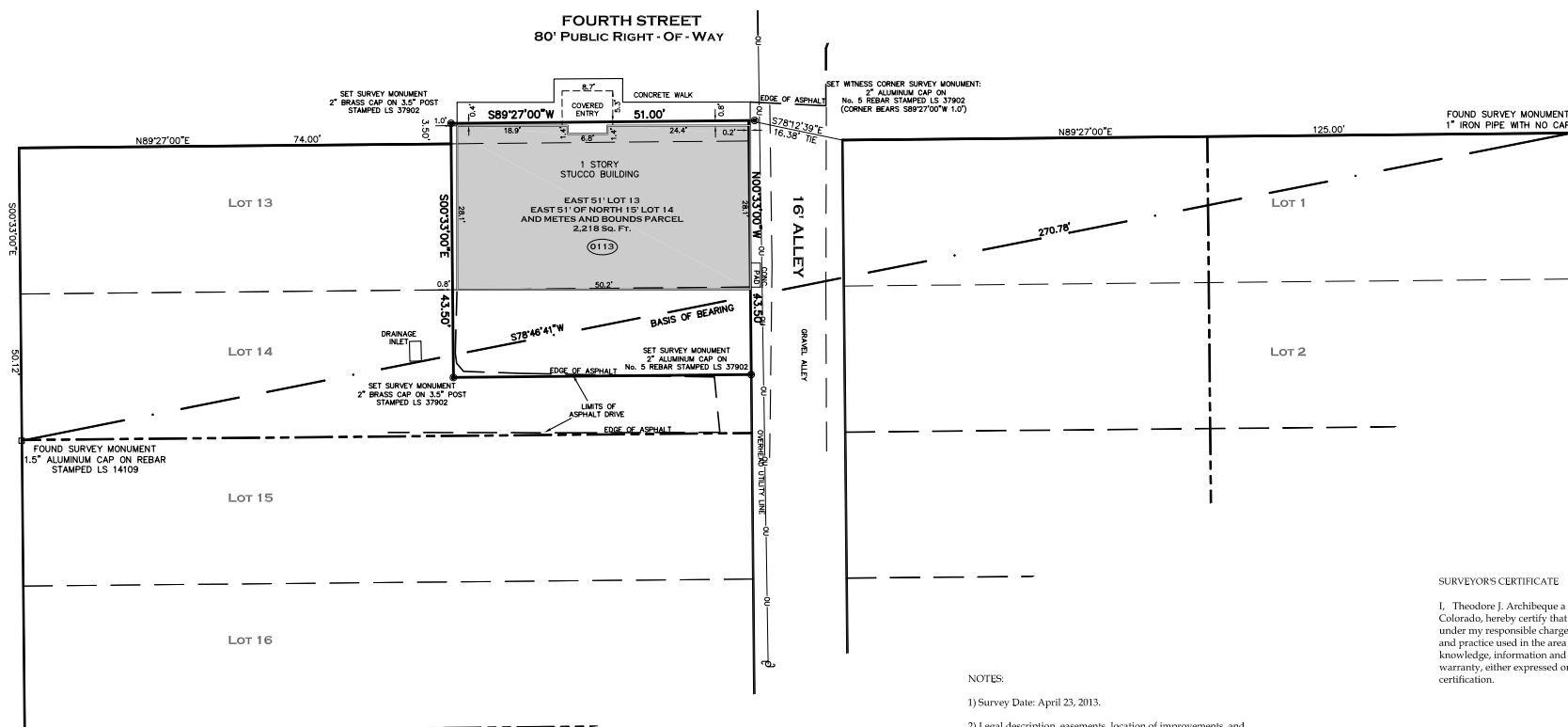


**IMPROVEMENT SURVEY PLAT
1 13 EAST FOURTH STREET
TOWN OF EAGLE
COUNTY OF EAGLE, STATE OF COLORADO**



LEGAL DESCRIPTION:
The east 51.00 feet of Lot 13 and the East 51.00 feet of the North 15.00 feet of Lot 14, Block 22, Town of Eagle, State of Colorado, containing 2,040 sq. ft. together with:
A Parcel of land, being those same lands vacated by instrument recorded January 12, 1978 in Book 264 at Page 993 and also being a portion of Fourth Street in said Town of Eagle, and being more particularly described as follows:
Beginning at the northeast corner of said Lot 13; thence N 00°33'00" W, 3.50 feet; thence S 89°27'00" W, 51.00 feet; thence S 00°33'00" E, 3.50 feet to a point on the northern boundary of said Lot 13; thence upon said northern Line of Lot 13 N 89°27'00" E, 51.00 feet to the Point of Beginning. Containing an additional 178 sq. ft.



SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this Improvement Survey Plat was done by me or under my responsible charge, and that it was performed using the standard care and practice used in the area at the time of the survey, and is based upon the my knowledge, information and belief. This certification is not a guarantee or warranty, either expressed or implied. The Notes hereon are a part of this certification.

Theodore J. Archibeque, PLS 37902
Professional Land Surveyor
State of Colorado

NOTES:

- 1) Survey Date: April 23, 2013.
- 2) Legal description, easements, location of improvements, and lot lines, are based upon the Plat of the Town of Eagle, Commonwealth Land Title Insurance company title commitment No. 454-H0370059-060-MH1 provided by Heritage Title Company, dated April 02, 2013 and survey control monuments found at the time of this survey.
- 3) Basis of Bearing: S 78°46'41" W between survey monuments marking the Northeast corner of Block 22 and the southwest corner of Lot 14, Block 22, as shown and described herein.
- 4) Street Address: 113 East 4th Street.
- 5) This Improvement Survey Plat was prepared for the exclusive use of Jerome Butters, and is valid only if print has original seal and signature of surveyor.
- 6) Lineal Units of the U.S. Survey Foot were used herein.

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~

105 Captitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

**IMPROVEMENT SURVEY PLAT
PART OF LOTS 13 & 14, BLOCK 22,
TOWN OF EAGLE, COUNTY OF EAGLE,
STATE OF COLORADO**

DRAWN BY: MSS	JOB NUMBER: 13125	DRAWING NAME: 13125 ISP.dwg
SHEET 1 OF 1	DATE: 04-25-13	CHECKED BY: TJA

NOTICE: According to Colorado law, any such certificate and report are void unless they are signed by the surveyor within three years after the date of completion of the survey. Additionally, this document is prepared for the sole purpose of use by the parties to the survey. The measurements and bearings are provided as shown and they are not intended to be used for any other purpose. The surveyor and his/her representatives are not responsible for any errors or omissions in this document. The surveyor and his/her representatives will not be held liable for errors in this document, and they are not responsible for any errors or omissions in this document. The surveyor and his/her representatives are not responsible for any errors or omissions in this document. The surveyor and his/her representatives are not responsible for any errors or omissions in this document.