

**Improvement Survey Plat**  
**Lot 357 and 358**  
**THE '96 SUBDIVISION**  
**Town of Blue River**  
**Summit County, Colorado**  
**Section 18, T7S, R77W, 6th P.M.**  
**(537 Blue River Road (CR 580))**

**Legend**

- (F) Field Measurement
- (P) Plat (Rec. No. 97124)
- (C) Calculated from Plat
- (E) Utility Easement document provided by client "Exhibit A", no recording information available.
- ◆ Found #3 rebar
- ◇ Found #3 rebar (bent)
- ◇ Found rebar with orange cap LS9939
- Set Number 5 rebar with aluminum cap LS38266, witness corner as shown
- Found rebar with aluminum cap LS27924
- Calculated Location, not set
- ⊕ Power
- ⊗ Gas
- ⊙ Communications

**Notes:**

- 1) Bearings are based on the west line of Lot 358, S24°41'00"W per record plat. Both ends said line are Number 3 rebar.
- 2) Linear Units: US Survey foot.
- 3) 358 Lot Area: 0.467 Acres, 20359 Square feet  
 357 Lot Area: 0.376 Acres, 16379 Square feet
- 4) Only visible utilities located. Underground locate not done.
- 5) BOH= Building Overhang

NOTE: NO TITLE RESEARCH WAS PERFORMED. THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY Blue River Land Surveying TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

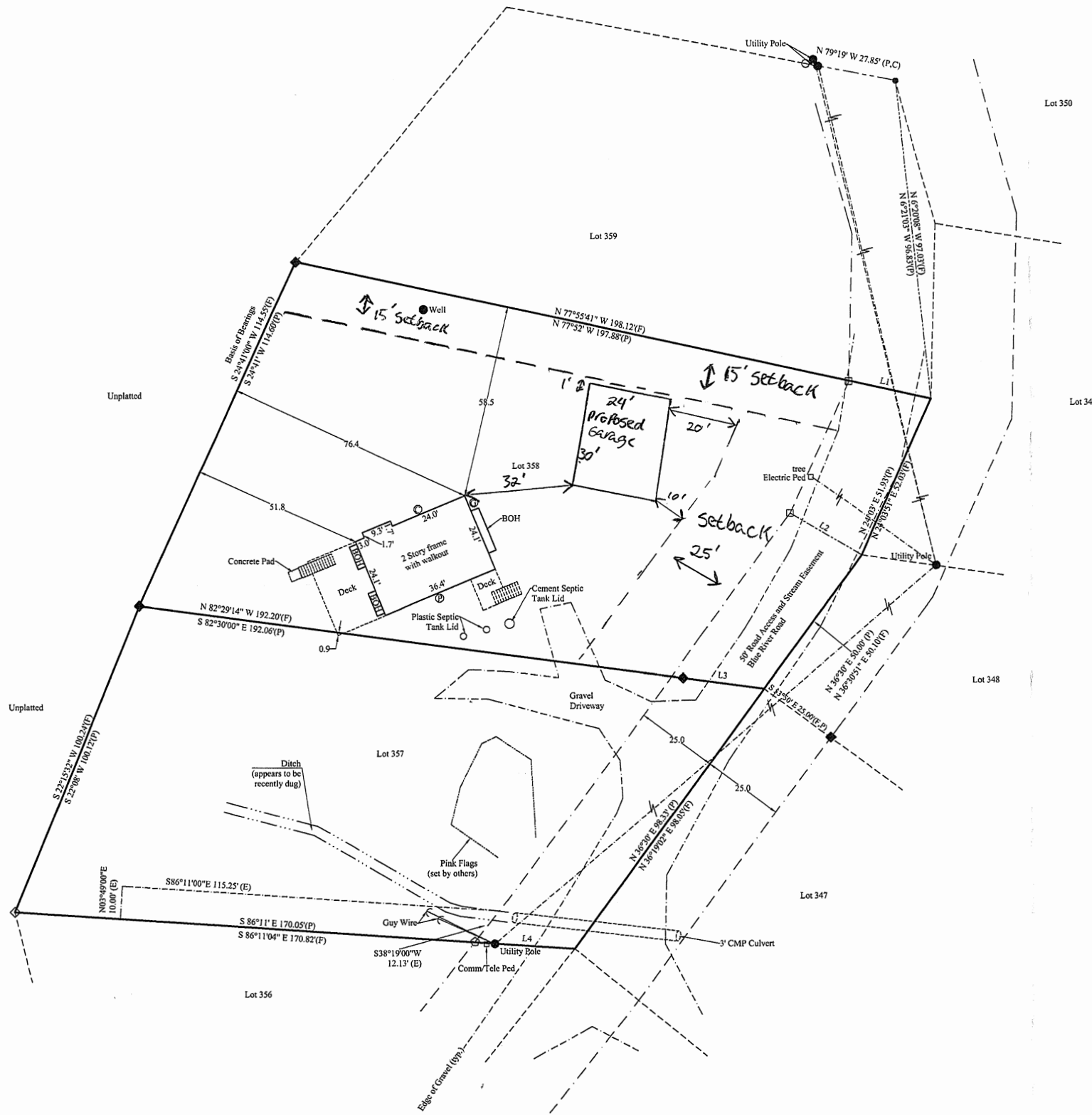
I, Renee B. Parent, being a Licensed Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the plat and the survey are true and correct to the best of my knowledge and belief.



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.

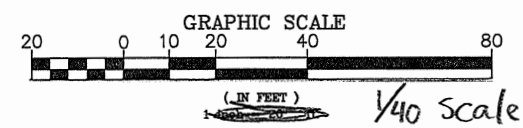
**Line Table**

Line	Bearing (F)	Distance (F)
L1	N 77°55'41" W	25.50'
L2	N 59°43'30" W	25.15'
L3	N 82°48'10" W	25.06'
L4	N 86°11'04" W	30.30'



This Land Survey Plat was accepted for deposit on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is filed under Land Survey Plat Reception no. \_\_\_\_\_, in the office of the Summit County Clerk and Recorder.

Signed \_\_\_\_\_  
 Summit County Surveyor



**Blue River Land Surveying**  
**(970) 668-3730**  
 PO Box 2820 Breckenridge, CO 80424

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