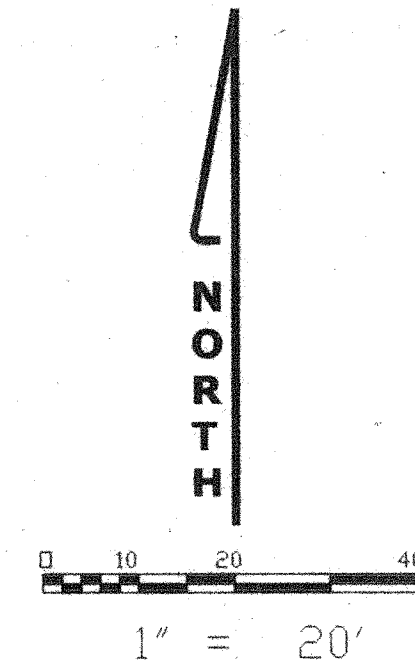


IMPROVEMENT SURVEY PLAT

LOT 24

MAROON CREEK SUBDIVISION/PUD



BASIS OF BEARING = A BEARING OF S65°00'00"E BETWEEN
A FOUND NO 5 REBAR AND RPC CAP LS 25947
AT THE N.W. PROP. CORNER AND A FOUND
NO 5 REBAR AND RPC LS 25947 FOUND AT
THE N.E. PROP. CORNER AND SHOWN HEREON.

LEGAL DESCRIPTION

Lot 24, Maroon Creek Club, According to the plat thereof filed Nov. 15, 1993
in Plat Book 33, at Page 4, County of Pitkin, State of Colorado.

Legend

- - indicates found monument as described.
- - indicates set monument, RPC LS# 24303
- ASPEN TREE
- EVERGREEN TREE
- WATER VALVE
- SEWER MANHOLE

Notes

INFORMATION FURNISHED BY PITKIN COUNTY TITLE COMPANY, INC. CASE NO. PCT18328C, DATED: AUG. 22, 2003 WAS USED IN THE PREPARATION OF THIS SURVEY.

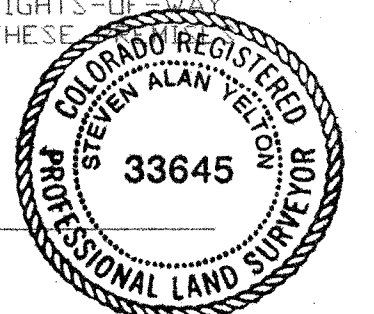
UNLESS OTHERWISE SPECIFIED, ALL UTILITY EASEMENTS, AS WELL AS ALL PUBLIC AND PRIVATE RIGHTS OF WAY ARE DEDICATED TO THE PERPETUAL USE OF ALL UTILITY COMPANIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPLACING, REPAIRING AND MAINTAINING UNDERGROUND UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, ELECTRIC, GAS, TELEPHONE AND TELEVISION LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH INSTALLATION, CONSTRUCTION, REPLACEMENT, REPAIR AND MAINTENANCE AS WELL AS THE RIGHT TO TRIM INTERFERING TREES AND BRUSH. IN NO EVENT SHALL THE UTILITY COMPANIES EXERCISE THE RIGHTS HEREIN GRANTED AS SO TO INTERFERE WITH THE USE OF THE RIGHT OF WAY FOR ROADWAY PURPOSES EXCEPT TO THE EXTENT REASONABLY NECESSARY TO ENJOY THE GRANT HEREBY MADE.

SURVEYOR'S CERTIFICATE

I, STEVEN A. YELTON, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON SEPTEMBER 5, 2003 OF THE ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY, IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THESE ARE ACCURATELY SHOWN.

STEVEN A. YELTON PLS.# 33645

DATE: 9-8-03



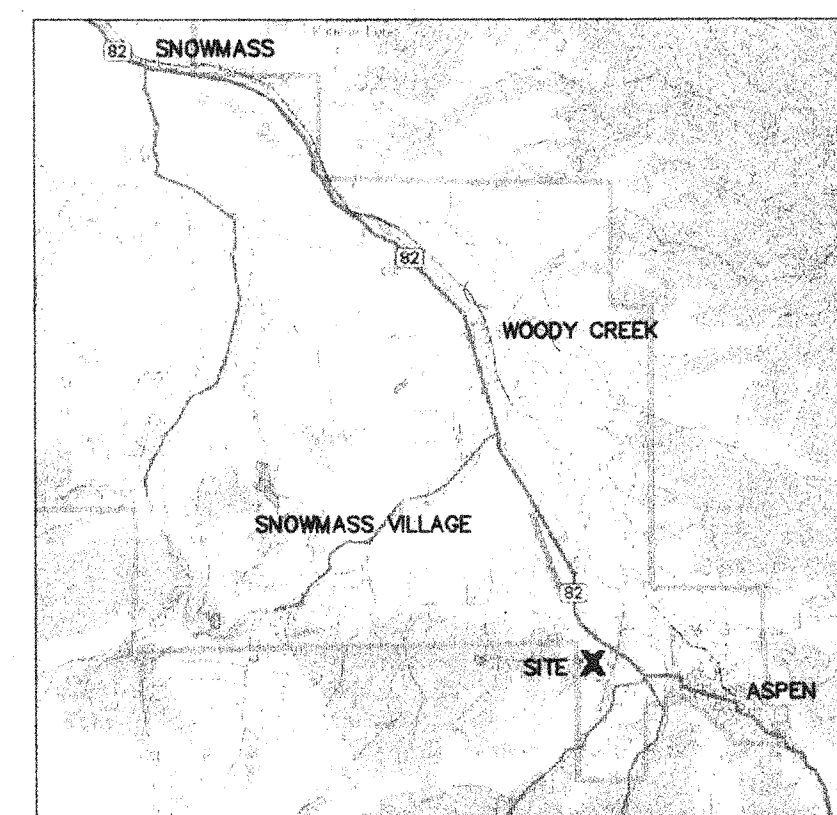
DATE SURVEYED: 11/8/01
DATE DRAFTED: 11/9/01
REVISED: 11/25/01
REVISED: 5/9/02
REVISED: 5/20/02
REVISED: 9/8/03

DATA FILE NAME: 0010206
DRAWN BY: T. YOCUM

CLERK AND RECORDER'S ACCEPTANCE

THIS IMPROVEMENT SURVEY PLAT WAS ACCEPTED FOR FILING
IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF
PITKIN, STATE OF COLORADO, AT _____ O'CLOCK, _____ M. THIS _____ DAY OF
_____, IN PLAT BOOK _____ AT PAGE _____ AS RECEPTION NUMBER _____

CLERK & RECORDER



VICINITY MAP

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.

HIRED GUN SURVEYING LTD.

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SNOWMASS, COLORADO 81654
(970)923-2794