

SURVEYORS CERTIFICATION

I, THE UNDERSIGNED, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY SCARROW AND WALKER, INC. FOR SHEPARD MOUNTAIN LIMITED PARTNERSHIP UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, AUG. 18, 1993, 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 ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS SHOWN.

THIS IMPROVEMENT SURVEY DOES NOT REPRESENT A TITLE SEARCH BY SCARROW AND WALKER, INC. OR THIS LAND SURVEYOR TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL INFORMATION REGARDING OWNERSHIP, EASEMENTS AND ANY OTHER ENCUMBRANCES OF RECORD HAS BEEN OBTAINED FROM A TITLE INSURANCE COMMITMENT PROVIDED BY PITKIN COUNTY TITLE AND ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT CASE #847-7164 EFFECTIVE DATE JULY 01, 1993.

COPIES
ORIGINAL FILED IN PIT
SAMUEL D. PHELPS DATE OF CERTIFICATION
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR # 27613
FOR AND ON BEHALF OF SCARROW AND WALKER, INC.

PROPERTY DESCRIPTION

THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED AS RECORDED IN BOOK 377 AT PAGE 317 UNDER RECEPTION #218602 OF THE RECORDS OF PITKIN COUNTY, COLORADO. CONTAINS 1.008 ACRES AS DESCRIBED THEREIN.

NOTES:

1) BEARINGS AS SHOWN HEREON ARE BASED UPON MONUMENTATION FOUND ON THE WEST LINE OF LOT 3, SECTION 27, TOWNSHIP 7 SOUTH, RANGE 86 WEST OF THE 6TH P.M. WHICH IS SAID TO BEAR NORTH 01°16'35" WEST PER RECORD INFORMATION. FOUND AT THE SOUTHWEST CORNER OF LOT 3 WAS A REBAR WITH AN ALUMINUM CAP, P.L.S. #23053 AND AT THE NORTHWEST CORNER WAS A REBAR WITH PLASTIC CAP, P.L.S. #27613.

2) THIS PROPERTY IS SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIONS OF RECORD AS CONTAINED IN DOCUMENT RECORDED IN BOOK 235 AT PAGE 157 OF THE RECORDS OF PITKIN COUNTY, COLORADO.

3) THIS PROPERTY IS ZONED RS-30 P.U.D. BY PITKIN COUNTY. ZONING REGULATION REQUIREMENTS ARE AS FOLLOWS:

- a) MIN. LOT AREA - 30 AC.
- b) MIN. FRONT YARD SETBACK - 100'
- c) MIN. SIDE YARD SETBACK - 50'
- d) MIN. REAR YARD SETBACK - 50'
- e) MIN. LOT WIDTH - 400'
- f) MAX. BLDG. HEIGHT (PRINCIPAL BLDG.) - 28'
- g) MAX. BLDG. HEIGHT (ACCESSORY BLDG.) - 12'

4) THIS PROPERTY MAY REQUIRE PRIOR TO ISSUE OF A BUILDING PERMIT ZONING CHANGE REQUEST, SETBACK VARIANCE AND COMPLETION OF A 1041 SITE REVIEW PLAN. PITKIN COUNTY PLANNING DEPARTMENT SHOULD BE CONSULTED REGARDING THESE MATTERS.

5) 60' RIGHT OF WAY FOR SNOWMASS CREEK ROAD IS BASED UPON THE LOCATION OF THE ROAD CENTERLINE AS SURVEYED.

6) APPROPRIATE AGENCIES SHOULD BE CONTACTED REGARDING WATER AND SEWAGE DISPOSAL SYSTEMS.

ACCEPTANCE FOR DEPOSIT

THIS IMPROVEMENT SURVEY IS ACCEPTED FOR DEPOSIT IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS _____ DAY OF _____ 1993 IN SURVEY BOOK _____ AT PAGE _____ UNDER RECEPTION # _____

PITKIN COUNTY CLERK AND RECORDER

FILING INFORMATION: SECTION 22, TOWNSHIP 9 SOUTH, RANGE 86 WEST OF THE 6TH P.M.

DEED LINE N 28°19'00" E

RIGHT OF WAY BASED ON AS LOCATED ROAD CENTRELINE
EXISTING FENCE

60.00'

414.65'

DIST. EDGE OF ASPHALT

APPARENT RIGHT OF WAY BASED ON AS LOCATED ROAD CENTRELINE

60.00'

DEED LINE N 59°58'00" W 45.08'

DEED LINE N 35°07'00" E
1500' EASEMENT AS RESERVED IN PROTECTIVE COVENANTS (TYPICAL)
161.84'

15.00'

MARK EDGE OF DRIVE ROAD

SET #6 REBAR W/ PLASTIC CAP
P.L.S. #23513 (TYPICAL)

POINT OF BEGINNING

SET #2 REBAR W/ PLASTIC CAP
PLS. #27B13 (TYPICAL)

15.00'

DEED LINE N 90°00'00" E

15.00' EASEMENT AS RESERVED IN PROTECTIVE COVENANTS (TYPICAL)

Z19.835

APPR. EDGE OF GRADE ROAD

15.00'

DEED LINE N 47°17'00" E

APPR. EDGE OF GRADE ROAD

15.00' EASEMENT AS RESERVED IN PROTECTIVE COVENANTS (TYPICAL)

P A G E 3 1 7
B O O K 3 7 7
1.0008 AC.

60.00'

EXIST. EDGE OF ASPHALT

15.00'

APPARENT RIGHT OF WAY BASED ON AS LOCATED ROAD CENTERLINE

ASPHALT