

SURVEYOR'S STATEMENT:

I, David R. Bulson, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on August 23, 2016; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



David R. Bulson L.S. 37662

PROPERTY DESCRIPTION:

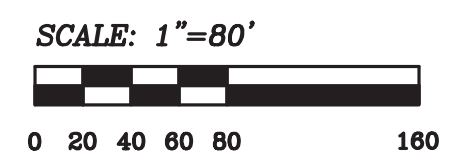
LOT 1-R, DIAMOND RANCH, ACCORDING TO THE REPLAT SURVEY OF LOTS 1-R, 3-R, 4-R, 5-R-B, 7-R, 8-R-A, AND 9-R DIAMOND RANCH, AND LOTS 1-R, 2-R, AND 3-R DIAMOND RIDGE, RECORDED DECEMBER 21, 2016 IN PLAT BOOK 1 AT PAGES 4835-4848.

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

- NOTES:**
- Easement research and property description from Land Title Guarantee Company, Order Number TLRB005132.1, dated August 19, 2016 at 5:00 P.M.
 - According to FEMA Flood Insurance Rate Map 08113C0300-C, Panel Number 0300 C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
 - Bearings for this survey based on a measured bearing of N 89°48'32" W between the monuments located along the indicated segment of the southern boundary of Lot 1-R according to the plat of record filed in Plat Book 1 at pages 4835-4848. End points of said line are physically monumented as shown hereon.
 - Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
 - This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
 - Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
 - The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
 - This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
 - 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.
 - Buried water system components are shown according to unrecorded exhibits provided by others. This survey makes no assertions regarding the accuracy of such locations

LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 17509
- FOUND 3 1/4" BRASS CAP ON 2" PIPE - BLM
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 28652
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 20125
- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 25643
- MONUMENT SET L.S. 37662 1-1/2" ALUMINUM CAP ON 18" LONG #5 REBAR
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE _____



Line Table

Line #	Direction	Length
L31	N 79°52'58" W	14.79
L32	S 54°07'53" W	66.64
L33	S 27°37'25" W	68.59
L34	S 10°31'53" W	84.72
L35	S 02°04'35" E	106.78
L36	S 11°34'39" E	157.68
L37	S 43°40'18" E	37.06
L38	N 72°32'24" W	105.74
L39	N 75°21'38" E	102.44
L40	N 67°38'42" E	57.36
L41	N 40°44'36" W	104.23
L42	N 42°02'38" W	151.25
L43	N 38°09'28" W	102.56
L44	N 37°01'49" W	98.99
L45	N 24°22'02" W	97.07
L46	N 18°32'12" E	94.50
L47	N 04°30'21" W	88.98
L48	N 12°08'26" E	66.74
L49	N 10°48'25" E	94.50
L50	N 21°18'29" E	76.59
L51	N 36°02'27" E	85.91
L52	N 40°01'16" E	179.30
L53	N 38°51'19" E	121.50
L54	N 12°52'04" E	13.32
L55	N 21°16'33" E	124.42
L56	N 15°09'27" E	103.14
L57	N 20°08'57" E	112.44



A TRACT OF LAND IN SECT. 30, T.43N, R.9W., N.M.P.M. (DAVID W AND KAREN C LAVENDER)

Improvement Survey Plat
 Lot 1-R, Diamond Ranch, located within the SW1/4 of Section 19 and the NW1/4 of Section 30, T.43N, R.9W., N.M.P.M., San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	07/14/2016



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