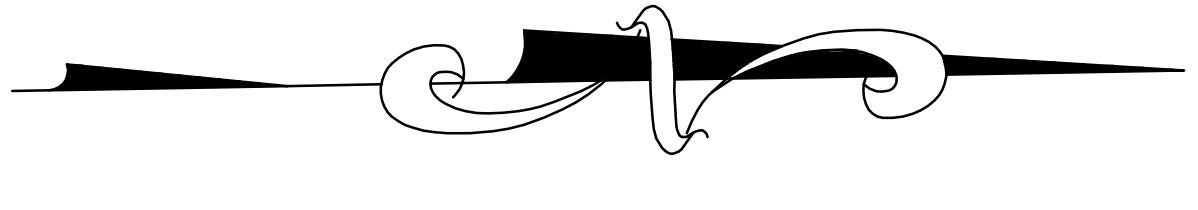
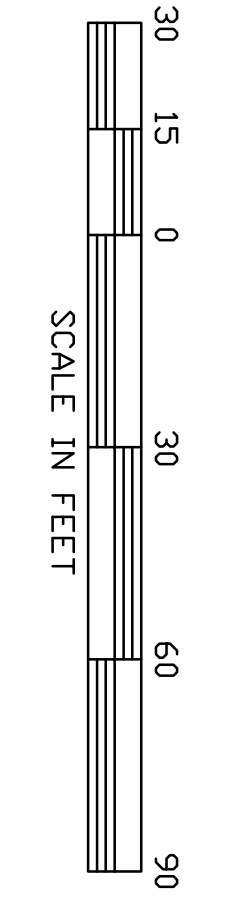


A TRACT OF LAND
204.141 SQ. FT.
4.69 ACRES

FOUND AND USED
#5 REBAR WITH ALUM. CAP
RLS 7736, E1/84
SECTION 5, 16N, R84W

FOUND AND USED
#5 REBAR WITH YELLOW CAP
"DISMISE" RLS 7736"
E1/4 SECTION 5



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."

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE, AS PREPARED FOR DENISE & STEVEN PETERSON, 1st WESTERN MORTGAGE AND JONATHAN MELVIN ESQ. IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE DESCRIBED PARCEL ON THIS DATE, OCTOBER 12, 1992, 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 PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

DATED: _____
BY: JAMES B. ACKERMAN, L.S. #16394

- NOTES:
- 1) BASED ON THE FLOOD INSURANCE RATE MAPS PREPARED FOR THE CITY OF STEAMBOAT SPRINGS, COLORADO, BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NUMBERS 080156 0315 A, REVISED SEPTEMBER 29, 1989.
 - 2) THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
 - 3) ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 - 4) ALL BEARINGS SHOWN ON THIS I.L.C. ARE BASED ON THE DEED RECORDED WITH THE ROUTT COUNTY CLERK AND RECORDER IN BOOK 656 AT PAGE 1513.
 - 5) HOUSE: CONCRETE FOUNDATION, WOOD SIDING, WOODEN SHINGLE. ALL DIMENSIONS SHOWN ARE TO THE OUTSIDE TRIM. ALL BUILDING CORNER TIES ARE PERPENDICULAR TO LOT LINES.
 - 6) SEWER & WATER ARE SEPTIC AND WELL, RESPECTIVELY.
 - 7) ADDRESS OF PROPERTY IS ON RCR #36, STEAMBOAT SPRINGS, COLORADO.
 - 8) ELECTRIC AND PHONE ARE LOCATED ABOVE GROUND.

LEGAL DESCRIPTION

A Tract of land located in a portion of the NE1/4 NE1/4 SE1/4 Section 5, Township 6 North, Range 84 West of the 6th P.M., BEGINNING at the E1/4 corner of Section 5, thence S 1-32-20 W 251.76 feet; thence N 88-34-40 W 30.00 feet to the TRUE POINT OF BEGINNING, thence N 88-09-43 W 210.00 feet; thence S 1-22-20 W 108.00 feet; thence N 88-09-43 W 405.45 feet to a point 15 feet East of the West line of the NE1/4 NE1/4 SE1/4; thence S 1-19-08 W 287.14 feet and parallel to the South line of said NE1/4 NE1/4 SE1/4; thence S 86-42-47 E 615.50 feet along said South line to a point 30 feet West of the East line of said NE1/4 NE1/4 SE1/4; thence N 1-22-20 E 410.74 feet and parallel with said East line, to the TRUE POINT OF BEGINNING.

TOGETHER WITH ALL right, title and interest of Grantor in and to the Gerald E. Rudolf well with Priority Date January 30, 1958; the Metcalf Ditch no.1, the Kanouse Seepage Ditch, and all water and water rights therein, and the Gerald E. Rudolf Spring with Priority Date of September 15, 1970.

TOGETHER WITH a perpetual easement under, over and across that portion not herein conveyed of the property described in deed recorded in Book _____ Page _____ Routt County being 10 feet on either side of the existing domestic water line, and shall be for the purpose of repair and maintenance of said line.

NO.	REVISION	DATE	DESIGNED	DRAWN	CALC'D
			JBA	PBA	PBA
			MRK & JCN		

IMPROVEMENT LOCATION CERTIFICATE

OF A TRACT OF LAND LOCATED IN THE NE1/4 NE1/4 SE1/4 SECTION 5, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6th P.M., ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
303-879-8998

BUYER: DENISE & STEVEN PETERSON BOX 772658 STEAMBOAT SPRINGS, COLORADO	LENDER: 1st WESTERN MORTGAGE CORPORATION BOX 1237 VAIL, COLORADO 81658 (CLIENT)
SCALE: 1" = 30'	DATE: 10-12-92
PROJECT NO. 346-1	SHEET NO. 1 OF 1