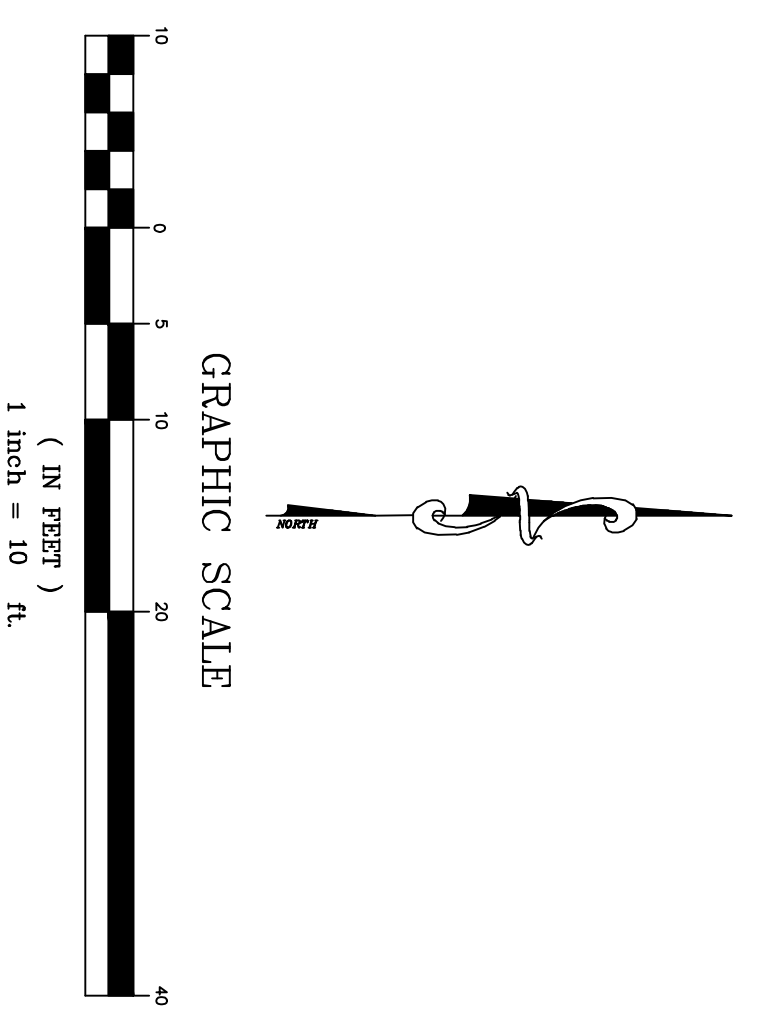
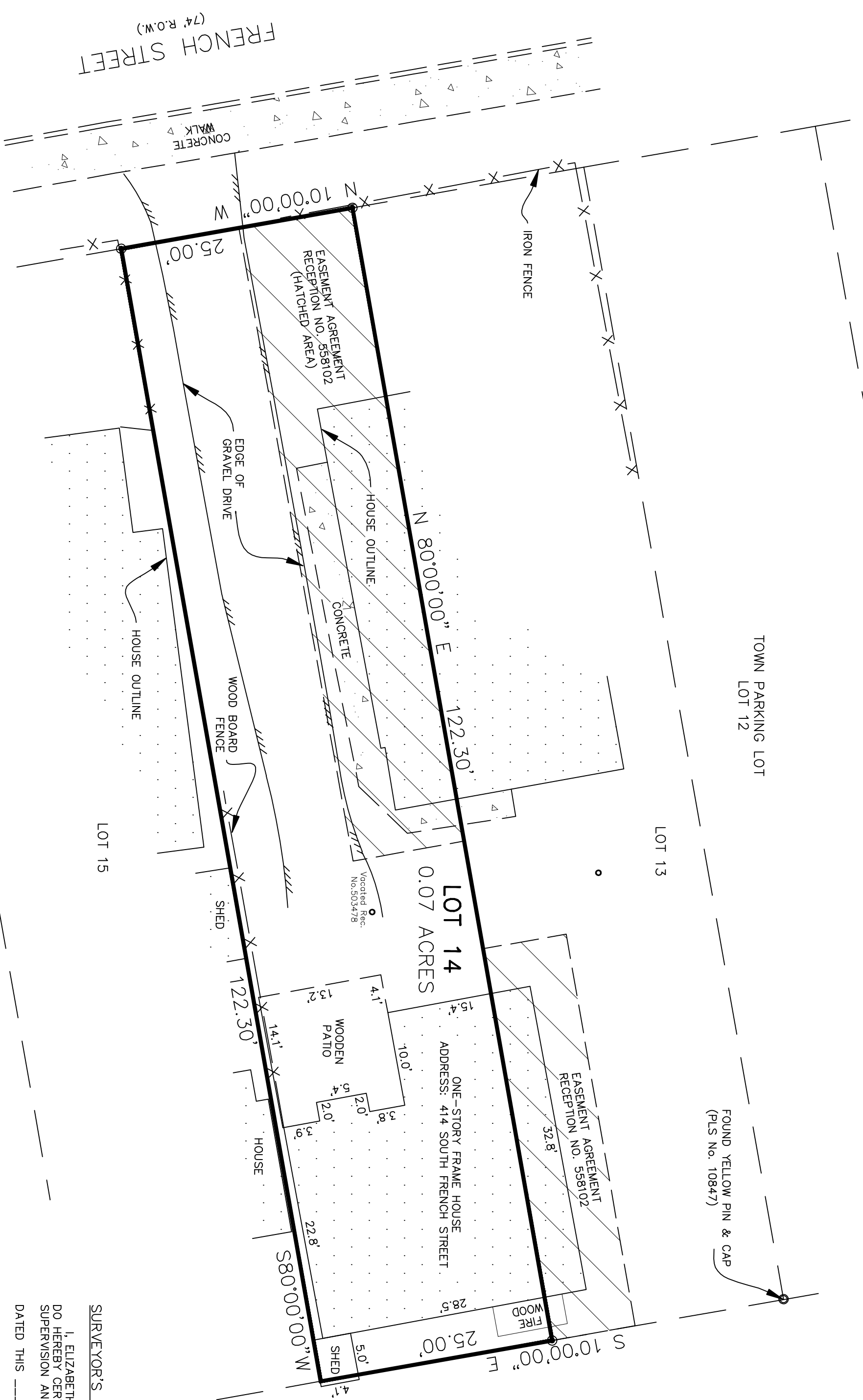


AN IMPROVEMENT SURVEY PLAT OF  
**LOT 14, BLOCK 4**  
 ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE  
 SECTION 31, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.  
 SUMMIT COUNTY, COLORADO



- GENERAL NOTES**
- 1 DATE OF SURVEY: OCTOBER XX AND XX, 2010.
  - 2 THE ORIGINAL PLAT OF THE ABBETT ADDITION TO THE TOWN OF BRECKENRIDGE WAS RECORDED IN 1880. IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
  - 3 LOT 14 IS SUBJECT TO AN EASEMENT AGREEMENT FOR BUILDING ENCROACHMENT RECORDED FEBRUARY 5, 1998 AT RECEPTION NUMBER 558102 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
  - 4 BASIS OF BEARINGS: THE FOUND MONUMENTS AT THE NORTHEAST PROPERTY CORNER OF LOT 13 AND THE SOUTHEAST CORNER OF RECEPTION NUMBER 503478, BEING S 431°25'7" W. (USED EXISTING PINS FROM WARRANTY DEED THAT IS NO LONGER VALID).
  - 5 SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS--OF--WAY OF RECORD. RECORD DOCUMENTS USED IN THIS IMPROVEMENT SURVEY PLAT WERE PROVIDED BY LAND TITLE GUARANTEE OF SUMMIT COUNTY, ORDER NUMBER XXXXXXXX, DATED OCTOBER 6, 2010, AT 5:00 P.M.

WASHINGTON STREET  
 50' R.O.W.)

LEGEND	
	SET PINK PLASTIC CAP (PLS No. 37047)
	FOUND YELLOW PLASTIC CAP (PLS No. 10847)

**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 CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I, ELIZABETH K. SCHMIDT, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

SIGNATURE \_\_\_\_\_  
 ELIZABETH K. SCHMIDT  
 COLORADO REGISTRATION NUMBER 37047

**SUMMIT COUNTY SURVEYOR'S CERTIFICATE**

THIS LAND SURVEY PLAT WAS ACCEPTED FOR DEPOSIT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, AND IS FILED UNDER THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHT OF WAY SURVEYS, RECEPTION No. \_\_\_\_\_ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.

SUMMIT COUNTY SURVEYOR \_\_\_\_\_

<i>Drawn EKS</i>	<i>Dwg XXXX/SP/DWG</i>	<i>Project XXXX</i>
<i>Date X/XX/10</i>	<i>Scale 1" = 10'</i>	<i>Sheet 1 of 1</i>

**SCHMIDT**  
 LAND SURVEYING, INC.  
 P.O. Box 5761  
 FRISCO, CO 80443 970-409-9963