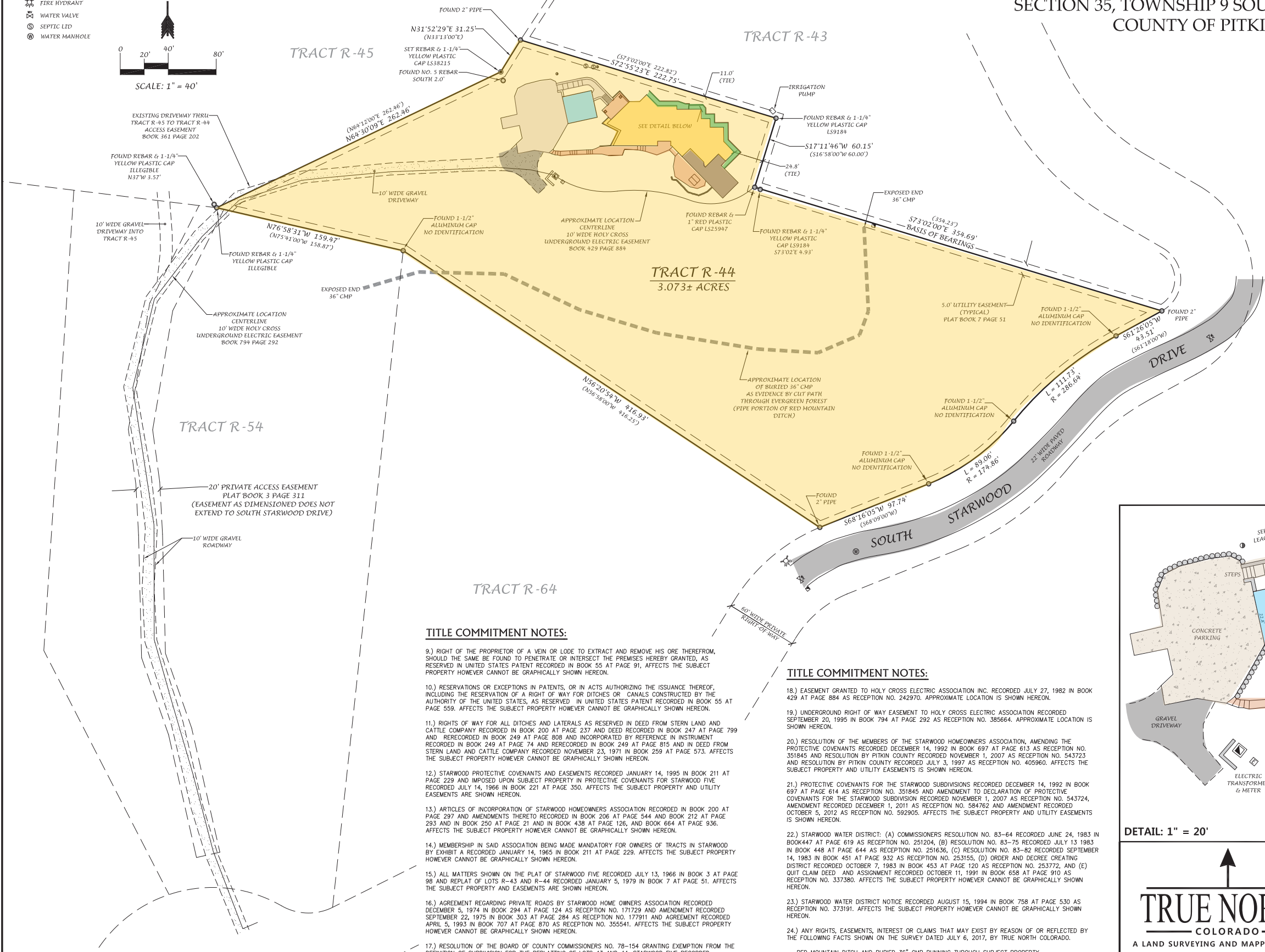
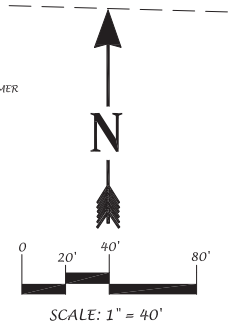


# IMPROVEMENT SURVEY PLAT

TRACT R - 44 STARWOOD FIVE  
SECTION 35, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PM  
COUNTY OF PITKIN, STATE OF COLORADO

## LEGEND

- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- GAS METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- SEPTIC LID
- WATER MANHOLE



## PROPERTY DESCRIPTION:

TRACT R-44 STARWOOD FIVE ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1979 IN PLAT BOOK 7 AT PAGE 51. TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT R-54, STARWOOD EIGHT, AS SHOWN ON THE PLAT OF STARWOOD EIGHT RECORDED IN PLAT BOOK 3 AT PAGE 311 LABELED 20 FOOT PRIVATE ACCESS EASEMENT; AND TOGETHER WITH AN EASEMENT FOR ACCESS TO SAID R-44, STARWOOD FIVE, ACROSS EXTENSION OF SAID ROAD ON LOT R-45 TO THE NEAREST POINT WHERE SAID EXTENSION INTERSECTS THE NORTHWESTERLY BOUNDARY LINE OF LOT R-44 GRANTED BY DEED RECORDED JANUARY 5, 1979 IN BOOK 361 AT PAGE 202. COUNTY OF PITKIN, STATE OF COLORADO

## SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S73°02'E ALONG THE NORTHEASTLY PROPERTY LINE BETWEEN A FOUND REBAR AND 1" RED PLASTIC CAP LS25947 AND A FOUND 2" PIPE AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: JUNE 20, 2017.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON STARWOOD FIVE RECORDED JANUARY 5, 1979 IN PLAT BOOK 7 AT PAGE 51, STARWOOD EIGHT RECORDED IN PLAT 3 AT PAGE 311 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
5. THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC. FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC. RELIED UPON TITLE COMMITMENT NO. 01330-99334-AMENDMENT NO. C4 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: JULY 07, 2017 AT C4.
6. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE OF RECORD SHOWN ON STARWOOD FIVE ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1979 IN PLAT BOOK 7 AT PAGE 51.

## SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO ELIZABETH SAMES, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. 38-51-102(9) AND THAT IT IS A MONUMENTAL LAND SURVEY 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. 01330-99334-AMENDMENT NO. C3, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

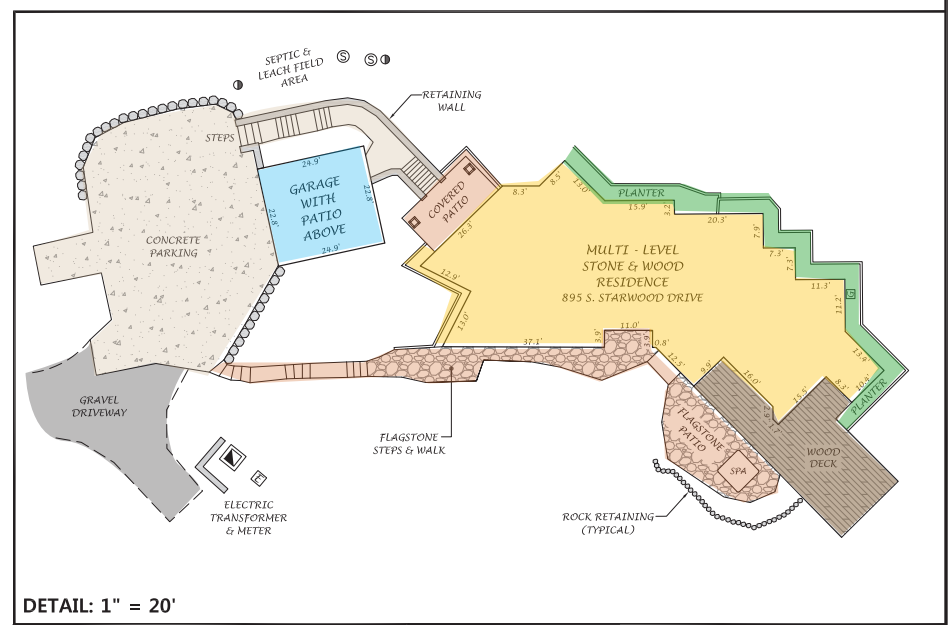
RODNEY P. KISER, PLS NO. 38215  
COLORADO PROFESSIONAL LAND SURVEYOR

## TITLE COMMITMENT NOTES:

- 9.) 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 IN BOOK 55 AT PAGE 91, AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 10.) RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, INCLUDING THE RESERVATION OF A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED IN BOOK 55 AT PAGE 559, AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 11.) RIGHTS OF WAY FOR ALL DITCHES AND LATERALS AS RESERVED IN DEED FROM STERN LAND AND CATTLE COMPANY RECORDED IN BOOK 200 AT PAGE 237 AND DEED RECORDED IN BOOK 247 AT PAGE 799 AND RECORDED IN BOOK 249 AT PAGE 808 AND INCORPORATED BY REFERENCE IN INSTRUMENT RECORDED IN BOOK 249 AT PAGE 74 AND RECORDED IN BOOK 249 AT PAGE 815 AND IN DEED FROM STERN LAND AND CATTLE COMPANY RECORDED NOVEMBER 23, 1971 IN BOOK 259 AT PAGE 573, AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 12.) STARWOOD PROTECTIVE COVENANTS AND EASEMENTS RECORDED JANUARY 14, 1995 IN BOOK 211 AT PAGE 229 AND IMPOSED UPON SUBJECT PROPERTY IN PROTECTIVE COVENANTS FOR STARWOOD FIVE RECORDED JULY 14, 1966 IN BOOK 221 AT PAGE 350. AFFECTS THE SUBJECT PROPERTY AND UTILITY EASEMENTS ARE SHOWN HEREON.
- 13.) ARTICLES OF INCORPORATION OF STARWOOD HOMEOWNERS ASSOCIATION RECORDED IN BOOK 200 AT PAGE 297 AND AMENDMENTS THERETO RECORDED IN BOOK 206 AT PAGE 544 AND BOOK 212 AT PAGE 293 AND IN BOOK 250 AT PAGE 21 AND IN BOOK 438 AT PAGE 126, AND BOOK 664 AT PAGE 936. AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 14.) MEMBERSHIP IN SAID ASSOCIATION BEING MADE MANDATORY FOR OWNERS OF TRACTS IN STARWOOD BY EXHIBIT A RECORDED JANUARY 14, 1965 IN BOOK 211 AT PAGE 229. AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 15.) ALL MATTERS SHOWN ON THE PLAT OF STARWOOD FIVE RECORDED JULY 13, 1966 IN BOOK 3 AT PAGE 98 AND REPLAT OF LOTS R-43 AND R-44 RECORDED JANUARY 5, 1979 IN BOOK 7 AT PAGE 51. AFFECTS THE SUBJECT PROPERTY AND EASEMENTS ARE SHOWN HEREON.
- 16.) AGREEMENT REGARDING PRIVATE ROADS BY STARWOOD HOME OWNERS ASSOCIATION RECORDED DECEMBER 5, 1974 IN BOOK 294 AT PAGE 124 AS RECEPTION NO. 171729 AND AMENDMENT RECORDED SEPTEMBER 22, 1975 IN BOOK 303 AT PAGE 284 AS RECEPTION NO. 177911 AND AGREEMENT RECORDED APRIL 5, 1993 IN BOOK 707 AT PAGE 870 AS RECEPTION NO. 355541. AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 17.) RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS NO. 78-154 GRANTING EXEMPTION FROM THE DEFINITION OF SUBDIVISION FOR THE REPLATING OF LOTS 43 AND 44, STARWOOD FIVE RECORDED DECEMBER 13, 1978 IN BOOK 359 AT PAGE 641 AS RECEPTION NO. 209921. AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.

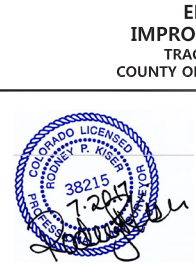
## TITLE COMMITMENT NOTES:

- 18.) EASEMENT GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION INC. RECORDED JULY 27, 1982 IN BOOK 429 AT PAGE 884 AS RECEPTION NO. 242970. APPROXIMATE LOCATION IS SHOWN HEREON.
- 19.) UNDERGROUND RIGHT OF WAY EASEMENT TO HOLY CROSS ELECTRIC ASSOCIATION RECORDED SEPTEMBER 20, 1995 IN BOOK 794 AT PAGE 292 AS RECEPTION NO. 385664. APPROXIMATE LOCATION IS SHOWN HEREON.
- 20.) RESOLUTION OF THE MEMBERS OF THE STARWOOD HOMEOWNERS ASSOCIATION, AMENDING THE PROTECTIVE COVENANTS RECORDED DECEMBER 14, 1992 IN BOOK 697 AT PAGE 613 AS RECEPTION NO. 351845 AND RESOLUTION BY PITKIN COUNTY RECORDED NOVEMBER 1, 2007 AS RECEPTION NO. 543723 AND RESOLUTION BY PITKIN COUNTY RECORDED JULY 3, 1997 AS RECEPTION NO. 405960. AFFECTS THE SUBJECT PROPERTY AND UTILITY EASEMENTS IS SHOWN HEREON.
- 21.) PROTECTIVE COVENANTS FOR THE STARWOOD SUBDIVISIONS RECORDED DECEMBER 14, 1992 IN BOOK 697 AT PAGE 614 AS RECEPTION NO. 351845 AND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR THE STARWOOD SUBDIVISION RECORDED NOVEMBER 1, 2007 AS RECEPTION NO. 543724, AMENDMENT RECORDED DECEMBER 1, 2011 AS RECEPTION NO. 584762 AND AMENDMENT RECORDED OCTOBER 5, 2012 AS RECEPTION NO. 592905. AFFECTS THE SUBJECT PROPERTY AND UTILITY EASEMENTS IS SHOWN HEREON.
- 22.) STARWOOD WATER DISTRICT: (A) COMMISSIONERS RESOLUTION NO. 83-64 RECORDED JUNE 24, 1983 IN BOOK 447 AT PAGE 619 AS RECEPTION NO. 251204, (B) RESOLUTION NO. 83-75 RECORDED JULY 13 1983 IN BOOK 448 AT PAGE 644 AS RECEPTION NO. 251636, (C) RESOLUTION NO. 83-82 RECORDED SEPTEMBER 14, 1983 IN BOOK 451 AT PAGE 932 AS RECEPTION NO. 253155, (D) ORDER AND DECREE CREATING DISTRICT RECORDED OCTOBER 7, 1983 IN BOOK 453 AT PAGE 120 AS RECEPTION NO. 253772, AND (E) QUIT CLAIM DEED AND ASSIGNMENT RECORDED OCTOBER 11, 1991 IN BOOK 658 AT PAGE 910 AS RECEPTION NO. 337380. AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 23.) STARWOOD WATER DISTRICT NOTICE RECORDED AUGUST 15, 1994 IN BOOK 758 AT PAGE 530 AS RECEPTION NO. 373191. AFFECTS THE SUBJECT PROPERTY HOWEVER CANNOT BE GRAPHICALLY SHOWN HEREON.
- 24.) ANY RIGHTS, EASEMENTS, INTEREST OR CLAIMS THAT MAY EXIST BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON THE SURVEY DATED JULY 6, 2017, BY TRUE NORTH COLORADO. RED MOUNTAIN DITCH AND BURIED 36" CMP RUNNING THROUGH SUBJECT PROPERTY.
- 25.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING LEASES AND TENANCIES.



DETAIL: 1" = 20'

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



**ELIZABETH SAMES**  
IMPROVEMENT SURVEY PLAT  
TRACT R-44, STARWOOD FIVE  
COUNTY OF PITKIN - 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: 2017-147	DRAWN RPK	SHEET 1 OF 1
DATE: JULY 6, 2017	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.