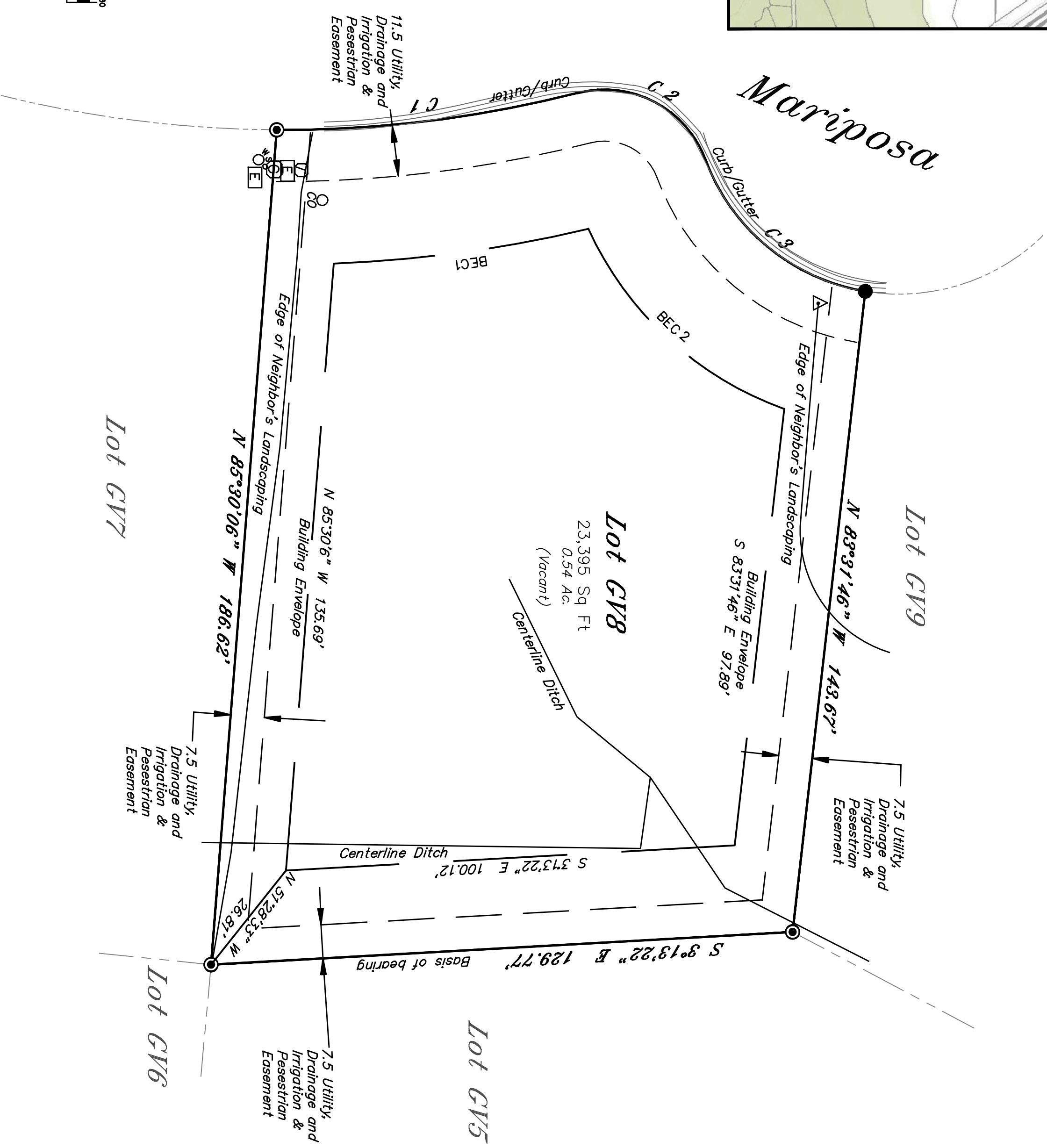


Vicinity Map
Scale 1" = 1000'



GRAPHIC SCALE
(IN FEET)
1 Inch = 20 Ft

Legend

- = Water Shut-off
- = Cleanout
- = Irrigation Valve
- = Irrigation Control Box
- = Water Meter with Manhole

BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C1	263.50'	67.75'	34.06'	N 07°01'04" W
C2	24.00'	35.19'	21.61'	N 27°57'04" E
C3	46.00'	48.34'	26.67'	N 39°30'50" E

BUILDING ENVELOPE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
BEC1	76.00'	60.87'	32.17'	N 42°37'04" E
BEC2	293.50'	157.36'	28.77'	N 07°45'59" W

LEGEND AND NOTES:

- ○ — INDICATES FOUND 5/8" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP U.S. NO. 15710
- ● — INDICATES FOUND 5/8" REBAR NO CAP
- DATE OF SURVEY: OCTOBER 6, 2023
- UNIT OF MEASUREMENT: US SURVEY FOOT
- BEARINGS ARE BASED UPON A FOUND 5/8" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP U.S. NO. 15710 FOUND AT THE NORTHEASTERN CORNER AND AT THE SOUTHEASTERN CORNER OF LOT G178, USING A BEARING OF S 03°13'22" W BETWEEN THE TWO DESCRIBED MONUMENTS.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM LAND TITLE GUARANTEE COMMITMENT TITLE COMMITMENT DATED AUGUST 04, 2023 AS ORDER NO. 064006631

IMPROVEMENT SURVEY PLAT

Lot C178, Aspen Glen, Filing No. 2
County of Garfield,
State of Colorado

THE LAND REFERRED TO IN THIS LAND TITLE GUARANTEE COMMITMENT DATED AUGUST 04, 2023, IS LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT G178, ASPEN GLEN, FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1997 AS RECEPTION NO. 5109725 COUNTY OF GARFIELD, STATE OF COLORADO.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. 064006631

8. RIGHT OF THE PROPRIETOR OF A WEL OR LODGE TO EXTRACCT 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 JULY 23, 1894 IN BOOK 12 AT PAGE 332. (NOTHING IN PLOT) PAGE 354.

9. BOOKS 93 TO BOOK 97 INCLUSIVE ARE RESERVED IN FAVOR OF THE PLATTEE TO RECORD THE PLAT 332 TO BE BOUNDING TO PLOT 7 TO PLOT 10, TERMS AND CONDITIONS OF RESOLUTIONS BY THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, CONCERNING THE ASPEN GLEN PLANNED UNIT DEVELOPMENT AND OTHER MATTERS, AS SET FORTH AS FOLLOWS: A. RESOLUTION NO. 92-056 RECORDED JUNE 29, 1992 IN BOOK 835 AT PAGE 305. B. RESOLUTION NO. 93-121 RECORDED DECEMBER 28, 1993 IN BOOK 887 AT PAGE 824. C. RESOLUTION NO. 94-008 RECORDED FEBRUARY 2, 1994 IN BOOK 891 AT PAGE 620. D. RESOLUTION NO. 94-089 RECORDED AUGUST 9, 1994 IN BOOK 911 AT PAGE 791. E. RESOLUTION NO. 94-139 RECORDED DECEMBER 13, 1994 IN BOOK 925 AT PAGE 345. F. RESOLUTION NO. 95-004 RECORDED JANUARY 17, 1995 IN BOOK 929 AT PAGE 64. G. RESOLUTION NO. 96-06 RECORDED FEBRUARY 9, 1996 IN BOOK 966 AT PAGE 692. H. RESOLUTION NO. 96-07 RECORDED FEBRUARY 9, 1996 IN BOOK 966 AT PAGE 696. I. RESOLUTION NO. 96-28 RECORDED MAY 9, 1996 IN BOOK 977 AT PAGE 399. (NOTHING TO PLOT)

11. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SET FORTH ON THE PLAT OF ASPEN GLEN PLANNED UNIT DEVELOPMENT RECORDED APRIL 6, 1993 UNDER RECEPTION NO. 47030 AND AMENDED AT RECORDED MAY 18, 1999 AS RECEPTION NO. 45733, (NOTHING TO PLOT).

12. ANY BASED UPON RACE, COLOR, RELIGION, SEX, RACIAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASPEN GLEN RECORDED APRIL 06, 1993, IN BOOK 936 AT PAGE 350, FIRST SUPPLEMENTAL DECLARATION RECORDED JULY 15, 1997 IN BOOK 1026 AT PAGE 161, SECOND SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 26, 1997 IN BOOK 1043 AT PAGE 850, THIRD SUPPLEMENTAL DECLARATION RECORDED FEBRUARY 10, 1998 IN BOOK 1053 AT PAGE 8, AND FOURTH SUPPLEMENTAL DECLARATION RECORDED FEBRUARY 10, 1998 IN BOOK 1053 AT PAGE 30. FIFTH SUPPLEMENTAL DECLARATION RECORDED MAY 1, 1998 IN BOOK 1065 AT PAGE 800. SIXTH SUPPLEMENTAL DECLARATION RECORDED MAY 12, 1998 IN BOOK 1068 AT PAGE 58. SEVENTH SUPPLEMENTAL DECLARATION RECORDED AUGUST 24, 1998 IN BOOK 1085 AT PAGE 132. EIGHTH SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 17, 1999 IN BOOK 1145 AT PAGE 680. TENTH SUPPLEMENTAL DECLARATION RECORDED AUGUST 17, 1999 IN BOOK 1145 AT PAGE 680. ELEVENTH SUPPLEMENTAL DECLARATION RECORDED SEPTEMBER 23, 1999 IN BOOK 1151 AT PAGE 877 AND TWELFTH SUPPLEMENTAL DECLARATION RECORDED DECEMBER 14, 1999 IN BOOK 1164 AT PAGE 755 AND THIRTEENTH SUPPLEMENTAL DECLARATION RECORDED AUGUST 12, 1999 IN BOOK 1145 AT PAGE 680.

13. ANY UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS OF EVERY KIND AND NATURE AS RESERVED BY CAESAR J. CHUC IN WARRANTY DEED RECORDED DECEMBER 26, 1998 IN BOOK 314 AT PAGE 160, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (NOTHING TO PLOT)

14. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON THE PLAT FOR ASPEN GLEN FILING TWO RECORDED JULY 15, 1997 AT RECEPTION NO. 5109725. (AS SHOWN HEREON)

15. TERMS, CONDITIONS AND PROVISIONS OF GOLF FACILITIES DEVELOPMENT CONSTRUCTION AND OPERATIONAL EASEMENT RECORDED APRIL 08, 1993 IN BOOK 936 AT PAGE 330. (NOTHING TO PLOT)

16. SUPPLEMENTAL DECLARATION NO. 91-117 RECORDED DECEMBER 17, 1997 IN BOOK 1046 AT PAGE 831.

17. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A REVERSE CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, RACIAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MAY 01, 1998, IN BOOK 1065 AT PAGE 805 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 26, 1998, IN BOOK 1094 AT PAGE 524 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 20, 2000, IN BOOK 1208 AT PAGE 296. (NOTHING TO PLOT)

18. TERMS, CONDITIONS, AND PROVISIONS OF SUBDIVIDER'S AGREEMENT AS CONTAINED IN INSTRUMENT RECORDED MAY 01, 1998, IN BOOK 1065 AT PAGE 836. (NOTHING TO PLOT)

19. TERMS, CONDITIONS AND PROVISIONS OF BYLAWS RECORDED SEPTEMBER 20, 2000 IN BOOK 1208 AT PAGE 292. (NOTHING TO PLOT)

20. TERMS, CONDITIONS AND PROVISIONS OF BARBAM AND SALE DEED RECORDED MAY 25, 2006 AT RECEPTION NO. 658815. (NOTHING TO PLOT)

21. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A REVERSE CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, RACIAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 27, 2000 UNDER RECEPTION NO. 719512 AND FIRST AMENDMENT THERE TO RECORDED NOVEMBER 5, 2020 AS RECEPTION NO. 944700 AND SECOND AMENDMENT THERE TO RECORDED SEPTEMBER 8, 2021 AS RECEPTION NO. 962790. (NOTHING TO PLOT)

22. TERMS, CONDITIONS AND PROVISIONS OF BYLAWS RECORDED MARCH 27, 2007 AT RECEPTION NO. 719513. (NOTHING TO PLOT)

SURVEYOR'S CERTIFICATE:

I, JEFFREY ALLEN TUTTLE, HEREBY CERTIFY 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 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, AND ALL CONFLICTING AND TUNNELS DESCRIBED IN LAND TITLE GUARANTEE COMPANY FOR TITLE INSURANCE OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

JEFFREY ALLEN TUTTLE, S. 56863
 SURVEYOR
 DATE: _____

34 Mariposa Carbondale, Colorado 81623

TUTTLE SURVEYING SERVICES
923 Cooper Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
Email: jeff@tss-us.com



IMPROVEMENT SURVEY PLAT

Drawn by DMC
Date: 10/11/2023
L: 10233 ASPEN GLEN
AG 61-B-LICDMG