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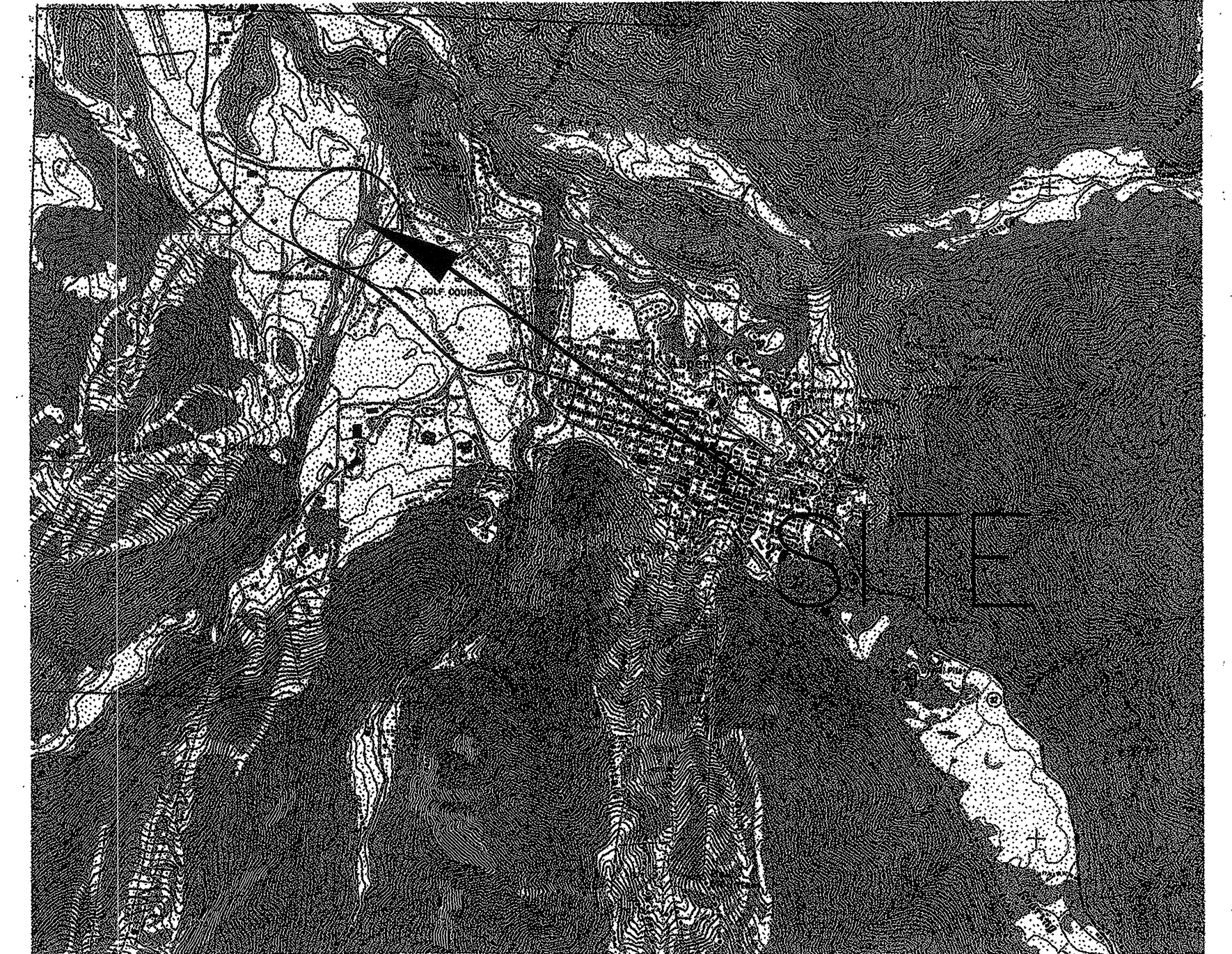
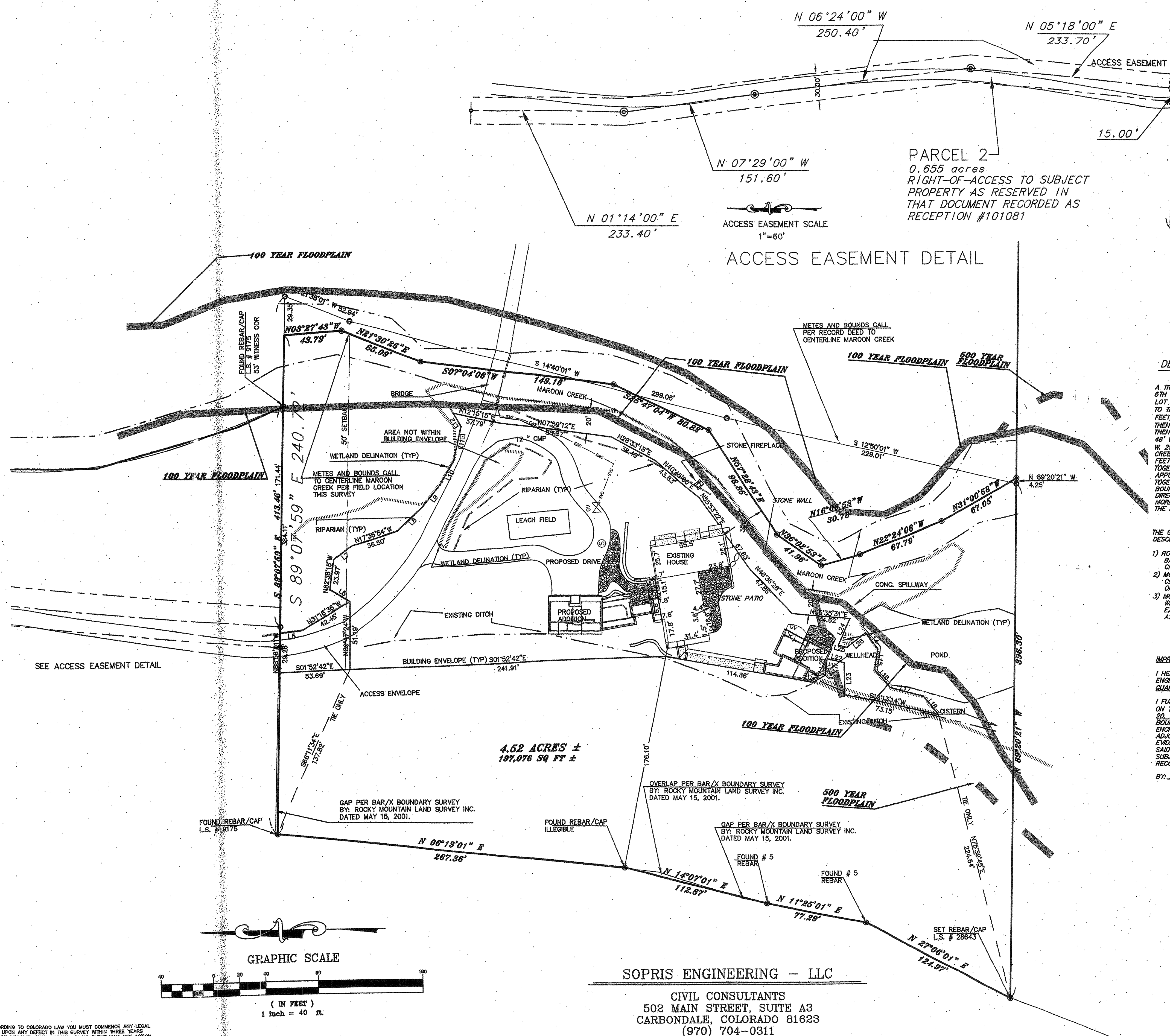
PERMIT :
SITE PLAN

SHEET NO:
AS102

IMPROVEMENT LOCATION SURVEY MAP OF:
MIDLOTHIAN INVESTMENT LLC

A PARCEL OF LAND SITUATED IN LOT TWENTY THREE, SECTION TWO, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M.
COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP

DEEDED PROPERTY DESCRIPTION (BK 450 AT PG 972)

DEEDED ACCESS EASEMENT DESCRIPTION

A TRACT OF LAND IN LOT 23 OF SECTION 2, TP. 10 S. R. 85 W. OF THE 6TH P.M. DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 23, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 2 (ACCORDING TO THE BRASS CAP SET BY G.L.O. IN 1954) BEARS S 22° 00' 20" W. 324.016 FEET; THENCE N. 26° 14' E. 127.97 FEET; THENCE N. 10° 33' E. 77.29 FEET; THENCE N. 13° 15' E. 112.67 FEET; THENCE N. 5° 21' E. 267.36 FEET; THENCE EAST 413.46 FEET TO THE CENTER OF MAROON CREEK; THENCE S. 20° 46' W. 52.94 FEET ALONG TO THE CENTER OF MAROON CREEK; THENCE S. 13° 48' W. 298.05 FEET; THENCE S. 11° 58' W. 229.01 FEET ALONG THE CENTER OF MAROON CREEK TO A POINT ON SAID SOUTH LINE OF LOT 23, THENCE DUE WEST 396.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.918 ACRES, MORE OR LESS, TOGETHER WITH ALL WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS APPURTENANT TO OR USED IN CONNECTION WITH SAID PROPERTY; AND ALSO TOGETHER WITH A 30 FOOT WIDE RIGHT-OF-WAY EXTENDING FROM THE NORTHERLY BOUNDARY OF THE ABOVE-DESCRIBED 4.918 ACRE TRACT IN A NORTHERLY DIRECTION TO THE COUNTY ROAD, SAID RIGHT-OF-WAY CONTAINING 0.72 ACRES, MORE OR LESS, AS MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 94000, OF THE PITKIN COUNTY RECORDS.

THE FOLLOWING DESCRIBED STRIP OF GROUND BEING 30 FEET WIDE AND LYING 15 FEET ON EITHER SIDE OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT SAID TRUE POINT OF BEGINNING HEREIN ABOVE MENTIONED; THENCE NORTH 15° 18' EAST 233.7 FEET; THENCE NORTH 06° 24' WEST 250.4 FEET; THENCE NORTH 07° 29' WEST 151.6 FEET; THENCE NORTH 01° 14' EAST 233.4 FEET; THENCE NORTH 79° 05' WEST 30.0 FEET; THENCE SOUTH 29° 05' EAST 38 FEET; THENCE SOUTH 79° 05' WEST 109.0 FEET MORE OR LESS TO THE EXISTING COUNTY ROAD.

SAID ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (DESCRIPTION THIS SURVEY):

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AS RECEPTION NO. 101091 OF THE PITKIN COUNTY RECORDS, WHENCE THE 1/4 CORNER OF SAID SECTION 2, A 1954 BLM BRASS CAP BEARS S 25°41'58" W 902.42 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID PROPERTY ALONG THE CENTERLINE OF SAID 30 FOOT WIDE STRIP OF GROUND, THE FOLLOWING FOUR (4) COURSES:

1. N 05°18'00" E 233.70 FEET
2. N 06°24'00" W 250.40 FEET
3. N 07°29'00" W 151.60 FEET
4. N 01°14'00" E 233.40 FEET

MORE OR LESS TO THE EXISTING COUNTY ROAD NO. 12A RIGHT-OF-WAY, SAID 30 FOOT WIDE STRIP OF GROUND CONTAINING 0.959 ACRES, MORE OR LESS.

NOTES:

- 1) DATE OF SURVEY: NOVEMBER 07, 14, 2002
UPDATED: JUNE 03, 2004
LOCATED TOPO/WETLANDS: OCTOBER, 2004.
- 2) DATE OF PREPARATION: DECEMBER 08, 2002
AUGUST, 2002, UPDATED JUNE 07, 2004
ADDED TOPO/WETLANDS: OCTOBER, 2004
ADDED PROPOSED ADDITIONS: JULY 18, 2005.
- 3) BASIS OF BEARING: N 00°06'36" E ALONG THE EASTERLY LINE OF SECTION 13, BETWEEN THE NE CORNER/SECTION 13, A FOUND REBAR (UNDER ASPHALT) AND THE E 1/4 CORNER OF SECTION 13, A FOUND 1954 BLM BRASS CAP.
- 4) BASIS OF SURVEY: THE SUSPENDED 1882 KIMBERLY GLO SURVEY OF A PORTION OF T10S, R85W OF THE 6TH P.M., THE 1889 LEONARD CUTSHAW GLO PLAT OF A PORTION OF T10S, R85W OF THE 6TH P.M., THE 1891 ALONZO ADAMS GLO PLAT OF THE ALLOTMENT OF SECTION 2, T10S, R85W AND SECTION 35 T8S, R85W OF THE 6TH P.M., THE 1917 ALONZO H. ADAMS GLO DEFERRED RESURVEY PLAT OF A PORTION OF THE SUBDIVISIONAL LINES OF SAID TOWNSHIP, THE 1980 BLM RAY HARRIS DEFERRED RESURVEY AND SURVEY PLAT OF SAID TOWNSHIP, VARIOUS INSTRUMENTS OF RECORD AND MINERAL SURVEY, SUBDIVISION, AND ANNEXATION PLATS AS ARE RECORDED WITH THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND THE SHOWN FOUND MONUMENTATION.
- 5) 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, SEE RELIED UPON THE ITEMS LISTED IN NOTE 4 AND THE TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. # Q385585, EFFECTIVE DATE MAY 19, 2004.
- 6) BASIS OF BEARING: A BEARING OF N 87°26'18" W BETWEEN THE SE CORNER OF SECTION 2 AND THE S 1/4 CORNER OF SECTION 2, BOTH BEING 1954 BLM BRASS CAPS IN PLACE. SAID BEARING IS RELATIVE TO THE HIGH ACCURACY REFERENCE NETWORK (H.A.R.N.) BASED 1988 CITY OF ASPEN CONTROL SURVEY WHICH ESTABLISHED A BEARING OF S 74°14'00" E BETWEEN THE 1988 DREXEL BARRELL 2 1/2" ALUM CAP MONUMENT AT THE INTERSECTIONS OF GARMISH STREET AND HOPKINS AVENUE AND WEST END STREET AND HOPKINS AVENUE.
- 7) FLOOD PLAIN DERIVED FROM FEMA FLOOD MAPS PANEL NO. # 08097C0203 C DATED JUNE 04, 1987
- 8) THE PORTION OF THE SUBJECT PROPERTY BOUNDARY WHICH IS DESCRIBED AS THE CENTERLINE OF MAROON CREEK IS RIPARIAN IN NATURE SUBJECT TO RELICTION AND ACCRETION FROM THE NATURAL EBB AND FLOW OF SAID CREEK.

THE GRAPHIC MAPPING OF THE DEEDED PROPERTY DESCRIPTION, AS SHOWN HEREON HAS BEEN:

- 1) ROTATED CLOCKWISE 0° 52' 01" TO MATCH THE PROJECT BASIS OF BEARING WHICH WAS ESTABLISHED FROM THE 1988 CITY OF ASPEN CONTROL SURVEY.
- 2) MODIFIED TO REFLECT THE CURRENT MAROON CREEK CENTERLINE WHICH WAS ESTABLISHED FROM FIELD LOCATIONS OF THE EXISTING CREEK BANKS.
- 3) MODIFIED TO REFLECT THE SOUTH LINE OF LOT 23 WHICH WAS ESTABLISHED FROM FIELD LOCATIONS OF THE EXISTING FENCE LINE TO THE EAST OF MAROON CREEK AS THE BEST AVAILABLE EVIDENCE OF SAID LOTLINE.

IMPROVEMENT LOCATION SURVEY CERTIFICATE

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY SOPRIS ENGINEERING, LLC, FOR DAVID BELFORD, MIDLOTHIAN INVESTMENT LLC, LAND TITLE GUARANTEE COMPANY.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JUNE 03, 2004 AND UPDATED WITH TOPO/WETLANDS OCTOBER 20, 2004, 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 OF SAID EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL. CERTAINLY, I FURTHER STATE THAT THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OF THE SUSPENDED 1882 KIMBERLY GLO SURVEY.

BY: PROFESSIONAL LAND SURVEYOR

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
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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.

AS101