

*Lot GV5, Aspen Glen, Filing No. 2
County of Garfield,
State of Colorado*

GVS, ASPEN GLEN, FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1997 AS RECEPTION NO. 510975.
COUNTY OF GARFIELD, STATE OF COLORADO.

TERRA AND CONDITION 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. 92-066 RECORDED JUNE 29, 1992 IN BOOK 835 AT PAGE 305 & RESOLUTION NO. 93-112 RECORDED DECEMBER 28, 1993 IN BOOK 887 AT PAGE 824 & RESOLUTION NO. 94-006 RECORDED FEBRUARY 2, 1994 IN BOOK 891 AT PAGE 620, D RESOLUTION NO. 94-089 RECORDED AUGUST 9, 1994 IN BOOK 811 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 823 AT PAGE 64 & RESOLUTION NO. 96-06 RECORDED FEBRUARY 9, 1996 IN BOOK 968 AT PAGE 682, H RESOLUTION NO. 96-071 RECORDED FEBRUARY 9, 1996 IN BOOK 966 AT PAGE 686, I RESOLUTION NO. 96-26 RECORDED MAY 9, 1996 IN BOOK 917 AT PAGE 599, (NOTHING TO SHOW) J RESOLUTION NO. 96-27 RECORDED APRIL 9, 1996 IN BOOK 917 AT PAGE 599, (NOTHING TO SHOW)

DRAFTED AND PREPARED BY: JAMES W. COOPER, ATTORNEY AT LAW
JANUARY 1997

510975. (AS SHOWN HEREIN).
15. TERMS, CONDITIONS AND PROVISIONS OF GOLF FACILITIES DEVELOPMENT CONSTRUCTION AND OPERATIONAL EASEMENT RECORDED APRIL 06, 1995 IN BOOK 936 AT PAGE 314. (NOTHING TO SHOW)
16. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 91-117 RECORDED DECEMBER 17, 1997 IN BOOK 1046 AT PAGE 831.
17. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORTWENTH OR FORTYFIFTH CLAUSE, BUT CONTAINING COVENANTS OR RESTRICTIONS, IF ANY BASED UPON THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, THAT MAY BE APPLICABLE TO THE PROPERTY.
18. ALL INSTRUMENTS, RECORDS, ORDINANCES, STATUTES, RULES, REGULATIONS, DECISIONS, COURT OPINIONS, CONTRACTS, AGREEMENTS, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SUCH DOCUMENT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MAY 01, 1999 IN BOOK 1065 AT PAGE 805 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 20, 1999, IN BOOK 1094 AT PAGE 524 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 20, 2000, IN BOOK 1208 AT PAGE 296.

17. NAMES RECORDED SEPTEMBER 20, 2000 IN BOOK 1208 AT PAGE 282 (NOTHING TO SHOW)


18. CONDITIONS AND PROVISIONS OF BARGAIN AND SALE DEED RECORDED MAY 25, 2006 AT RECEPTION NO. 696815 (NOTHING TO SHOW)

19. TERMS, CONDITIONS AND PROVISIONS OF BARGAIN AND SALE DEED RECORDED MAY 25, 2006 AT RECEPTION NO. 696815 (NOTHING TO SHOW)

20. WHICH DO NOT CONTAIN A FOREFEITURE OR REFERENCE CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY

21. COLOR, COVENANTS, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, RACE

SURVEYOR'S CERTIFICATE:



JEFFREY ALLEN
 1-500-336-8688

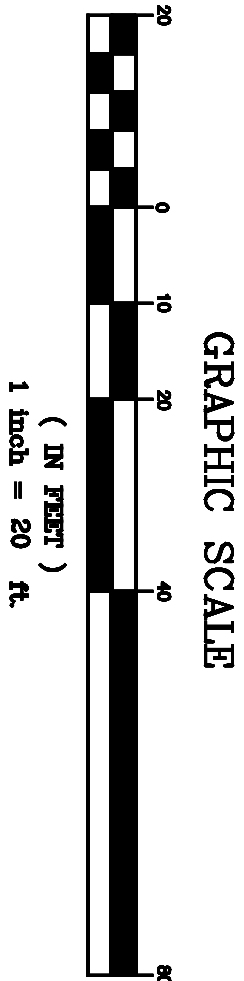
DATE _____

[Signature]

DATE _____

Drawn by: DMC
Date: 10/10/2023

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BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.54'	46.00'	16.42'	30.92'	S 24°44'41" W	39°16'57"

BUILDING SETBACK CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHD BRG		DELTA
BECH	38.24'	76.00'	19.53'	S 19°41' 2" W		28°49' 43"

LEGEND AND NOTES:

- INDICATES SET 5/8" REBAR & 1.25" RED PLASTIC CAP MARKED LS 33638
- INDICATES FOUND 5/8" REBAR & 1.25" RED PLASTIC CAP MARKED LS 33638
- INDICATES FOUND 5/8" REBAR & 1.25" YELLOW PLASTIC CAP MARKED LS 15710

BEARINGS ARE BASED UPON FOUND 5/8" REBAR & 1.25" RED PLASTIC CAP MARKED LS 33638 AT THE NORTHEASTLY CORNER AND AT THE NORTHWESTLY CORNER SAID LOT GVS ASPEN GLEN FILING NO. 2, USING A BEARING OF N 43°00'32" W BETWEEN THE TWO DESCRIBED MONUMENTS.

THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER ENCUMBRANCES OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM A TITLE INSURANCE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED EFFECTIVE AUGUST 04, 2023 AS COMMITMENT NO. 064006630

TUTTLE SURVEYING SERVICES

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Glenwood Springs, Colorado 81602
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Email- jeff@tss-us.com*



TUTTLE SURVEYING SERVICES

IMPROVEMENT SURVEY PLAT

37 Primrose Lane
Carbondale, Co. 81623

Drawn by: DMC
Date: 10/10/2023

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