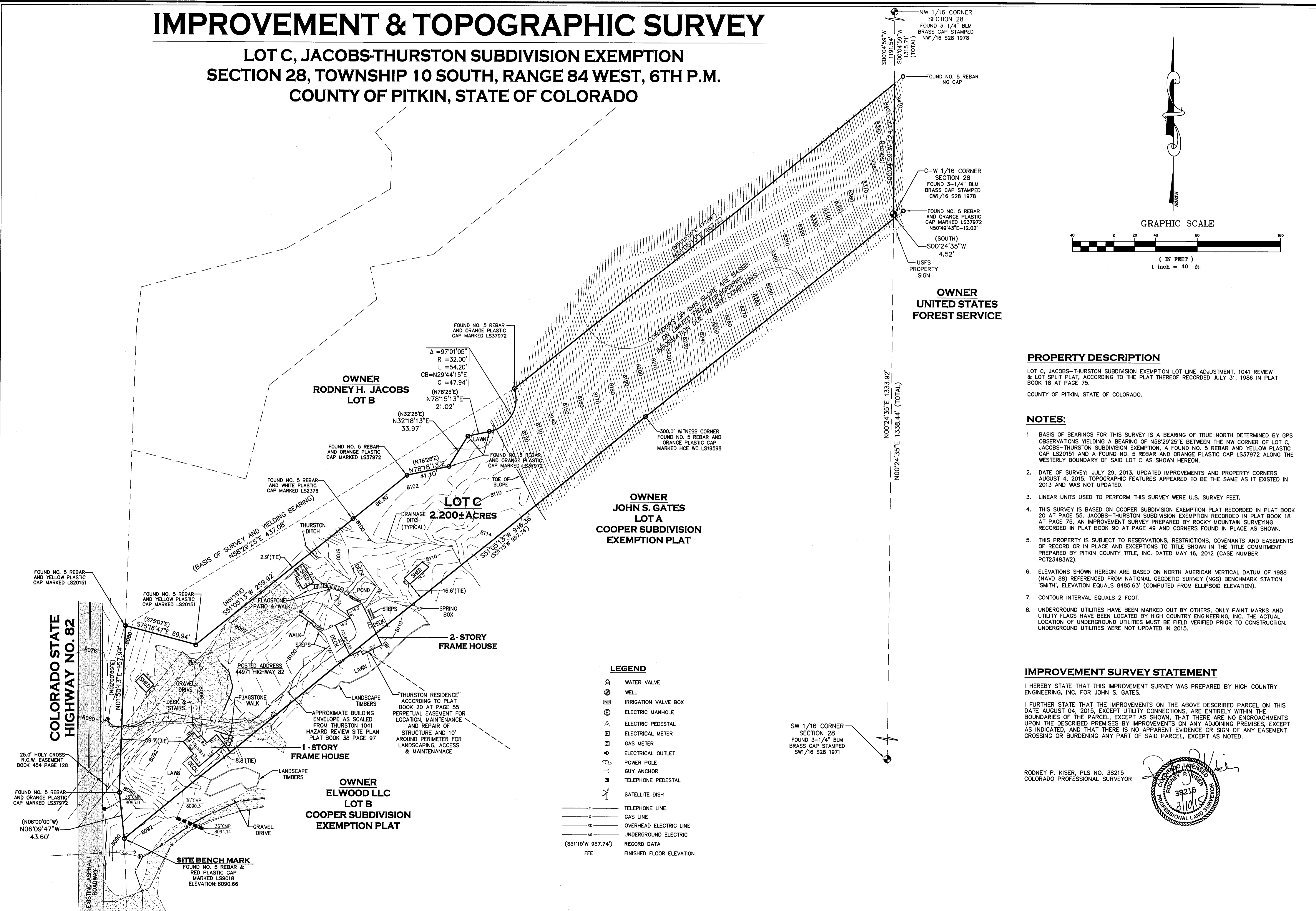


IMPROVEMENT & TOPOGRAPHIC SURVEY

LOT C, JACOBS-THURSTON SUBDIVISION EXEMPTION
SECTION 28, TOWNSHIP 10 SOUTH, RANGE 84 WEST, 6TH P.M.
COUNTY OF PITKIN, STATE OF COLORADO



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

NW 1/16 CORNER SECTION 28
FOUND 3-1/4" BLM BRASS CAP STAMPED
NWI/16 S28 1978
(TOTAL)
318.71'

FOUND NO. 5 REBAR NO CAP

C-W 1/16 CORNER SECTION 28
FOUND 3-1/4" BLM BRASS CAP STAMPED
CW1/16 S28 1978

FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP MARKED LS37972
N50°49'43"E-12.02'

(SOUTH)
S00°24'35"W
4.52'

USFS PROPERTY SIGN

**OWNER
UNITED STATES
FOREST SERVICE**

PROPERTY DESCRIPTION

LOT C, JACOBS-THURSTON SUBDIVISION EXEMPTION LOT LINE ADJUSTMENT, 1041 REVIEW & LOT SPLIT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1986 IN PLAT BOOK 18 AT PAGE 75.
COUNTY OF PITKIN, STATE OF COLORADO.

NOTES:

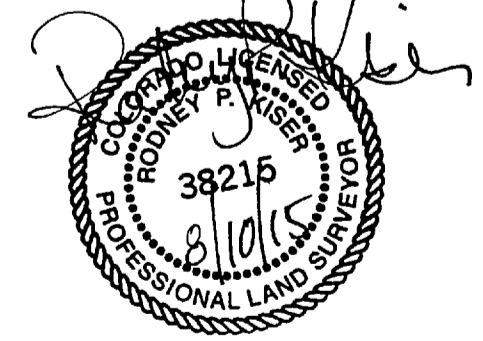
1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF TRUE NORTH DETERMINED BY GPS OBSERVATIONS YIELDING A BEARING OF N58°29'25"E BETWEEN THE NW CORNER OF LOT C, JACOBS-THURSTON SUBDIVISION EXEMPTION, A FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP LS20151 AND A FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP LS37972 ALONG THE WESTERLY BOUNDARY OF SAID LOT C AS SHOWN HEREON.
2. DATE OF SURVEY: JULY 29, 2013. UPDATED IMPROVEMENTS AND PROPERTY CORNERS AUGUST 4, 2015. TOPOGRAPHIC FEATURES APPEARED TO BE THE SAME AS IT EXISTED IN 2013 AND WAS NOT UPDATED.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON COOPER SUBDIVISION EXEMPTION PLAT RECORDED IN PLAT BOOK 20 AT PAGE 55, JACOBS-THURSTON SUBDIVISION EXEMPTION RECORDED IN PLAT BOOK 18 AT PAGE 75, AN IMPROVEMENT SURVEY PREPARED BY ROCKY MOUNTAIN SURVEYING RECORDED IN PLAT BOOK 90 AT PAGE 49 AND CORNERS FOUND IN PLACE AS SHOWN.
5. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC. DATED MAY 16, 2012 (CASE NUMBER PCT23483W2).
6. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION 'SMITH', ELEVATION EQUALS 8485.63' (COMPUTED FROM ELLIPSOID ELEVATION).
7. CONTOUR INTERVAL EQUALS 2 FOOT.
8. UNDERGROUND UTILITIES HAVE BEEN MARKED OUT BY OTHERS, ONLY PAINT MARKS AND UTILITY FLAGS HAVE BEEN LOCATED BY HIGH COUNTRY ENGINEERING, INC. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES WERE NOT UPDATED IN 2015.

IMPROVEMENT SURVEY STATEMENT

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY HIGH COUNTRY ENGINEERING, INC. FOR JOHN S. GATES.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE AUGUST 04, 2015, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

RODNEY P. KISER, PLS NO. 38215
COLORADO PROFESSIONAL SURVEYOR



CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 854-06700 IN METRO DENVER	BY	REVISION	DATE	NO.
CALL 24 HOURS A DAY IN ADVANCE TO REQUEST FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES				
DRAWN BY: RPK CHECKED BY:				
DATE: 8-10-15				
FILE: 1721.DWG				

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE. 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-6676 - FAX (970) 945-2555
WWW.HCENG.COM

JOHN S. GATES
ASPEN, COLORADO
IMPROVEMENT & TOPOGRAPHIC SURVEY
LOT C - JACOBS-THURSTON SUBDIVISION
COUNTY OF PITKIN, STATE OF COLORADO

PROJECT NO.
2151721
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