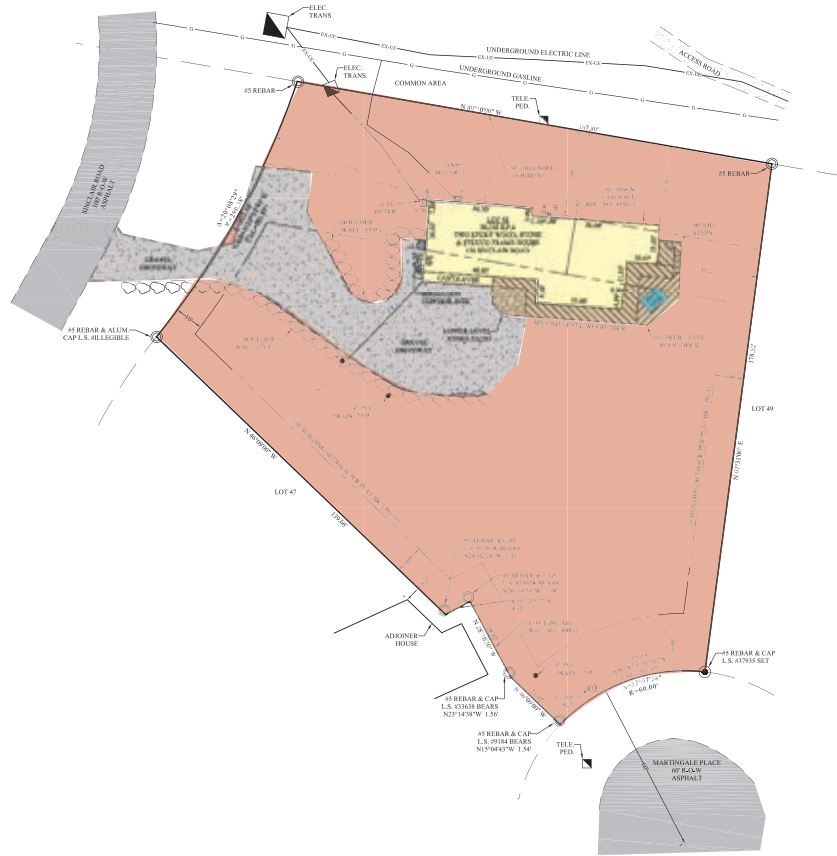
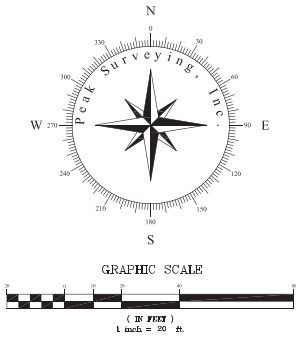


IMPROVEMENT SURVEY PLAT

LOT 48, MELTON RANCH UNIT ONE

ACCORDING TO THE PLAT RECORDED JULY 26, 1966 IN PLAT BOOK 3 AT PAGE 100
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



PROPERTY DESCRIPTION
 LOT 48, MELTON RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED JULY 26, 1966 IN PLAT BOOK 3 AT PAGE 100.
 EXCEPTING THEREFROM
 A TRACT OF LAND SITUATED IN THE S01SE1/4 OF SECTION 36, TOWNSHIP 9 SOUTH RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID TRACT BEING PART OF LOT 48, MELTON RANCH UNIT ONE, MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 48, WHENCE THE MOST SOUTHERLY CORNER OF SAID LOT 48 BEARS S46°09'00"W 23.52 FEET; THENCE S46°09'00"W 31.44 FEET ALONG SAID SOUTHWESTERLY LINE OF LOT 48; THENCE S61°43'30"E 8.60 FEET; THENCE S29°46'30"E 29.82 FEET TO THE POINT OF BEGINNING.

- NOTES:**
- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY STUART TITLE COMPANY, FILE NO 61109-9216, DATED EFFECTIVE APRIL 21, 2016.
 - 2) THE DATE OF THIS SURVEY WAS SEPTEMBER 20, 2016.
 - 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N40°10'00"W BETWEEN THE NORTHEASTERLY CORNER OF LOT 48, A 45 REBAR FOUND IN PLACE AND THE NORTHWESTERLY CORNER OF LOT 48, A 45 REBAR FOUND IN PLACE.
 - 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
 - 5) THIS SURVEY IS BASED ON THE MELTON RANCH UNIT ONE PLAT RECORDED JULY 26, 1966 IN PLAT BOOK 3 AT PAGE 100 AND THE LOT LINE ADJUSTMENT RECORDED MAY 22, 2016 AS RECEPTION NO. 56882 IN THE PITKIN COUNTY CLERK AND RECORDERS OFFICE AND CORNERS FOUND IN PLACE.

IMPROVEMENT SURVEY STATEMENT
 I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY PEAK SURVEYING, INC. FOR ELAINE F. NORTHRUP AND STUART TITLE COMPANY.
 I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THE DATE, SEPTEMBER 20, 2016, 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 OF RECORD OR ANY EASEMENT CROSSING OR BLENDING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER STATE THAT I HAVE EXAMINED THE TITLE COMMITMENT PREPARED BY STUART TITLE COMPANY, FILE NO. 61109-9216, DATED EFFECTIVE APRIL 21, 2016 AND FIND ALL EXCEPTIONS TO TITLE THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Drawn By:	NO.	Date	Revision	By:
JRN				
Checked By:				
JRN				
Date:				
SEPT 23, 2016				
Contract File:				
070.DWG				

ELAINE F. NORTHRUP
 TOWN OF SNOWMASS VILLAGE, COLORADO
IMPROVEMENT SURVEY PLAT
 LOT 48, MELTON RANCH UNIT ONE
 156 SINCLAIR ROAD

Project NO. 16070
 1 OF 1

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENT ANY LEGAL ACTION BRINGING THIS PROJECT TO THE COURT'S ATTENTION. THEREFORE, PLEASE CONTACT THE SURVEYOR OR THE SURVEYING FIRM IMMEDIATELY UPON THE DATE OF THE PROJECT'S COMPLETION.