

BASIS OF BEARINGS:

THE BEARING "N 76°20'02" E" BETWEEN A FOUND REBAR LOCATED AT THE SOUTHWEST CORNER OF LOT 5 AND A 5/8" REBAR AND YELLOW PLASTIC CAP LS # 9184 LOCATED AT THE SOUTHEAST CORNER OF LOT 5 IS THE BASIS OF BEARINGS SHOWN HEREON.

LEGAL DESCRIPTION:

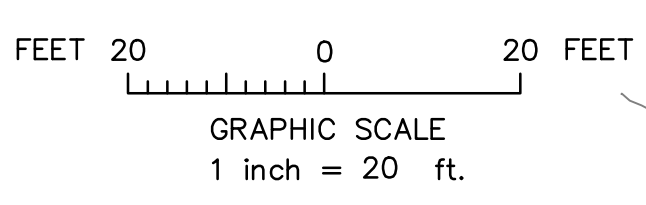
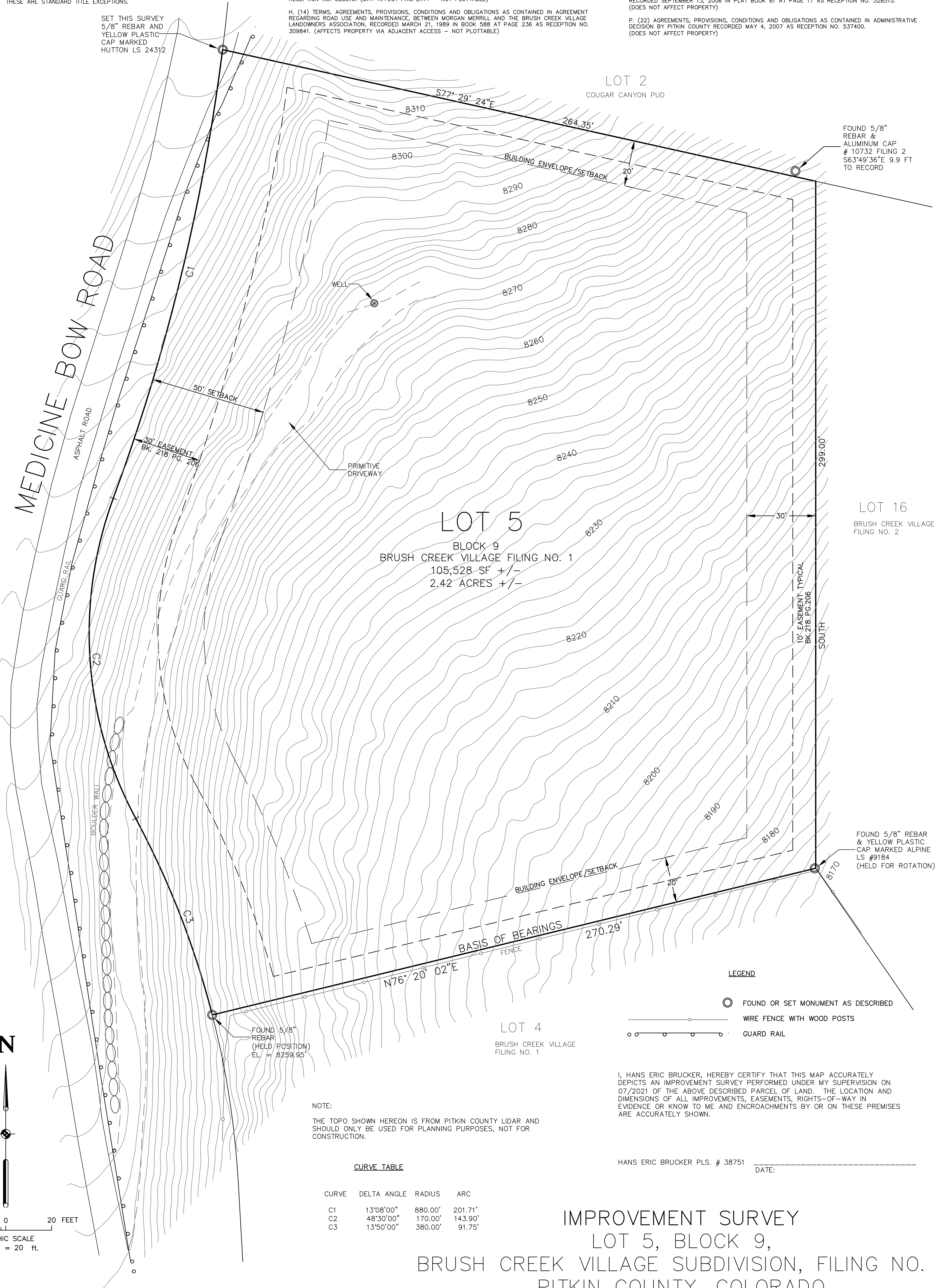
LOT 5, BLOCK 9, BRUSH CREEK VILLAGE SUBDIVISION, FILING 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1966 IN PLAT BOOK 3 AT PAGE 62 PITKIN COUNTY, COLORADO.

NOTES:

- THE SURVEY SHOWN HEREON IS BASED IN PART ON THE COMMITMENT FOR TITLE INSURANCE REPORT, COMMITMENT NO. 7000923-C, DATED EFFECTIVE JUNE 18, 2021 BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR STEWART TITLE GUARANTY COMPANY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- BASED UPON A PREVIOUS SURVEY BY ASPEN SURVEY ENGINEERS THERE IS AN OVERLAP BETWEEN FILING 1 AND FILING 2 OF THE BRUSH CREEK VILLAGE SUBDIVISION.
- SETBACK INFORMATION SHOWN HEREON WERE TAKEN FROM THE 2006 PITKIN COUNTY LAND USE CODE. THEY SHOULD BE VERIFIED WITH THE PITKIN COUNTY PLANNING AND ZONING DEPARTMENT PRIOR TO FUTURE DESIGN AND CONSTRUCTION.
- ADDRESS: NOT POSTED
- THIS PROPERTY IS SUBJECT IN PART TO THE FOLLOWING: (AS PER THE EXCEPTIONS LISTED ON THE ABOVE MENTIONED TITLE COMMITMENT) EXCEPTION NUMBERS ARE SHOWN IN PARENTHESIS.
(1 THROUGH 6) THESE ARE STANDARD TITLE EXCEPTIONS.

- A. (7) AN UNDIVIDED ONE-HALF OF ALL MINERALS IN SUBJECT PROPERTY AS RESERVED BY ROBERT M. BURLINGAME IN INSTRUMENT RECORDED AUGUST 26, 1959 IN BOOK 188 AT PAGE 390. NOTE: QUIT CLAIM DEED CONVEYING RIGHT OF SURFACE ENTRY TO OWNERS OF RECORD FROM ROBERT M. BURLINGAME AS TO RIGHTS RESERVED ABOVE, AS SET FORTH IN DEED RECORDED DECEMBER 10, 1965 IN BOOK 217 AT PAGE 352 AS RECEPTION NO. 122744. (AFFECTS PROPERTY NOT PLOTTABLE)
- B. (8) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND ALL THE COAL AND OTHER MINERALS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN PATENT FOR THAT PORTION OF SUBJECT PROPERTY LYING IN LOT 4, SECTION 29, TOWNSHIP 9 SOUTH, RANGE 85 WEST, RECORDED APRIL 17, 1937 AS RECEPTION NO. 88970 IN BOOK 162 AT PAGE 549. (MAY AFFECT PROPERTY NOT PLOTTABLE)
- C. (9) RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED JANUARY 19, 1966 IN BOOK 218 AT PAGE 206 AS RECEPTION NO. 123147, AND FIRST AMENDMENT THERETO RECORDED OCTOBER 20, 1972 IN BOOK 267 AT PAGE 975, AND SECOND AMENDMENT THERETO RECORDED FEBRUARY 22, 1979 IN BOOK 363 AT PAGE 717 AS RECEPTION NO. 212102. (AFFECTS PROPERTY APPLICABLE EASEMENTS SHOWN HEREON)
- D. (10) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AGREEMENT BETWEEN THE CITY OF ASPEN AND ELAY CORPORATION RECORDED AUGUST 8 1967 IN BOOK 228 AT PAGE 269 AS RECEPTION NO. 128105. (DOES NOT AFFECT PROPERTY NOT PLOTTABLE)
- E. (11) BY-LAWS OF BRUSH CREEK LANDOWNERS ASSOCIATION, INC., RECORDED NOVEMBER 17, 1975 IN BOOK 305 AT PAGE 483 AS RECEPTION NO. 179390 AND IN ARTICLES OF INCORPORATION OF BRUSH CREEK LANDOWNERS ASSOCIATION, INC., RECORDED NOVEMBER 17, 1975 IN BOOK 305 AT PAGE 492 AS RECEPTION NO. 179391. (AFFECTS PROPERTY NOT PLOTTABLE)
- F. (12) ALL MATTERS AS SHOWN ON THE RECORDED PLAT OF BRUSH CREEK VILLAGE IN BOOK 3 AT PAGE 62 AND AMENDMENT THERETO RECORDED SEPTEMBER 27, 1981 IN PLAT BOOK 6 AT PAGE 31. (BOOK 3 AT PAGE 62 AFFECTS PROPERTY PLOTTED AND SHOWN HEREON - BOOK 6 AT PAGE 31 DOES NOT AFFECT PROPERTY)
- G. (13) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 90-56 BY THE BOARD OF COUNTY COMMISSIONERS, AND IN BRUSH CREEK WATER DISTRICT RULES AND REGULATIONS ATTACHED THERETO, RECORDED JUNE 22, 1990 IN BOOK 623 AT PAGE 589 AS RECEPTION NO. 323816. (MAY AFFECT PROPERTY - NOT PLOTTABLE)
- H. (14) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AGREEMENT REGARDING ROAD USE AND MAINTENANCE, BETWEEN MORGAN MERRILL AND THE BRUSH CREEK VILLAGE LANDOWNERS ASSOCIATION, RECORDED MARCH 21, 1989 IN BOOK 588 AT PAGE 236 AS RECEPTION NO. 309841. (AFFECTS PROPERTY VIA ADJACENT ACCESS - NOT PLOTTABLE)

- I. (15) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DECREE CREATING BRUSH CREEK VILLAGE WATER DISTRICT, RECORDED SEPTEMBER 19, 1989 IN BOOK 602 AT PAGE 204 AS RECEPTION NO. 315213, AND ORDER CORRECTING BOUNDARY DESCRIPTION OF BRUSH CREEK VILLAGE WATER DISTRICT RECORDED MARCH 26, 1990 IN BOOK 616 AT PAGE 898 AS RECEPTION NO. 321210 (AFFECTS PROPERTY - NOT PLOTTABLE)
- J. (16) CONDITIONS, TERMS AND OBLIGATIONS CONTAINED IN EASEMENT AGREEMENT REGARDING ACCESS THROUGH COZY POINT RANCH RECORDED SEPTEMBER 29, 1992 IN BOOK 689 AT PAGE 972 AS RECEPTION NO. 349110, AND EASEMENT AGREEMENT II AS SET FORTH IN INSTRUMENT RECORDED JANUARY 21, 1993 IN BOOK 701 AT PAGE 275 AS RECEPTION NO. 353144. (AFFECTS PROPERTY BY PROVIDING ACCESS ACROSS COZY POINT RANCH PROPERTY)
- K. (17) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ORDER CONVERTING THE BRUSH CREEK VILLAGE WATER DISTRICT TO THE BRUSH CREEK METROPOLITAN DISTRICT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 20, 1994 IN BOOK 739 AT PAGE 359 AS RECEPTION NO. 365975. (AFFECTS PROPERTY - NOT PLOTTABLE)
- L. (18) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 99-89 BY THE PITKIN COUNTY BOARD OF COMMISSIONERS AUTHORIZING PITKIN COUNTY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE BRUSH CREEK METROPOLITAN DISTRICT, RECORDED JANUARY 19, 2000 AS RECEPTION NO. 439663. (AFFECTS PROPERTY - NOT PLOTTABLE)
- M. (19) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 99-90 BY THE PITKIN COUNTY BOARD OF COMMISSIONERS AUTHORIZING PITKIN COUNTY TO ENTER INTO A ROAD MAINTENANCE CONTRACT WITH THE BRUSH CREEK METROPOLITAN DISTRICT, RECORDED JANUARY 19, 2000 AS RECEPTION NO. 439664. (AFFECTS PROPERTY - NOT PLOTTABLE)
- N. (20) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, FINDING A TAKING AND REMEDIATING THE TAKING FOR THE VERNON 1041 HAZARD AND RIDGELINE REVIEW, RESOLUTION NO. 081-2006 AS SET FORTH IN INSTRUMENT RECORDED AUGUST 11, 2006 AS RECEPTION NO. 527412. (DOES NOT AFFECT PROPERTY)
- O. (21) EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON THE VERNON 1041 SITE PLAN RECORDED SEPTEMBER 13, 2006 IN PLAT BOOK 81 AT PAGE 17 AS RECEPTION NO. 528515. (DOES NOT AFFECT PROPERTY)
- P. (22) AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ADMINISTRATIVE DECISION BY PITKIN COUNTY RECORDED MAY 4, 2007 AS RECEPTION NO. 537400. (DOES NOT AFFECT PROPERTY)



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC
C1	13°08'00"	880.00'	201.71'
C2	48°30'00"	170.00'	143.90'
C3	13°50'00"	360.00'	91.75'

NOTE:
THE TOPO SHOWN HEREON IS FROM PITKIN COUNTY LIDAR AND SHOULD ONLY BE USED FOR PLANNING PURPOSES, NOT FOR CONSTRUCTION.

- LEGEND**
- FOUND OR SET MONUMENT AS DESCRIBED
 - WIRE FENCE WITH WOOD POSTS
 - GUARD RAIL

I, HANS ERIC BRUCKER, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PERFORMED UNDER MY SUPERVISION ON 07/2021 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 PREMISES ARE ACCURATELY SHOWN.

HANS ERIC BRUCKER PLS. # 38751 DATE: _____

IMPROVEMENT SURVEY
LOT 5, BLOCK 9,
BRUSH CREEK VILLAGE SUBDIVISION, FILING NO. 1
PITKIN COUNTY, COLORADO