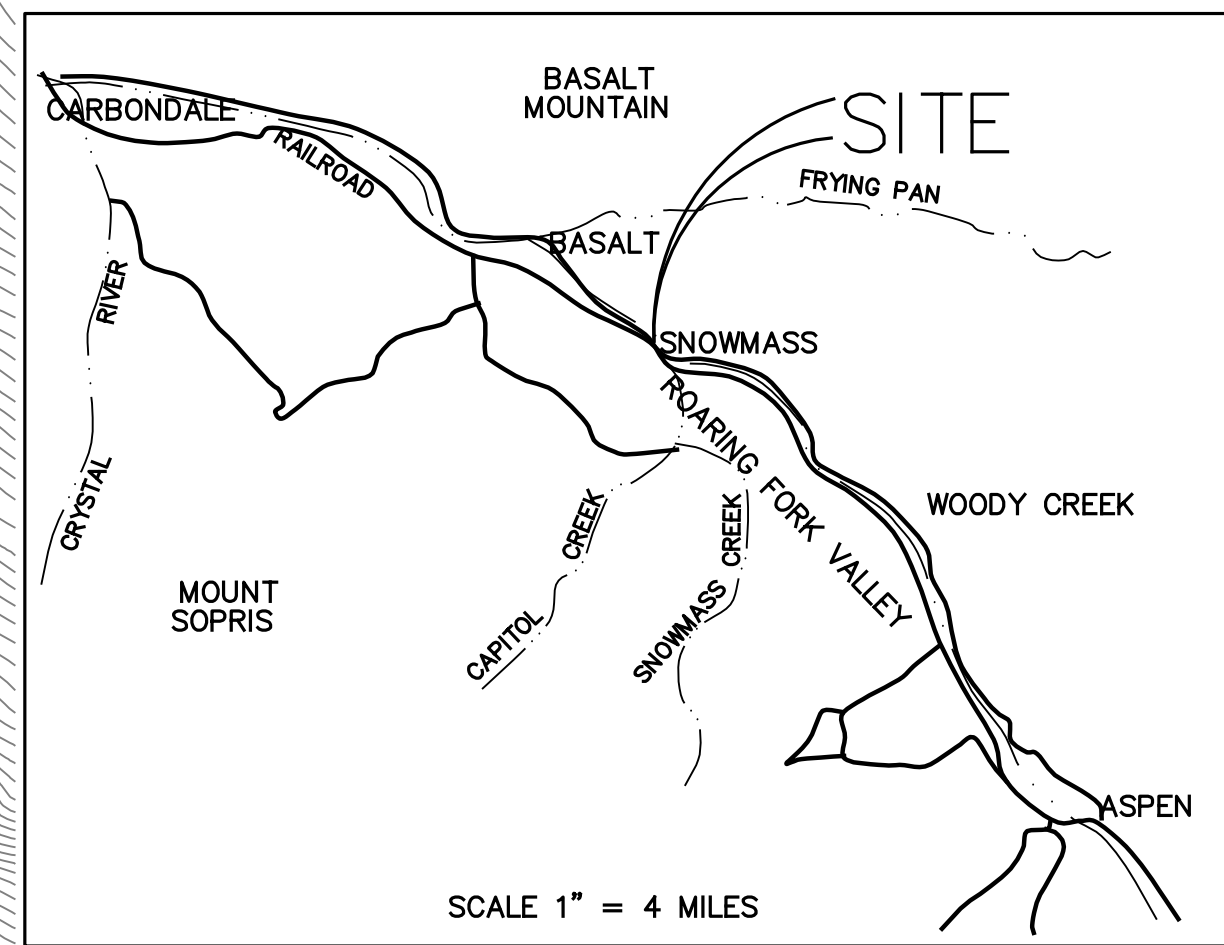


# Improvement Survey Plat

OF A PARCEL OF LAND SITUATED IN TRACT NO. 68 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 82 AND SOUTHWESTERLY OF THE CENTERLINE OF THE ROARING FORK RIVER, COUNTY OF PITKIN, STATE OF COLORADO



## VICINITY MAP

**LEGAL DESCRIPTION**  
The Land referred to herein is located in the County of Pitkin, State of Colorado, and described as follows:  
A PARCEL OF LAND SITUATED IN TRACT NO. 68 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 82 AND SOUTHWESTERLY OF THE CENTERLINE OF THE ROARING FORK RIVER, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT MARKED WITH AN IRON POST WITH A BRASS CAP FOUND IN PLACE AND PROPERLY MARKED FOR ANGLE POINT NO. 6 OF SAID TRACT NO. 68 SAID ANGLE POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE N. 68 DEG. 40' 36" W. 466.17 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE 189.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 611.46 FEET, THE CHORD OF WHICH BEARS: N. 59 DEG. 48' 45" W. 189.15 FEET; THENCE W. 32 DEG. 59' 30" E. 213.02 FEET TO A POINT IN THE CENTER OF SAID RIVER; THENCE S. 63 DEG. 10' 39" E. 213.72 FEET ALONG THE CENTER OF SAID RIVER; THENCE N. 80 DEG. 00' 00" E. 200.00 FEET ALONG THE CENTER OF SAID RIVER; THENCE S. 53 DEG. 48' 00" E. 631.06 FEET ALONG THE CENTER OF SAID RIVER TO A POINT ON THE TRACT LINE; THENCE S. 88 DEG. 45' 45" W. 415.38 FEET ALONG SAID TRACT LINE TO ANGLE POINT NO. 6 OF SAID TRACT NO. 68, THE POINT OF BEGINNING.  
AND A PARCEL OF LAND IN TRACT 68, SECTION 27, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE ROARING FORK RIVER AND NORTHERLY OF STATE HIGHWAY NO. 82 AND EAST OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE NORTHERLY LINE OF STATE HIGHWAY NO. 82 WHENCE A. P. 6 OF SAID TRACT 68 BEARS SOUTH 63 DEG. 26' EAST 655.8 FEET; THENCE NORTH 31 DEG. 51' EAST 146 FEET TO THE ROARING FORK RIVER;  
EXCEPT THE IMPROVEMENTS SET FORTH IN RECEPTION NO. 621214.

COUNTY OF PITKIN,  
STATE OF COLORADO.

PER TITLE COMPANY OF THE ROCKIES COMMITMENT, EFFECTIVE DATE: JUNE 09, 2023. AS COMMITMENT NUMBER: 1205958-C

7. 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 hereby granted, as reserved in United States Patent recorded July 31, 1917 in Book 35 at Page 549.

8. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded July 31, 1917 in Book 35 at Page 549.

9. Any and all water and water rights, reservoir and reservoir rights, ditches and ditch rights, and the enlargements and extensions thereof, and all laterals, flumes and headgates used in connection therewith.

10. Any question, dispute or adverse claims to any loss or gain of land as a result of any change in the riverbed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of the waters in the Roaring Fork River lying within the subject land; and any question as to the location of such center thread, bank, bed or channel as a legal description monument or marker for the purposes of describing or locating subject lands.

NOTE: There are no documents in the land records in the office of the Clerk and Recorder for Pitkin County, Colorado accurately locating past or present locations of the center thread, bank, bed or channel of the above river or indicating any alterations of the same as from time to time may have occurred.

11. Easement and right of way for electric transmission and distribution line purposes, as granted by to Holy Cross electric Association, Inc. by instrument recorded May 15, 1989 in Book 592 at Page 468, said easement being more particularly described therein.

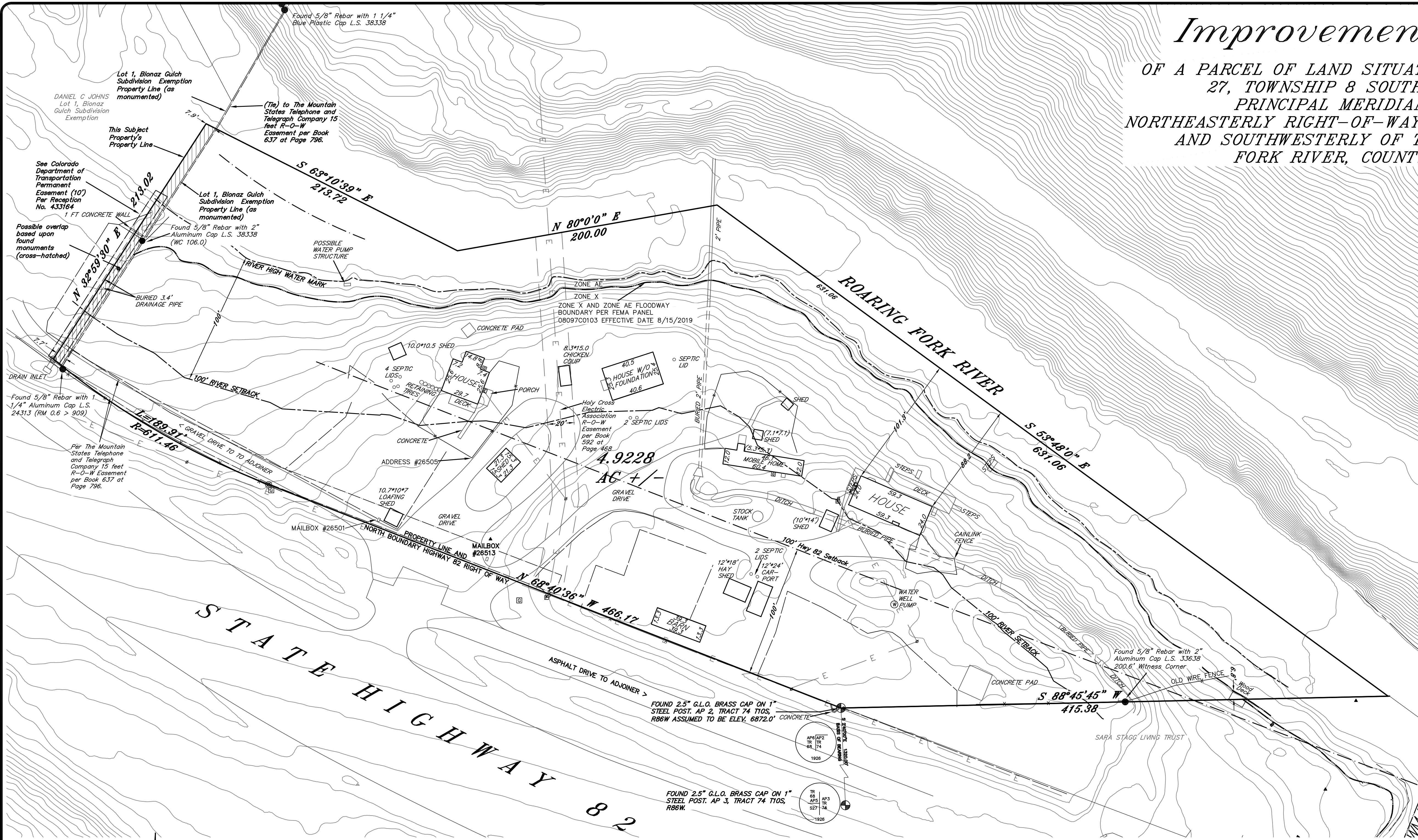
12. Easement and right of way for communication line purposes, as granted to The Mountain States Telephone and Telegraph Company, by instrument recorded January 19, 1991 in Book 637 at Page 796, said easement being more particularly described therein.

13. Easement and right of way as granted to Department of Transportation, State of Colorado, by instrument recorded July 8, 1999 at Reception No. 433164, said easement being more particularly described therein.

### SURVEYOR'S CERTIFICATE

I, Jeffrey Allen Tuttle, do hereby certify to Title Company of the Rockies and Pamela J. Hope that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this data was provided to Pitkin County by the Colorado Water Conservation Board (CWCB) who acquired the data for floodplain mapping purposes. Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

Jeffrey Allen Tuttle L.S. #33638 DATE 9-14-23



## LEGEND

- Indicates found 2.5" 1926 G.L.O. Brass Cap on 1" steel post.
- Indicates 5/8" diameter and 18" long rebar with 2" aluminum cap L.S. 33638.
- Indicates 5/8" diameter rebar with a cap as described heron.
- SEWER CLEANOUT
- WELL
- GAS METER OR MARKER
- ELECTRIC METER
- PHONE PEDESTAL
- POWER POLE
- CONTROL POINT
- OVERHEAD UTILITY LINE
- WIRE FENCE
- METAL FENCE
- WOOD AND WIRE FENCE

## NOTES:

- Bearings are based upon two found 2.5" 1926 G.L.O. Brass Cap on 1" steel post at AP 2 of Tract 74 and AP 3 of Tract 74 between the two described monuments. Using a GLO bearing of S 2°40'00"E.
- 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 a Title Company of the Rockies commitment Effective Date: June 09, 2023 as Commitment Number: 1205958-C.
- Unit of Measurement: US Survey Foot
- Date of Survey September 5, 2023.
- Call for underground utility locates before any excavation.

### Flood Zones

Flood Zone boundaries were derived from FIRM FLOOD INSURANCE RATE MAP NUMBER 08097C0103E Map Revised August 15, 2019.

Zone AE: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

All setbacks must be verified with Pitkin County Community Development.

## CONTOURS NOTES

1) The PITKIN COUNTY 2016 GIS CONTOURS WERE DOWNLOADED FROM THE PITKIN COUNTY GIS WEBSITE WITH THE FOLLOWING NOTES:  
Two-foot interval contours were created from the ground LIDAR points and breaklines. A 2.5-foot grid with a two pass filter was applied to smooth the contours. Data was captured between August 15-30, 2016. Source scale 1:1,200 Vertical datum NAVD 1988, US Survey feet. Two foot contours were generated from LIDAR points and break lines for 294.65 square miles of Pitkin County. This data was provided to Pitkin County by the Colorado Water Conservation Board (CWCB) who acquired the data for floodplain mapping purposes. Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

2) The Pitkin County GIS contours are 3 feet higher than NGS elevation control monumentation.

3) A field-run topographic survey should be performed in areas of proposed development.

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.

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



# Improvement Survey Plat

26513 HWY 82,  
Snowmass, CO 81654

Drawn by: MM  
Date: 9/26/2023

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OF 1