

SITE PLAN

Lot 4, Block 1, Byers Vista
 Town of Fraser, Grand County CO
 Part of Sec. 19, Township 1 South,
 Range 75 West, 6th PM

KEY:

A. - EXTANT PLSS CORNER NOTED. FOUND 3- $\frac{1}{4}$ " ALUMINUM CAPPED, $\frac{3}{4}$ " REBAR SCRIBED Is 25971.

B. - FOUND BRASS TAG IN ASPHALT. APPEARS TO BE AN ACCURATE PERPETUATION OF ORIGINAL $\frac{3}{8}$ " REBAR.

C. - FOUND $\frac{5}{8}$ " REBAR, AN APPARENT PERPETUATION OF PREVIOUSLY SET BY PLS 11111.

D. - SET ALUMINUM CAPPED, $\frac{1}{2}$ " REBAR SCRIBED Is 25971.

b.o.b. = basis of bearings.

GPS = GLOBAL POSITIONING SYSTEM INCLUDING RUSSIAN GLONASS AND EUROPEAN GALILEO.

RTK = REAL-TIME KINEMATIC.

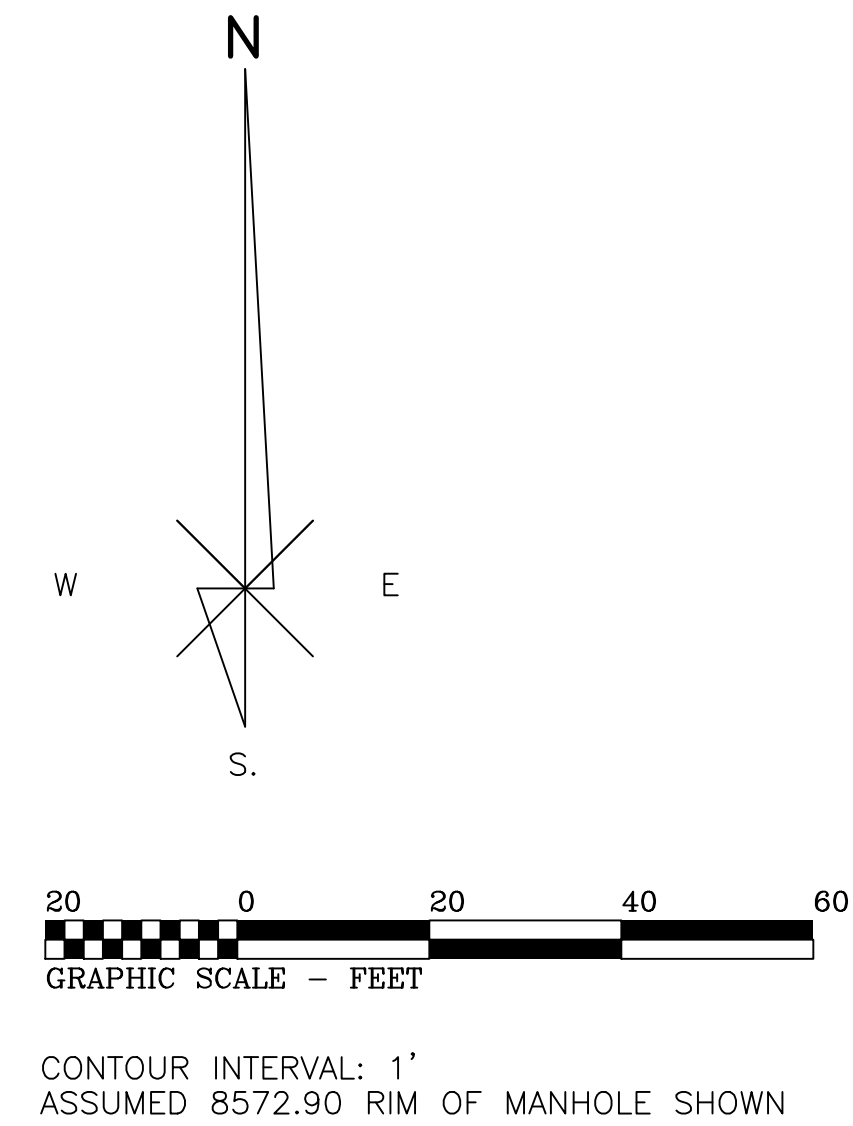
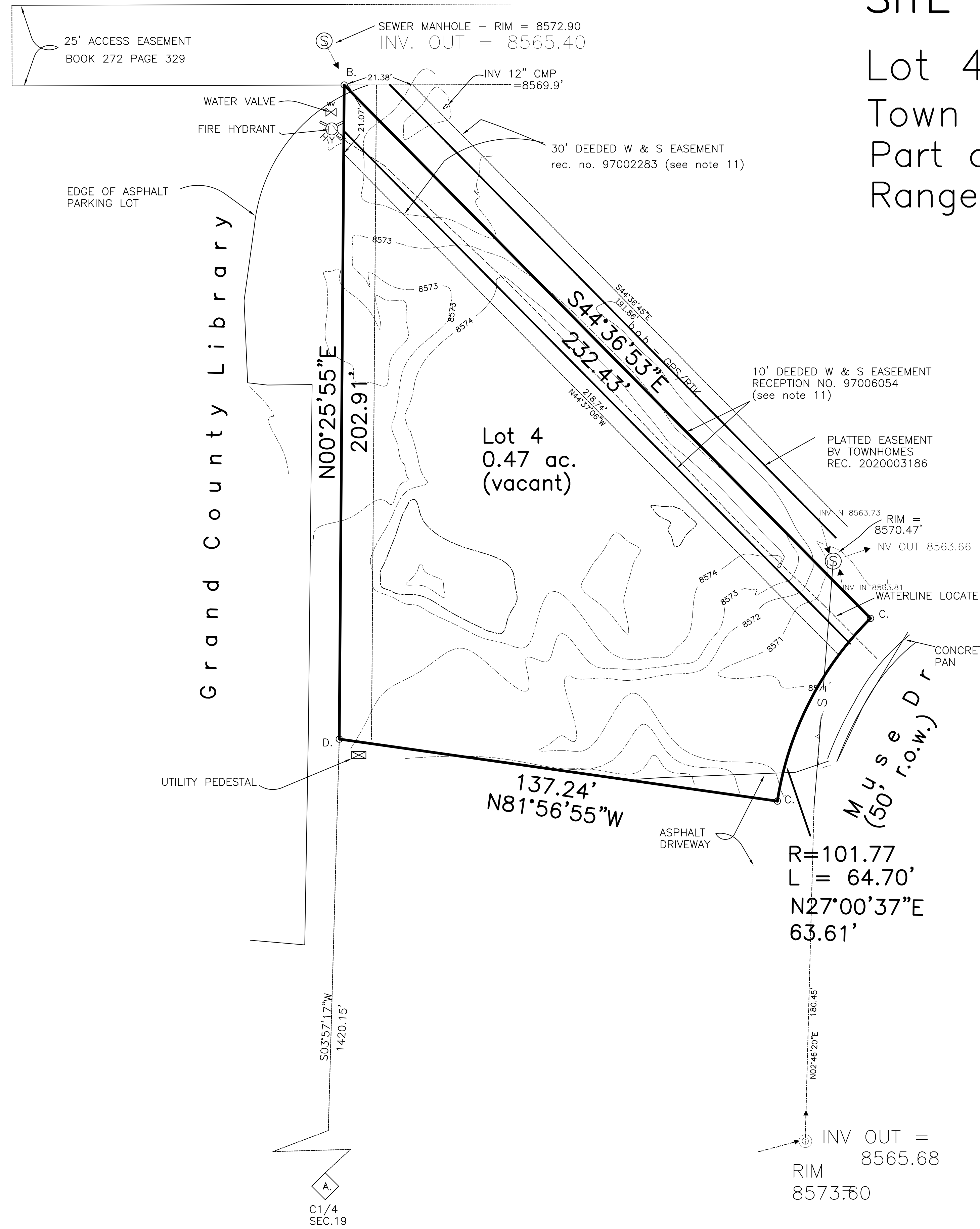
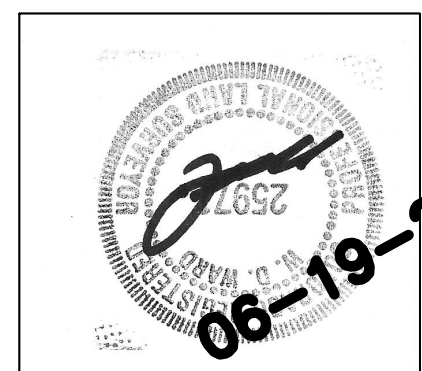
BEARINGS: A BEARING (NE/SW, NW/SE) IS A MATHEMATICAL VALUE WITH IDENTICAL RECIPROCAL VALUES, AND DO NOT "GO" IN ANY DIRECTION.

NOTICE:

- For title, reference to a title commitment is recommended.
- This document is certified as one, complete document. Any alteration, addition, change or edit of any part of this document, prior to or after being transferred to another party, supercedes and invalidates all previous information and certifications.
- Buried utilities are not located or shown, except where noted.
- The elevations shown are related to this site only.
- Wetlands are not addressed.
- A monument set by the first surveyor acting in good faith, is a property corner. A property boundary is the line on the ground where property rights change. Once established, corners and boundaries do not move, but may possibly be vacated. Surveyors do not have jurisdiction to vacate a boundary, change a boundary, or make legal rulings over disputed boundaries.
- Setbacks are determined by local jurisdictions, and are subject to change
- A Site Plan, by definition and constructive notice, is a non-final document that is subject to change, and is likely to be changed based on input by others.
- This document is not correlated to Geographic Information Systems (GIS).
- For title, reference to a title insurance policy is recommended.
- Pursuant to several documents recorded at Reception No. 97006054, it appears to the undersigned that the Town of Fraser's intent for this water and sewer easement granted to the Grand County Library District is to be a total of 20' in width, 10' on each side of the property line, and not to be 15' on each side of the property line, and that the granting of this easement does not reduce the setback or building density restrictions in place before the granting of this easement, pertaining to Lots 3 and 4, Block 1, Byers Vista.

This Site Plan shows the result of a field survey done by me or under my responsible charge, is based on facts known to me, and is not a warranty or guarantee, either expressed or implied.

ward
 surveyor



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Rocky Mountain Surveys Inc
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