

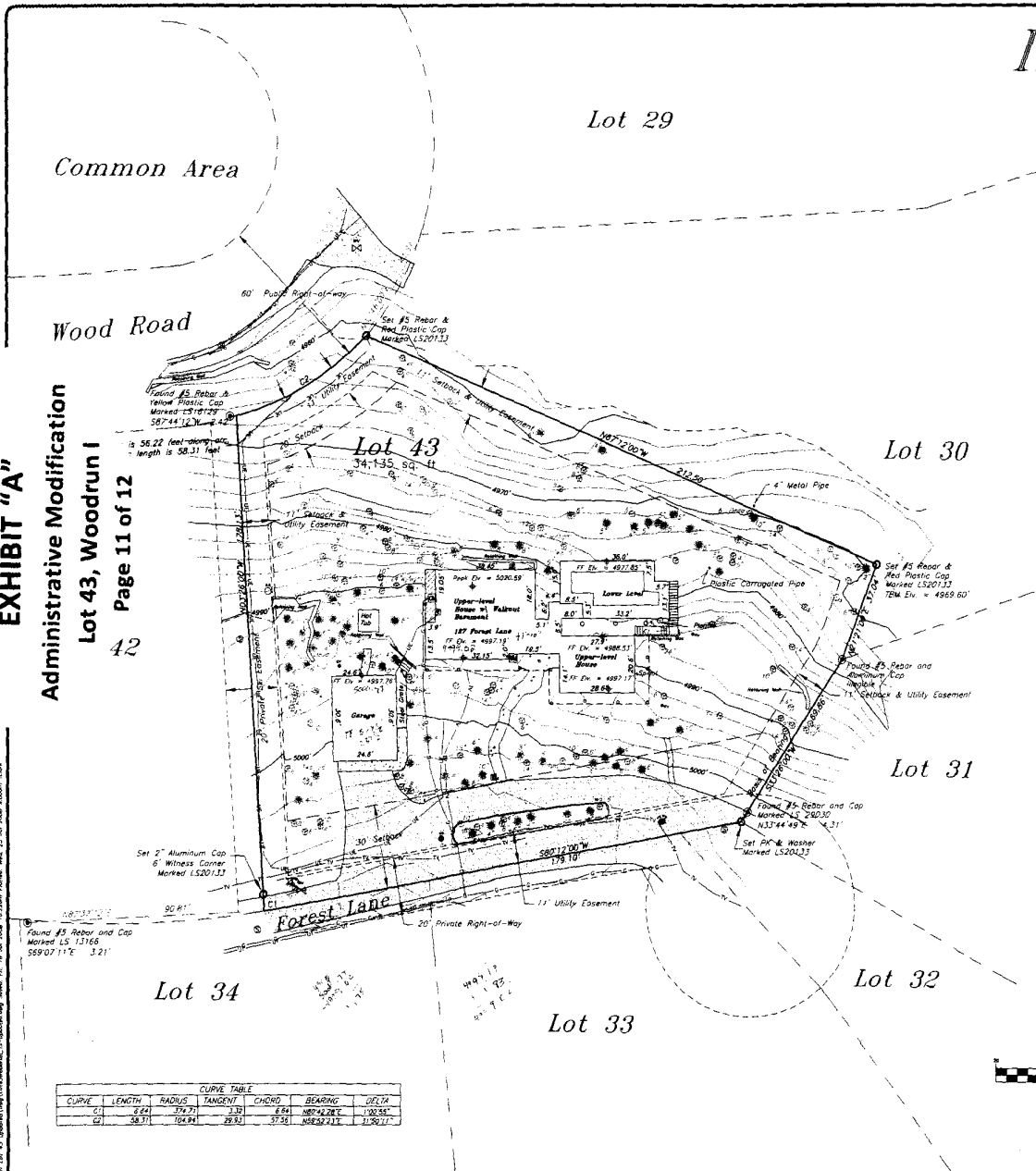
RECEPTION#: 574512, 10/21/2010 at 08:49:26 AM, 14 OF 15,
 Janice K. Vos Caudill, Pitkin County, CO

Improvement Survey

Lot 43, Woodrun Unit 1

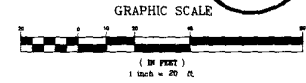
Town of Snowmass Village, Pitkin County, Colorado

EXHIBIT "A"
Administrative Modification
Lot 43, Woodrun I
Page 11 of 12
 42



- Legend**
- Set monument marked as shown
 - Found monument marked as shown
 - ✕ Fire Hydrant
 - ⊕ Water Valve
 - ⊙ Sewer Manhole
 - ⊕ Deciduous Tree
 - ⊕ Sewer Service
 - ⊕ Electric
 - ⊕ Spot Elevation
 - ⊕ Evergreen Tree
 - ⊕ Irrigation Control Valve
 - ⊕ Spigot
 - ⊕ Pipe
 - ⊕ Water Meter
 - ⊕ Water Service
 - ⊕ Gas Meter
- Flagstone
 - Asphalt
 - Wood Deck

NOT TO SCALE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	8.61	172.37	3.31	8.61	N89°42'28"E	178.54°
C2	28.71	704.94	29.92	57.96	N89°42'28"E	178.54°

- Legend and Notes:**
- Property Description: Lot 43, Woodrun Unit 1, Town of Snowmass Village, County of Pitkin, State of Colorado according to the plat thereof recorded December 21, 1966, in Plat Book 03 of Page 116 as Acceptance No. 126182, in the office of the Clerk & Recorder in Pitkin County, Colorado.
 - The dimension of said Lot 43 as shown on the plat of said Woodrun Unit 1 does not represent a closed figure. There is a miss closure of 2.85 feet. The monuments found in the field don't fit the record calls for Lot 43. It is the surveyor's opinion that the original monuments set by Buchanan (1/5 Rebar with aluminum caps) found at the common corner to Lots 43, 30 & 31 and at the common corner of Lots 29, 30 and Wood Road right-of-way represent the correct orientation of subdivision and lot boundaries. The boundary shown on this map is based upon record bearing and distances, except the arc length along Wood Road, which is the line of forced closure.
 - The bearing and distance shown at the found monuments, represent the direction and distance the monument was found from the records calls on said Plat.
 - Property Address: 127 Forest Lane, Snowmass Village, CO
 - Bearings are relative of a bearing of S33°26'00"W of a distance of 69.86' as shown between found monuments.
 - This map has been prepared pursuant to client request for an improvement survey of this property.
 - Elevations as shown are arbitrary and based on a starting elevation of 5000'. They do not represent an elevation from sea level or any other established or official basis of elevation.
 - Underground utilities are shown as located by others. Verify location prior to any excavation.
 - 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 or other encumbrances of record have been taken from a title commitment prepared by Pitkin County Title, Inc. dated 18 December 2007 as Case No. PCT21798L in regards to said Commitment for Title Insurance, Schedule B Section 2.
 - Items 1 thru 8 are standard Title Commitment Exceptions.
 - Item 9: This parcel may be subject to the rights of others for the extraction of minerals including oil and gas and the maintenance of ditches and canals constructed by the authority of the United States as reserved in United States Patent recorded in Book 55 at Page 345, the extent of which cannot be graphically depicted.
 - Item 10: This parcel is burdened by the terms and conditions of the Protective Covenants as recorded in Book 225 of Page 6, Book 227 of Page 124, Book 249 of Page 58, Book 225 of Page 34, and Book 227 of Page 130, the extent of which cannot be graphically depicted.
 - Item 11: Easements and right of way for 50' Lots as set forth in Declaration of Easement recorded in Book 277 of Page 690 does not appear to affect subject property.
 - Item 12: All Easements as shown on and reserved on the recorded Plat in Plat Book 3 of Page 116 are shown hereon.
 - Item 13: Set-Back restrictions as provided in Plat of Set-Backs recorded in Plat Book 3 of Page 120 are shown hereon.

Surveyor's Certificate:
 I, KENDRICK E. NEUBECKER, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this improvement survey was prepared by me and under my supervision from a survey made June 11, 2008, by me and under my supervision and that both the survey and map are true and accurate to the best of my knowledge and belief.

Kendrick E. Neubecker
 Kendrick E. Neubecker, L.S. DATE: 10/21/2010

Notes:
 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, or the expiration of your legal action based upon any defect in this survey is commenced more than ten years from the date of the certification of this survey.

 SCHMUESER GORDON MEYER ENGINEERS & SURVEYORS	SCHMUESER GORDON MEYER 118 W. 6TH STREET, SUITE 200 GLENWOOD SPRINGS, COLORADO 81601 (970) 945-1004 FAX (970) 945-9948 ASPEN, COLORADO 81601 (970) 945-5727 CRESTED BUTTE, CO (970) 348-5555 Email: survey@ggm-inc.com	Lot 43, Woodrun Unit One Pitkin County, CO			REVISION DATE BY	Improvement Survey	Job No. 2008-302.002 Drawn by: KAC Date: 07/23/08 Approved: _____ File: Lot43Improvement-2
		1 OF 1					