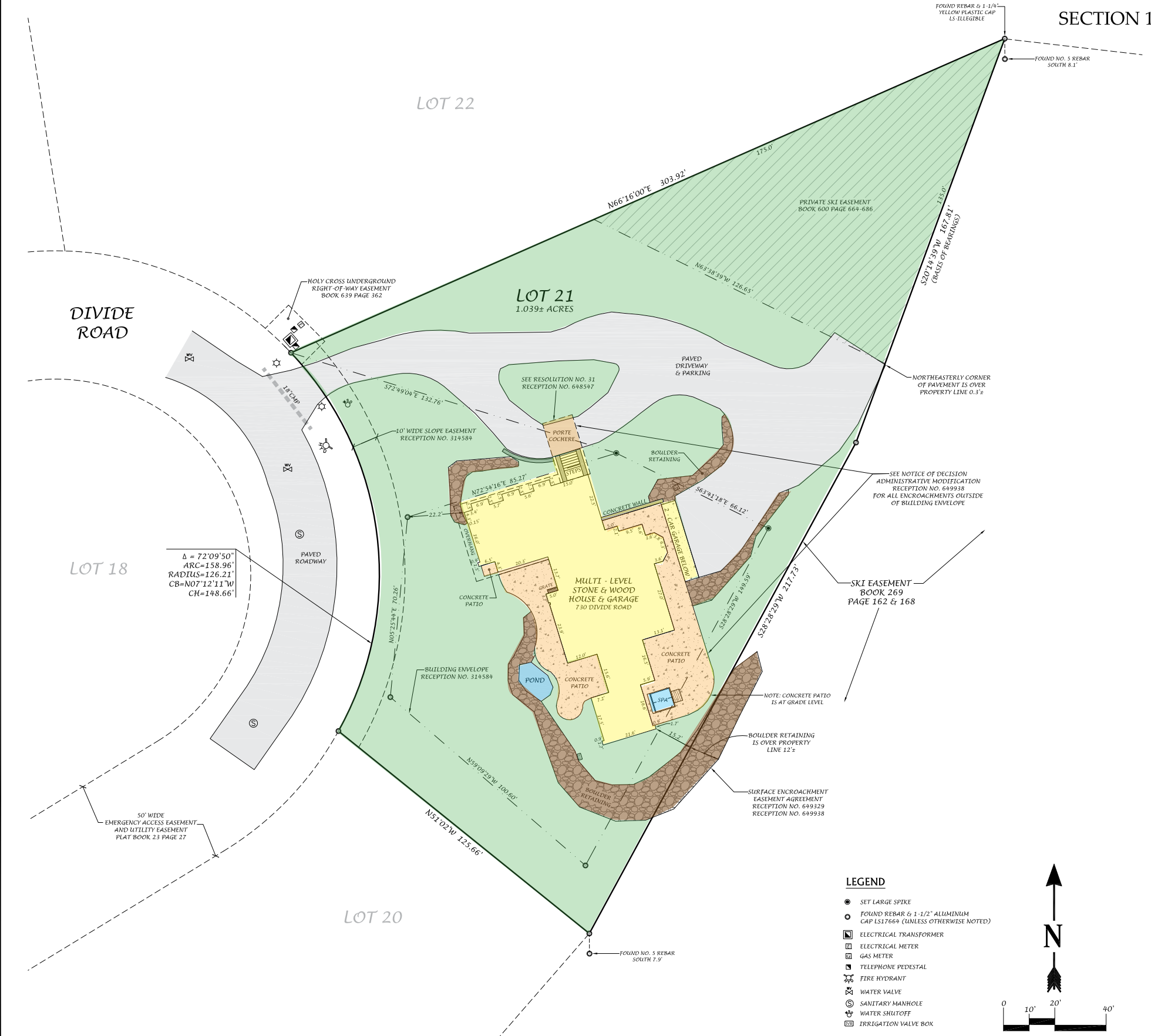


# IMPROVEMENT SURVEY PLAT

LOT 21 - THE DIVIDE

SECTION 10, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM  
TOWN OF SNOWMASS VILLAGE  
COUNTY OF PITKIN, STATE OF COLORADO



**PROPERTY DESCRIPTION:**

LOT 21  
THE DIVIDE  
ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1989 IN PLAT BOOK 23 AT PAGE 27 AS  
RECEPTION NO. 314584.

COUNTY OF PITKIN, STATE OF COLORADO

**SURVEY NOTES:**

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S20°14'39\"/>

**TITLE EXCEPTIONS NOTES:**

- 12.) EASEMENT AND RIGHT OF WAY FOR A ROAD GRANTED TO SNOWMASS WATER AND SANITATION DISTRICT RECORDED SEPTEMBER 28, 1971 IN BOOK 258 AT PAGE 197 DOES NOT AFFECT THE SUBJECT PROPERTY.
- 13.) EASEMENT AND RIGHT OF WAY FOR SKIING PURPOSES RECORDED IN BOOK 269 AT PAGE 162 IS NOTED HEREON.
- 14.) EASEMENT AND RIGHT OF WAYS FOR AN ELECTRIC UTILITIES GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION RECORDED FEBRUARY 11, 1991 IN BOOK 639 AT PAGE 362 AS RECEPTION NO. 330146 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 16.) EASEMENT AGREEMENT RECORDED NOVEMBER 20, 1985 IN BOOK 499 AT PAGE 445 DOES NOT AFFECT THE SUBJECT PROPERTY.
- 17.) EASEMENT AND RIGHT OF WAY FOR DIVIDE ROAD AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 14, 1989 IN BOOK 587 AT PAGE 657 DOES NOT AFFECT THE SUBJECT PROPERTY.
- 22.) SKI EASEMENTS AS SET FORTH IN GRANT OF PRIVATE SKI EASEMENTS RECORDED AUGUST 28, 2989 IN BOOK 600 AT PAGE 664 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 26.) RESOLUTION NO. 31, SERIES OF 1990 RECORDED JULY 3, 2018 AS RECEPTION NO. 648547 AFFECTS THE SUBJECT PROPERTY, APPROVES THE PORTE COCHERE OUTSIDE OF THE BUILDING ENVELOPE AND IS NOTED HEREON.
- 27.) SURFACE ENCROACHMENT EASEMENT RECORDED AUGUST 6, 2018 AS RECEPTION NO. 649329 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN AND NOTED HEREON.
- 28.) NOTICE OF DECISION RECORDED AUGUST 29, 2018 AS RECEPTION NO. 649938, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN AND NOTED HEREON.

**SURVEYOR'S CERTIFICATION**

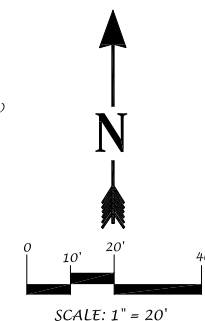
I, RODNEY P. KISER, HEREBY CERTIFY TO ANKENY FAMILY TRUST DATED SEPTEMBER 27, 2011 AND STEWART TITLE COMPANY, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-61-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN THE STEWART TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 197293-C5, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

RODNEY P. KISER  
LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTRATION NO. 38215

REVISED: MAY 21, 2018: ADDED CONCRETE PATIO NOTE.  
REVISED: SEPTEMBER 8, 2018: UPDATED PER NEW TITLE COMMITMENT.

**LEGEND**

- SET LARGE SPIKE
- FOUND REBAR & 1-1/2" ALUMINUM CAP LS17669 (UNLESS OTHERWISE NOTED)
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ GAS METER
- ⊠ TELEPHONE PEDESTAL
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ SANITARY MANHOLE
- ⊠ WATER SHUTOFF
- ⊠ IRRIGATION VALVE BOX



  
**TRUE NORTH**  
 COLORADO  
 A LAND SURVEYING AND MAPPING COMPANY

**ANKENY FAMILY TRUST DATED 9/27/11**  
**IMPROVEMENT SURVEY PLAT**  
 LOT 21 - THE DIVIDE  
 TOWN OF SNOWMASS VILLAGE - STATE OF COLORADO



**TRUE NORTH COLORADO LLC.**  
A LAND SURVEYING AND MAPPING COMPANY  
1118 BENNETT AVENUE  
GLENWOOD SPRINGS, COLORADO 81601  
(970) 945-1105  
www.truenorthcolorado.com

PROJECT NO: 2018-173	DRAWN RPK	SHEET 1 OF 1
DATE: MAY 14, 2018	SURVEYED LDV	

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.