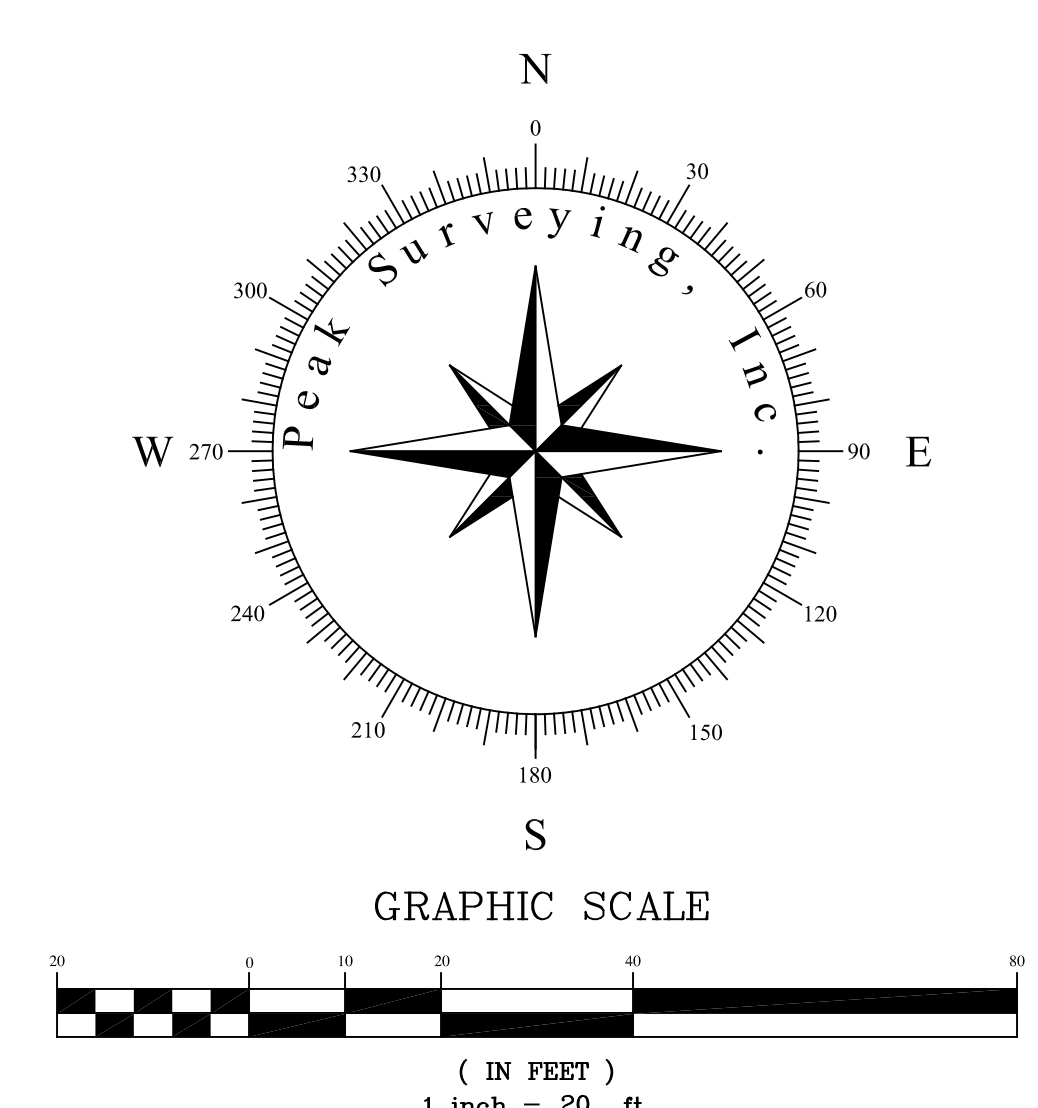
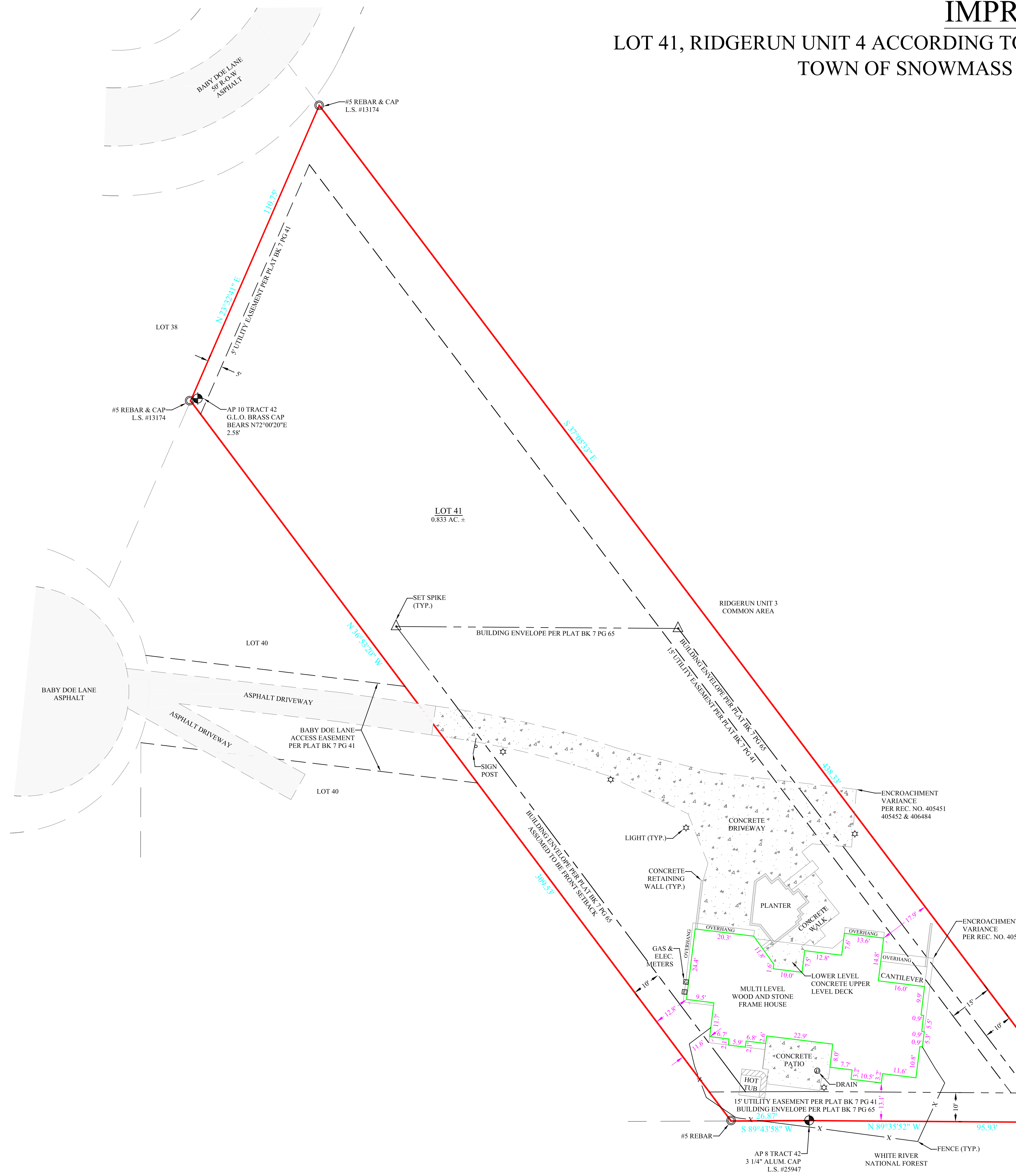


IMPROVEMENT SURVEY PLAT

LOT 41, RIDGERUN UNIT 4 ACCORDING TO THE PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



PROPERTY DESCRIPTION
LOT 41, RIDGERUN UNIT 4 ACCORDING TO THE PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.

- 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 STEWART TITLE GUARANTY COMPANY, FILE NO. 01330-52566 DATED EFFECTIVE JANUARY 02, 2015.
 - 2) THE DATE OF THIS SURVEY WAS JANUARY 6-7, 2015.
 - 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 37°05'33"W BETWEEN THE SOUTHEASTERLY CORNER OF LOT 41, UNIT 4, A #5 REBAR & CAP L.S. #12770 FOUND IN PLACE AND THE NORTHEASTERLY CORNER OF LOT 41, UNIT 4, A #5 REBAR & CAP L.S. #13174 FOUND IN PLACE.
 - 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
 - 5) THIS SURVEY IS BASED ON THE RIDGERUN UNIT 4 FINAL PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
 - 6) THERE WAS APPROXIMATELY 2-3 FEET OF SNOW AND ICE ON THE GROUND AT THE TIME OF SURVEY. IMPROVEMENTS MAY EXIST WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY.
 - 7) NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS EXIST ON AND ALONG ALL PUBLIC AND PRIVATE ROADS AND DRIVES AS DESCRIBED ON PLAT BOOK 7 PAGE 41.
 - 8) THE WESTERLY LOT LINE OF THE SUBJECT PARCEL IS ASSUMED TO BE THE FRONT LOT LINE.
 - 9) THIS PROPERTY IS SUBJECT TO EASEMENTS AS DESCRIBED IN BOOK 254 AT PAGE 837 AND BOOK 258 AT PAGE 164. THE ACTUAL LOCATIONS OF EASEMENTS ARE NOT DESCRIBED.
 - 10) THE NORTHERLY BUILDING ENVELOPE BOUNDARY AS SHOWN HAVE BEEN DIGITIZED FROM PLAT BOOK 7 AT PAGE 65. THE DIMENSION ACROSS THE ENVELOPE IS UNREADABLE OF NOT SHOWN.

IMPROVEMENT SURVEY STATEMENT
I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY PEAK SURVEYING, INC. FOR KAYE FAMILY SNOWMASS TRUST AND STEWART TITLE GUARANTY COMPANY.
I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 6-7, 2015, 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 CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER STATE THAT I HAVE EXAMINED THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01330-52566 DATED EFFECTIVE JANUARY 02, 2015 AND FIND ALL EXCEPTIONS TO TITLE THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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 HEREON.

<p>PEAK Surveying, Inc. P.O. Box 1746 - Rifle, CO 81650 Phone (970) 625-1954 - Fax (970) 625-2954 www.peaksurveyinginc.com</p>	Drawn By:	JRN	NO.	Date	Revision	By	KAYE FAMILY SNOWMASS TRUST TOWN OF SNOWMASS VILLAGE, COLORADO IMPROVEMENT SURVEY PLAT LOT 41, RIDGERUN UNIT 4 150 BABY DOE LANE Project NO. 15001 1 OF 1
	Checked By:	JRN					
	Date:	JANUARY 8, 2015					
	Computer File:	001.DWG					