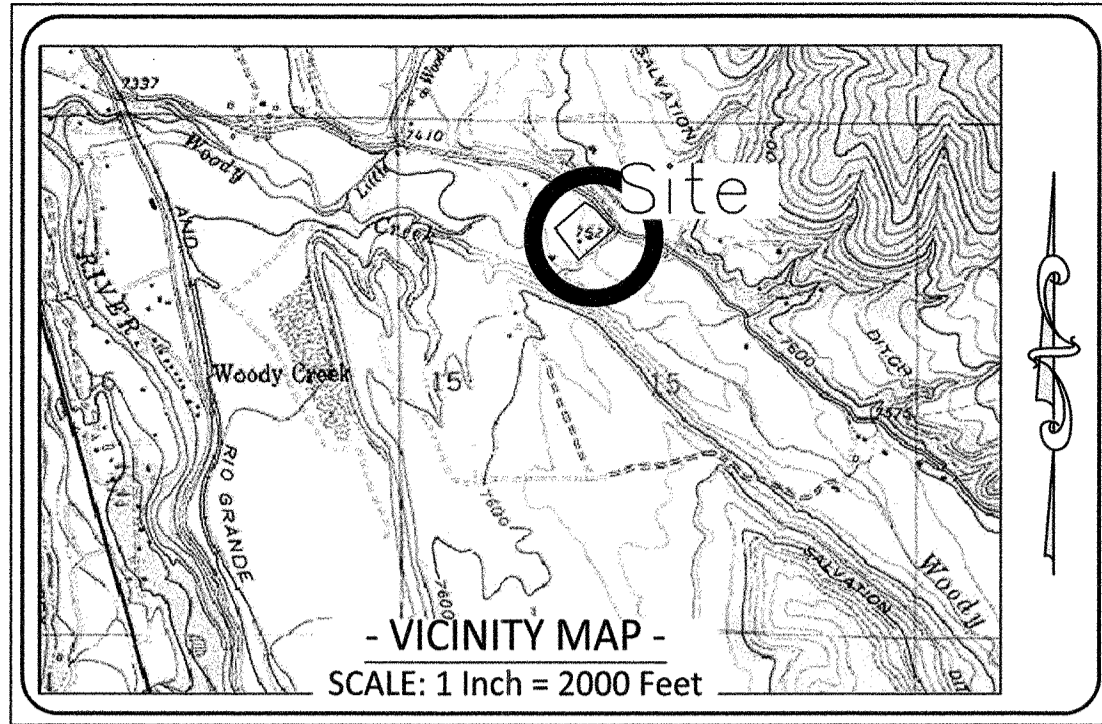


- Improvement Survey Plat -

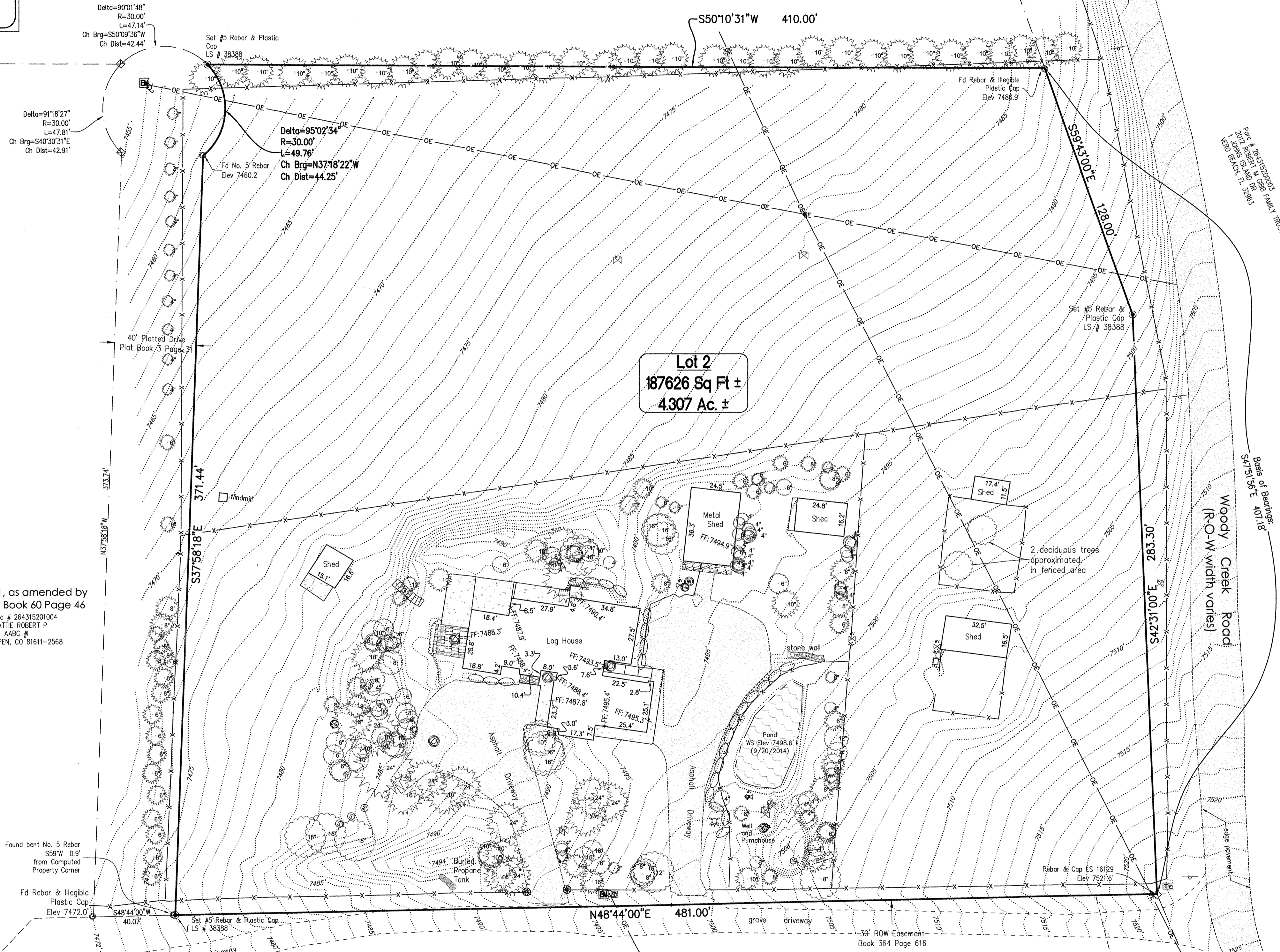
Lot 2, The Wolfson Subdivision

Section 15, T.9 S., R.85 W. of the 6th P.M.

Pitkin County, Colorado



(Lot 3)
 Parc # 264315201003
 BEDELL MARK W
 P O BOX 429
 WOODY CREEK, CO 81656



Property Description:
 Lot 2, Wolfson Subdivision, according to the Plat recorded in Plat Book 3 at Page 31, County of Pitkin, State of Colorado.

- Notes:**
- Basis of Bearings: Bearings shown hereon are based on a bearing of S47°41'56"E, between the northerly most corner of Lot 2, and the easterly most corner of Lot 2, both corners being monumented as shown hereon.
 - Vertical Datum is NAVD 88, based on GPS observation, OPUS.
 - Contour Interval = 1 foot.
 - This map has been prepared pursuant to client request for an Improvement Survey Plat with topo.
 - Date of field survey: September, 2014.
 - Units of linear measurements are displayed in US Survey Feet.
 - SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
 - Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore are shown hereon. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities not marked on the ground at the time of this survey.
 - Fences shown hereon have been shown for general reference and do not necessarily depict limits of ownership.
 - This survey is based on the following:
 Plat of Wolfson Subdivision, Plat Book 3, Page 31.
 Amended Plat of Lot 1, Wolfson Sub. and Lot Line Adjustment of the GSS Properties LLC Parcel, Plat Book 60 Page 46
 Reception No. 427960
 - This survey was prepared without benefit of a current title commitment/policy. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. 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, easement and other encumbrances of record has been taken from that General Warranty Deed recorded as Reception No. 372095 of the Pitkin County records.

Every attempt has been made to show all easements and rights-of-way referred to in said Reception No. 372095. Some such items may not be shown if they are not sufficiently described to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc.

Surveyor's Certificate:

I, Robert E. Brandeberry, being a registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this is an Improvement Survey Plat as defined by CRS 38-51-102(9), resulting from a monumented land survey, showing the current location of all significant visible structures, utilities, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, and also any visible conflicting boundary evidence or encroachments, and all easements and rights-of-way of a public or private nature that are visible, or apparent, or of record, and underground utilities described in or other sources as specified in the documents of record referenced hereon, and that this Improvement Survey Plat was prepared by SGM, on this date, September 30, 2014, based on site conditions as they existed during a field survey performed in September, 2014, under my direct supervision and checking and that it is true and correct to the best of my knowledge and belief.



Robert E. Brandeberry
 Colorado PLS # 38388
 For, and on behalf of SGM

- LEGEND**
- - Set Monument, rebar and cap, LS 38388
 - - Found Rebar & Cap, LS # 16129
 - - Found Rebar & Cap, LS # 12707
 - - Found monument as described
 - ⊖ - Electric Meter
 - ⊕ - Utility Pole
 - ⊗ - Telephone Ped
 - ⊙ - Water valve
 - ⊖ - Water Shut-off
 - ⊙ - Water Spigot or Pump
 - ⊙ - Well
 - ⊖ - PVC pipe
 - ⊗ - Irrigation Cont. Valve
 - ⊙ - Septic lid
 - ⊙ - Cleanout
 - ⊖ - Sign - Single Pole
 - ⊖ - Mailbox
 - ⊙ - Satellite Dish
 - ⊙ - Log gate posts
 - 8" - Typical Tree Size Labels
 Indicates one tree, 8" trunk (DBH)
 Deciduous Tree
 - 2-10" - Typical Tree Size Labels
 Indicates two trees, 10" trunk (DBH)
 Evergreen Tree
 - OE — Overhead Electric Line
 - Fenceline
 - Boulder wall
 - Concrete
 - Flagstone
 - Roof overhang
 - Gravel
 - Asphalt pavement

Lot 1, as amended by
 Plat Book 60 Page 46
 Parc # 264315201004
 BEATTIE ROBERT P
 312 AABC #
 ASPEN, CO 81611-2568

Parc # 264315100017
 J BOB WEST LLC
 PO BOX 478
 TERRE HAUTE, IN 47808

Road Esmt to Pitkin County
 Plat Book 60 Page 46

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.

SGM
 118 West Sixth Street, Suite 200
 Glenwood Springs, CO 81601
 970.945.1004 www.sgm-inc.com

Lot 2, The Wolfson Subdivision
 Pitkin County, Colorado

#	Revision	Date	By
1			
2			
3			
4			
5			

Improvement Survey Plat	
Job No.	2014-440.001
Drawn by:	dac
Date:	9/26/14
Approved:	Of
File:	WolfsonLot2_Improvement