

56 Rosecrown | Lots 27/24

Improvement Survey Plat

Part of SE 1/4, Section 36, Township 4 South, Range 82 West of the 6th Principal Meridian
 COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

Lot 27, Third Amendment, Mountain Star, A Retubdivision of Lot 24 and Lot 27, Mountain Star, according to the plat recorded December 28, 2001, at Reception No. 781262, Eagle County, Colorado.

SURVEYOR'S STATEMENT

I, Leland Lechner, do hereby certify to _____ that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the survey shown hereon was prepared on this date June 6, 2019, by me or under my direct supervision and accurately represents a field survey of same, based upon my knowledge, information and belief. This survey is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied.

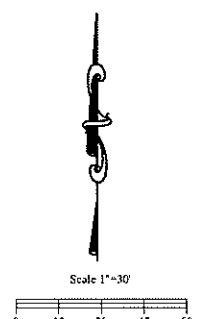
This Improvement Survey Plat complies with Section 38-51-102 of the Colorado Revised Statutes.

Leland Lechner
 Professional Land Surveyor No. 23506



Notes:

- 1) A title commitment was not provided for this survey. Platted easements are shown. Easement research was not performed by the surveyor.
- 2) The bearings are based upon a line connecting a monument found on the northerly boundary of Lot 27 with a monument found at the southeast corner of Lot 27 being S 16°22'47" E as shown on the drawing. This bearing is calculated from the recorded plat dimensions. The 2 monuments are described on the drawing. The monuments found and set are also described on the drawing.
- 3) The linear units are in U.S. survey feet.



Note: According to Colorado law, you must commence any legal action based upon any defect on 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 certification shown hereon.

Leland Lechner PLS 30946 County Rd. 356, Buena Vista, Co. 81211 (719) 393-9160

Rose Crown
 Private Road, Utilities and Drainage

Lot 28

Lot 26

Lot 27

4.24 Acres
 Address: 0056 Rosecrown

Lot 23

United States Forest Service

found a #5 rebar with a 1 1/2" aluminum cap stamped "LS 24325" 0.7' above the ground

• =10°03'45"
 R=370.00'
 L=64.88'
 LCB=N 21°28'29" W

• =10°31'26"
 R=370.00'
 L=63.63'
 LCB=N 22°29'15" W

found a #5 rebar with a 1 1/2" aluminum cap stamped "LS 24325" flush with the ground

found a #5 rebar with a 1 1/2" aluminum cap stamped "LS 24325" flush with the ground

• =08°26'47"
 R=530.00'
 L=59.83'
 LCB=N 23°16'58" W

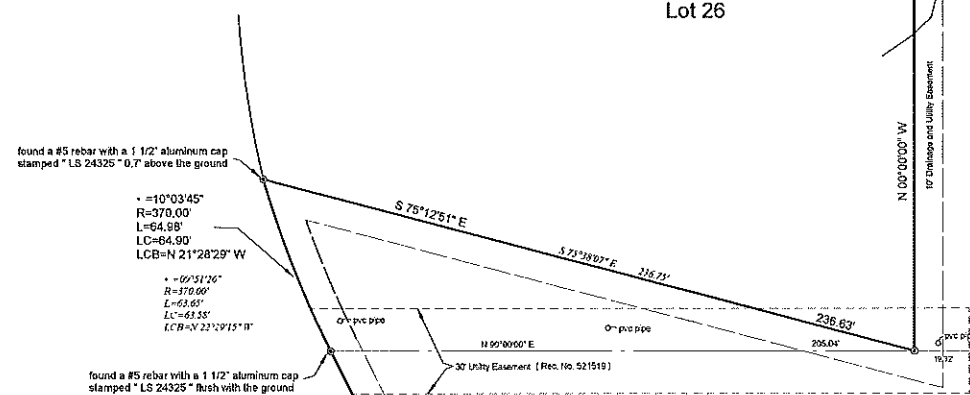
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found a #5 rebar with a 1 1/2" aluminum cap stamped "LS 26967" flush with the ground

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Public courses are as measured

eastly edge of mowed grass

garage

house

upper deck outline

base of basement

eastly edge of garden

10' Drainage, Utility and Road Maintenance Easement (Rec. No. 521519)

found a concrete vault in the transformer concrete base

transformer

station

113.42'

114.47'

N 00°00'00" W

N 90°00'00" E

30' Utility Easement (Rec. No. 521518)

10' Drainage, Utility and Road Maintenance Easement

153.85'

transformer

S 90°00'00" W

364.84'

29.74'

N 60°54'17" E

30.00'

118.85'

N 89°20'00" E

N 89°20'00" E

113.42'

241.37'

7.25'

42.0'

113.42'

114.47'

114.47'

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114.47'

114.47'

114.47'

558.51'

166.68'

10' Drainage and Utility Easement

10' Drainage and Utility Easement

10' Drainage and Utility Easement

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10' Drainage and Utility Easement

10' Drainage and Utility Easement