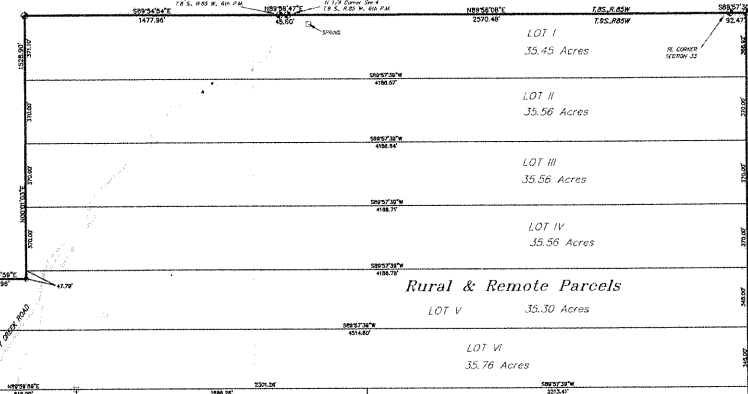


Improvement Survey Aspen Valley Ranch Pitkin County, CO

LINE	LENGTH	BEARING
L1	377.81	S87°39'56"E
L2	307.23	N30°00'00"E
L3	173.58	S88°51'51"E
L4	67.03	N30°04'18"E
L5	165.00	S59°54'42"E
L6	111.08	S35°39'18"W
L7	125.27	N41°28'04"E
L8	171.07	S00°02'48"E
L9	111.31	N38°52'16"E
L10	35.18	N44°24'00"W
L11	100.49	N34°18'00"E
L12	258.29	N23°21'00"W
L13	163.20	N03°00'00"W
L14	309.60	N54°30'00"E
L15	80.50	N25°50'00"W
L16	115.12	N03°30'00"E
L17	91.74	N77°38'00"E
L18	276.85	S50°21'00"E
L19	244.09	S31°42'00"E
L20	9.18	N29°44'28"E
L21	53.72	S40°48'28"E
L22	25.46	N13°50'42"E
L23	190.54	S66°30'00"E
L24	94.00	S79°54'10"E
L25	373.33	N50°45'28"E
L26	870.39	N52°25'58"W
L27	573.48	S65°42'29"W
L28	190.64	S32°38'00"W
L29	23.32	S45°11'00"W
L30	195.35	S52°12'00"W
L31	162.48	S79°24'00"W
L32	191.17	S79°24'00"W
L33	63.72	N78°21'58"E
L34	218.39	N30°26'00"E
L35	112.71	S03°22'13"E
L36	234.93	S75°31'01"E
L37	266.71	S86°12'17"E
L38	116.34	S08°08'11"W
L39	141.79	S74°31'18"E
L40	101.32	S19°24'43"W
L41	163.09	N17°24'59"E
L42	224.87	S01°01'40"W
L43	71.88	S22°32'00"W

LINE	LENGTH	BEARING
L44	135.44	S44°42'13"W
L45	105.43	S06°38'44"E
L46	73.59	S08°33'23"W
L47	44.17	N80°41'46"E
L48	128.13	N58°11'34"E
L49	160.56	N50°41'17"E
L50	120.58	S64°24'48"E
L51	227.61	S27°37'23"W
L52	233.02	S64°58'37"W
L53	333.13	N19°05'42"E
L54	372.15	N18°08'56"E
L55	309.51	S18°30'55"E
L56	300.02	S77°42'46"E
L57	532.82	S51°30'21"E
L58	280.87	S82°24'50"W
L59	79.16	S41°33'04"W
L60	119.15	S00°47'33"W
L61	239.70	S02°37'28"E
L62	81.42	S00°45'22"W
L63	432.38	S06°32'20"W
L64	183.70	S35°53'42"E
L65	403.50	S09°41'56"W
L66	879.98	S71°23'48"E
L67	178.38	N00°00'00"W
L68	610.80	N89°28'40"E
L69	23.59	N45°11'00"E
L70	195.72	N52°12'00"E
L71	289.77	N70°41'33"E
L72	461.19	N38°00'00"E
L73	385.72	N71°18'31"W
L74	733.33	N65°14'17"W
L75	405.69	N07°24'29"E
L76	146.23	N35°53'42"W
L77	64.40	N14°40'41"W
L78	465.38	N05°30'48"W
L79	174.85	N09°11'23"E
L80	337.38	N14°17'18"W
L81	418.13	N32°17'12"W
L82	508.58	N51°31'29"W
L83	168.42	N12°43'23"E
L84	100.67	S73°11'13"E
L85	83.49	S16°7'05"W
L86	158.14	S30°04'34"E
L87	410.44	N13°11'40"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	14.98	1482.86	7.49	14.98	N87°42'34"W	0°34'44"
C2	43.25	294.93	21.62	43.25	N67°26'26"W	0°31'00"
C3	201.94	2097.30	101.05	201.99	S82°41'15"E	0°31'00"
C4	281.34	530.00	144.07	278.05	N50°41'27"W	30°24'56"
C5	192.08	1078.49	86.30	191.83	N41°31'31"W	10°13'59"
C6	88.50	214.69	43.87	88.99	S47°39'29"E	2°30'03"
C7	209.10	540.90	105.87	207.80	N48°27'58"W	22°08'52"
C8	185.83	478.57	94.10	184.67	S48°30'54"E	22°14'54"
C9	287.49	818.28	134.05	286.30	N52°19'28"W	18°45'46"
C10	92.31	3790.40	46.16	92.30	S41°36'27"E	1°24'43"
C11	408.54	5779.85	204.35	408.45	N49°07'27"W	4°03'00"
C12	188.92	2779.85	84.47	188.91	N50°17'48"W	1°36'22"
C13	219.62	5779.85	109.83	219.61	N48°11'15"W	2°10'38"
C14	124.12	1078.49	62.13	124.05	N43°22'08"W	6°38'45"
C15	67.98	1078.49	33.99	67.85	N38°50'08"W	3°37'47"
C16	136.99	5523.39	68.45	136.89	N83°07'22"E	1°25'14"
C17	77.81	110.00	46.61	76.20	N62°38'57"E	40°31'48"
C18	60.96	85.00	31.98	59.65	N71°20'16"E	41°05'31"
C19	60.76	160.00	30.76	60.40	N10°05'32"W	21°45'00"
C20	86.99	482.94	43.61	85.87	S15°48'20"E	10°19'13"
C21	87.70	440.85	43.89	87.55	S04°58'38"E	11°24'10"
C22	115.94	219.22	58.36	114.59	S15°34'29"W	30°18'05"
C23	37.15	50.16	19.47	36.31	N14°40'41"W	42°25'01"



Legal Description:
Lot 6 and Lot 9 Aspen Valley Downs Subdivision P.U.D., according to the 1st Amended Plat of Aspen Valley Downs Subdivision PUD recorded March 23, 1999 in Plat Book 49 at Page 2.
and
Homesteads 1 thru 9, AH, Agricultural Facilities Parcel and Parcels I thru VII, Rural and Remote Parcels, according to the Subdivision Exemption Plat, Aspen Valley Ranch, recorded October 14, 2005 in Plat Book 76 at Page 4 thru 18, inclusive, as Reception No. 516274.
and
A tract of land known as the Cook Property being situated in Lot 1, Section 4 and Lot 1, Section 5 Township 9 South, Range 85 West of the 6th P.M., More fully described as follows:

Beginning at a point on the West line of said Lot 1, Section 5 whence the Northwest corner of said Lot 1, Section 5 bears N00°06'08"W a distance of 628.22 feet thence N00°06'08"W a distance of 628.22 feet to the Northwest corner of said Lot 1, Section 5; thence N89°59'59"E a distance of 992.08 feet along the North line of said Lot 1, Section 5 and Lot 1, Section 4; thence S00°00'00"W a distance of 823.12 feet to the center of Dry Woody Creek; thence S45°11'00"W a distance of 23.22 feet along the center of Dry Woody Creek; thence S52°12'00"W a distance of 195.35 feet along the center of Dry Woody Creek; thence S79°41'00"W a distance of 263.65 feet along the center of Dry Woody Creek; thence N56°00'00"W a distance of 676.38 feet to the point of beginning.

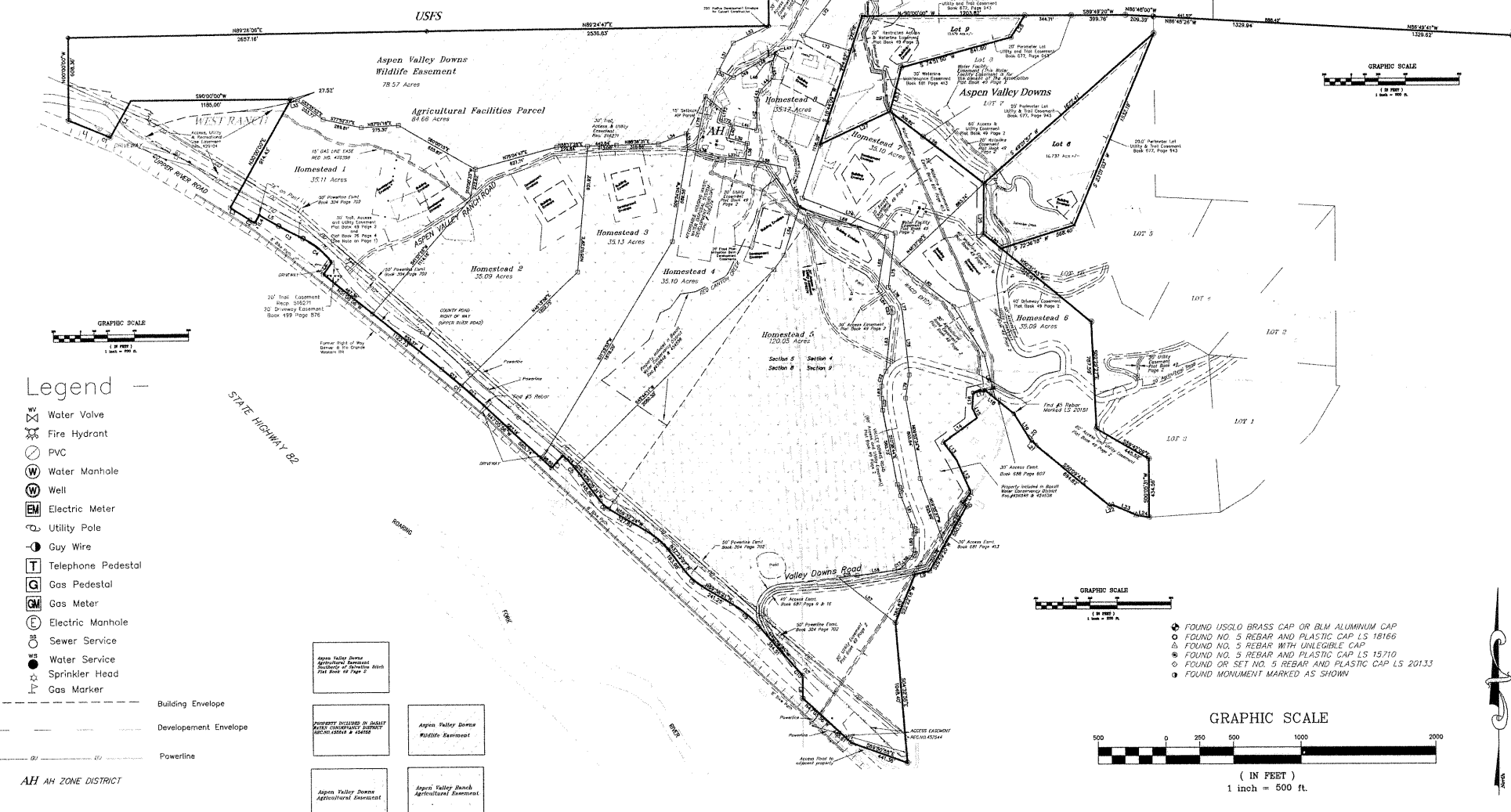
This survey DOES NOT represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements and other encumbrances of record has been taken from Pitkin County Title, Case No. PCT20210L dated October 25, 2005. Pertaining to said Title Commitment, Schedule B Section 2:

- Items 1 thru 6 are standard Title Commitment Exceptions.
- Items 7, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, 24, 26, 28, 29, 32, 33, 35, 36, 40, 41, 42, 43, 44 & 49 appear to affect said property, however can not be graphically depicted.
- Items 9, 21, 22, 25, 30, 31, 34, 37, 38, 39, 45, 46, 47 & 48 appear to affect said property and are shown hereon.
- Items 13, 19 & 23 appear to affect said property, however location of easement is not clear and can't not be graphically depicted.
- Item 27 is for the benefit of Aspen Valley Ranch across the West Ranch Property.

- Fences shown hereon do not represent the limits of ownership.
- Building Envelopes and Development Envelopes based upon the Subdivision Exemption Plat, Aspen Valley Ranch, recorded October 14, 2005 in Plat Book 76 at Page 4 thru 18, inclusive, as Reception No. 516274.
- Due to heavy snow cover at time of survey some existing improvements may not be shown or were taken from an Improvement Survey dated April 2004 by Ken Wilson of Schmuesser Gordon Meyer, Inc.
- Recorded documents used to prepare this map are as follows:
1st Amended Plat of Aspen Valley Downs Subdivision PUD recorded March 23, 1999 in Plat Book 49 at Page 2.
Subdivision Exemption Plat, Aspen Valley Ranch, recorded October 14, 2005 in Plat Book 76 at Page 4 thru 18, inclusive, as Reception No. 516274.
Improvement Survey dated April 2004 by Ken Wilson of Schmuesser Gordon Meyer, Inc.
- The 30' Emergency Access & Utility Easement as shown on the 1st Amended Plat of Aspen Valley Downs Subdivision PUD recorded in Plat Book 42 at Page 2 was not defined by bearing and distance and did not follow the existing road. The 30' Trail, Access & Utility Easement as shown on the Subdivision Exemption Plat, Aspen Valley Ranch recorded in Plat Book 76 at Page 4 defines said 30' Emergency Access & Utility Easement by bearing and distance along existing road.

Surveyor's Certificate:
I, Stephen L. Ehlers, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this improvement survey was made under my supervision in October and December 2005 and is true and correct to the best of my belief and knowledge. I further certify that the improvements, 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 property, as indicated, and that there is no apparent evidence or sign of any easement or other interest in any part of said parcel, except as noted.

Stephen L. Ehlers
28 Dec 05
Date



- Legend
- Water Valve
 - Fire Hydrant
 - PVC
 - Water Manhole
 - Well
 - Electric Meter
 - Utility Pole
 - Guy Wire
 - Telephone Pedestal
 - Gas Pedestal
 - Gas Meter
 - Electric Manhole
 - Sewer Service
 - Water Service
 - Sprinkler Head
 - Gas Marker
 - Building Envelope
 - Development Envelope
 - Powerline
 - Aspen Valley Ranch Wildlife Easement
 - Aspen Valley Ranch Agricultural Easement

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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.

SCHMUESER GORDON MEYER
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 FAX (970) 945-5948
Aspen, Colorado (970) 925-6727
Crested Butte, CO (970) 349-5355
E-mail: survey@sgm-inc.com

**Aspen Valley Ranch
Pitkin County, Co**

NUM-BER	REVISION	DATE	BY

Improvement Survey

Job No. 2005-341.001-03
Drawn by: tkc
Date: 12/28/05
Approved: [Signature]
File: AVR-15-pg1.dwg

1 OF 5