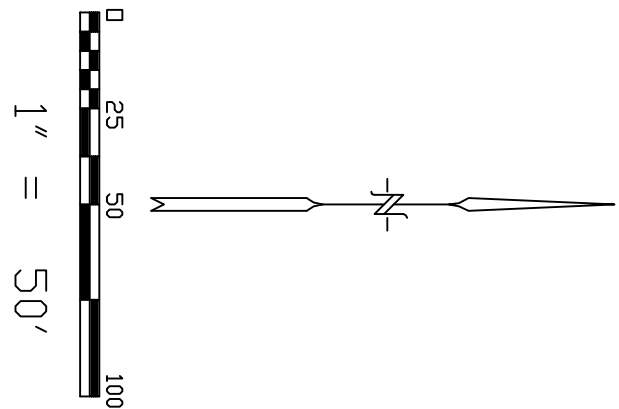
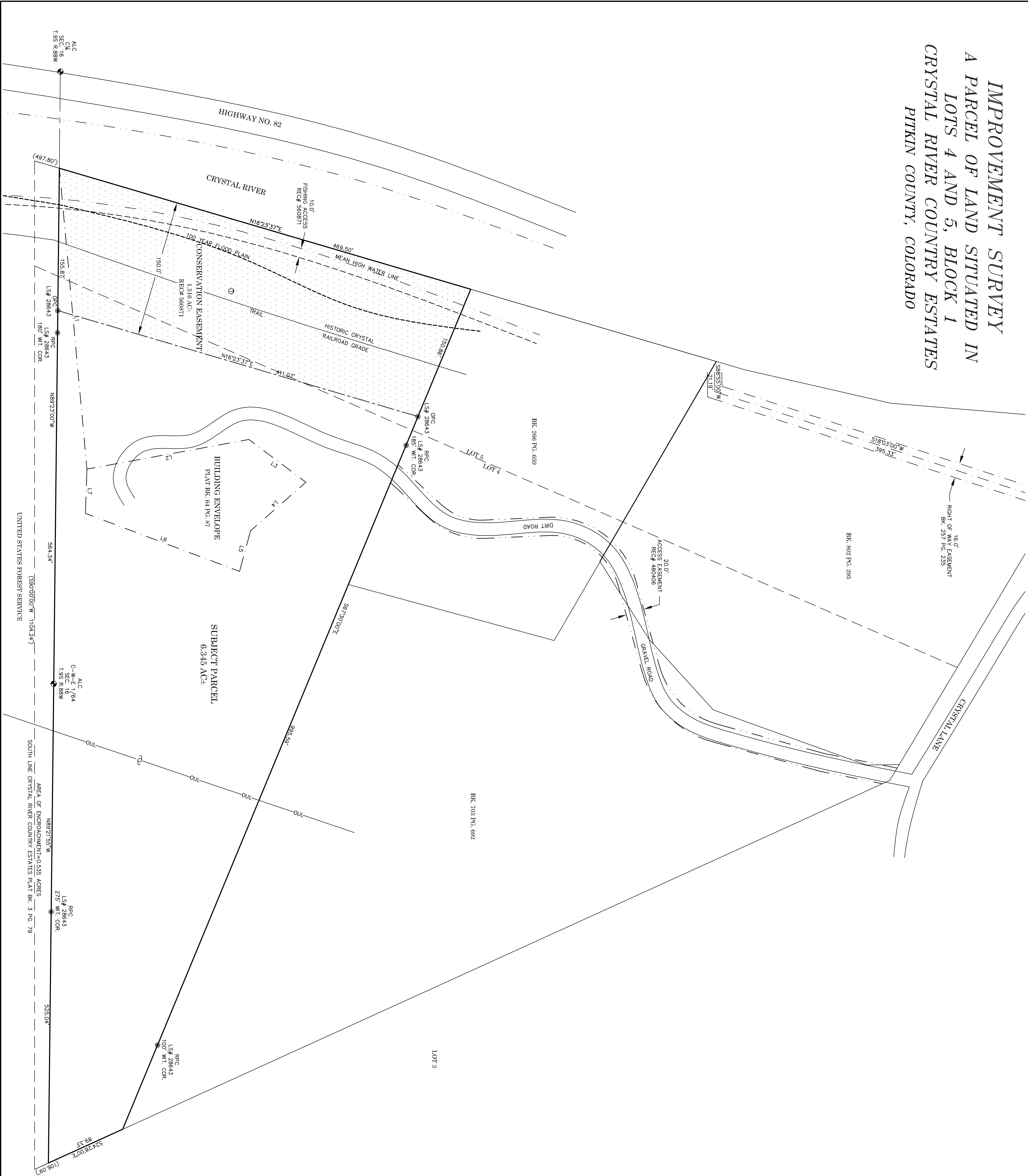


IMPROVEMENT SURVEY
A PARCEL OF LAND SITUATED IN
LOTS 4 AND 5, BLOCK 1
CRYSTAL RIVER COUNTRY ESTATES
PITKIN COUNTY, COLORADO



NOTES

- LEGAL DESCRIPTION:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF PITKIN, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS:
A TRACT OF LAND LYING IN LOTS 4 AND 5 OF BLOCK 1 OF THE CRYSTAL RIVER COUNTRY ESTATES AS SHOWN ON AND BY THE PLAT FILED IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO ON MARCH 16, 1966 IN PLAT BOOK 3 AT PAGE 79.
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 BEING THE SAME AS THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 1;
THENCE WEST 1104.24 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 4 AND 5 TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE N16°23'37"E 497.80 FEET ALONG THE WESTERLY LINE OF SAID LOT 5;
THENCE S67°30'00"E 995.59 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 4;
THENCE S24°28'00"E 106.09 FEET ALONG THE EASTERLY LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER TO THE POINT OF BEGINNING.
- BASIS OF BEARING:
A BEARING OF N89°23'00"W BETWEEN A FOUND BLM ALU. CAP BEING THE C-W-E 1/64 CORNER, SEC. 16, T.9S, R.88W ALONG THE SOUTHERLY PROPERTY LINE AND A FOUND BLM ALU. CAP BEING THE C-K CORNER, SEC. 16, T.9S, R.88W.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY LAND TITLE GUARANTY COMPANY, ORDER NO. BAR64001610-2, DATED 10/05/2017.
- UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- 100 YEAR FLOOD PLAIN SCALED FROM FEMA FIRM MAP PANEL 08097C0041 DATED JUNE 4, 1987.

LEGEND

- INDICATES FOUND BLM MONUMENT AS DESCRIBED.
- INDICATES FOUND MONUMENT AS DESCRIBED.
- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- ALC ALUMINUM CAP
- TELEPHONE RISER
- POWER POLE
- OVERHEAD UTILITY LINE

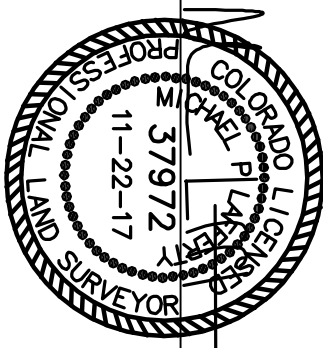
LINE TABLE		
LINE	LENGTH	BEARING
L1	330.91	N84°45'12"E
L2	180.23	N10°21'59"W
L3	78.01	N36°52'13"E
L4	80.53	S41°13'46"E
L5	46.19	S74°53'06"E
L6	180.32	S20°39'38"W
L7	48.45	N88°03'57"W

SURVEYORS CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY TO BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THAT I HAVE ACCURATELY DEPICTED AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 11/2017 OF THE ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THESE PREMISES ARE ACCURATELY SHOWN.

MICHAEL P. LAFFERTY PLS. # 37972

DATE:



Rocky Mountain Surveying
4133 Crystal Springs Rd
Boulder, CO 80514
phone 970.463.6873
info@rmtsurvey.com

DATE SURVEYED: 11/2017
REVISED: FILE NO.: 17676
CLIENT: BRUNSON

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 the certification shown herein.