

IMPROVEMENT SURVEY PLAT

A TRACT OF LAND SITUATED IN LOT 12, SECTION 16,
TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 2643-162-00-019

PROPERTY DESCRIPTION:

QUITCLAIM DEED RECEPTION NO. 590283

A TRACT OF LAND LOCATED IN LOT 12, SECTION 16, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH P.M., SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 16 BEARS N 10° 46' 40" E 1389.81 FEET;
THENCE S 2° 19' W 200.00 FEET;
THENCE N 87° 41' W 397.94 FEET TO THE CENTER OF THE ROARING FORK RIVER;
THENCE N 15° 50' W 52.98 FEET ALONG THE CENTER OF THE ROARING FORK RIVER;
THENCE N 20° 13' W 162.04 FEET ALONG THE CENTER OF THE ROARING FORK RIVER;
THENCE S 87° 41' E 476.53 FEET TO THE POINT OF BEGINNING.

COUNTY OF PITKIN
STATE OF COLORADO

TITLE EXCEPTION NOTES:

EXCEPTIONS NUMBER 1 THROUGH 7 ARE STANDARD TITLE EXCEPTIONS.

- 8) RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED JULY 6, 1920 IN BOOK 156 AT PAGE 443. AFFECTS THE SUBJECT PROPERTY.
- 9) RESERVATION OF A ONE-EIGHTH OF ALL ROYALTY ON SUBJECT PROPERTY AS SET FORTH IN DEED RECORDED APRIL 15, 1949 IN BOOK 166 AT PAGE 576. AFFECTS THE SUBJECT PROPERTY.
- 10) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RESTRICTIVE COVENANTS AS SET FORTH IN DEED RECORDED JULY 26, 1991 IN BOOK 194 AT PAGE 521. AFFECTS THE SUBJECT PROPERTY. RESIDENTIAL PURPOSES ONLY.
- 11) TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENTS RECORDED OCTOBER 19, 1961 IN BOOK 195 AT PAGE 426. DOCUMENT IS ILLEGIBLE.
- 12) EASEMENT AS SET FORTH IN DEED RECORDED JANUARY 31, 1962 IN BOOK 196 AT PAGE 399 AND DEED RECORDED JANUARY 31, 1962 IN BOOK 196 AT PAGE 401. LIBERTY LANE EASEMENT IS SHOWN HEREON.
- 13) TERMS, CONDITIONS AND PROVISIONS OF INSTRUMENT RECORDED JUNE 22, 1962 IN BOOK 198 AT PAGE 103. AFFECTS THE SUBJECT PROPERTY.
- 14) EASEMENT AS RESERVED IN DEED RECORDED JULY 14, 1977 IN BOOK 331 AT PAGE 907. EASEMENT IS SHOWN HEREON.
- 15) TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT GRANTED TO MICRO-CABLE COMMUNICATIONS CORPORATION RECORDED APRIL 12, 1983 IN BOOK 443 AT PAGE 222. DOES NOT AFFECT THE SUBJECT PROPERTY.
- 16) TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY AND EASEMENT GRANTED TO KINDER MORGAN, INC. RECORDED FEBRUARY 14, 2002 AT RECEPTION NO. 463986 AND ASSIGNMENT RECORDED NOVEMBER 10, 2008 AS RECEPTION NO. 554135. AFFECTS THE SUBJECT PROPERTY, HOWEVER EASEMENT LOCATION IS NOT DEFINED.
- 17) TERMS, CONDITIONS AND PROVISIONS OF EASEMENT GRANTED TO HOLY CROSS ENERGY RECORDED JUNE 07, 2002 AT RECEPTION NO. 468450. EASEMENT IS SHOWN HEREON.
- 18) ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY NATURAL OR OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ANY CAUSE, NATURAL OR UNNATURAL OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS IN THE ROARING FORK RIVER LYING WITHIN SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS. THE LOCATION OF THE ROARING FORK RIVER IS SHOWN HEREON.

NOTES:

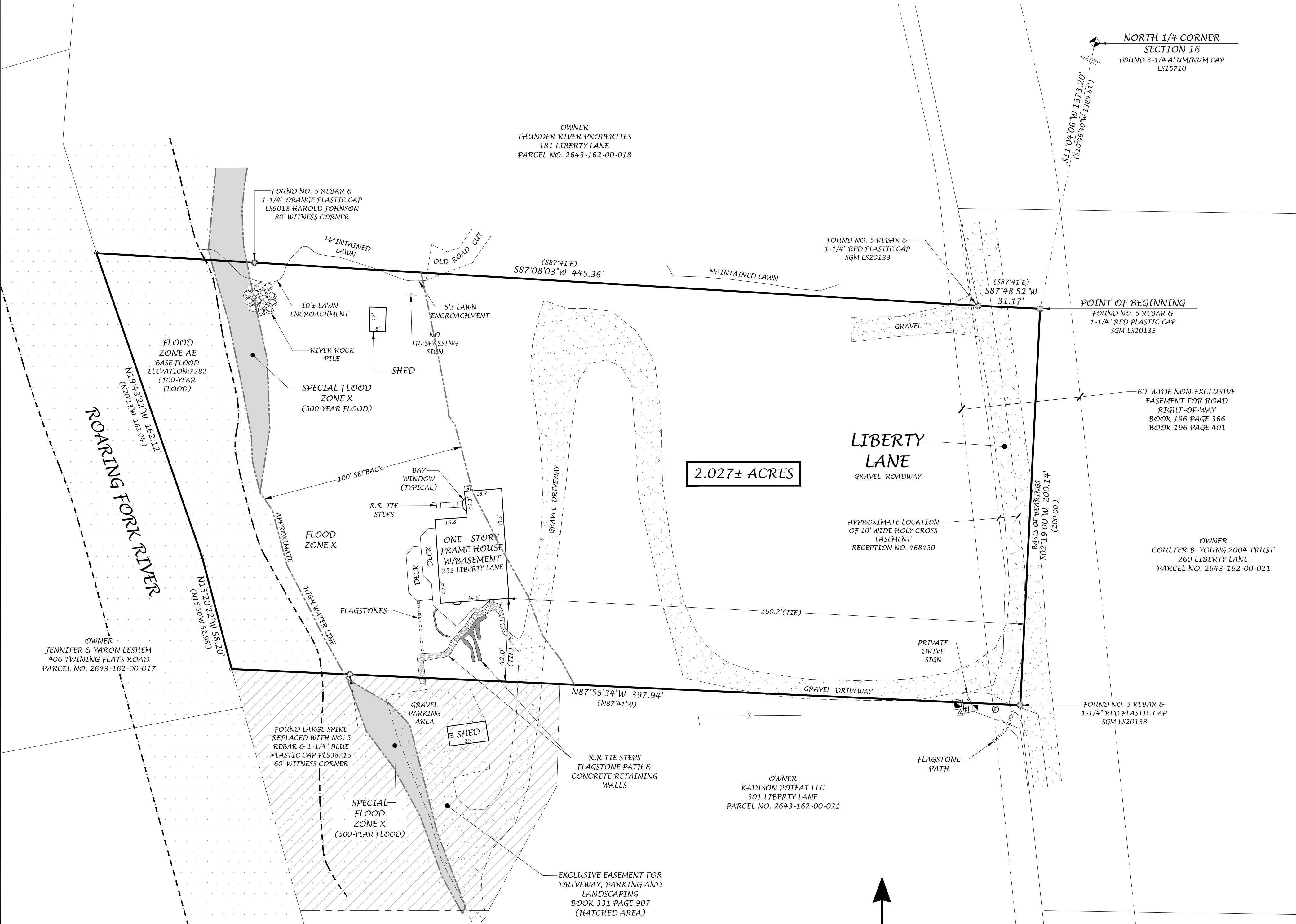
1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S02°19'W ALONG THE EAST PROPERTY LINE BETWEEN A FOUND REBAR & 1-1/4" RED PLASTIC CAPS LS20133 AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: NOVEMBER 21, 2024. AT THE TIME OF THE FIELD SURVEY THERE WAS 3"± OF SNOW ON THE GROUND, THEREFORE SOME GROUND LEVEL IMPROVEMENTS MAY NOT BE SHOWN HEREON.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON QUITCLAIM DEED RECORDED AS RECEPTION NO. 590283, AN IMPROVEMENT SURVEY PLAT RECORDED IN PLAT BOOK 88 AT PAGE 33, AN IMPROVEMENT SURVEY PLAT RECORDED IN PLAT BOOK 109 AT PAGE 64 AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
5. THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC. FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC. RELIED UPON TITLE COMMITMENT NO. Q62017676 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: OCTOBER 25, 2024.
6. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE PER QUITCLAIM DEED RECORDED AS RECEPTION NO. 590283.
7. BUILDING DIMENSIONS SHOWN HEREON ARE TO THE EXTERIOR FINISHED MATERIALS AND DO REPRESENT THE MEASUREMENTS TO THE FOUNDATION WALLS.
8. THE FLOOD ZONES SHOWN HEREON WERE TAKEN FROM FEMA FLOOD INSURANCE RATE MAP NO. 08097C0119E WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO MIDWEST TRUST COMPANY AND LAND TITLE GUARANTEE COMPANY, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL. ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN THE LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. Q62017676, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT, THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

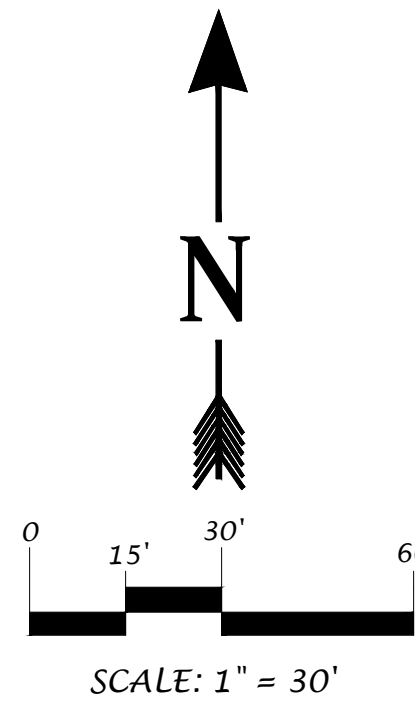
RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

REVISED: DECEMBER 13, 2024; LABELED APPROXIMATE HIGH WATER LINE AND ADDED 100-FOOT SETBACK.




LEGEND

- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- △ ELECTRIC PEDESTAL
- ELECTRIC VALVE
- GAS METER
- TELEPHONE PEDESTAL
- CATV PEDESTAL

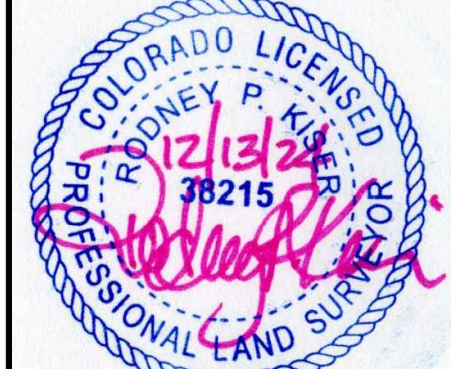


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

FREEMAN FAMILY IRREVOCABLE TRUST
IMPROVEMENT SURVEY PLAT
253 LIBERTY LANE - WOODY CREEK
COUNTY OF PITKIN - STATE OF COLORADO



TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2024-324	DRAWN RPK	SHEET 1 OF 1
DATE: November 25, 2024	SURVEYED GBL	