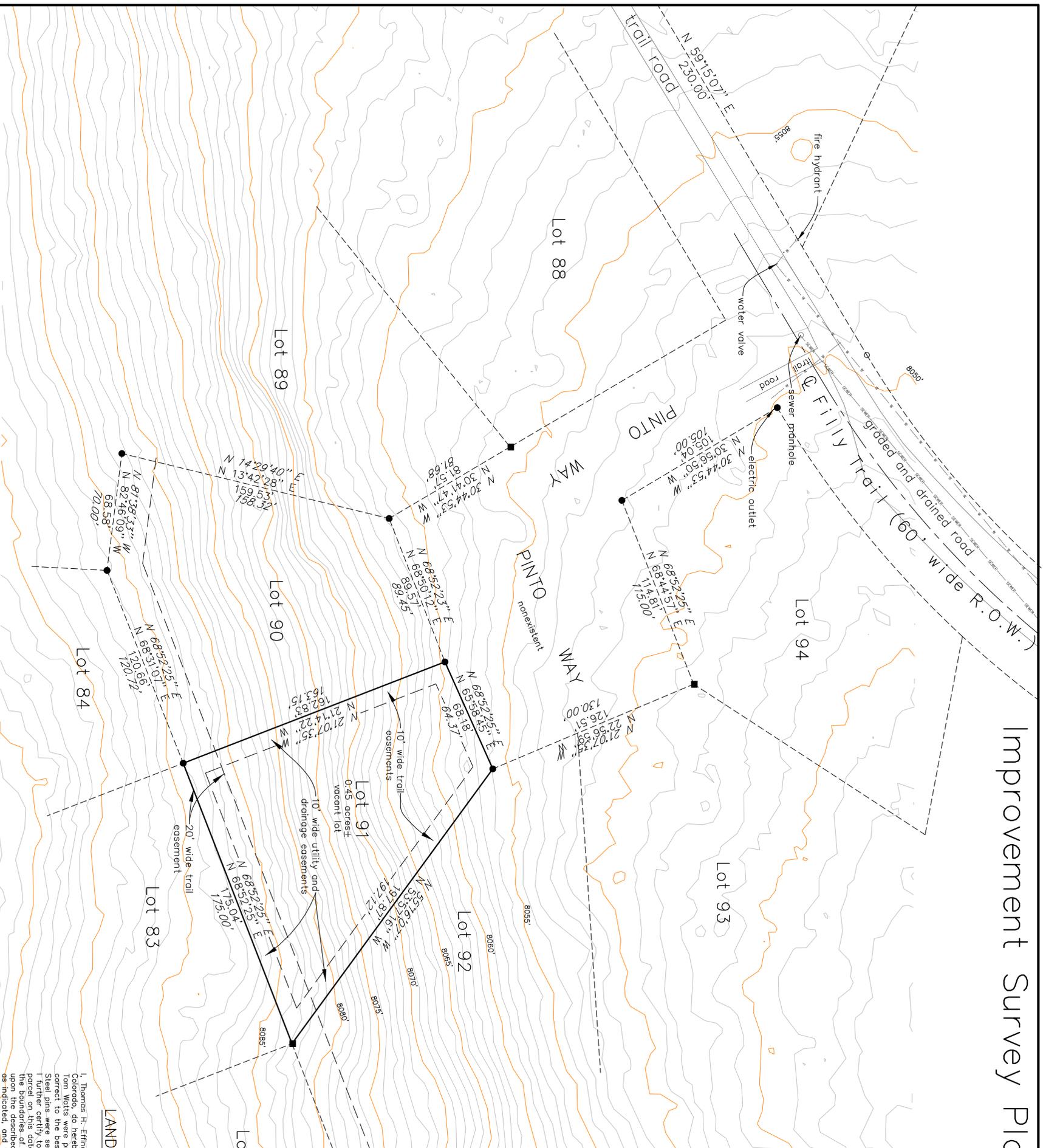


Improvement Survey Plat

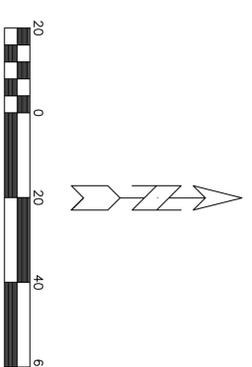


LEGAL DESCRIPTION

Lot 91,
Black Horse I at Stagescoach,
in the NW1/4 Section 22,
T.3 N., R.84 W. of the 6th P.M.,
Routt County, Colorado.
TBD Pinto Way

LEGEND

- Indicates a capped #4 rebar marked NHPQ LS 2682, found flush to the ground and accepted, unless otherwise noted.
- ⊕ Indicates a capped #5 rebar marked LS 17651 set flush to the ground unless otherwise noted.
- Indicates an uncapped #4 rebar accepted as an original NHPQ monument.
- Indicates an angle point, no monument found or set.
- S 89°58'00" E 123.45' Indicates measured bearings and ground distances in feet.
- S 89°58'00" E 123.45' Indicates plotted bearings and ground distances in feet.
- — — — — Indicates an underground sewer line.
- — — — — Indicates an underground water line.
- — — — — Indicates an underground natural gas line.
- — — — — Indicates an underground telephone line.
- — — — — Indicates an underground electric line.
- — — — — Indicates an overhead power transmission line.
- — — — — Indicates a fence.
- Contour Interval = 1', NAVD88 GEOID18



All bearings based on the monumented south line of Lot 91, Black Horse I at Stagescoach, considered to be N 68°52'29"E.

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger, Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Land Survey and Plat, as prepared for Tom Watts were prepared by me and under my supervision and that both are correct to the best of my knowledge.
Steel pins were set at all boundary corners (as noted).
I further certify to Tom Watts that the improvements on the above described parcel on this date, July 2, 2024, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments or easements on the parcel, except as shown, and there is no apparent evidence of any crossing or burdening any part of said parcel, except as noted.

Dated this 31st day of July, A.D. 2024.

Thomas H. Effinger, Jr.
Colorado Professional Land Surveyor
No. 17651



NOTES

Underground utilities in Pinto Way if any were not located.

E&F Associates
P.O. Box 771955 Steamboat Springs, CO 80477
Improvement Survey

Lot 91, Black Horse I at Stagescoach,
in Section 22, T.3 N., R.84 W. of the 6th P.M.,
Routt County, Colorado.
Client: Tom Watts

Drawing Name: L91B1H1
Drawn by: TE Date: 7-13-24 Revised:
teffinger@ef3associates.com 970-734-5877

ROUTT COUNTY SURVEYOR'S ACCEPTANCE
This Plat was (filed and) indexed as File No. SP _____ on _____, 2024,
at _____, in the land survey plat records file and index system
located in the office of the Routt County Clerk and Recorder pursuant to
CRS: 38-50-101.
Routt County Surveyor

Thomas H. Effinger, Jr. LS 17651

This Land Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding the Final Plat of Black Horse I at Stagescoach.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF THE COMMENCEMENT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.