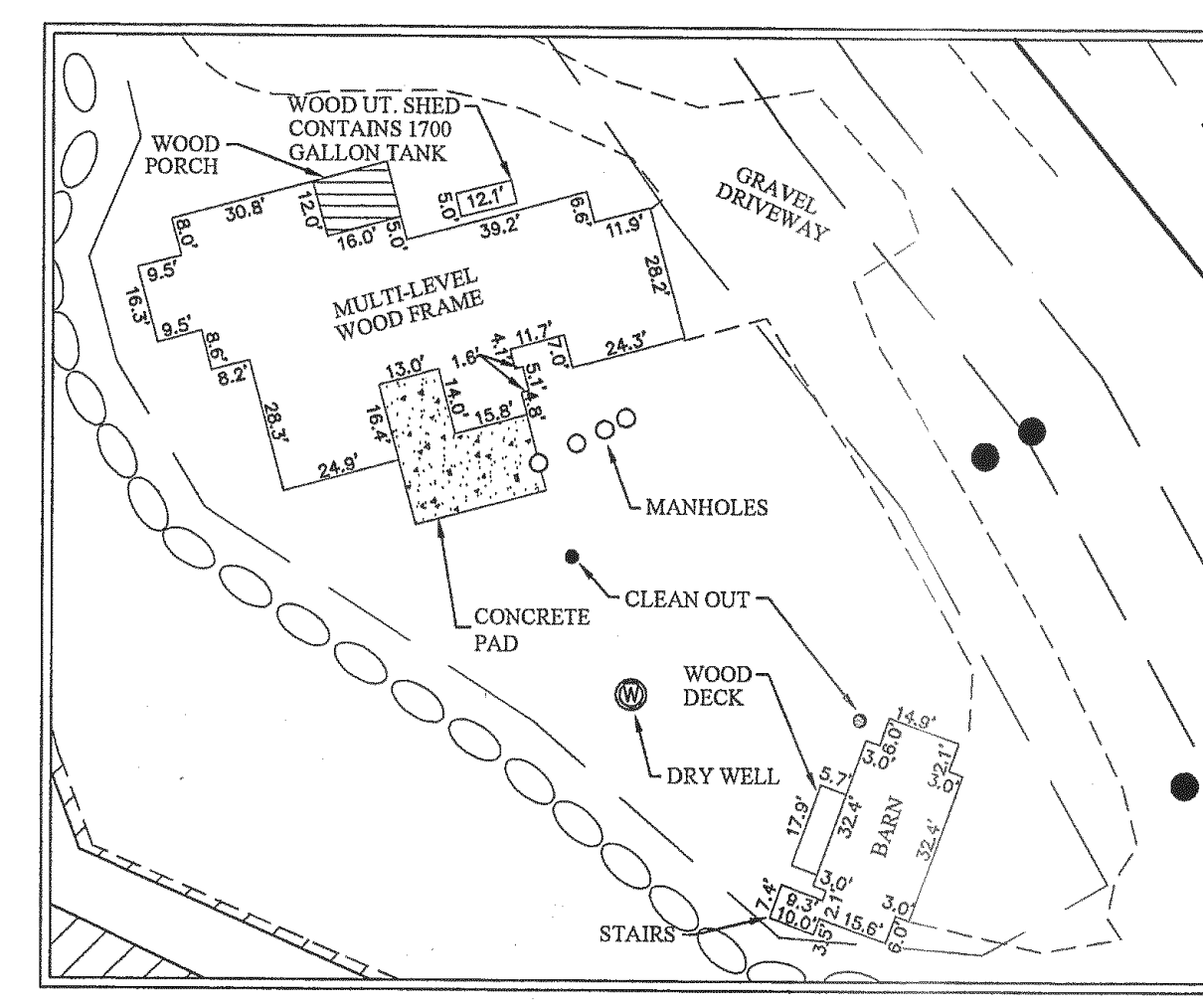
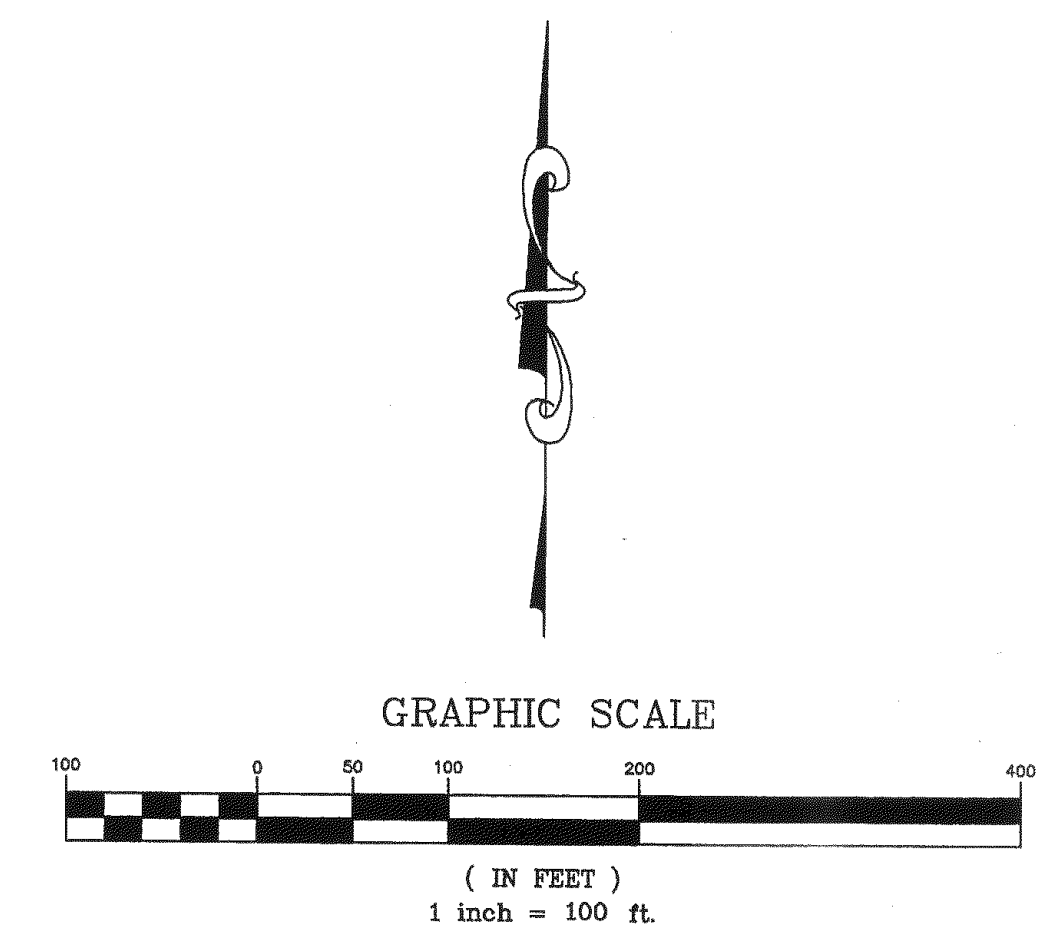


UPDATE IMPROVEMENT SURVEY

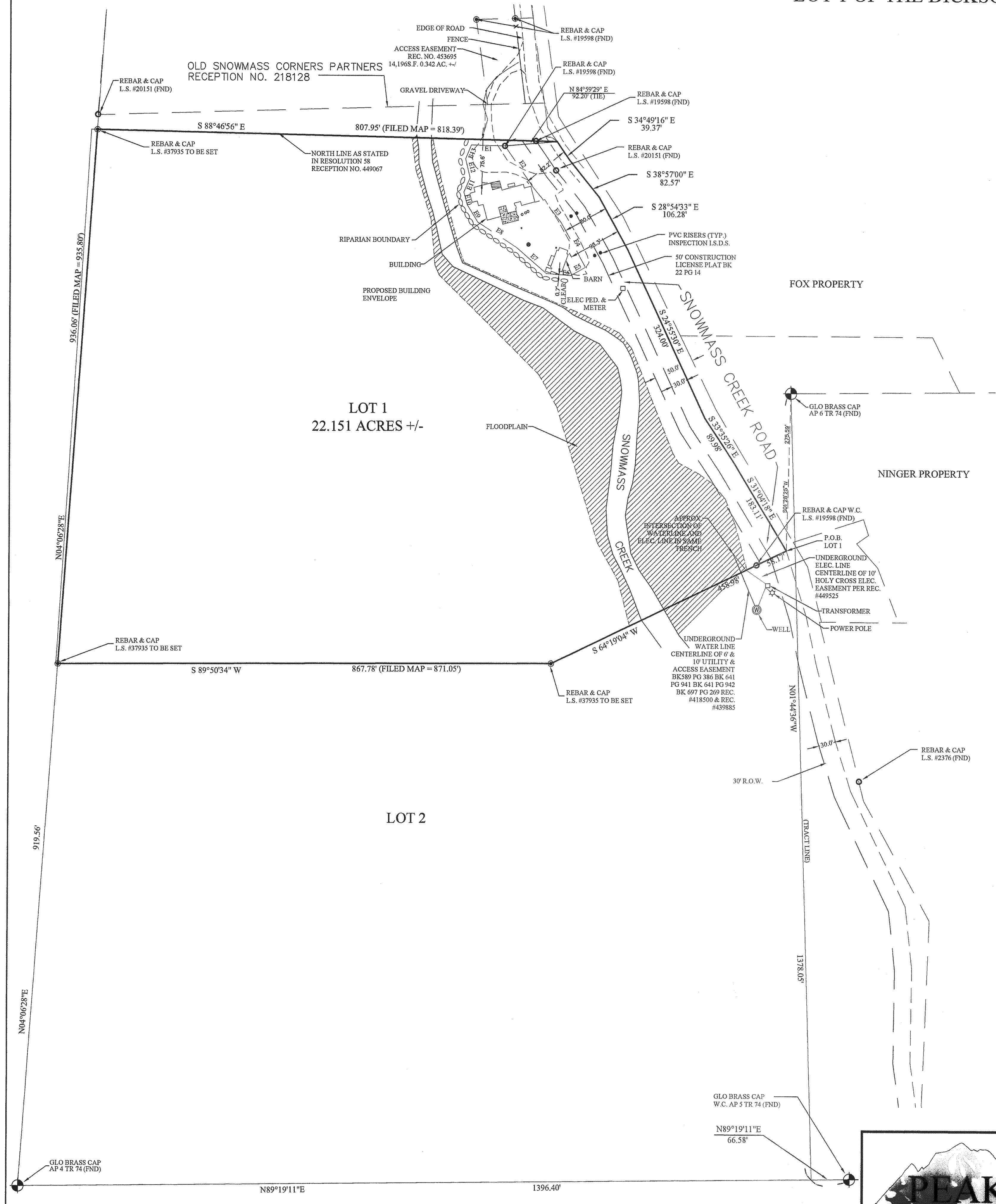
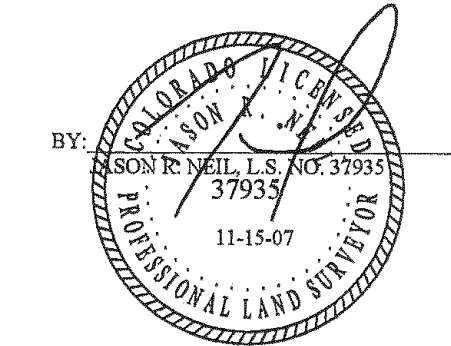
LOT 1 OF THE DICKSON SUBDIVISION ACCORDING TO THE PLAT RECORDED AS RECEPTION NUMBER 308229
COUNTY OF PITKIN, STATE OF COLORADO

- NOTES:**
- 1) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 89°19'11" E BETWEEN AP4 OF TRACT 74, A GLO BRASS CAP AND ASS OF TRACT 74, A GLO BRASS CAP, BOTH IN PLACE.
 - 2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE AND EXCEPTION TO THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, CASE NO. PCT2001ZL DATED OCTOBER 10, 2006.
 - 3) THIS SURVEY IS BASED ON PLAT BOOK 22 PAGE 14, PLAT BOOK 54 PAGE 86, PLAT BOOK 55 PAGE 27, DOCUMENTS OF RECORD AND CORNERS FOUND IN PLACE.
 - 4) DATE OF SURVEY WAS AUGUST 2005 & OCTOBER 16, 2007.
 - 5) THE FLOOD PLAIN AND SNOWMASS CREEK WAS DIGITIZED FROM AN ALPINE SURVEYS, INC. MAP, DATED JANUARY 12, 1998.
 - 6) A FISHING EASEMENT EXISTS ON BOTH SIDES OF SNOWMASS CREEK AS SHOWN ON THE DICKSON SUBDIVISION PLAT RECORDED IN PLAT BOOK 22 AT PAGE 14 AND THE AMENDED DICKSON SUBDIVISION AND 1041 RECORDED IN PLAT BOOK 48 AT PAGE 50.
 - 7) THIS PROPERTY IS SUBJECT TO THE RIGHT OF INGRESS-EGRESS AS STATED IN BOOK 176 AT PAGE 112.
 - 8) THIS PROPERTY IS SUBJECT TO A WATERLINE EASEMENT AS STATED IN DOCUMENTS LISTED IN EXCEPTION NO. 14 OF THE STATED TITLE COMMITMENT.
 - 9) THIS PROPERTY IS SUBJECT TO A 10' WIDE UTILITY EASEMENT FOR AN UNDERGROUND HOLY CROSS ELECTRIC ASSOCIATION POWERLINE AS SHOWN IN RECEPTION NO. 449389, 449955. UNDERGROUND LOCATES WE NOT PART OF THE SCOPE OF WORK IN ORDER TO SHOW THE ACTUAL EASEMENT BUT TRANSFORMERS ARE SHOWN.
 - 10) UNDERGROUND WATERLINE LOCATION AS SHOWN IS PER OWNER. UNDERGROUND ELECTRIC LINE WAS LOCATED BY A SUBCONTRACT UNDERGROUND UTILITY LOCATOR.

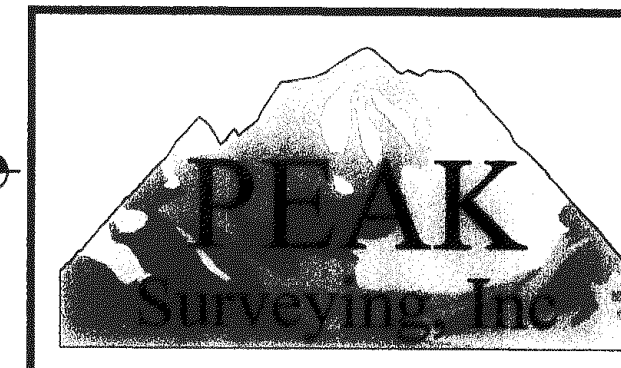
LINE	LENGTH	BEARING
E1	39.26	S 88°46'56" E
E2	88.09	S 34°49'16" E
E3	78.43	S 38°57'00" E
E4	89.49	S 28°54'33" E
E5	30.23	S 60°35'38" W
E6	43.12	N 85°09'50" W
E7	68.45	N 49°06'59" W
E8	82.44	N 57°20'30" W
E9	35.75	N 31°30'59" W
E10	22.60	N 14°55'20" W
E11	27.27	N 23°04'59" E
E12	33.94	N 13°04'19" W
E13	26.24	N 21°53'15" E



BUILDING ENLARGEMENT
SCALE: 1" = 40'



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.



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www.peaksurveyinginc.com

NO.	Date	Revision	By
1	10-26-07	EDIT TEXT	JRN
2	11-1-07	REVIEW TITLE COMMITMENT	JRN
3	11-14-07	SHOW LOCATES FOR EASEMENTS	JRN

Drawn By: JRN
Checked By: JRN
Date: 10-22-07
Computer File: 042-00.DWG

KARY H. DEAVERS
333 SNOWMASS CREEK ROAD
UPDATED IMPROVEMENT SURVEY
PITKIN COUNTY, COLORADO

Project NO.
07042