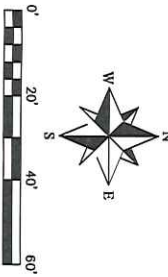
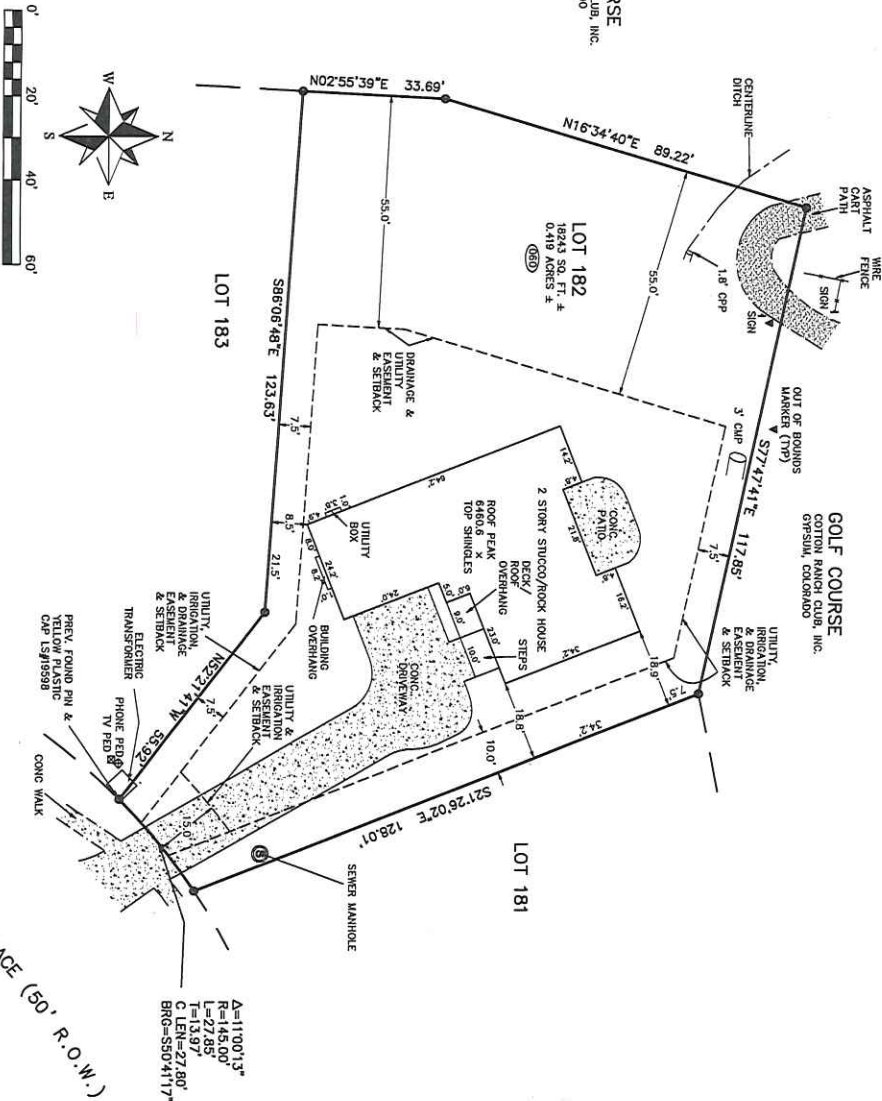


GOLF COURSE
COTTON RANCH CLUB, INC.
GYPSUM, COLORADO



PLAT BOX 6 & 24, EAGLE-VAL
EDWARDS, CO. 81632
(970)248-1400

3007-10281.CDWG 1/23/18 MIT 5/23/07 KFS

LARA PLACE (50' R.O.W.)

- NOTES:
- 1) DATE OF SURVEY: 4/21/07
SURVEY UPDATER: 1/21/18
 - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED EASEMENTS, ENCUMBRANCES, EASEMENTS, OR OTHER FACTS THAT MAY AFFECT THE PROPERTY OR THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE FACTS THAT ARE ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME INTO ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU SET UP YOUR INTEREST IN THE PROPERTY. YOU MUST COME INTO ANY LEGAL ACTION WITHIN ONE YEAR FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 4) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OR REUSE FOR OTHERS IS PROHIBITED.
 - 5) BASIS OF ELEVATION: BM AT CENTER CUI-02-SAC LARA PLACE ELEV=6394.0 PER AMENDED PLAT OF COTTON RANCH, PUD, FILED NO. 5, RECEPTION NO. 6004920.
 - 6) BASIS OF PROPERTY LINE LOCATION: E. COR LOTS 182/183 & E. COR LOTS 184/185.
 - 7) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE BEING SHOWN FOR INFORMATION ONLY. THE BEARINGS AND DISTANCES SHOWN AROUND PERIMETER OF THE BUILDINGS ARE THE BEARINGS AND DISTANCES OF THE FOUND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
 - 8) ALL HOUSES SHALL BE SITUATED ON LOTS SO THAT A MINIMUM DISTANCE OF 25.0' IS MAINTAINED FROM THE FRONT, SIDE, AND BACK SETBACKS.
 - 9) POSTED ADDRESS: 60 LARA PLACE.
 - 10) 0.5' FOOT OF SNOW ON LOT AT TIME OF SURVEY, SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.

Δ=11'00"13"
L=145'
L=2725'
T=13397'
C LEM=27'80"
BRG=SSD'41'7"W

IMPROVEMENT LOCATION CERTIFICATE

LOT 182
COTTON RANCH
PLANNED UNIT DEVELOPMENT, FILING NO. 5
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO



I hereby certify that this Improvement Location Certificate was prepared by a Licensed Professional Surveyor and that the information contained herein is true and correct to the best of my knowledge and belief, 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 above described parcel on this date, 1/21/18, 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, and that the improvements are not in violation of any applicable zoning, subdivision, or other laws, rules, or regulations, except as noted.