

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered 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 statement shown hereon.

NOTICE: This survey does not constitute a title search by Pinnacle Surveying, Inc. to determine ownership or easements of record. As requested by the client, easements of record were not researched and therefore are not shown hereon.

Lot 317, Edgemont Highlands, Phase 4 Final Plat
Project No. 2006-0340, according to the recorded
plot thereof filed for record January 26, 2007 under
Reception No. 950578, County of La Plata, State of
Colorado.

A parcel of land as described in Title Policy Order
Number DU18051615-4 issued by Land Title
Guarantee Company, LLC being more particularly
described as follows:

PROPERTY DESCRIPTION:

24 NEEDLE CREEK TRAIL
DURANGO, CO 81301

ADDRESS:

10' UTILITY, DRAINAGE
& SLOPE EASEMENT
RECEPTION NO 950978

NEEDLE CREEK TRAIL

R=165.00'
L=106.97'
LC=105.11'
BRG=S84°21'02"E
Δ=37°08'47"

N12°55'38"W
42.63'
N77°04'22"E

121.69'

N25°17'53"E

BASIS OF BEARINGS

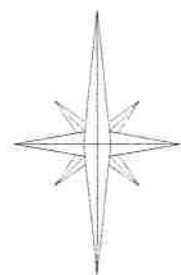
LOT 317

LOT 316



THE LINEAR UNIT OF
MEASUREMENT IS THE
U.S. SURVEY FOOT

BASIS OF BEARINGS: THE
MONUMENTED WESTERLY
LINE OF LOT 371, AS SHOWN
HEREON AND ASSUMED AS
BEING N25°17'53"E



Thomas E. Au, PLS 34956
For and on Behalf of Pinnacle Surveying, Inc.



IMPROVEMENT LOCATION CERTIFICATE
LOT 317, EDMONT HIGHLANDS, PHASE 4
FINAL PLAT, PROJECT NO. 2006-0340
LOCATED IN SECTION 7, T35N, R8W, N.M.P.M.
COUNTY OF LAPLATA, STATE OF COLORADO

DATE: 12/02/10	SCALE: 1" = 30'
REV: 11/28/11	DRAWN BY: TEA
REV: 11/28/11	CHECKED BY: TEA
PROJECT NO: 10-063	SHT 1 OF 1
CLIENTS: SACHS CONSTRUCTION, INC.	