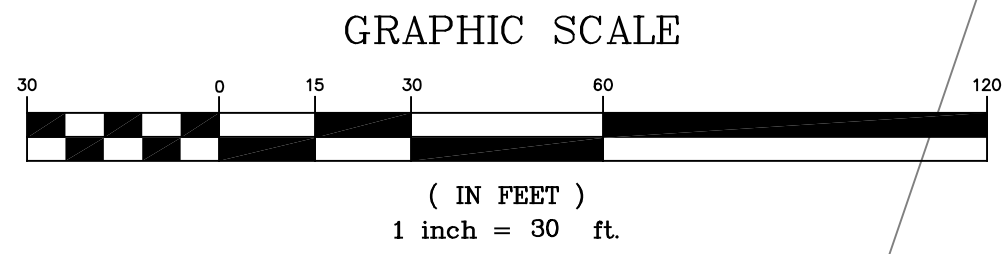
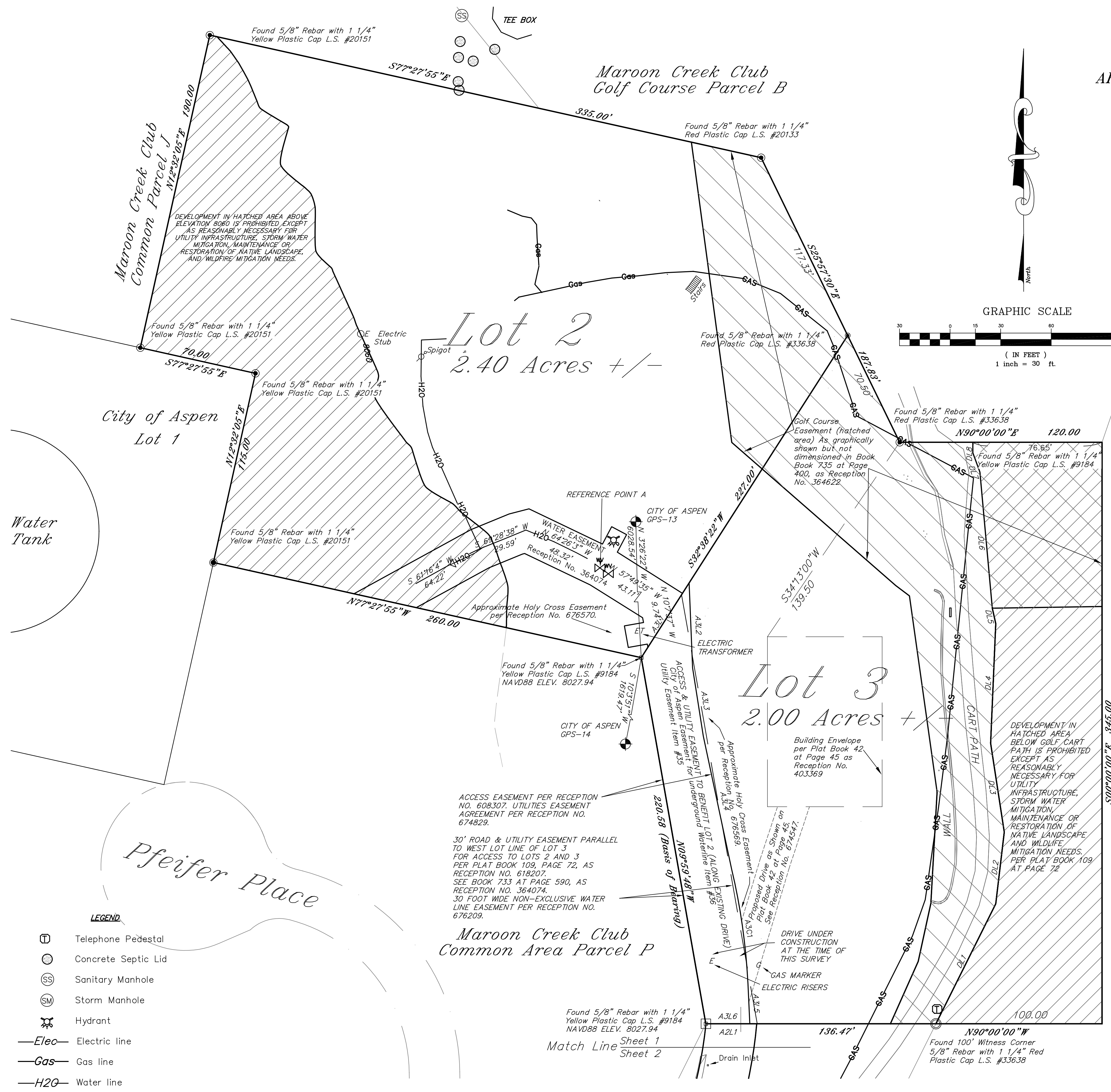


# IMPROVEMENT SURVEY PLAT

LOT 2, FINAL PLAT OF THE  
**ARTHUR O. PFISTER FULLY DEVELOPED LANDS SUBDIVISION EXEMPTION**  
 ACCORDING TO THE FIRST AMENDMENT TO THE FINAL PLAT THEREOF  
 RECORDED MARCH 17, 2015 IN PLAT BOOK 109 AT PAGE 72, AS  
 RECEPTION NO. 618207, PITKIN COUNTY, COLORADO.



Vicinity Map 1" = 400'

- LEGEND AND NOTES:
- □ — INDICATES FOUND MONUMENT AS DESCRIBED
  - ● — INDICATES FOUND MONUMENT AS DESCRIBED HEREON
  - DATE OF SURVEY: JULY 26, 2021
  - BEARINGS ARE BASED UPON A 5/8" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP L.S. #9184 FOUND AT THE SOUTHWESTERLY CORNER OF LOT 3 OF SAID FINAL PLAT AND AT THE WESTERLY ANGLE POINT OF SAID LOT 2 ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 2 USING A BEARING OF N 09 59'48" BETWEEN THE TWO DESCRIBED MONUMENTS.
  - THIS PROPERTY IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND/OR REQUIREMENTS AS NOTED OR SHOWN IN THE RECORDS OF THE PITKIN COUNTY CLERK AND RECORDER.
  - 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 AND IS SUBJECT TO THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC COMMITMENT NO.: 21004948, COMMITMENT DATE: AUGUST 13, 2021.
  - CITY OF ASPEN ZONING: RR (RURAL RESIDENTIAL)
  - THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREA OF MINIMAL FLOODING HAZARD) PER FLOOD INSURANCE RATE MAP NUMBER 0897C0353E, MAP REVISED DATE 8/15/2019. EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO IMPROVEMENTS THAT (1) ARE LOCATED IN ANY AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
  - THE SURVEYED PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS IS DESCRIBED IN COMMITMENT NO. 21004948, WITH AN EFFECTIVE DATE OF AUGUST 13, 2021, LAST UPDATED AUGUST 26, 2021.
  - THE PROPERTY HAS INDIRECT LEGAL VEHICULAR ACCESS TO AND FROM A PUBLIC ROADWAY KNOWN AS TIEHACK ROAD VIA THE EASEMENTS IN THESE DOCUMENTS 30' WIDE AMENDED PRIVATE ACCESS & UTILITY EASEMENT PER PLAT BOOK 111 AT PAGE 8, AS RECEPTION NO. 619571, UTILITIES EASEMENT AGREEMENT PER RECEPTION NO. 674828, ACCESS EASEMENT AS SHOWN IN PLAT BOOK 33 PAGE 3, INOV-EXCLUSIVE UTILITY EASEMENT PER NO. 6, PAGE 2, PLAT BOOK 33 AT PAGE 4, BOOK 733 AT PAGE 590 RECEPTION NO. 364074, EASEMENT #3, RECEPTION NO. 676185, ACCESS EASEMENT PER RECEPTION NO. 608307, UTILITIES EASEMENT AGREEMENT PER RECEPTION NO. 674829, 30' ROAD & UTILITY EASEMENT PARALLEL TO WEST LOT LINE OF LOT 3 FOR ACCESS TO LOTS 2 AND 3 PER PLAT BOOK 109, PAGE 72, AS RECEPTION NO. 618207 AND SEE BOOK 733 AT PAGE 590, AS RECEPTION NO. 364074.

**SURVEYOR'S CERTIFICATE:**

I, JEFFREY ALLEN TUTTLE, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO LAZY CHAIR HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, BCL-CRE 3 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ISADA, ATIMA, ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS IMPROVEMENT SURVEY WAS PREPARED FROM AN ACTUAL MONUMENTED LAND SURVEY OF THE PROPERTY CORNER MONUMENTS BOTH FOUND AND SET, UNDER MY DIRECT SUPERVISION AND CHECKING; THAT IT IS CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT ALL DIMENSIONS, BOTH LINEAR AND ANGULAR WERE DETERMINED BY AN ACCURATE CONTROL SURVEY IN THE FIELD WHICH BALANCED AND CLOSED WITHIN A LIMIT OF 1 IN 15,000 (WHICH COMPLIES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS); I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JULY 26, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*Jeffrey Allen Tuttle*  
 JEFFREY ALLEN TUTTLE, P.L.L.C. 33638  
 08/26/2021  
 DATE

- LEGEND**
- ⊕ Telephone Pedestal
  - ⊙ Concrete Septic Lid
  - ⊙ Sanitary Manhole
  - ⊙ Storm Manhole
  - ⊕ Hydrant
  - Elec— Electric line
  - Gas— Gas line
  - H2O— Water line

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**TUTTLE SURVEYING SERVICES**  
 PO Box 983  
 Glenwood Springs, Colorado 81602  
 (970) 928-9708 (FAX 947-9007)  
 Email- jeff@tss-us.com



## IMPROVEMENT SURVEY PLAT

511 Lazy Chair Road  
 Pitkin County, Colorado. 81623

Drawn by: MM  
 Date: 08/30/2021  
 Z: \2021\LAZYCHAIR  
 1 OF 2



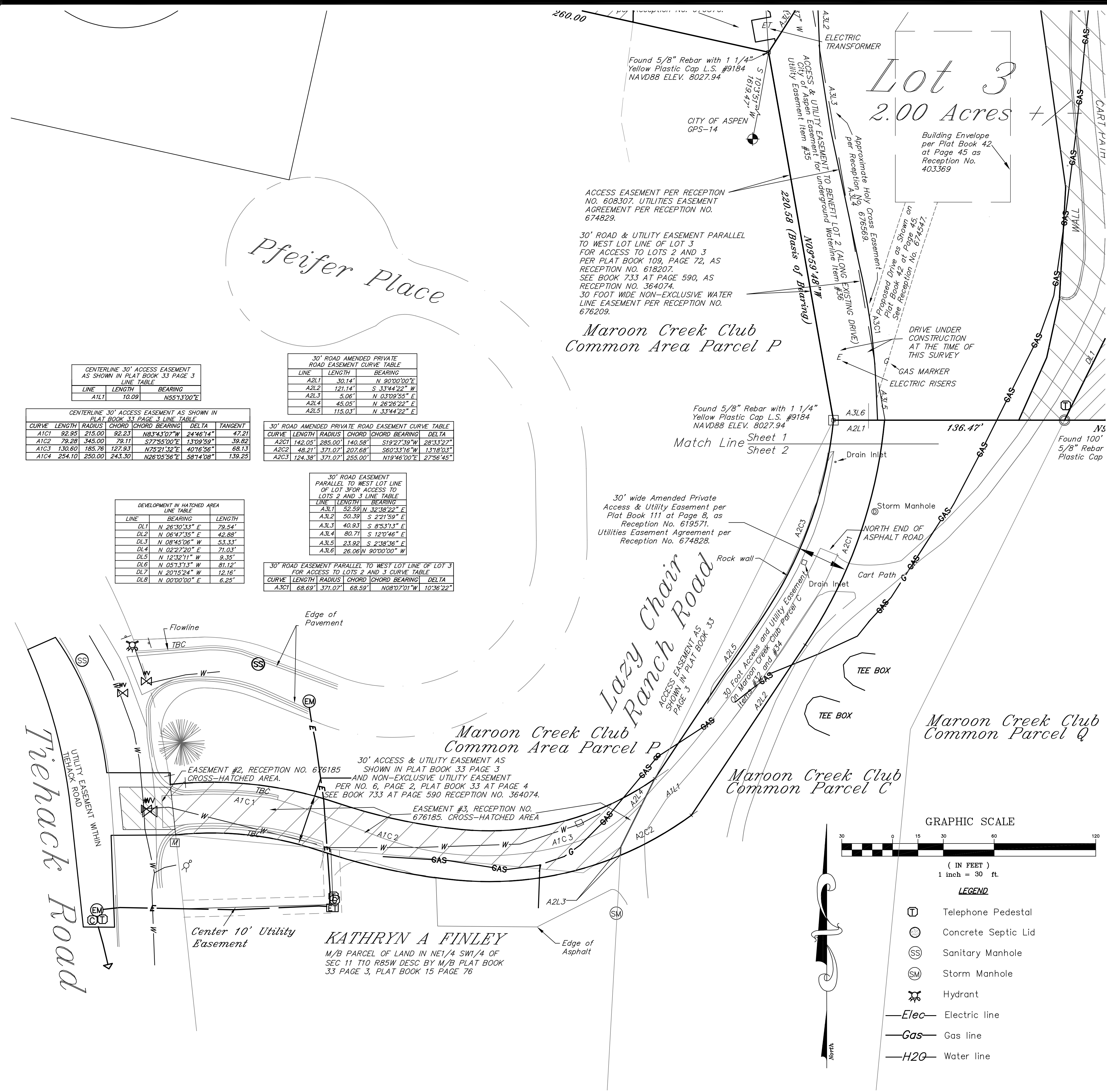
# IMPROVEMENT SURVEY PLAT

**LOT 2, FINAL PLAT OF THE**  
**ARTHUR O. PFISTER FULLY DEVELOPED LANDS SUBDIVISION EXEMPTION**  
ACCORDING TO THE FIRST AMENDMENT TO THE FINAL PLAT THEREOF  
RECORDED MARCH 17, 2015 IN PLAT BOOK 109 AT PAGE 72, AS  
RECEPTION NO. 618207, PITKIN COUNTY, COLORADO.

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 AND IS SUBJECT TO THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE: ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC. COMMITMENT FILE NO.: 21004948. COMMITMENT DATE: AUGUST 13, 2021.

LEGAL DESCRIPTION  
Lot 2, ARTHUR O. PFISTER FULLY DEVELOPED LANDS SUBDIVISION EXEMPTION, according to the first amendment to the final plat thereof recorded March 17, 2015 in Plat Book 109 at Page 72, as Reception No. 618207, Pitkin County, Colorado.

- EXCEPTIONS
10. Rights to ditches and reservoirs used in connection with such water rights and right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises as reserved in the United States Patent dated April 3, 1896, and recorded December 4, 1896, in Book 55 at Page 21, as Reception No. 046314. (Could affect subject property - nothing to show)
  11. Rights to ditches and reservoirs used in connection with such water rights and right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises as reserved in the United States Patent dated April 3, 1896, and recorded August 26, 1911, in Book 55 at Page 191, as Reception No. 074888. (Could affect subject property - nothing to show)
  12. Terms, conditions, provisions, agreements and obligations specified under the Warranty Deed dated November 7, 1950, and recorded November 15, 1950, in Book 176 at page 75, as Reception No. 097937, and Correction Deed dated November 7, 1958, and recorded November 10, 1958, in Book 189 at Page 486, as Reception No. 107215, and in Book 242 at Page 369A. (Could affect subject property - nothing to show)
  13. Terms, conditions, provisions, agreements and obligations specified under the Resolution of the Board of County Commissioners of Pitkin County, Colorado, Granting Approval of Submission for Relocation of the KSNB Radio Tower, Environmental Hazard Review, Scenic Foreground Overlay Review, Planned Unit Development, Rezoning, Special Review Approval for Relocation of the KSNB Radio Tower, Lot Line Adjustment with the ARU Property, General and Detailed Submission to the "Grand Amendment" portion of the Application and Amendment to the Buttermilk Ski Area Master Plan for the Pfister Ranch / Golf Application (Resolution No. 91-111) dated June 11, 1991, and recorded September 23, 1991, in Book 657 at Page 306, as Reception No. 336728, Affects Parcel B only) and Amendment to Resolution No. 91-111 of the Board of County Commissioners of Pitkin County, Colorado, Granting Approval of Detailed Submission for Subdivision, 1041 Environmental Hazard Review, Scenic Foreground Overlay Review, Planned Unit Development, Approval for Relocation of the KSNB Radio Tower, Lot Line Adjustment with the ARU Property, General and Detailed Submission to the "Grand Amendment" portion of the Application and Amendment to the Buttermilk Ski Area Master Plan for the Pfister Ranch / Golf Application (Resolution No. 91-112) dated August 7, 1991, and recorded September 23, 1991, in Book 657 at Page 384, as Reception No. 336729. (Could affect subject property)
  14. Terms, conditions, provisions, agreements and obligations specified under the Access Easement Agreement dated September 8, 1993, and recorded November 12, 1993, in Book 730 at Page 774, as Reception No. 363255. (Could affect subject property - nothing to show)
  15. 30 foot wide Access Easement as reflected on the Final Subdivision Plat & PUD for Maroon Creek Club recorded November 15, 1993, in Plat Book 33 at Page 4, as Reception No. 363275. (As shown hereon)
  16. Terms, conditions, provisions, agreements and obligations specified under the Water Service Agreement dated July 26, 1993, and recorded November 15, 1993, in Book 730 at Page 797, as Reception No. 363258 (Could affect subject property - nothing to show), and First Amendment to Water Service Agreement dated July 26, 1993, and recorded October 17, 1997, as Reception No. 409559 (As shown hereon), and Easement Agreement, recorded May 3, 2021, as Reception No. 676210. (As shown hereon)
  17. Terms, conditions, provisions, agreements and obligations specified under the Access Easement Agreement dated November 19, 1993, and recorded December 2, 1993, in Book 733 at Page 590, as Reception No. 364074. (As shown hereon)
  18. Terms, conditions, provisions, agreements and obligations specified under the Golf Course Easement Agreement dated December 8, 1993, and recorded December 15, 1993, in Book 735 at Page 400, as Reception No. 364622. (As shown hereon)
  19. Terms, conditions, provisions, agreements and obligations specified under the Declaration of Restrictive Covenants dated December 10, 1993, and recorded December 22, 1993, in Book 736 at Page 335, as Reception No. 364890. (Could affect subject property - nothing to show)
  20. Terms, conditions, provisions, agreements and obligations specified under an Ordinance of the City Council of the City of Aspen, Colorado, Approving Annexation of Certain Territory to the City of Aspen, Colorado, to be known and Designated as the "Maroon Creek Club Subdivision (South) Property" Annexation (Ordinance No. 34 (Series of 1996), dated August 26, 1996, and recorded February 21, 1997, as Reception No. 401985. (Could affect subject property - nothing to show)
  21. Terms, conditions, provisions, agreements and obligations specified under an Ordinance of the Aspen City Council Granting a Rezoning for the Maroon Creek Subdivision in Conjunction with Annexation into the City of Aspen, dated October 28, 1996, and recorded April 8, 1997, as Reception No. 403224. (Could affect subject property - nothing to show)
  22. Any and all notes, easements and recitals as disclosed on the recorded Maroon Creek Club Subdivision (South) Annexation Plat recorded February 6, 1997, in Plat Book 41 at Page 76, as Reception No. 401571. (Could affect subject property - nothing to show)
  23. Terms, conditions, provisions, agreements and obligations specified under the Easement Deed and Agreement dated February 28, 2014, and recorded February 28, 2014, as Reception No. 608307. (As shown hereon)
  24. Terms, conditions, provisions, agreements and obligations specified under Ordinance No. 12 (Series of 2014), An Ordinance of the City of Aspen City Council Approving a Minor Subdivision Agreement for the Arthur O. Pfister Subdivision Lots 2 and 3, City of Aspen, Pitkin County, Colorado, dated May 12, 2014, and recorded June 18, 2014, as Reception No. 611208. (Could affect subject property - nothing to show)
  25. Any and all notes, easements and recitals as disclosed on the recorded Plat recorded March 17, 2015 in Plat Book 109 at Page 72, as Reception No. 618207. (As shown hereon)
  26. Any and all notes, easements and recitals as disclosed on the First Amended Plat, Golf Course, Parcel C, 30' wide Access Easement, recorded May 5, 2015, in Plat Book 111 at Page 8, as Reception No. 619571. (As shown hereon)
  27. Terms, conditions, provisions, agreements and obligations specified under the Agreement Regarding Road Realignment and Pfister Lots Development Project dated April 14, 2015, and recorded April 27, 2015, as Reception No. 619349. (Nothing to show)
  28. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 6 (Series of 2015), A Resolution of the Aspen Planning and Zoning Commission Approving a Rezoning Review for the Property Located at 511 Lazy Chair Ranch Road, Legally Described as Lot 2, Arthur O. Pfister Fully Developed Lands Subdivision Exemption, According to the Plat Thereof Recorded April 14, 1993 in Plat Book 42 at Page 45, as Reception No. 403359, Pitkin County, Colorado, dated February 17, 2015, and recorded March 2, 2015 as Reception No. 617734 and dated February 17, 2015, and recorded March 5, 2017 as Reception No. 617879. (Could affect subject property - nothing to show)
  29. Terms, conditions, provisions, agreements and obligations specified under the Bargain and Sale Deed, recorded August 14, 2018, as Reception No. 649523. (Nothing to show)
  - NOTE: This affects Parcel A (Lot 2) only.
  30. Terms, conditions, provisions, agreements and obligations specified under the Bargain and Sale Deed, recorded August 14, 2018, as Reception No. 649528. (Nothing to show)
  - NOTE: This affects Parcel B (Lot 3) only.
  31. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 3 (Series of 2020), dated June 2, 2020, recorded June 23, 2020, as Reception No. 665359. (Nothing to show)
  32. Terms, conditions, provisions, agreements and obligations specified under the Agreement Regarding Redevelopment of Lot 2 of the Arthur O. Pfister Fully Developed Lands Subdivision Exemption, recorded September 29, 2020, as Reception No. 668843. (Nothing to show)
  - NOTE: This affects Parcel A (Lot 2) only.
  33. Terms, conditions, provisions, agreements and obligations specified under Resolution No. 1 (Series of 2021), dated January 14, 2021, recorded March 15, 2021, as Reception No. 674547. (Nothing to show)
  34. Terms, conditions, provisions, agreements and obligations specified under the Utilities Easement Agreement dated December 24, 2020, recorded March 25, 2021, as Reception No. 674828. (As shown hereon)
  35. Terms, conditions, provisions, agreements and obligations specified under the Utilities Easement Agreement dated January 20, 2021, recorded March 25, 2021, as Reception No. 674829. (As shown hereon)
  36. Terms, conditions, provisions, agreements and obligations specified under the Easement Agreement dated March 18, 2021, recorded May 3, 2021, as Reception No. 676209. (As shown hereon)
  37. Terms, conditions, provisions, agreements and obligations specified under the Holy Cross Energy Underground Right-of-Way Easement dated March 24, 2021, recorded May 14, 2021, as Reception No. 676569. (As shown hereon)
  38. Terms, conditions, provisions, agreements and obligations specified under the Holy Cross Energy Underground Right-of-Way Easement dated March 24, 2021, recorded May 14, 2021, as Reception No. 676570. (As shown hereon)
  39. Terms, conditions, provisions, agreements and obligations specified under the Maroon Creek Club Master Association Easement Agreement, dated March 15, 2021, as Reception No. 676185. (Easement #1 plots northwest of Lots 2 and 3 in Tiehack Rd. Easements #2 and #3 as shown hereon)
  40. Terms, conditions, provisions, agreements and obligations specified under the Trench, Conduit, and Vault Agreement dated March 15, 2021, recorded May 14, 2021, as Reception No. 676573. (Could affect subject property - nothing to show)
  41. Encroachment of septic lids onto subject property as reflected on the Improvement Survey Plat provided by Tuttle Surveying Services dated July 18, 2018. (As shown hereon)
  - NOTE: This affects Parcel A (Lot 2) only.
  42. Rights of others to use the cart path, as it traverses the subject property, as shown on the Improvement Survey Map, provided by Tuttle Surveying Services, dated July 18, 2018. (The cart path crosses Lot 3)
  43. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.
  - NOTE: Upon receipt of a Lease Affidavit from Seller, this exception will not appear on the final title policy.



Pfeifer Place

Maroon Creek Club  
Common Area Parcel P

Maroon Creek Club  
Common Parcel Q

Maroon Creek Club  
Common Parcel C

Tiehack Road

Lazy Chair  
Ranch Road

KATHRYN A FINLEY  
M/B PARCEL OF LAND IN NE1/4 SW1/4 OF  
SEC 11 T10 R85W DESC BY M/B PLAT BOOK  
33 PAGE 3, PLAT BOOK 15 PAGE 76

CENTERLINE 30' ACCESS EASEMENT AS SHOWN IN PLAT BOOK 33 PAGE 3 LINE TABLE

LINE	LENGTH	BEARING
A1L1	10.09	N55°13'00"E

30' ROAD AMENDED PRIVATE ROAD EASEMENT CURVE TABLE

LINE	LENGTH	BEARING
A2L1	30.14	N 90°00'00"E
A2L2	121.14	S 33°44'22"W
A2L3	5.06	N 03°09'55"E
A2L4	48.09	N 26°29'21"E
A2L5	115.03	N 33°44'22"E

CENTERLINE 30' ACCESS EASEMENT AS SHOWN IN PLAT BOOK 33 PAGE 3 LINE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT
A1C1	92.95	215.00	92.23	N83°43'07"W	24°46'14"	47.21
A1C2	79.28	345.00	79.11	S77°55'00"E	13°02'59"	39.82
A1C3	130.60	185.76	127.93	N75°21'32"E	40°16'56"	68.13
A1C4	254.10	250.00	243.30	N26°10'56"E	58°14'08"	139.25

30' ROAD AMENDED PRIVATE ROAD EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
A2C1	142.05	285.00	140.58	S182°23'32"W	28°33'22"
A2C2	48.21	371.07	207.68	S60°33'16"W	13°18'03"
A2C3	124.38	371.07	255.00	N19°46'00"E	27°56'46"

30' ROAD EASEMENT PARALLEL TO WEST LOT LINE OF LOT 3 FOR ACCESS TO LOTS 2 AND 3 LINE TABLE

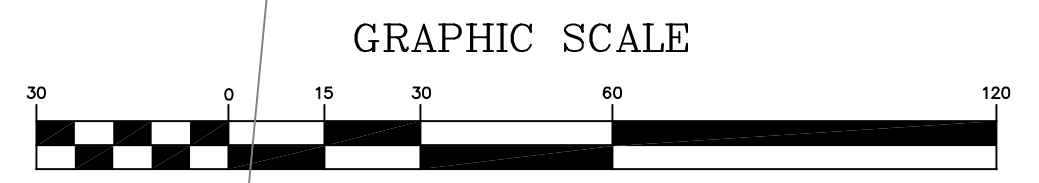
LINE	LENGTH	BEARING
A3L1	52.59	N 32°38'22"E
A3L2	50.39	S 22°15'59"E
A3L3	40.93	S 83°13'13"E
A3L4	80.71	S 12°0'46"E
A3L5	23.92	S 2°38'36"E
A3L6	26.06	N 90°00'00"W

DEVELOPMENT IN HATCHED AREA LINE TABLE

LINE	BEARING	LENGTH
DL1	N 26°30'33"E	79.54'
DL2	N 06°47'35"E	42.88'
DL3	N 08°45'06"W	53.33'
DL4	N 02°27'20"E	71.03'
DL5	N 12°32'11"W	9.35'
DL6	N 05°13'13"W	81.12'
DL7	N 20°15'24"W	12.16'
DL8	N 00°00'00"E	6.25'

30' ROAD EASEMENT PARALLEL TO WEST LOT LINE OF LOT 3 FOR ACCESS TO LOTS 2 AND 3 CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
A3C1	68.69	371.07	68.69	N08°07'01"W	10°36'22"



- LEGEND
- ⊕ Telephone Pedestal
  - ⊙ Concrete Septic Lid
  - ⊕ Sanitary Manhole
  - ⊕ Storm Manhole
  - ⊕ Hydrant
  - Elec— Electric line
  - Gas— Gas line
  - H2O— Water line

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**TUTTLE SURVEYING SERVICES**  
PO Box 983  
Glenwood Springs, Colorado 81602  
(970) 928-9708 (FAX 947-9007)  
Email- jeff@tss-us.com



## IMPROVEMENT SURVEY PLAT

511 Lazy Chair Road  
Pitkin County, Colorado. 81623

Drawn by: MM  
Date: 08/30/2021  
Z: \2021\LAZYCHAIR