

Improvement Survey

Lot 2, Hidden Meadows at Snowmass Village Pitkin County, CO

Notes: This map has been prepared pursuant to client request for an Improvement Survey of Lot 2, Hidden Meadows at Snowmass Village, County of Pitkin, State of Colorado.

- Property Description: Lot 2, Hidden Meadows at Snowmass Village Subdivision, according to the Plat thereof recorded June 26, 1990 in Plat Book 24 at Page 31 as Reception No. 323915, as amended by document entitled Amendment to the Subdivision Name of Hidden Meadows Subdivision recorded August 13, 1990 in Book 627 at Page 78 as Reception No. 325193.

- Basis of Bearing is N90°00'00"E a distance of 350.00 feet as shown between found monuments.

- This survey DOES NOT represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements and other encumbrances of record has been taken from a Title Commitment issued by Stewart Title Guaranty Company as Order No. 45649 dated December 21, 2006. Pertaining to said Title Commitment, Schedule B Section 2:

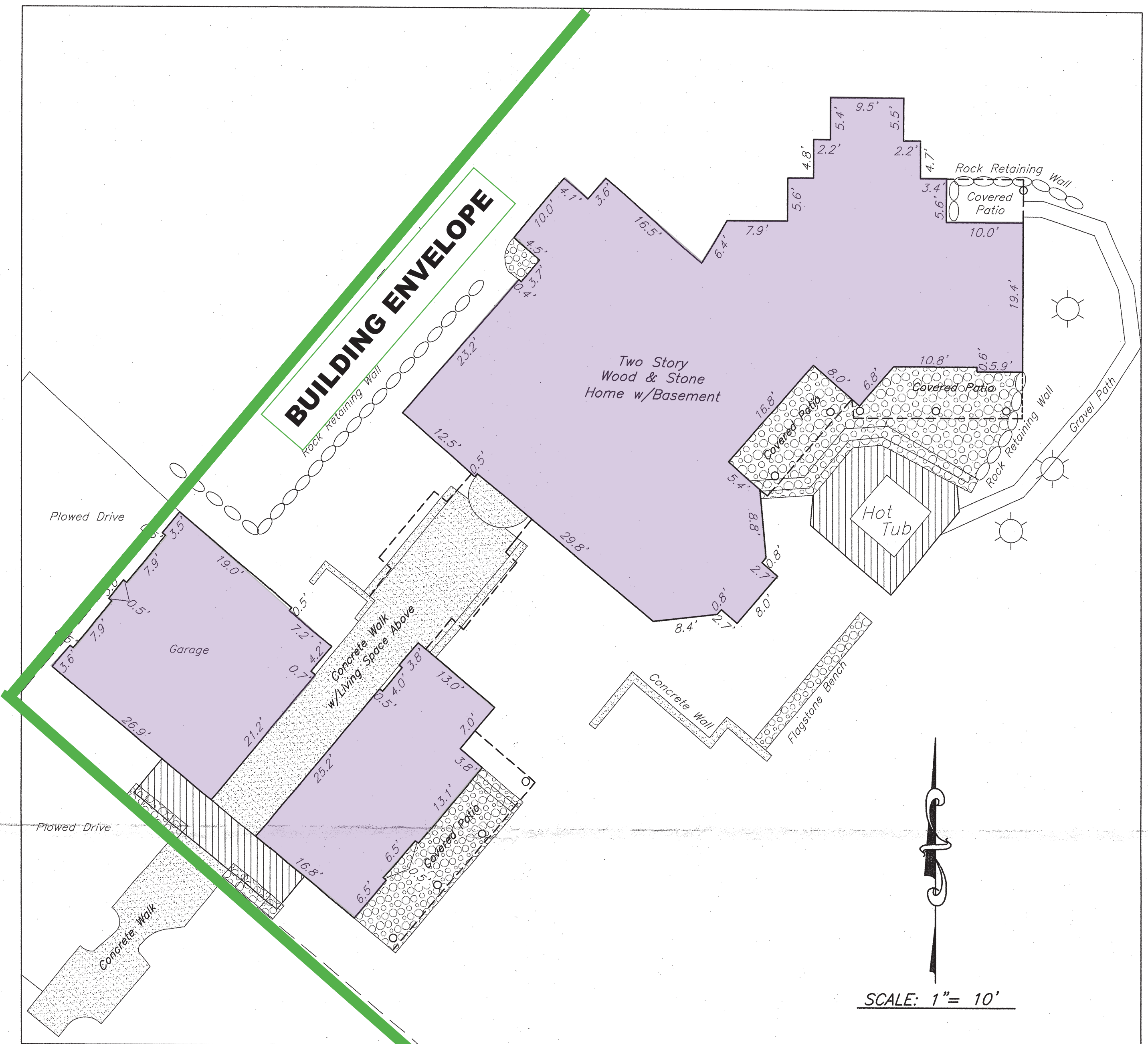
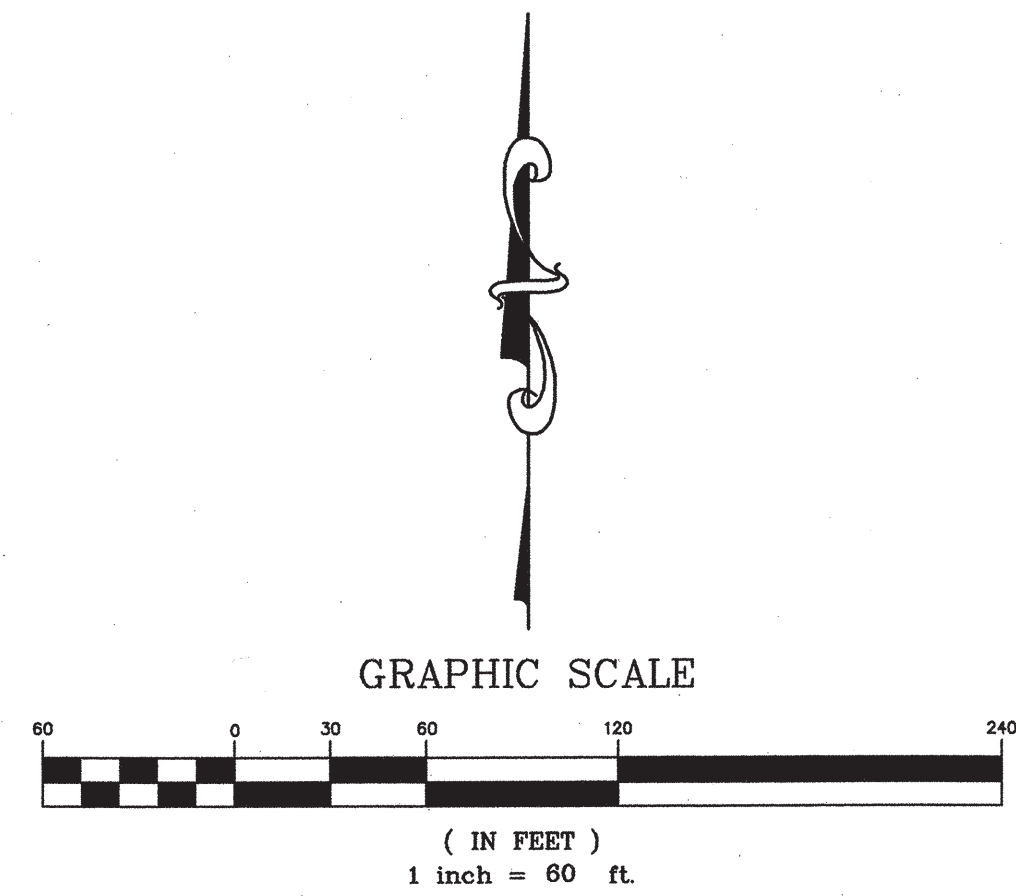
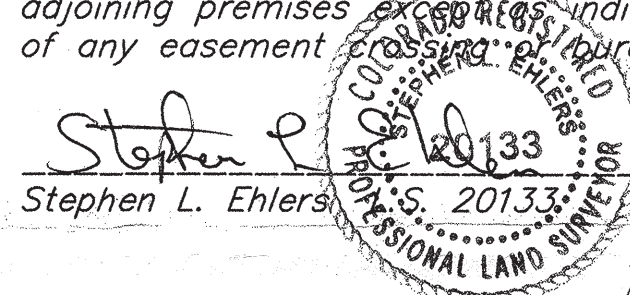
- Items 1-7 are standard exceptions.
- Items 8, 11, 14, 15, 18, 19, 21, 24, 25, 26 appear to affect subject parcel, however are unable to be graphically depicted.
- Items 9, 10, 16, 22 do not appear to affect subject parcel.
- Items 12, 13, 17, 20 appear to affect subject parcel and are shown hereon.
- Item 23 appears to affect subject parcel, but is not shown hereon due to location of easement not being located on subject parcel.
- Item 27 appear to be for the benefit of subject parcel, however exhibits describing location of easement were not recorded with Pipeline Easement Agreement. Therefore location of easement is unknown.

- Due to a large amount of snow on the ground at the time of this survey some improvements or ground features may not be shown or shown correctly.

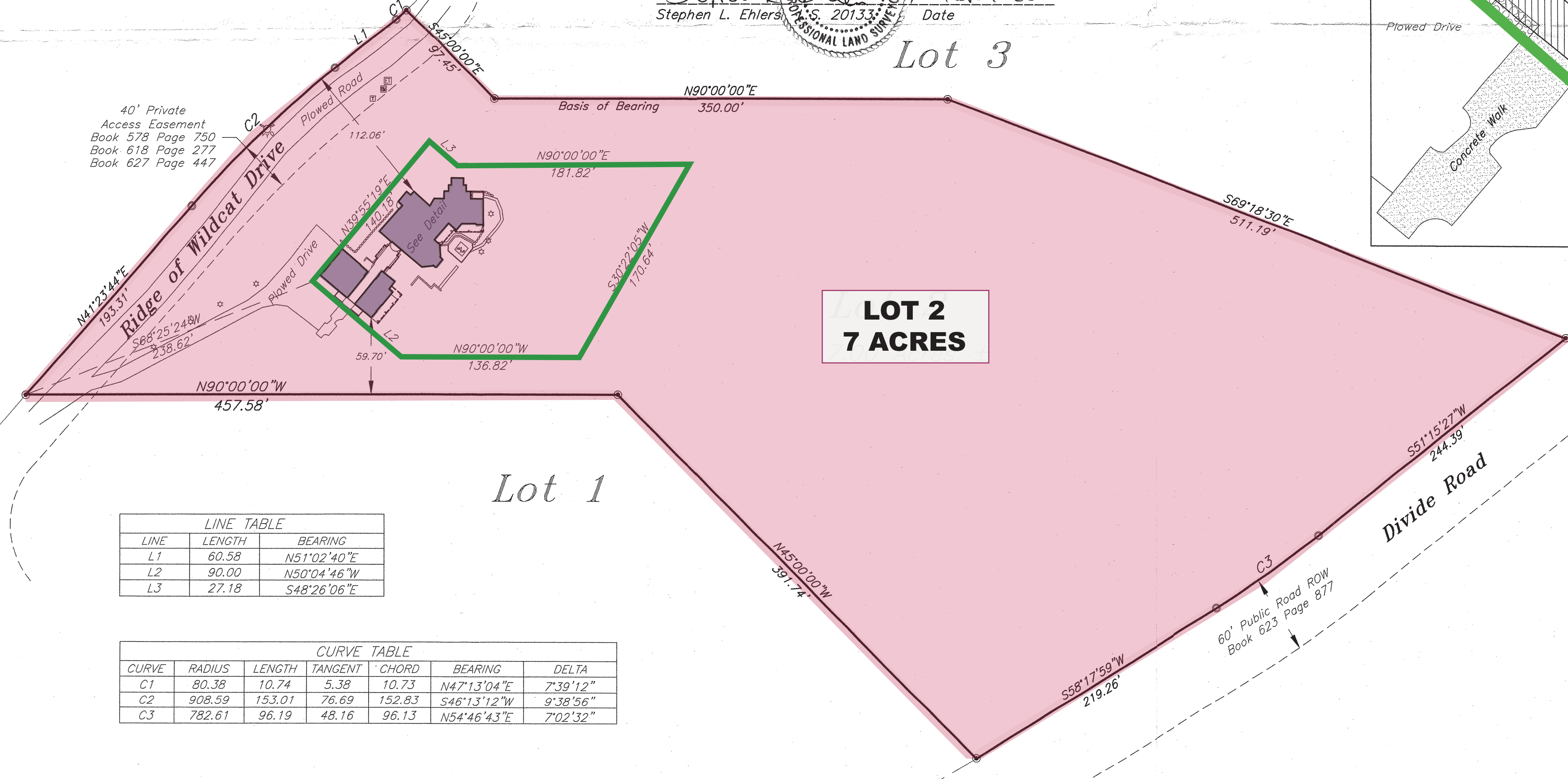
Surveyor's Certificate:

I, Stephen L. Ehlers, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey was made under my supervision and is true and correct to the best of my belief and knowledge. I further certify that the improvements on the above described parcel on this date, February 7, 2007, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises except as indicated, and that there is no apparent evidence or sign of any easement encumbering any part of said parcel, except as noted.

Stephen L. Ehlers, Registered Land Surveyor No. 20133, Date 17 March 2007



SCALE: 1" = 10'



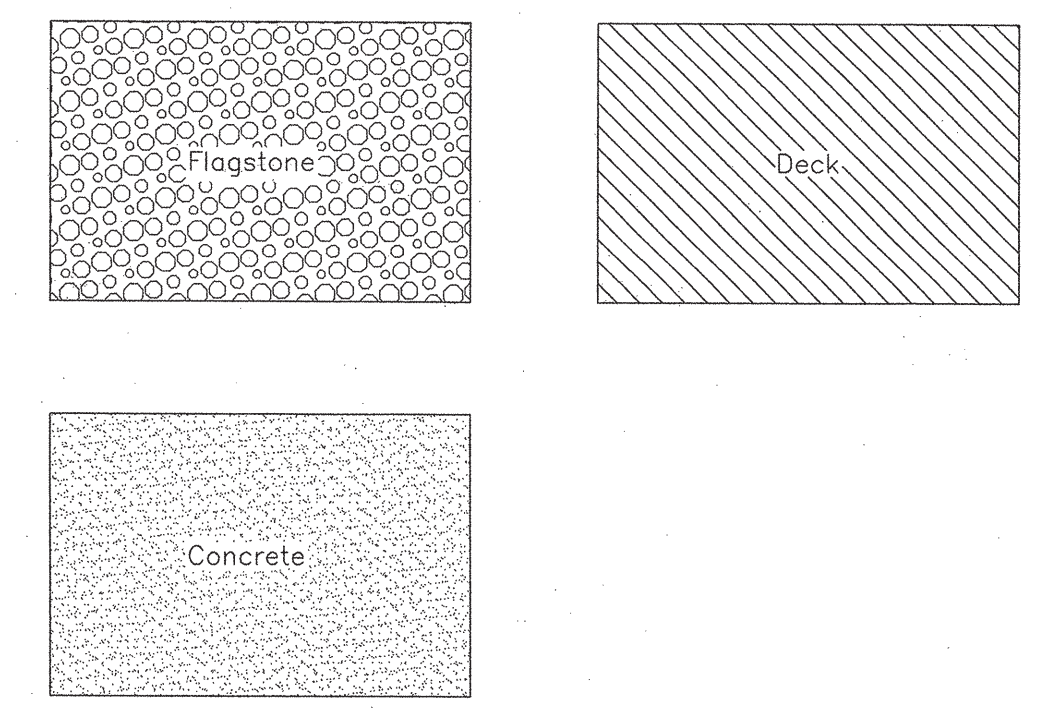
40' Private Access Easement Book 578 Page 750 Book 618 Page 277 Book 627 Page 447

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.58	N51°02'40"E
L2	90.00	N50°04'46"W
L3	27.18	S48°26'06"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.38	10.74	5.38	10.73	N47°13'04"E	7°39'12"
C2	908.59	153.01	76.69	152.83	S46°13'12"W	9°38'56"
C3	782.61	96.19	48.16	96.13	N54°46'43"E	7°02'32"

Legend

- Found #5 Rebar & Cap marked LS15710
- Set #5 Rebar & Cap marked LS20133
- ☼ Light
- ⊕ Fire Hydrant
- ⊞ Telephone Pedestal
- ⊞ Electric Meter
- ⊞ Electric Transformer
- ⊞ Rock Retaining Wall



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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SCHMUESER | GORDON | MEYER
ENGINEERS | SURVEYORS

SCHMUESER GORDON MEYER
118 W. 6TH STREET, SUITE 200
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1004 FAX (970) 945-5948
ASPEN, COLORADO (970) 925-6727
CRESTED BUTTE, CO (970) 349-5355

Lot 2, Hidden Meadows at Snowmass Village Subd.

NUM-BER	REVISION	DATE	BY

Improvement Survey

Job No.	2007-301.001	1
Drawn by:	tkc	OF 1
Date:	03/07/07	
Approved:		
File:	Lot2hiddenmeadows-1	