic, dense, moist and brown in color. Groundwater seepage was not encountered in the profile pit at the time of the investigation and we did not observe evidence of a seasonal high groundwater table. However, a previous investigation at the current OSDS site located south of the proposed OSDS site indicated a groundwater level of approximately 4 feet below the ground surface. Based on this information and the topography of the site, we have assumed a high groundwater level of approximately 6 feet below the existing ground surface.

Due to the limited area available for the OSDS and the subsurface conditions encountered at the site, no percolation testing was conducted at the site. Therefore, we recommend that the engineer be called to the site when the excavation is opened to verify the subsurface conditions prior to construction of the soil absorption system.

System Design: Based on the subsurface conditions encountered and the limited area available for construction of the OSDS, we recommend that the proposed OSDS be constructed in a bed configuration. The clay soils encountered beneath the seepage bed site must be removed and replaced with an approved granular fill material.

The OSDS design presented below is based on the total anticipated number of bedrooms and appurtenances, as well as an assumed percolation rate for the imported granular fill materials. Considering the anticipated construction we have calculated a peak effluent flow of 525 gallons per day (gpd) for the system. Based on the assumed percolation rate and the peak effluent flow rate, an absorption area of 332 square feet will be required for a conventional trench or bed absorption system.

In order to accommodate the limited area available for the system, we recommend that the system be constructed in a bed configuration no deeper than 2 feet below the existing ground surface. We also recommend that a new septic tank with a minimum capacity of 1,000 gallons be installed to replace the existing tank. A general site plan is shown in Figure #1 and the system design is presented in Figures #2 and #3. The design calculations are shown in Appendix A and the specifications for the system are given in Appendix B. It is our understanding that the minimum setback for this system to the edge of Soda Creek is 50 feet.

Limitations: The procedures and design criteria used in these designs were obtained from the EPA "Design Manual - On-site Wastewater Treatment and Disposal Systems", 1980, the Colorado Department of Health "Guidelines for Individual Sewage Disposal Systems" (rev. Sept. 1997) and the Routt County Guidelines for Individual Sewage Disposal Systems, 1999. The sewage disposal system design presented is based on currently accepted design procedures and the proposed features and usage of the residence. If the usage of the residence or addition of new facilities to those planned changes, the OSDS design will also most likely change. It should also be noted that all on-site sewage disposal systems require periodic maintenance. The failure of the owner to provide proper periodic inspection and maintenance of the system, such as periodic pumping every 3 to 7 years, can lead to a premature failure of the system.

Please be advised that Colorado law requires that a permit must be obtained prior to the construction, alteration or use of an on-site sewage disposal system. If you have any questions concerning this report or our recommendations, or if we may be of further service, please contact this office.

Sincerely,
NORTHWEST COLORADO CONSULTANTS, INC.

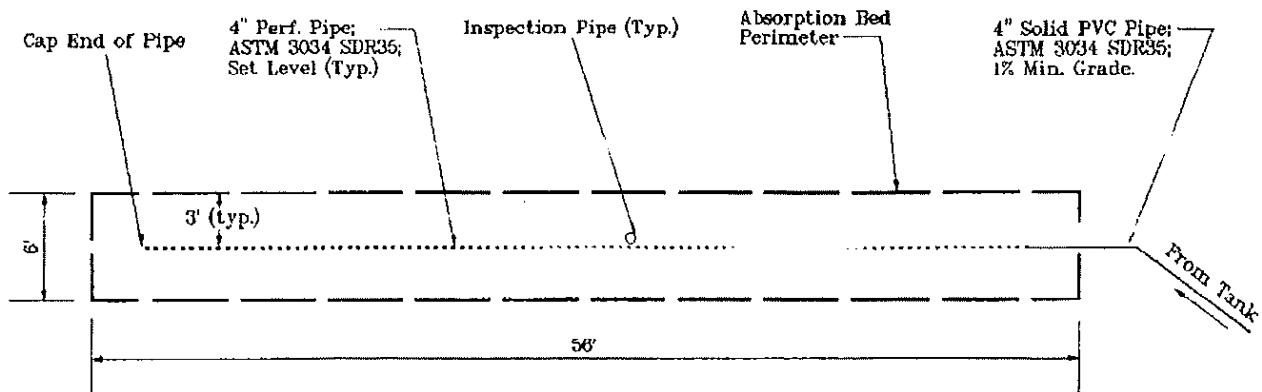
Harold N. Schmitt, P.E.

Reviewed by Brian D. Len, P.E.





(Not to Scale)

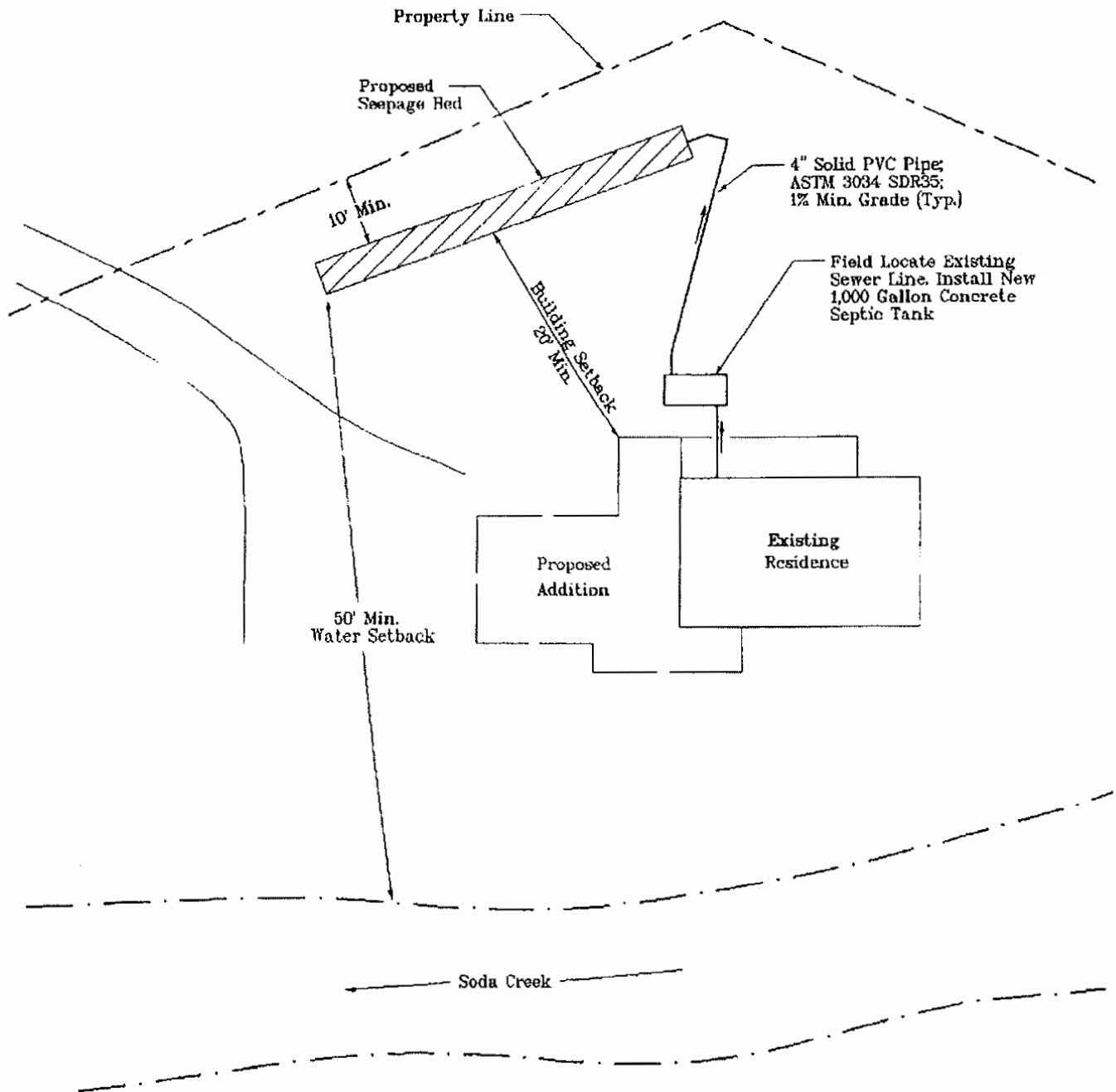


SEEPAGE BED PLAN

Job Name: Crisler Residence Septic System	Job No. 01-4978
Location: 41960 County Road 36, Routt County, CO	Figure #2

NORTHWEST COLORADO CONSULTANTS

STEAMBOAT SPRINGS COLORADO



O.S.D.S. SITE PLAN

Job Name: Crisler Residence Septic System

Job No. 01-4978

Contact



Sarah Peterson

970.819.5581

SARAH.PETERSON@STEAMBOATSIR.COM

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