

IMPROVEMENT SURVEY PLAT W/TOPOGRAPHY

LOTS N, O, P & Q - BLOCK 48 - CITY & TOWNSITE OF ASPEN
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH PM
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 2735-124-17-004 & PARCEL NO. 2735-124-17-005

FURNISHED PROPERTY DESCRIPTION:

LAND TITLE GUARANTEE COMPANY COMMITMENT NO. Q620164655 DATED: AUGUST 18, 2023.

PARCEL A:
LOTS P AND Q
BLOCK 48
CITY AND TOWNSITE OF ASPEN

COUNTY OF PITKIN
STATE OF COLORADO

PARCEL B:
LOTS N AND O
BLOCK 48
CITY AND TOWNSITE OF ASPEN

COUNTY OF PITKIN
STATE OF COLORADO

FURNISHED PROPERTY DESCRIPTION:

LAND TITLE GUARANTEE COMPANY COMMITMENT NO. Q620164655 DATED: AUGUST 18, 2023.

EXCEPTIONS 1 THROUGH 7 ARE STANDARD TITLE EXCEPTIONS.

8) RESERVATIONS AND EXCEPTIONS AS SET FORTH IN THE DEED FROM THE CITY OF ASPEN RECORDED OCTOBER 25, 1887 IN BOOK 59 AT PAGE 58, PROVIDING AS FOLLOWS: THAT NO TITLE SHALL BE HEREBY ACQUIRED TO ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER OR TO ANY VALID MINING CLAIM OR POSSESSION HELD UNDER EXISTING LAWS. AFFECTS PARCEL A.

9) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF STATEMENT OF NON-HABITABILITY RECORDED DECEMBER 21, 1987 IN BOOK 553 AT PAGE 577. AFFECTS PARCEL B.

10) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF ORDINANCE BY THE ASPEN CITY COUNCIL NO. 16, SERIES OF 2009 RECORDED JULY 24, 2009 AS RECEPTION NO. 561339. AFFECTS PARCEL A.

11) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RESOLUTION BY THE ASPEN CITY COUNCIL NO. 97, SERIES OF 2023 RECORDED JULY 13, 2023 AS RECEPTION NO. 696007. AFFECTS PARCEL A.

12) RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 01, 1897 IN BOOK 139 AT PAGE 216. AFFECTS PARCEL B.

13) TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED DECEMBER 11, 1986 IN BOOK 524 AT PAGE 957. AFFECTS PARCEL B AND EASEMENT IS SHOWN HEREON.

14) TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RESOLUTION BY THE ASPEN CITY COUNCIL NO. 98, SERIES OF 2023 RECORDED JULY 13, 2023 AS RECEPTION NO. 696008. AFFECTS PARCEL B.

15) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC SURVEY RECORDED JANUARY 19, 2023 IN PLAT BOOK 134 AT PAGE 73. AFFECTS THE SUBJECT PROPERTIES.

16) EXISTING LEASES AND TENANCIES.

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N14°50'49"W ALONG THE WEST LINE OF LOT N, BLOCK 48 BETWEEN A FOUND REBAR & 1-1/4" RED PLASTIC CAP LS24303 AND FOUND NAIL AND 1" PLASTIC CAP ILLEGIBLE AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: JULY 9 & 10, 2022. UPDATED: SEPTEMBER 5, 2023.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON THE OFFICIAL MAP OF THE CITY OF ASPEN RECORDED DECEMBER 16, 1959 AS RECEPTION NO. 109203, AN IMPROVEMENT SURVEY PLAT PREPARED BY HIGH COUNTRY ENGINEERING RECORDED IN PLAT BOOK 128 AT PAGE 13 AND CORNERS 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. Q62016455 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: AUGUST 18, 2023.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) STATION S 159 HAVING AN ELEVATION OF 7720.88.
7. CONTOUR INTERVAL EQUALS 1 FOOT.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO 210 WEST FRANCIS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO PARCEL A) AND 212 WEST FRANCIS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO PARCEL B) (SELLERS) AND BRIAN PRATT (BUYER) 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. Q62016455 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.

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.

0

5'

10'

20'

SCALE: 1" = 10'

LEGEND

ELECTRICAL TRANSFORMER

ELECTRICAL METER

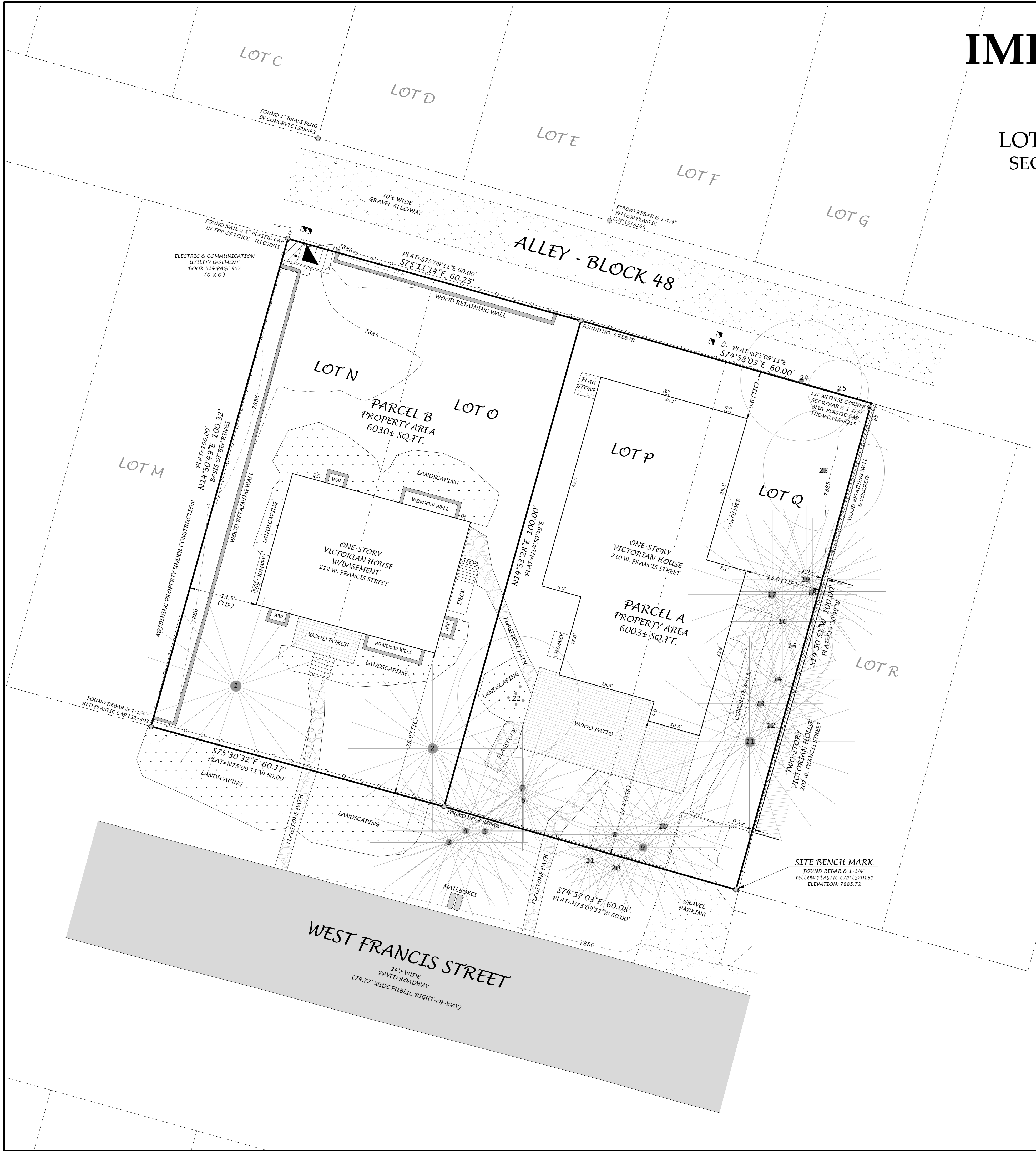
ELECTRIC PEDESTAL

GAS METER

TELEPHONE PEDESTAL

IRRIGATION VALVE BOX

TREE CHART			
TREE	TYPE	SIZE	DRIP
1	CONIFEROUS	26"	36"
2	CONIFEROUS	24"	32"
3	CONIFEROUS	15"	30"
4	CONIFEROUS	15"	30"
5	CONIFEROUS	15"	30"
6	CONIFEROUS	8"	32"
7	CONIFEROUS	15"	24"
8	CONIFEROUS	12"	24"
9	CONIFEROUS	19"	28"
10	CONIFEROUS	14"	28"
11	CONIFEROUS	24"	40"
12	CONIFEROUS	9"	20"
13	CONIFEROUS	12"	24"
14	CONIFEROUS	9"	24"
15	DECIDUOUS	6"	16"
16	CONIFEROUS	9"	20"
17	CONIFEROUS	18"	32"
18	CONIFEROUS	12"	28"
19	CONIFEROUS	12"	28"
20	CONIFEROUS	12"	24"
21	CONIFEROUS	9"	12"
22	MULTI-ASPEN	24"	24"
23	ASPEN	12"	24"
24	ASPEN	12"	24"
25	ASPEN	6"	12"



TRUE NORTH

COLORADO

A LAND SURVEYING AND MAPPING COMPANY

210 WEST FRANCIS LLC & 212 WEST FRANCIS LLC
IMPROVEMENT & TOPOGRAPHIC SURVEY
210 & 212 WEST FRANCIS STREET - ASPEN
COUNTY OF PITKIN - STATE OF COLORADO

COLORADO LICENSE
KEY PLAN
38215
PROFESSIONAL LAND SURVEYOR
2023

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: 2022-244
DATE: AUGUST 11, 2022

DRAWN
RPK

SURVEYED
KJT-GBL

SHEET
1 OF 1