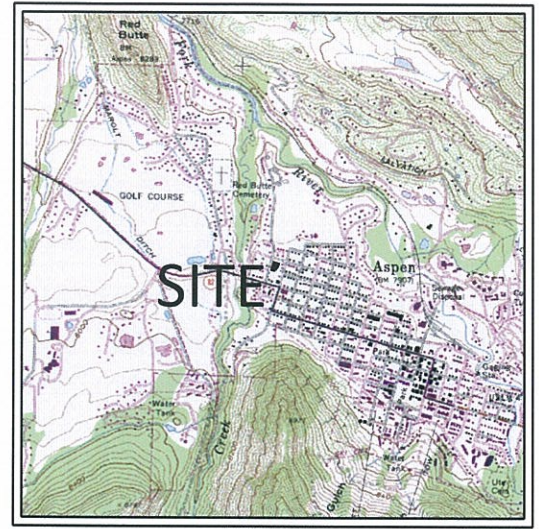
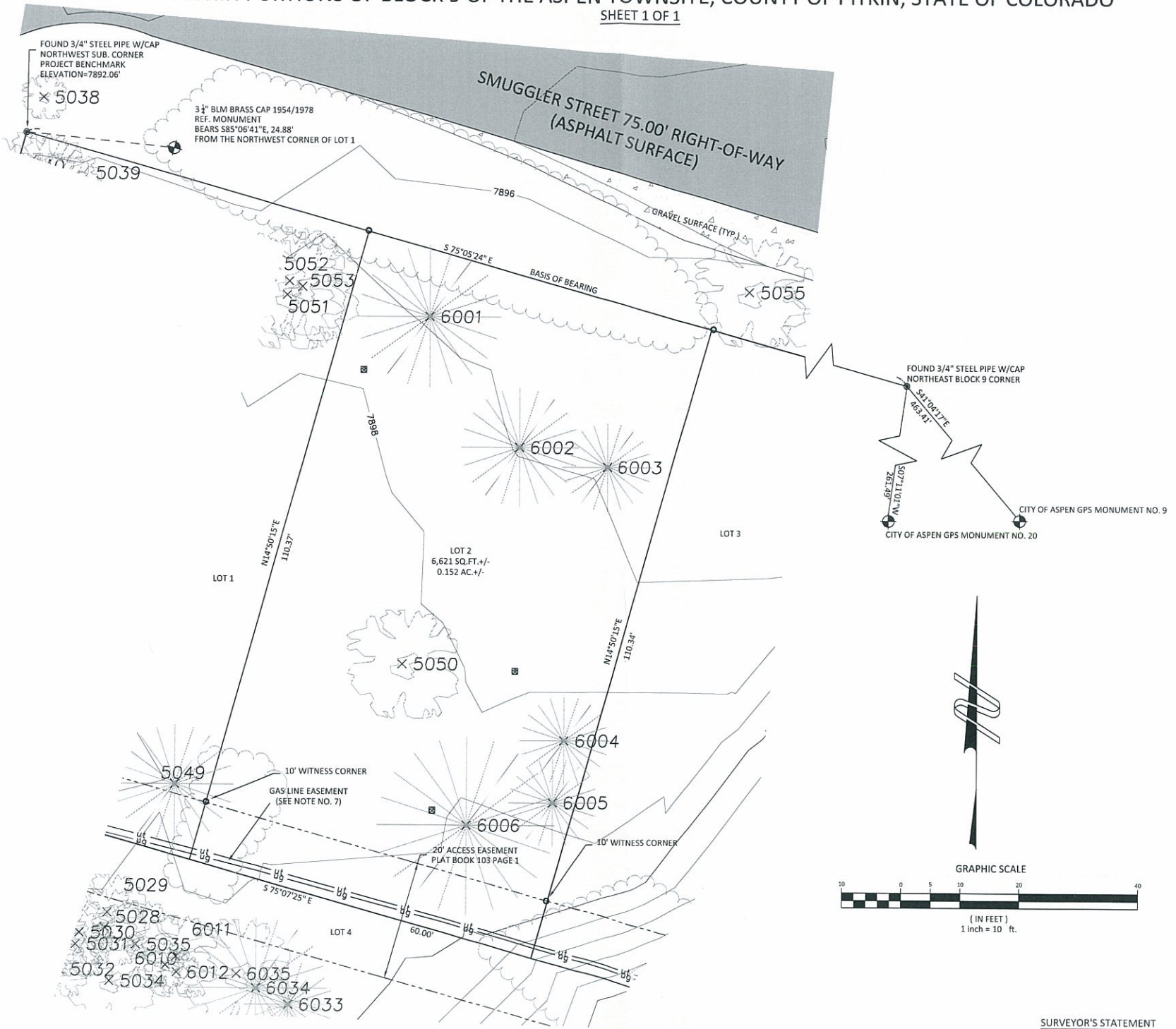


IMPROVEMENT SURVEY PLAT OF:
LOT 2, RANGER STATION SUBDIVISION
 A PARCEL OF LAND SITUATED IN SECTION 12
 TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M.
 WITHIN PORTIONS OF BLOCK 9 OF THE ASPEN TOWNSITE, COUNTY OF PITKIN, STATE OF COLORADO
 SHEET 1 OF 1

- EXISTING CONDITIONS LEGEND**
- ☐ CATV PEDESTAL
 - ☐ TELEPHONE PEDESTAL
 - ☐ ELECTRIC TRANSFORMER
 - ☐ SEWER MANHOLE
 - ☐ CURB STOP
 - ☐ WATER VALVE
 - ☐ WATER HYDRANT
 - ☐ WATER MANHOLE
 - ☐ IRRIGATION VALVE
 - ☐ FOUND GOVERNMENT MONUMENT, AS DESCRIBED
 - FOUND NO. 5 REBAR W/PLASTIC CAP, L.S. 29408
 - FOUND MONUMENT, AS DESCRIBED
 - ut — ut — UNDERGROUND TELEPHONE
 - ue — ue — UNDERGROUND ELECTRIC
 - ss — ss — SEWER LINE
 - w — w — WATER LINE
 - ug — ug — GAS LINE
 - 🌳 DECIDUOUS TREE
 - 🌲 CONIFEROUS TREE
 - 🌿 EDGE OF VEGETATION

POINT NO.	TYPE	DIAMETER (INCHES)	DRIPLINE (FEET)
5028	DECIDUOUS	7	14
5029	DECIDUOUS	8	14
5030	DECIDUOUS	6	12
5031	DECIDUOUS	7	12
5032	DECIDUOUS	5	10
5033	DECIDUOUS	4	8
5034	DECIDUOUS	8	16
5035	DECIDUOUS	8	16
5048	DECIDUOUS	5	8
5049	DECIDUOUS	10	20
5050	DECIDUOUS	10	20
5052	DECIDUOUS	10	20
5053	DECIDUOUS	10	20
5054	DECIDUOUS	1	20
5055	DECIDUOUS	12	20
6001	CONIFEROUS	15.2	24
6002	CONIFEROUS	14	20
6003	CONIFEROUS	13.4	15
6004	CONIFEROUS	10.6	15
6005	CONIFEROUS	11.15	15
6006	CONIFEROUS	16.7	30
6011	DECIDUOUS	8.75	15
6012	DECIDUOUS	6	8
6033	CONIFEROUS	9.55	15
6034	CONIFEROUS	7.1	24
6035	DECIDUOUS	10.25	20



PROPERTY DESCRIPTION

LOT 2, RANGER STATION SUBDIVISION RECORDED MAY 22, 2013 AS RECEPTION NO. 599691, PLAT BOOK 103 PAGE 1

CITY AND TOWNSITE OF ASPEN
 COUNTY OF PITKIN
 STATE OF COLORADO

- NOTES**
- DATE OF FIELDWORK: SEPTEMBER 25 - 26, AND OCTOBER 7, 10 AND 11, 2013.
 - DATE OF PREPARATION: SEPTEMBER - OCTOBER, 2013.
 - BASIS OF BEARING: A BEARING OF S 75°05'24" E BETWEEN THE NORTHWEST CORNER OF RANGER STATION SUBDIVISION, MONUMENTED BY A 3/4" STEEL PIPE WITH AN UNMARKED CAP, AND THE NORTHEAST CORNER OF BLOCK 9, MONUMENTED BY A 3/4" STEEL PIPE WITH AN UNMARKED CAP.
 - BASIS OF SURVEY: THE OFFICIAL MAP OF THE CITY OF ASPEN, PREPARED BY G.E. BUCHANAN, DATED DECEMBER 15, 1959; CITY OF ASPEN GPS CONTROL MONUMENTATION MAP PREPARED BY MARCIN ENGINEERING LLC, DATED DECEMBER 2, 2009; THE PLAT OF RANGER STATION SUBDIVISION RECORDED MAY 22, 2013 AS RECEPTION NO. 599691; THE LAND SURVEY PLAT RECORDED JUNE 6, 2011 AS RECEPTION NO. 580311; VARIOUS DOCUMENTS OF RECORD, AND THE FOUND MONUMENTS, AS SHOWN.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID PLATS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE INC., CASE NO. PCT23843W WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2013.
 - THE SUBJECT PROPERTY IS ZONED AS R-6/SPA PER ORDINANCE NO. 86 OF 1981 RECORDED JANUARY 28, 1982 AS RECEPTION NO. 238630.
 - ONE OF THE CONDITIONS OF AMENDMENT NO. 1 FOR SPECIAL USE PERMIT (F.S.M. 2714) IS A RIGHT-OF-WAY TO K.N. ENERGY FOR A NATURAL GAS DISTRIBUTION PIPELINE. SAID DOCUMENT REFERENCES A 5 FOOT AND 10 FOOT RIGHT-OF-WAY FOR THE SAME PIPELINE.
 - BASIS OF ELEVATION: THE 2009 CITY OF ASPEN MARCIN CONTROL DATUM, WHICH IS BASED ON AN ELEVATION OF 7720.88' (NAVD 1988) ON THE NGS STATION "S-159". THIS ESTABLISHED A SITE BENCHMARK, AS SHOWN HEREON. CONTOUR INTERVAL IS ONE 1' FOOT.

SURVEYOR'S STATEMENT

I, MARK S. BECKLER, HEREBY CERTIFY TO: ST. GEORGE INVESTMENTS L.L.C.; PITKIN COUNTY TITLE, INC.; DRAGONFLY PARTNERS II LLC; TODD GARDNER AND PITKIN COUNTY TITLE, INC.

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 SETBACKS, STRUCTURES, VISIBLE UTILITIES, FENCES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, UTILITIES MARKED BY CLIENT AND ALL DEPICTABLE EASEMENTS DESCRIBED IN PITKIN COUNTY TITLE INC.'S, COMMITMENT FOR TITLE INSURANCE CASE NO. PCT23843W, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

THE ERROR OF CLOSURE FOR THIS PLAT IS LESS THAN 1/15,000.

GENERAL UTILITY NOTE

1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, CONSTRUCTION/DESIGN PLANS, OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

SOPRIS ENGINEERING - LLC
 CIVIL CONSULTANTS
 502 MAIN STREET, SUITE A3
 CARBONDALE, COLORADO 81623
 (970) 704-0311 SOPRISENG@SOPRISENG.COM

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.