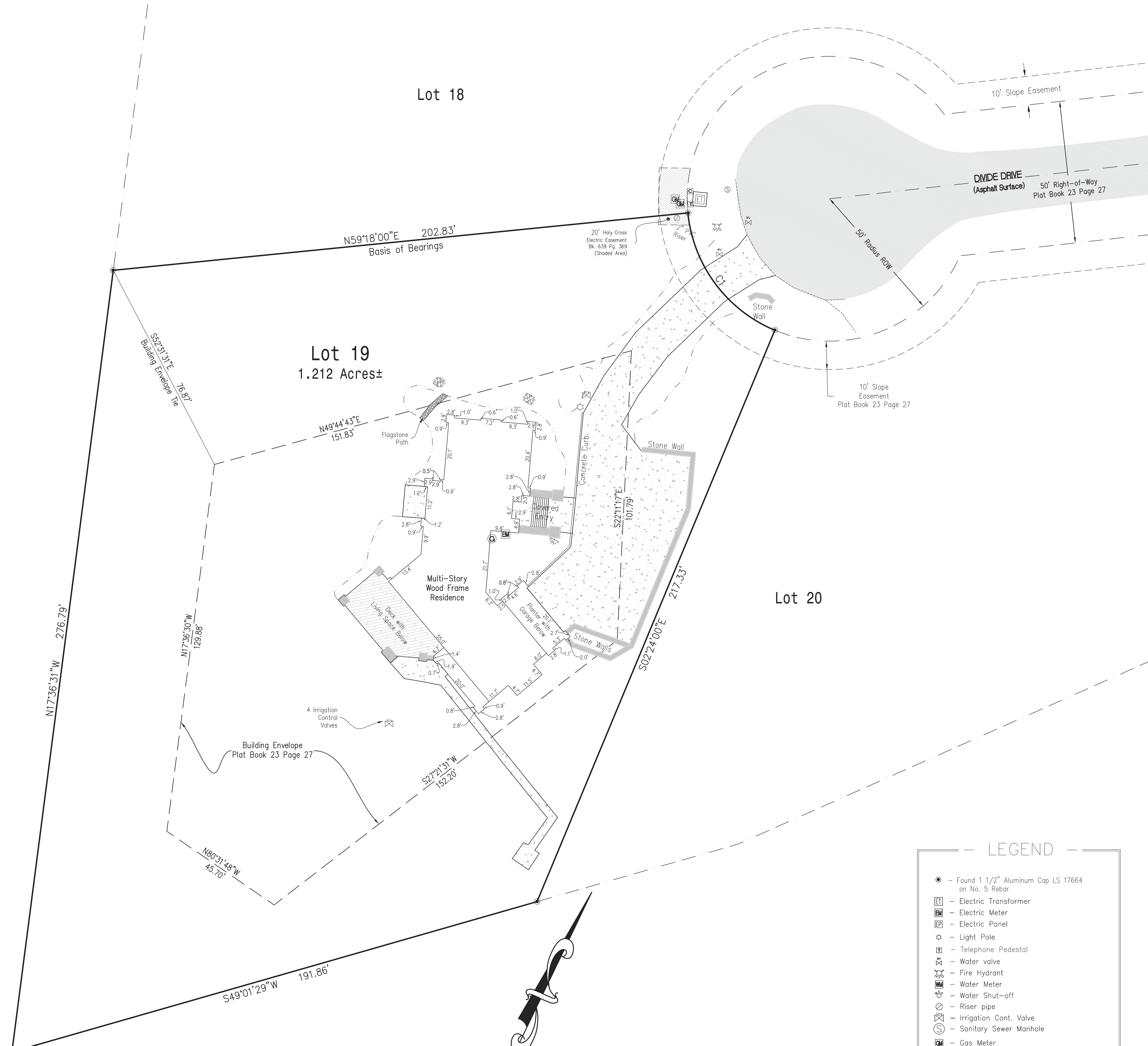
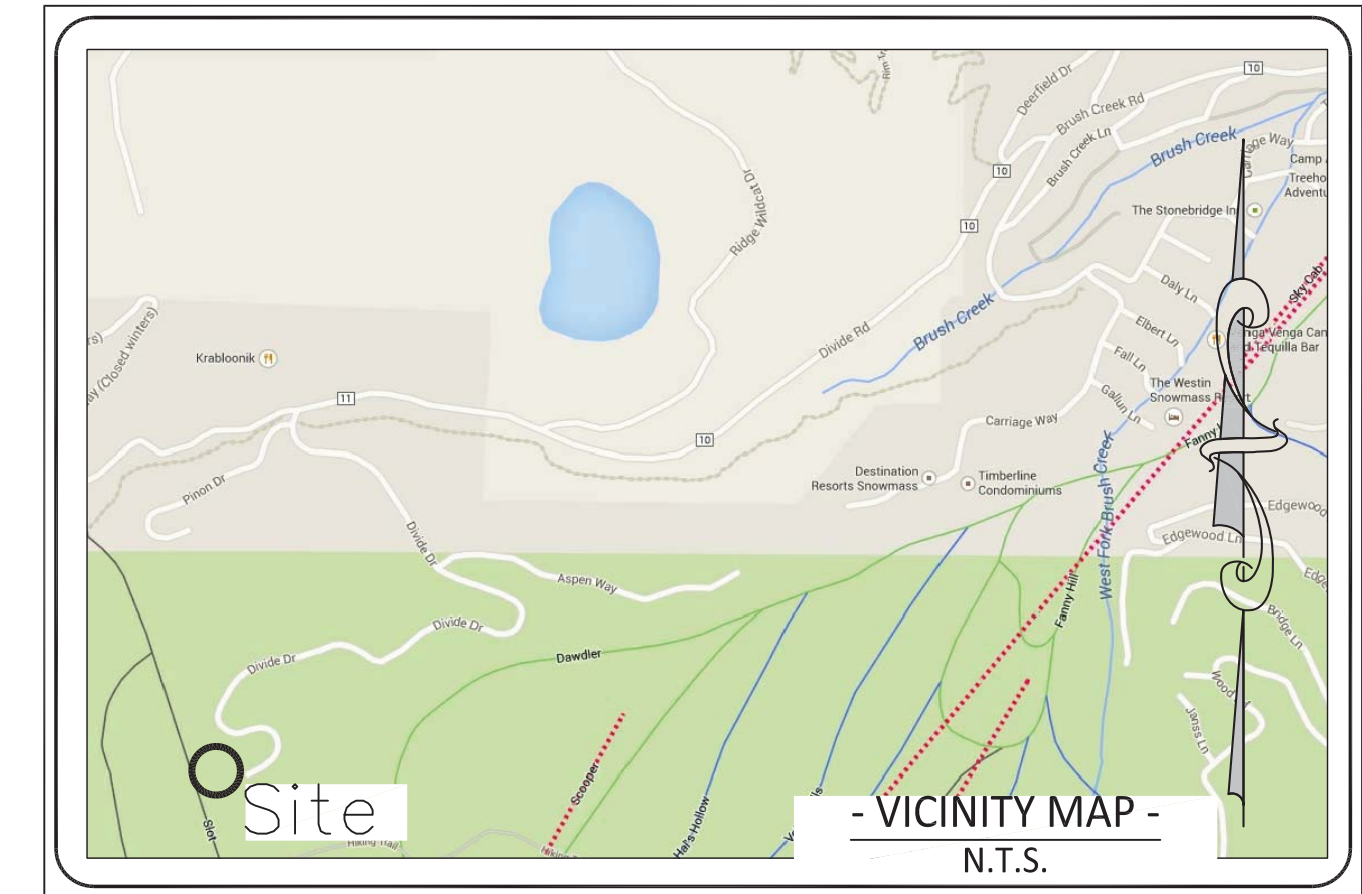


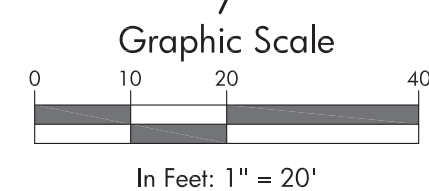
# Improvement Survey Plat

Lot 19, The Divide

Section 10, T. 10 S., R. 86 W. of the 6th P.M.  
Town of Snowmass Village, County of Pitkin, State of Colorado



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.84'	50.00'	61°42'00"	S61°33'00"E	51.28'



LEGEND	
	Found 1 1/2" Aluminum Cap LS 17664 on No. 5 Rebar
	Electric Transformer
	Electric Meter
	Electric Panel
	Light Pole
	Telephone Pedestal
	Water Valve
	Fire Hydrant
	Water Meter
	Water Shut-off
	Riser Pipe
	Irrigation Cont. Valve
	Sanitary Sewer Manhole
	Gas Meter
	Landscaping Edge
	Concrete
	Flagstone
	Deck

**PROPERTY DESCRIPTION:**

Lot 19, THE DIVIDE, according to the Plat thereof, recorded August 28, 1989 in Plat Book 23 at Page 27.  
County of Pitkin, State of Colorado

**NOTES:**

- Basis of Bearings: Bearings shown hereon are based on a bearing of N59°18'00"E between monuments found at each end of the the northerly line of Lot 19, as shown hereon.
- This map has been prepared pursuant to client request for an Improvement Survey Plat.
- Date of field survey : August, 2016
- 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 may not be shown hereon. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for the protection of utilities.
- Property descriptions shown hereon are based on the Plat of The Divide, recorded August 28, 1989 in Plat Book 23 at Page 27 as Reception No. 314584 of the Pitkin County records.
- Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
- Building dimensions shown hereon have been taken at ground level on various finished surfaces including wood siding and stone.
- 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 the title insurance commitment issued by Steward Title, File No. 01330-79570, dated May 11, 2016.

Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown if they are standard title commitment exceptions, or if not sufficiently described in recorded documents 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 to Stewart Title Guaranty Company, 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 title commitment referenced hereon, and that this Improvement Survey Plat was prepared by SGM, on this date, August 19, 2016, based on site conditions as they existed during a field survey performed on August 8, 2016, 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



**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

776 Divide Drive  
Snowmass Village, CO

#	Revision	Date	By
1			
2			
3			
4			
5			

Improvement  
Survey  
Plat

Job No.	2016-267.001	
Drawn by:	reb	1
Date:	08/18/16	
Approved:	reb	1
File:	Divide19_JSP	

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