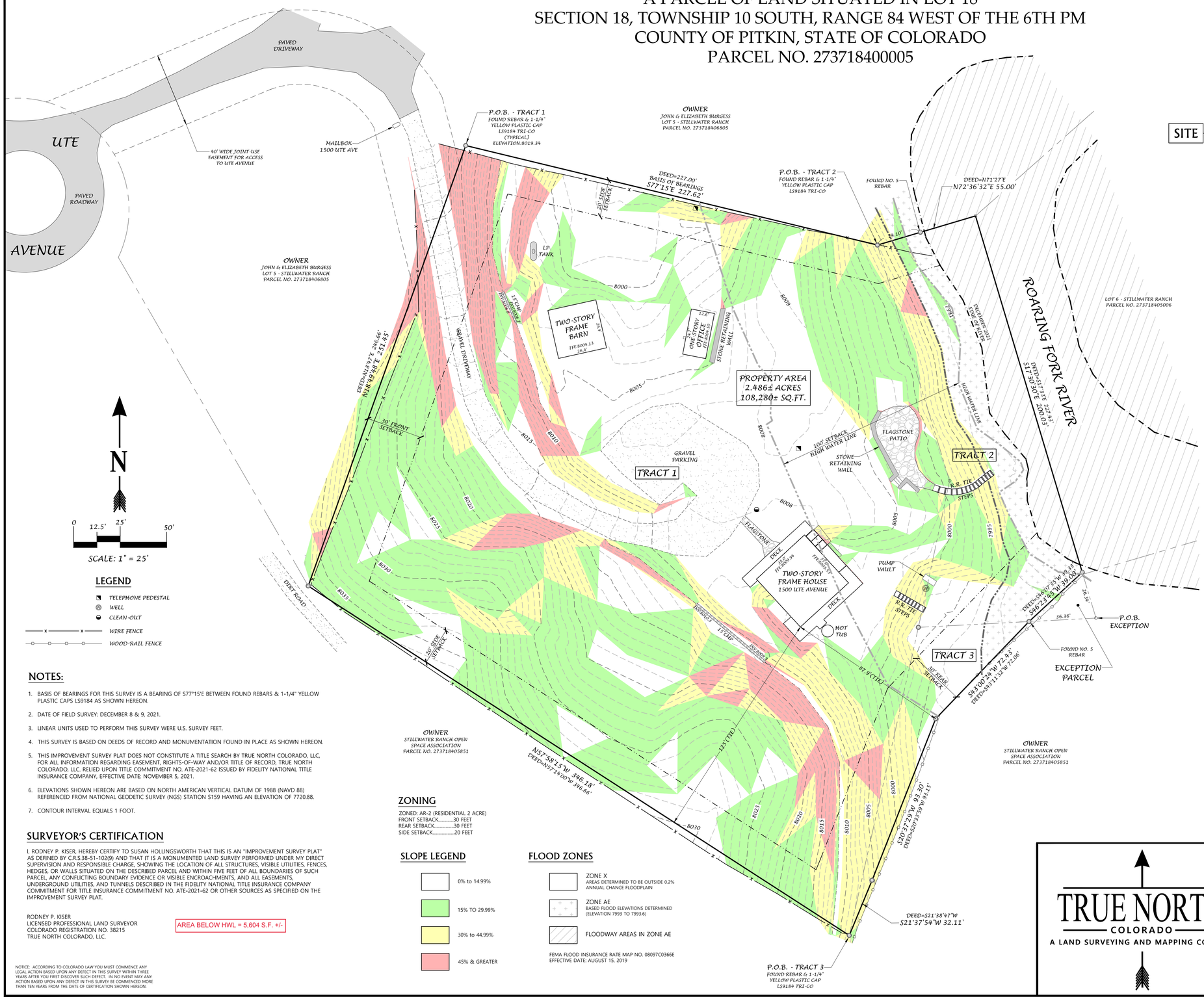
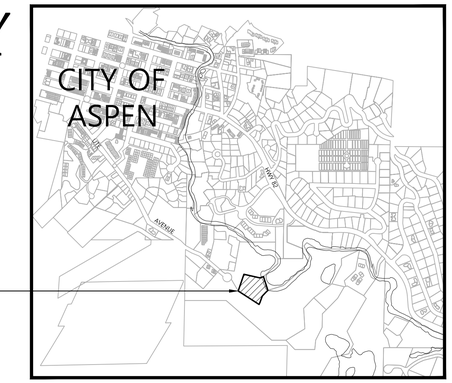
IMPROVEMENT & TOPOGRAPHIC SURVEY

A PARCEL OF LAND SITUATED IN LOT 18
SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 273718400005





VICINITY MAP
SCALE: 1" = 1,000'

LEGEND

- TELEPHONE PEDESTAL
- WELL
- CLEAN-OUT
- WIRE FENCE
- WOOD-RAIL FENCE

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S77°15'E BETWEEN FOUND REBARS & 1-1/4" YELLOW PLASTIC CAPS LS9184 AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: DECEMBER 8 & 9, 2021.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON DEEDS OF RECORD AND MONUMENTATION 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. ATE-2021-62 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: NOVEMBER 5, 2021.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) STATION S159 HAVING AN ELEVATION OF 7720.88.
7. CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO SUSAN HOLLINGSWORTH 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. ATE-2021-62 OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

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

AREA BELOW HWL = 5,604 S.F. +/-

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.

ZONING

ZONED: AR-2 (RESIDENTIAL 2 ACRE)
FRONT SETBACK.....30 FEET
REAR SETBACK.....30 FEET
SIDE SETBACK.....20 FEET

SLOPE LEGEND

- 0% to 14.99%
- 15% TO 29.99%
- 30% to 44.99%
- 45% & GREATER

FLOOD ZONES

- ZONE X — AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
- ZONE AE — BASED FLOOD ELEVATIONS DETERMINED (ELEVATION 7993 TO 7993.6)
- FLOODWAY AREAS IN ZONE AE

FEMA FLOOD INSURANCE RATE MAP NO. 08097C0366E
EFFECTIVE DATE: AUGUST 15, 2019

FURNISHED PROPERTY DESCRIPTION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ATE-2021-62 DATED: NOVEMBER 5, 2021.

SITUATED IN THE COUNTY OF PITKIN AND STATE OF COLORADO DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND SITUATE IN LOT 18, SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH P.M., DESCRIBED AS BEGINNING AT A POINT WHENCE THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH P.M., BEARS SOUTH 38 DEGREES 28 MINUTES EAST, 2,705.70 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES EAST, 227.00 FEET; THENCE SOUTH 17 DEGREES 33 MINUTES EAST, 132.52 FEET; THENCE SOUTH 11 DEGREES 22 MINUTES WEST, 249.55 FEET; THENCE NORTH 57 DEGREES 14 MINUTES WEST, 346.66 FEET; THENCE NORTH 18 DEGREES 47 MINUTES EAST, 246.66 FEET TO THE POINT OF BEGINNING, COUNTY OF PITKIN, STATE OF COLORADO.

TRACT 2:

A TRACT OF LAND IN LOT 18, SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH P.M., LOCATED BETWEEN THE EASTERLY SIDE OF TRACT 1 ABOVE DESCRIBED AND THE CENTER OF THE ROARING FORK RIVER, DESCRIBED BY METES AND BOUNDS ARE BEGINNING AT THE POINT WHENCE THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH P.M., BEARS SOUTH 38 DEGREES 28 MINUTES EAST, 2,705.70 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES EAST, 227.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 27 MINUTES EAST, 55.00 FEET TO THE CENTER OF THE ROARING FORK RIVER; THENCE SOUTH 17 DEGREES 33 MINUTES EAST, 227.43 FEET; ALONG THE CENTER LINE OF THE ROARING FORK RIVER; THENCE SOUTH 86 DEGREES 37 MINUTES WEST, 96.98 FEET TO THE EASTERLY BOUNDARY OF TRACT 1 ABOVE DESCRIBED; THENCE ALONG SAID BOUNDARY NORTH 11 DEGREES 22 MINUTES EAST, 80.21 FEET; THENCE ALONG SAID BOUNDARY NORTH 17 DEGREES 33 MINUTES WEST,132.52 FEET TO THE SAID TRUE POINT OF BEGINNING, COUNTY OF PITKIN, STATE OF COLORADO.

TRACT 3:

A TRACT OF LAND SITUATED IN THE SE 1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH P.M., PITKIN COUNTY, COLORADO, AND IS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT 1 AS DESCRIBED IN BOOK 188 AT PAGE 82 OF THE PITKIN COUNTY RECORDS WHENCE CORNER NO. 9 OF TRACT 41, ASPEN TOWNSITE ADDITION, BEARS NORTH 49 DEGREES 13 MINUTES 02 SECONDS WEST, 1,359.05 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 00 SECONDS EAST, 169.34 FEET ALONG THE EASTERLY LINE OF TRACT 1; THENCE NORTH 86 DEGREES 37 MINUTES 00 SECONDS EAST, 60.62 FEET ALONG THE SOUTHERLY LINE OF TRACT 2 AS DESCRIBED IN BOOK 188 AT PAGE 82 OF PITKIN COUNTY RECORDS; THENCE SOUTH 43 DEGREES 11 MINUTES 32 SECONDS WEST, 72.06 FEET; THENCE SOUTH 20 DEGREES 33 MINUTES 59 SECONDS WEST, 93.15 FEET; THENCE SOUTH 21 DEGREES 38 MINUTES 47 SECONDS WEST, 32.11 FEET TO THE POINT OF BEGINNING, COUNTY OF PITKIN, STATE OF COLORADO.

TOGETHER WITH ANY AND ALL WATER RIGHTS, DITCH AND DITCH RIGHTS, WELL RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, RIGHTS AND INTEREST IN MUTUAL DITCH COMPANIES AND RESERVOIR COMPANIES, HISTORICALLY USED UPON, IN CONNECTION WITH, OR APPURTENANT TO THE ABOVE DESCRIBED PREMISES INCLUDING, BUT NOT LIMITED TO, ALL OF SELLERS' RIGHT, TITLE AND INTEREST IN AND TO THE STEVENSON WELL, STATE ENGINEER'S NO. 7184, PRIORITY DATE SEPTEMBER 10, 1960, DECREE ENTERED IN CASE NO. W-1467 ON MARCH 14, 1973, WATER COURT DIVISION NO. 5.

EXCEPTING, HOWEVER, FROM THE ABOVE DESCRIBED TRACTS 1, 2 AND 3 THE FOLLOWING:
A TRACT OF LAND SITUATED IN THE SE 1/4 OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO, AND IS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT 2 AS DESCRIBED IN BOOK 188 AT PAGE 82 OF THE PITKIN COUNTY RECORDS, WHENCE CORNER NO. 9 OF TRACT 41, ASPEN TOWNSITE ADDITION, BEARS NORTH 58 DEGREES 17 MINUTES 58 SECONDS WEST, 1,362.53 FEET; THENCE SOUTH 86 DEGREES 37 MINUTES 00 SECONDS WEST, 36.36 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT 2; THENCE NORTH 46 DEGREES 07 MINUTES 35 SECONDS EAST, 39.33 FEET TO A POINT OF THE EASTERLY LINE OF SAID TRACT 2; THENCE SOUTH 17 DEGREES 33 MINUTES 00 SECONDS EAST, 26.34 FEET ALONG THE EASTERLY LINE TO THE POINT OF BEGINNING, COUNTY OF PITKIN, STATE OF COLORADO

TITLE EXCEPTION NOTES:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ATE-2021-62 DATED: NOVEMBER 5, 2021.

EXCEPTIONS 1 THROUGH 7 ARE STANDARD TITLE EXCEPTIONS.

8.) RESERVATIONS CONTAINED IN THE PATENT
FROM: THE UNITED STATES OF AMERICA
TO: HELLEN C. BIRD
RECORDING DATE: DECEMBER 14, 1911
RECEPTION NO.: 75121
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS AND MINERAL RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS THE SUBJECT PROPERTY.

9.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PLATT ROGERS, INC., A COLORADO CORPORATION AND ROARING FORK WATER, LIGHT AND POWER COMPANY, A COLORADO CORPORATION
PURPOSE: ELECTRICAL POWER TRANSMISSION LINES
RECORDING DATE: APRIL 24, 1942
RECEPTION NO.: 91822
AFFECTS THE SUBJECT PROPERTY, HOWEVER NO OVERHEAD POWER LINES OF POWER POLES WERE OBSERVED DURING THE FIELD SURVEY.

10.) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE "STATUTORY WARRANTY DEED" AS SET FORTH
BELOW:
RECORDING DATE: JULY 07, 1959
RECEPTION NO.: 108245. ACCESS EASEMENT IS SHOWN HEREON.
AMENDMENT TO DEED RESTRICTIONS RECORDED NOVEMBER 11, 1975 AS RECEPTION NO. 179230.

11.) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE "AGREEMENT FOR EASEMENT" AS SET FORTH BELOW:
RECORDING DATE: SEPTEMBER 25, 1975
RECEPTION NO.: 178013
DOES NOT AFFECT THE SUBJECT PROPERTY.

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

SUSAN HOLLINGSWORTH
IMPROVEMENT & TOPOGRAPHIC SURVEY
1500 UTE AVENUE - ASPEN
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

01/06/22

PROJECT NO: 2021-422	DRAWN: RPK	SHEET 1 OF 1
DATE: January 6, 2022	SURVEYED: DJB-GBL	