

**Improvement Survey Plat**  
**Lot 137**  
**Blue River Estates**  
**Mountain View**  
**Town of Blue River**  
**Summit County, Colorado**  
**Section 19, T7S, R77W, 6th P.M.**  
**(0132 Mountain View Drive)**



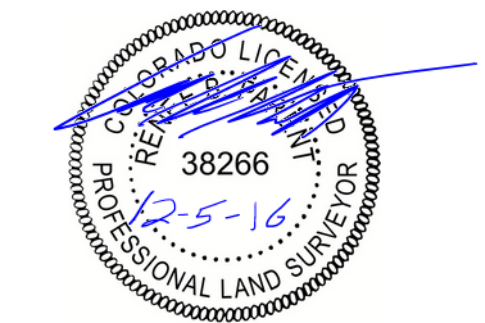
- Legend**
- (F) Field Measurement
  - (P) Plat, Rec. No. 92845
  - (C) Calculated from Plat
  - ◆ Found rebar with aluminum cap LS19588
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- Ⓟ Power
  - Ⓠ Gas
  - Ⓡ Communications

- Notes:**
- 1) Bearings are based on the north line of Lot 137, N86°57'E per record plat. Both ends said line are rebar with aluminum cap LS19588.
  - 2) Lineal Units: US Survey foot.
  - 3) Lot Area: 0.488 Acres, 21253 Square feet
  - 4) Only visible utilities located. Underground locate not done.
  - 5) Approximately 6 inches of snow on the ground at the time of the survey. Improvements, utilities and encroachments at or near ground level would not have been seen or shown on this survey.
  - 6) River shown based on best available evidence at the time of the survey (survey records, aerial and edge locations in a few spots). River was snow and ice covered at the time of the survey. Platted 50 foot Pedestrian easement centered on river per record plat.
  - 8) The boundary shown is based on found monumentation and is consistent with the survey by Flatrons survey dated December 19, 2007. Per record plat, the westerly lot boundary line is intended to roughly follow the centerline of the Blue River, 197 +/- of frontage.

This survey does not constitute a title or ownership search by Blue River Land Surveying. All ownership, easement and public record information was based on the Owner's Title Commitment Order No. 01330-91148, issued by Stewart Title.

Property is subject to exceptions as described in the title policy as referenced.

I, Renee B. Parent, being a Registered 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.

**Blue River Land Surveying**  
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