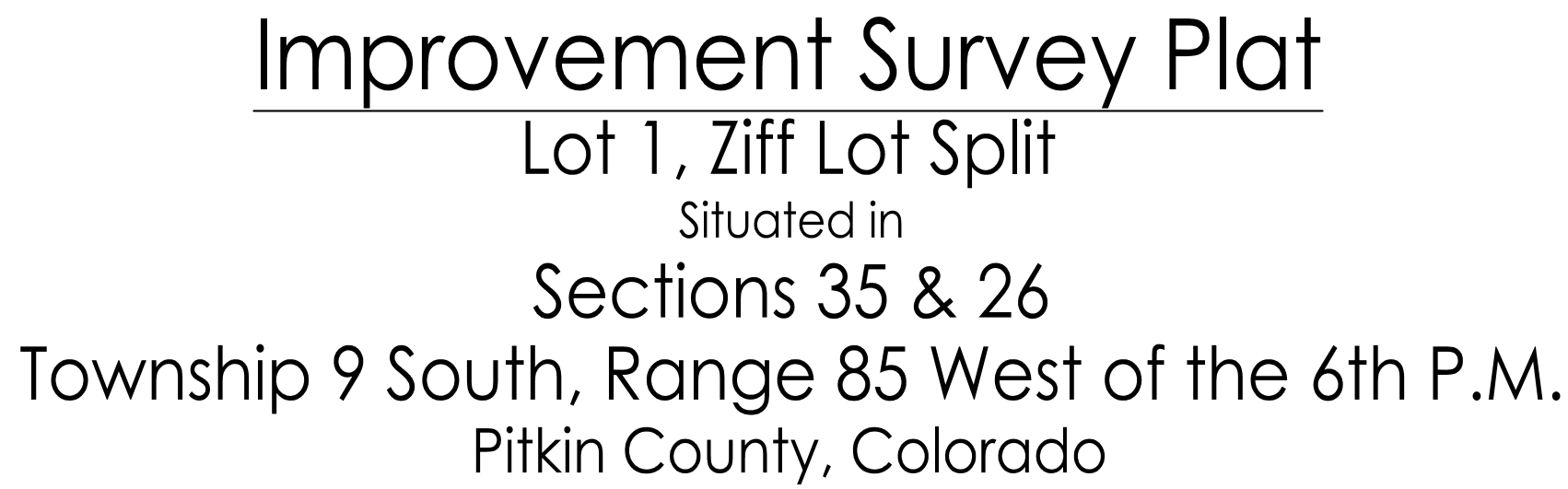


Carroll Drive Properties LLC
Pitkin County, Colorado



Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

Joshua L. Wilson
Colorado PLS # 38417
For, and on behalf of SGM

DRAFT COPY ONLY



Lot 1, Ziff Lot Split
Pitkin County, CO

LEGEND

●	- Found Monument as Described
○	- Set No. 5 Rebar & Blue Plastic Cap L.S. No. 38417
⊗	- Found No. 5 Rebar & Red Plastic Cap L.S. No. 20133
⊙	- Found No. 5 Rebar & Yellow Plastic Cap L.S. No. 200151
■	- Found No. 5 Rebar & Blue Plastic Cap L.S. No. 38417
ET	- Electric Transformer
EM	- Electric Meter
FH	- Fire Hydrant
GM	- Gas Meter
PVC	- PVC Riser
G	- Gate post
T	- Telephone Ped

—X—X—X—X— Fenceline

- Asphalt paving

(R) 54°05'00"E	333.00'	(Record)
(M) N41°16'07"W	332.27'	(Measured)

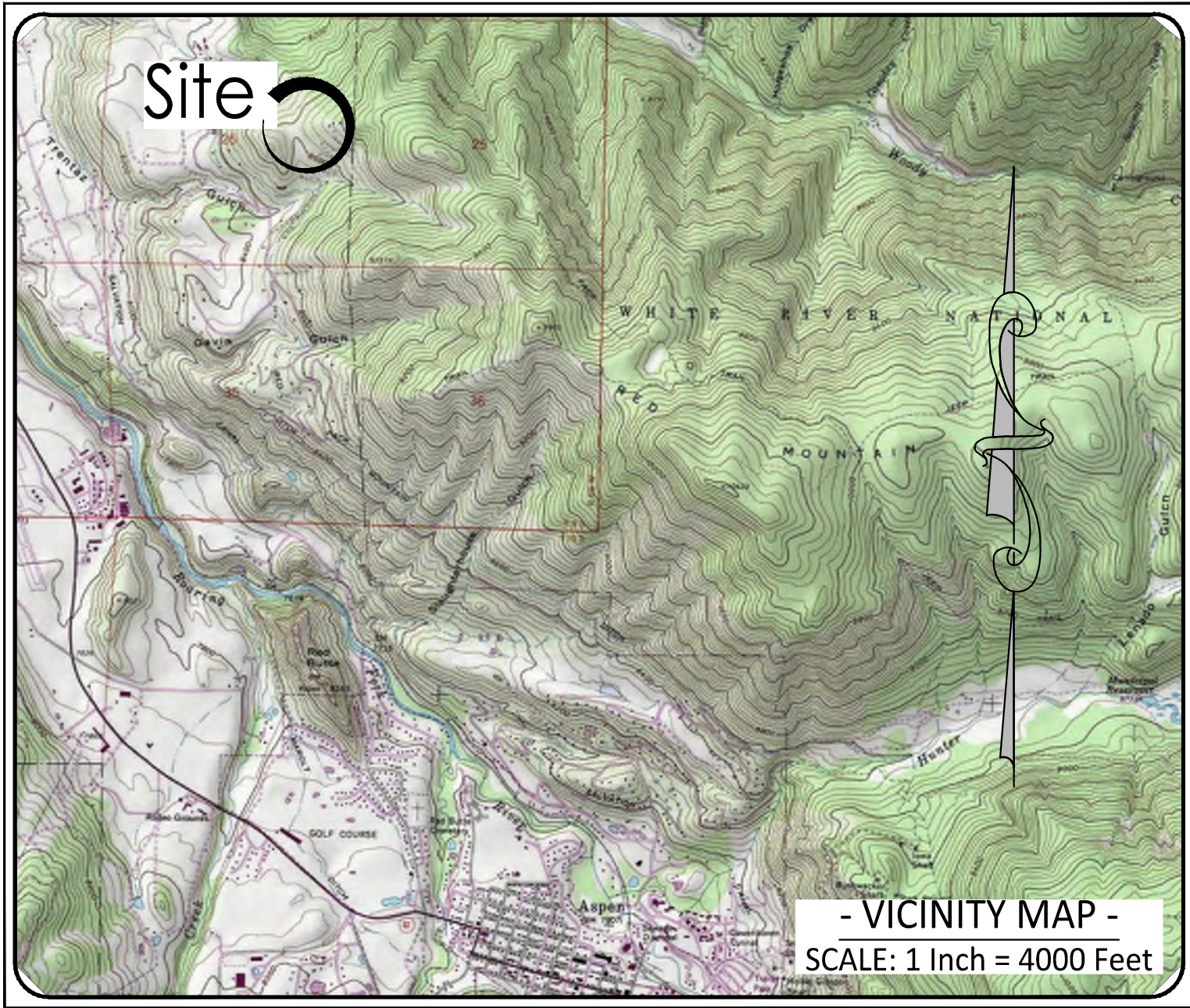
- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C40	114.02'	564.77'	113°04'04"	S32°11'25"W	113.83'
C41	387.17'	691.11'	32°05'54"	S42°05'38"W	382.13'
C42	131.25'	125.00'	60°09'38"	S55°07'00"E	125.30'
C43	231.61'	292.77'	45°19'36"	S41°39'31"E	225.62'
C44	146.29'	199.29'	42°03'30"	S02°02'02"W	143.03'

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Title: Improvement
Survey
Plat

Sheet No.

Of: 7



Improvement Survey Plat

Lot R-53-A, Starwood Seven Subdivision

Section 26, Township 9 South, Range 85 West of the 6th P.M.

Pitkin County, Colorado

PROPERTY DESCRIPTION:

Lot R-53-A, Starwood Seven, according to the Exemption Plat recorded April 8, 1987 in Plat Book 19 at Page 51, as amended by Ziff Lot Line Adjustment, Amended Plat thereof recorded in Plat Book 27 at Page 57, Pitkin County, Colorado.

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on a bearing of S01°35'18"W, along the easterly property line of said parcel, between a No. 5 rebar and blue plastic cap, L.S. No. 38417 and a No. 5 rebar and yellow plastic cap, L.S. No. 20151, as shown hereon.
2. This map has been prepared pursuant to client request for an Improvement Survey Plat.
3. Date of field survey : January 27, & February 1, 2021.
4. Units of linear measurements are displayed in US Survey Feet.
5. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
6. Subsurface utilities are not shown, and were not marked for the purpose of this survey and therefore are not shown hereon. Additional surveying work is required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
7. Property descriptions shown hereon are based on First American Title, Commitment No. 20004679.
8. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
9. Due to current snow cover (12"-24") on this property, it is possible that some ground level features may not be shown, or the locations shown hereon may be approximate (i.e. edge of drives, walks, water valves, etc.).
10. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. 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, easement and other encumbrances of record has been taken from the title insurance commitment issued by First American Title, Commitment No. 20004679, having an effective date of February 1, 2021.

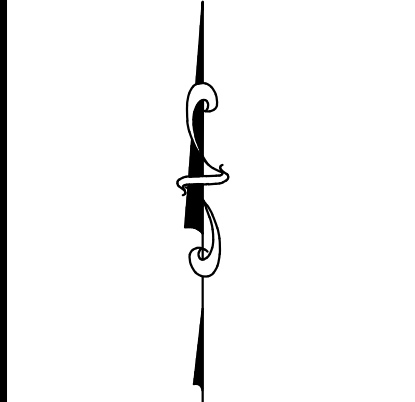
Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. Items 1-15, 18-27, 29, 31-37, 39-44, 46-50) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. in regards to other such items:

- Item 16. Private Road, as shown on the Starwood Seven Plat recorded July 26, 1967, in Plat Book 3 at Page 250, as Reception No. 128019. Affects as shown hereon.
- Item 17. Terms, conditions, provisions, agreements and obligations specified under the Deed of Common Area and Easements, dated March 1, 1974, and recorded April 11, 1974, in Book 285 at Page 983, as Reception No. 166536. Does not affect. and Amendment to Easement, dated December 29, 1986, and recorded January 5, 1987, in Book 527 at Page 499, as Reception No. 284997. Affects as shown hereon, and the Agreement, dated February 25, 1993, and recorded April 5, 1993, in Book 707 at Page 870, as Reception No. 355541. May affect, cannot be graphically depicted.
- Item 28. Terms, conditions, provisions, agreements and obligations specified under the Easements Agreement dated December 29, 1986, and recorded January 5, 1987 in Book 527 at Page 485 as Reception No. 284995, and re-recorded on January 8, 1987, in Book 527 at Page 830 as Reception No. 285118. Affects as shown hereon.
- Item 30. Perpetual, non-exclusive easement and right-of-way, as shown on the Exemption Plat, recorded April 8, 1987, in Plat Book 19 at Page 51, as Reception No. 287561. Affects as shown hereon.
- Item 38. Terms, conditions, provisions, agreements and obligations specified under the Holy Cross Electric Association, Inc., Underground Right-of-Way Easement, dated October 30, 1991, and recorded February 18, 1992, in Book 669 at Page 488, as Reception No. 341682. Affects subject parcel, 20' wide electrical easement as constructed in place, not located with this survey.
- Item 49. Terms, conditions, provisions, agreements and obligations specified under the Declaration Establishing Easements (Barn Road) dated January 26, 2017, and recorded January 26, 2017, as Reception No. 635697. Affects as shown hereon.

SURVEYOR'S CERTIFICATE:

I, Joshua L. Wilson, being a registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify to Carroll Drive Properties, LLC and First American Title, that this is an Improvement Survey Plat as defined by CRS 38-51-102(9), resulting from a monumented land survey, showing the current location of all significant visible structures, utilities, fences, hedgerows, etc. situated on the described parcel and within five feet of all boundaries of such parcel, and also any visible conflicting boundary, easement, encumbrance, and all easements and rights-of-way of a public or private nature that are visible, or apparent, or of record, and underground utilities described in or other sources as specified in the title commitment referenced hereon, and that this Improvement Survey Plat was prepared by SGM on this date, February 24, 2021, based on site conditions as they existed during a field survey performed during January 27, & February 1, 2021, under my direct supervision and checking and that it is true and correct to the best of my knowledge and belief.

Joshua L. Wilson
Colorado PLS # 38417
For, and on behalf of SGM



Graphic Scale

In U.S. Feet : 1" = 60'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Lot R-53-A
Starwood Seven Subdivision
Pitkin County, Colorado

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Job No. 2016-109.008
Drawn by: JLS
Date: 02/22/2021
Approved: JLS
File: R-53A-ISP

Title: Improvement Survey Plat

Sheet No.

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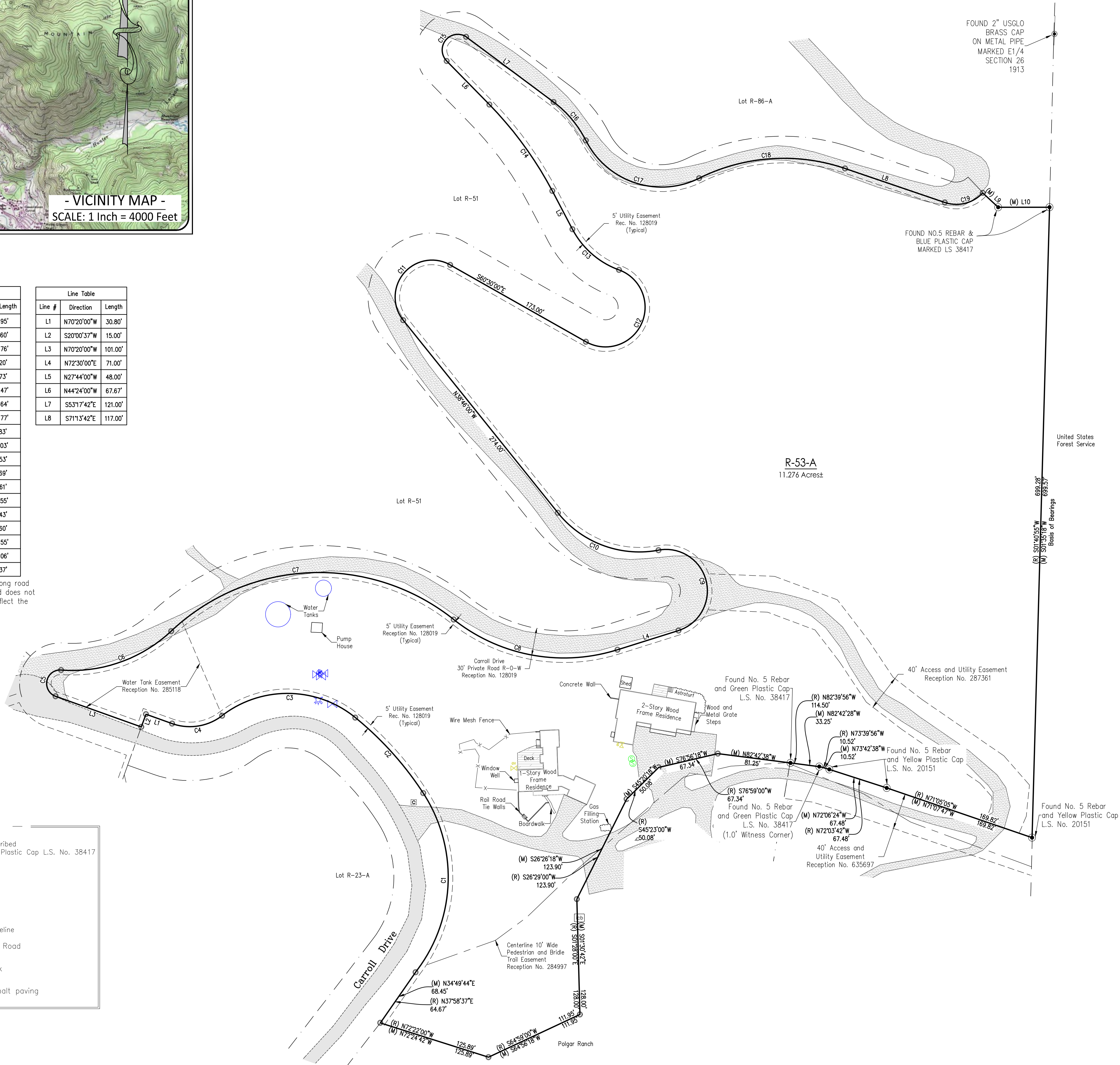
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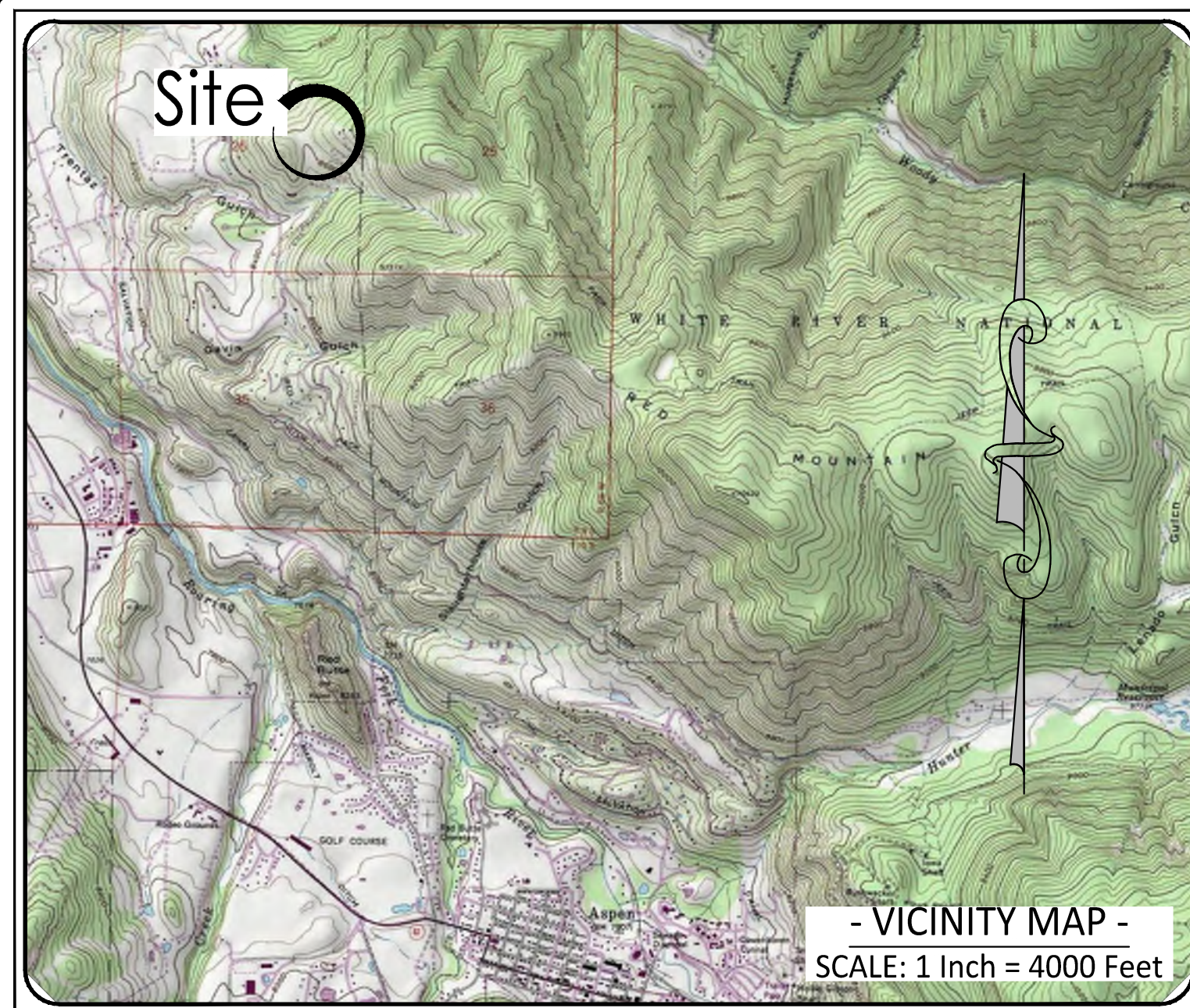
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	212.34'	170.95'	71°10'12"	N02°26'51"E	198.95'
C2	113.05'	365.86'	17°42'15"	N41°59'22"W	112.60'
C3	159.39'	119.12'	76°39'46"	N89°10'23"W	147.76'
C4	58.60'	58.73'	57°10'16"	N81°04'52"E	56.20'
C5	43.09'	15.00'	164°35'00"	S11°57'30"W	29.73'
C6	133.24'	161.00'	47°25'00"	N70°32'30"E	129.47'
C7	341.81'	240.00'	81°36'00"	S87°38'00"W	313.64'
C8	192.32'	197.00'	55°56'00"	S79°32'00"E	184.77'
C9	138.89'	46.00'	173°00'00"	N14°00'00"W	91.83'
C10	124.98'	116.00'	61°44'00"	S69°38'00"E	119.03'
C11	113.25'	41.00'	158°16'00"	S40°22'00"W	80.53'
C12	145.58'	44.00'	189°34'00"	N24°43'00"E	87.69'
C13	70.19'	95.00'	42°20'00"	S48°54'00"E	68.61'
C14	118.97'	409.00'	16°40'00"	N36°04'00"W	118.55'
C15	50.42'	17.33'	166°39'44"	S38°53'38"W	34.43'
C16	56.10'	121.00'	26°34'00"	N40°00'42"W	55.60'
C17	147.11'	94.00'	89°40'00"	S71°33'42"E	132.55'
C18	166.33'	211.00'	45°10'00"	S86°11'18"W	162.06'
C19	45.84'	40.00'	65°39'47"	N75°56'25"E	43.37'

* Line bearing and distances, and curve information along road does not match Reception No. 337639, because record does not close. Courses shown hereon have been changed to reflect the intent of the right-of-way and to close the lot.

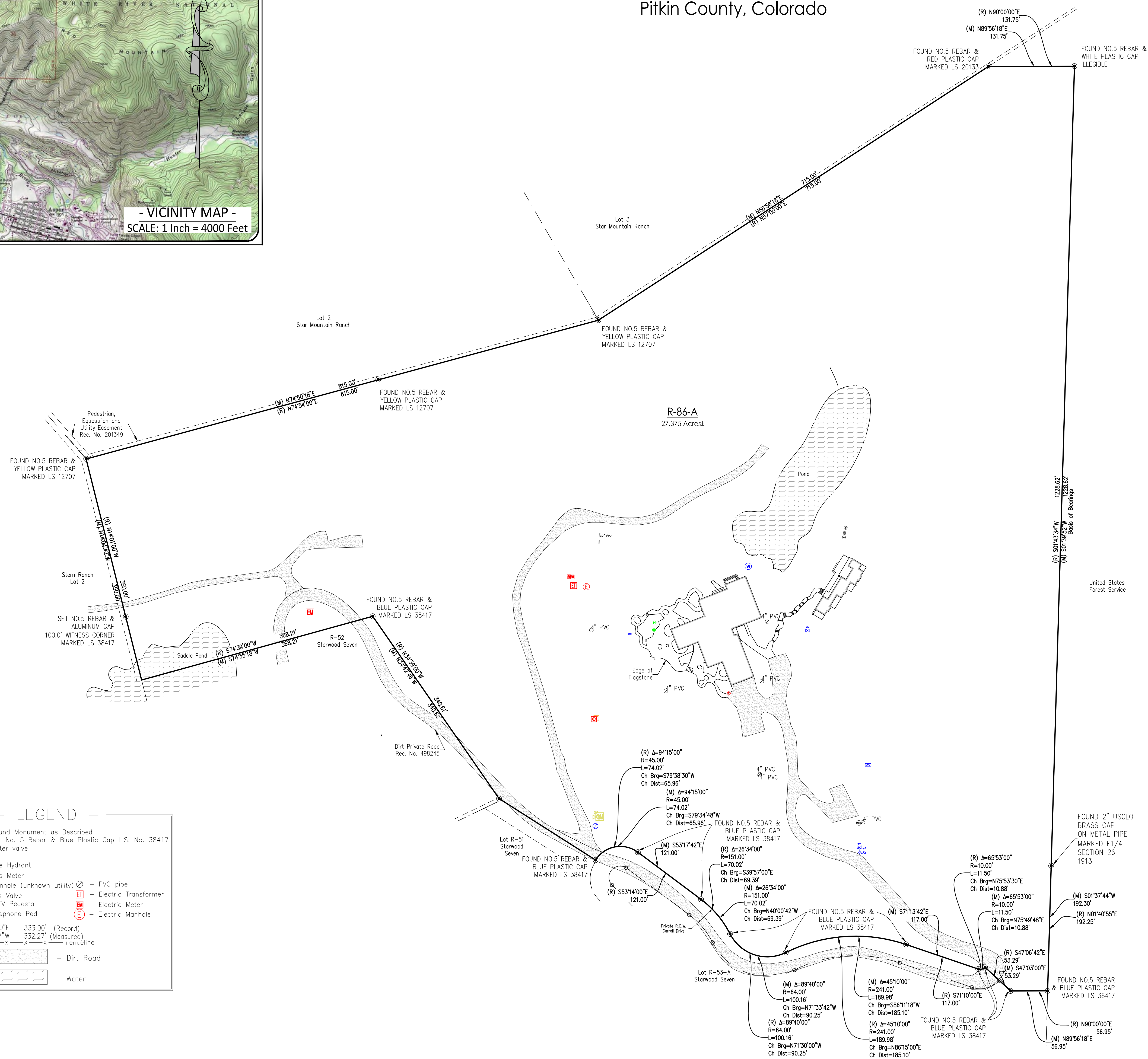
LEGEND

- Found Monument as Described
- Set No. 5 Rebar & Blue Plastic Cap L.S. No. 38417
- Water valve
- Well
- Fire Hydrant
- Irrigation Cont. Box
- Sanitary Sewer Manhole
- Gas Valve
- CATV Pedestal
- Fenceline
- Dirt Road
- Deck
- Asphalt paving





Improvement Survey Plat
Lot R-86-A, Starwood Seven Subdivision
Section 26, Township 9 South, Range 85 West of the 6th P.M.
Pitkin County, Colorado



- PROPERTY DESCRIPTION:

Lot R-86-A, STARWOOD FIFTEEN, according to the Exemption Plat thereof recorded January 24, 1978, in Plat Book 6 at Page 60, and the First Amended Exmption Plat recorded December 30, 2015, as Reception No. 625985, County of Pitkin, State of Colorado.

NOTES:

1. Basis of Bearings: Bearings shown herein are based on a bearing of S01°39'52"W, along the easterly property line, between a No. 5 rebar and white plastic cap, illegible and a found 2" USGL0 brass cap on metal pipe marked E4 Section 26 1913, as shown hereon.
2. This map has been prepared pursuant to client request for an Improvement Survey Plot.
3. Date of field survey :January 27, & February 1, 2021.
4. Units of linear measurements are displayed in US Survey Feet.
5. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
6. Subsurface utilities are not shown, and were not marked for the purpose of this survey and therefore are not shown hereon. Additional surveying work is required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
7. Property descriptions shown hereon are based on First American Title, Commitment No. 20004672.
8. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
9. Due to current snow cover (12"-24") on this property, it is possible that some ground line features may not be shown, or the locations shown hereon may be approximate (i.e. edge of drives, walks, water valves, etc.).
10. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. 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, easement and other encumbrances of record has been taken from the title insurance commitment issued by First American Title, Commitment No. 20004672, having an effective date of February 1, 2021.

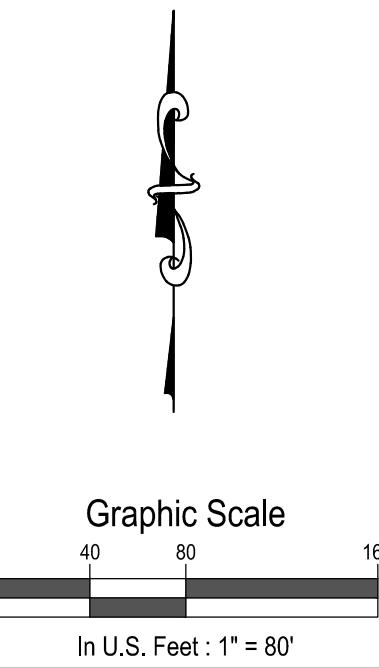
Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions listed in said title insurance policy. Some such items may not be shown (i.e. items 1-24, 26-40) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regard to other such items:

Item 25. Terms, conditions, provisions, agreements and obligations specified under the Holy Cross Underground Right-of-Way Easement dated July 14, 1982, and recorded July 27, 1982, in Book 429 at Page 888 as Reception No. 242972. Affects subject parcel, Easement coincides with line in place, line was not located as part of this survey

SURVEYOR'S CERTIFICATE:

I, Joshua L. Wilson, being a registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify to Carroll Drive Properties, LLC and First American Title, that this is an Improvement Survey Plot as defined by CRS 38-51-102(9), resulting from a monumented land survey, showing the current location of all significant visible structures, utilities, fences, hedgerows, walls, and other improvements on the land, and the boundaries of the improved parcel, and also any visible conflicting boundary evidence or encroachments, and all easements and rights-of-way of a public or private nature that are visible, apparent, or of record, and underground utilities described in or for sources so specified in the title commitment referenced herein, and that this Improvement Survey Plot was prepared by me, on this date, March 15, 2021, based on site inspection and measurements taken on the ground during January 27, 2021, and February 1, 2021, under my direct supervision and checking and that it is true and correct to the best of my knowledge and belief.

Joshua L. Wilson
Colorado PLS # 38417
For, and on behalf of SGM



SGM
1118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
2770.945.1004 www.sgm-inc.com

Lot R-86-A
Starwood Seven Subdivision
Pitkin County, Colorado

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Improvement
Survey
Plat

Sheet No. 7

f: 7