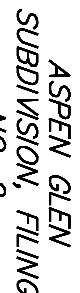


Lot GV6, Aspen Glen, Filing No. 2
County of Garfield,
State of Colorado



BUILDING ENVELOPE LINE TABLE		
LINE	LENGTH	BEARING
BE1	22.25'	S 58°53' E
BE2	135.94'	S 84°56' E
BE3	31.31'	S 57°13' W
BE4	23.28'	S 91°25' W
BE5	134.12'	N 83°46.33' W
BE6	82.02'	N 53°48' E

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 15770
- BEARINGS ARE BASED UPON A FOUND 5/8" REBAR WITH A 1.25" YELLOW PLASTIC CAP L.S. #15770 AT THE SOUTHWESTLY CORNER AND AT THE NORTHWESTLY CORNER OF SAID LOT ONE WITH A BEARING OF N0549.48E 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. 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 08, 2023 AS COMMITMENT NO. BAR64006632

LEGEND AND NOTES:

- [] INDICATES SET 5/8" REBAR & 1.25" RED PLASTIC CAP MARKED LS 33638
 - [x] 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
 - [x] BEARINGS ARE BASED UPON A FOUND 5/8" REBAR WITH A 1.25" YELLOW PLASTIC CAP L.S. #15710 AT THE SOUTHWESTERL CORNER AND AT THE NORTHEASTERL CORNER OF SAID LOT 616 USING A BEARING OF N054948E BETWEEN THE TWO DISCREPANT MONUMENTS.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCLOSE ENCUMBRANCES OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR EASEMENTS OR OTHER ENCUMBRANCES OF RECORD, HAS BEEN TAKEN FROM A TITLE INSURANCE COMMITTEE ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED EFFECTIVE AUGUST 08, 2023 AS COMMINUTMENT NO. BAR64006632

THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURETOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS 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 08, 2023 AS COMMITMENT NO. BAR64006632

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. BARE6-4006632
G/6, ASPEN GLEN, FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1987 AS RECEPTION NO. 510975,
COUNTY OF GARFIELD, STATE OF COLORADO.
THE LAND REFERRED TO IN THIS LAND TITLE GUARANTEE COMPANY COMMITMENT DATED AUGUST 04, 2023 IS LOCATED IN THE COUNTY OF GARFIELD,
STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. BAR64006632

GIVE, ASPEN GLEN, FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1997 AS RECEPTION NO. 510975/3
COUNTY OF GARFIELD, STATE OF COLORADO.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. BAR64006632

8. RIGHT OF THE PREMISES FOR A VEH OR LODG TO EXTRACT AND REMOVE HIS ONE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE 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 25, 1894 IN BOOK 12 AT PAGE 332. (NOTHING TO PLOT)

9. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN EASEMENTS RECORDED FEBRUARY 10, 1965 IN BOOK 837 AT PAGE 354, IN BOOK 837 AT PAGE 354 AND IN BOOK 837 AT PAGE 352, IN BOOK 837 AT PAGE 354 AND IN BOOK 837 AT PAGE 452, NOTHING TO PLOT. THE ASPEN GLEN PLANNED UNIT DEVELOPMENT AND OTHER MATTERS, AS SET FORTH AS FOLLOWING: A RESOLUTION NO. 92-006 RECORDED JUNE 28, 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 891; D. RESOLUTION NO. 94-089 RECORDED AUGUST 9, 1994 IN BOOK 911 AT PAGE 791; E. RESOLUTION NO. 94-133 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 667; H. RESOLUTION NO. 96-26 RECORDED MAY 15, 1996 IN BOOK 964 AT PAGE 359; I. RESOLUTION NO. 96-36 RECORDED APRIL 18, 1996 IN BOOK 966 AT PAGE 668; J. RESOLUTION NO. 96-26 RECORDED MAY 15, 1996 IN BOOK 964 AT PAGE 359

10. RESTRICTIVE COVENANTS, WHICH DO NOT CONTRA A FOREPELITURE OR RETEETER CAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL 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 836 AT PAGE 350. FIRST SUPPLEMENTAL DECLARATION OF COVENANTS RECORDED JULY 15, 1997 IN BOOK 1026 AT PAGE 800. SECOND SUPPLEMENTAL DECLARATION OF COVENANTS RECORDED MARCH 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 22, 1998 IN BOOK 1069 AT PAGE 58. SEVENTH SUPPLEMENTAL DECLARATION RECORDED AUGUST 24, 1998 IN BOOK 1084 AT PAGE 943. EIGHTH SUPPLEMENTAL DECLARATION RECORDED OCTOBER 26, 1998 IN BOOK 1094 AT PAGE 517. NINTH SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 19, 1999 IN BOOK 1161 AT PAGE 293. ELEVENTH SUPPLEMENTAL DECLARATION RECORDED NOVEMBER 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 JULY 17, 2000 IN BOOK 1197 AT PAGE 314.

11. UNDEVELOPED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, HYDROCARBONS AND MINERALS OF EVERY KIND AND NATURAL AS RESERVED BY CASPAR L. CHUC IN WARRANTY DEED RECORDED DECEMBER 26, 1958 IN BOOK 314 AT PAGE 160. AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

12. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON THE PLAT FOR ASPEN GLEN TILING TWO RECORDED JULY 15, 1997 AT RECEPTION NO. 510973. (AS SHOWN HEREON)

13. TERMS, CONDITIONS AND PROVISIONS OF GOLF FACILITIES DEVELOPMENT CONSTRUCTION AND OPERATIONAL EASEMENT RECORDED APRIL 06, 1995 IN BOOK 936 AT PAGE 314. (NOTHING TO PLOT)

16. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 91-117 RECORDED DECEMBER 17, 1997 IN BOOK 1046 AT PAGE 831. (NOTHING TO PLOT)

17. RESTRICTIVE COVENANTS WHICH DO NOT CONTRA A FOREPELITURE OR RETEETER CAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL 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 ELYANS RECORDED SEPTEMBER 20, 2000 IN BOOK 1208 AT PAGE 292. (NOTHING TO PLOT)

20. TERMS, CONDITIONS AND PROVISIONS OF BARHAM AND SALE DEED RECORDED MAY 23, 2006 AT RECEPTION NO. 636815. (NOTHING TO PLOT)

ANY REVESED LEAD RECORDS, INCLUDING RECORDS FROM A OPEN SPACE OR REALTY SITUATIONS, WITH SUCH STATUS DISTASTERS AS AVOIDANCE OF 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 MARCH 22, 2007 UNDER RECEPION NO. 719512 AND FIRST AMENDMENT THEREO RECORDED NOVEMBER 5, 2020 AS RECEPION NO. 944700 AND SECOND AMENDMENT THEREO RECORDED SEPTEMBER 8, 2021 AS RECEPION NO. 962780. (NOTHING TO PLOT)

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

SURVIVOR'S CERTIFICATE:

I, JEFFREY ALLEN JITLE, 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, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN LAND TITLE GUARANTEE COMPANY FOR TITLE INSURANCE OR OTHER SOURCES AS ~~SHOWN~~ ON THE IMPROVEMENT SURVEY PLAT.

JEFFREY ALLEN (DWM), 15803588

DATE

DATE _____

TUTTLE SURVEYING SERVICES
P.O. BOX 983
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TUTTLE SURVEYING SERVICES

IMPROVEMENT SURVEY PLAT

*TBD Primrose Lane
Carbondale, Co. 81623*

Drawn by: DMC
Date: 10/10/2023

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