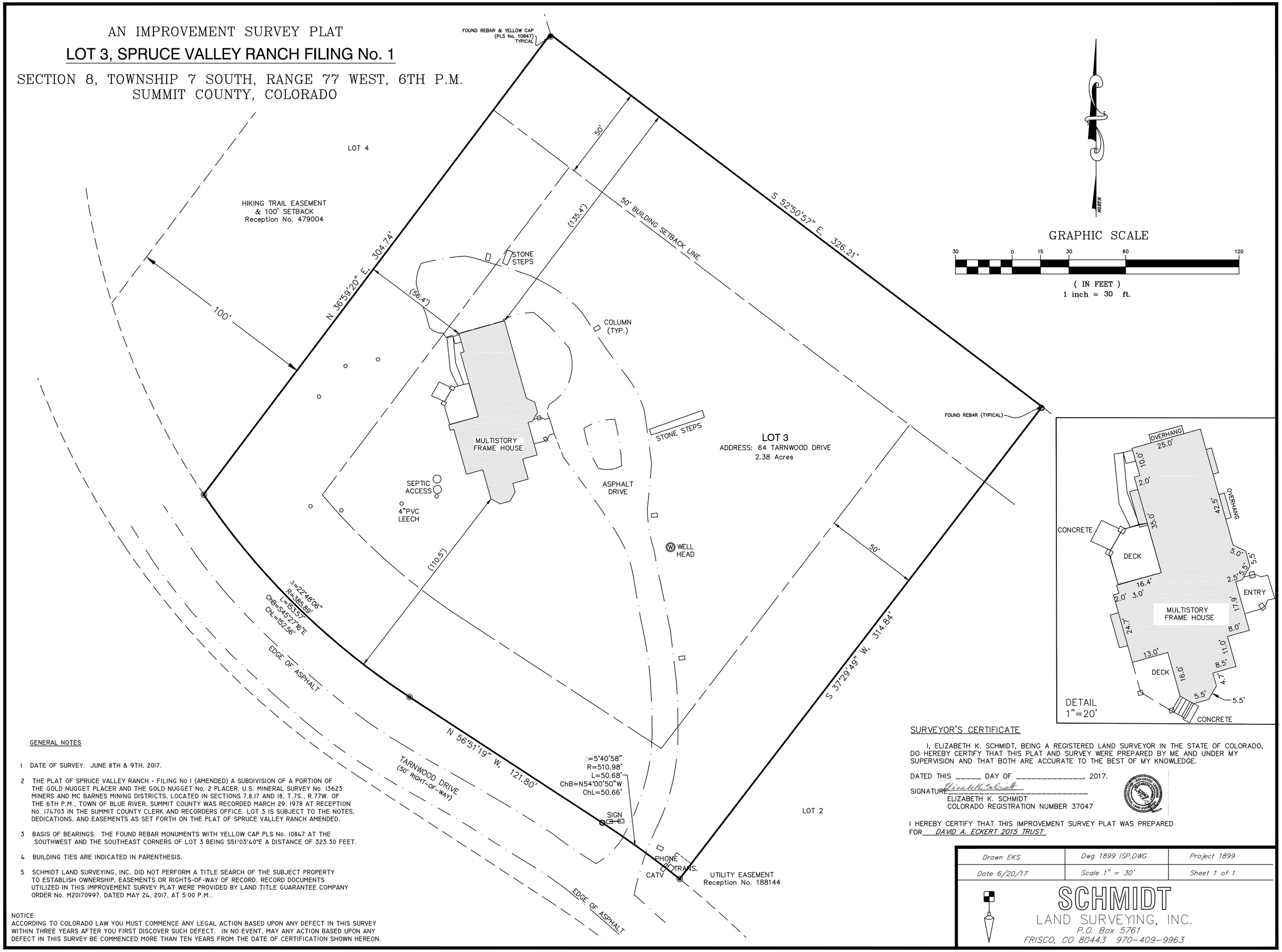
AN IMPROVEMENT SURVEY PLAT

LOT 3, SPRUCE VALLEY RANCH FILING No. 1

SECTION 8, TOWNSHIP 7 SOUTH, RANGE 77 WEST, 6TH P.M.
SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DETAIL
1"=20'

GENERAL NOTES

1 DATE OF SURVEY: JUNE 8TH & 9TH, 2017.

2 THE PLAT OF SPRUCE VALLEY RANCH - FILING No 1 (AMENDED) A SUBDIVISION OF A PORTION OF THE GOLD NUGGET PLACER AND THE GOLD NUGGET No. 2 PLACER, U.S. MINERAL SURVEY No. 13623 MINERS AND MC BARNES MINING DISTRICTS, LOCATED IN SECTIONS 7,8,17 AND 18, T.7S., R.77W. OF THE 6TH P.M., TOWN OF BLUE RIVER, SUMMIT COUNTY WAS RECORDED MARCH 29, 1978 AT RECEPTION No. 174703 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE. LOT 3 IS SUBJECT TO THE NOTES, DEDICATIONS, AND EASEMENTS AS SET FORTH ON THE PLAT OF SPRUCE VALLEY RANCH AMENDED.

3 BASIS OF BEARINGS: THE FOUND REBAR MONUMENTS WITH YELLOW CAP PLS No. 10847 AT THE SOUTHWEST AND THE SOUTHEAST CORNERS OF LOT 3 BEING S51°03'40"E A DISTANCE OF 323.30 FEET.

4 BUILDING TIES ARE INDICATED IN PARENTHESIS.

5 SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS IMPROVEMENT SURVEY PLAT WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER No. M20170997, DATED MAY 24, 2017, AT 5:00 P.M..

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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS _____ DAY OF _____, 2017.

SIGNATURE _____
ELIZABETH K. SCHMIDT
COLORADO REGISTRATION NUMBER 37047

I HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR *DAVID A. ECKERT 2015 TRUST*

Drawn EKS	*Dwg 1899 ISP.DWG*	*Project 1899*
Date 6/20/17	*Scale 1" = 30'*	*Sheet 1 of 1*

SCHMIDT
LAND SURVEYING, INC.
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