

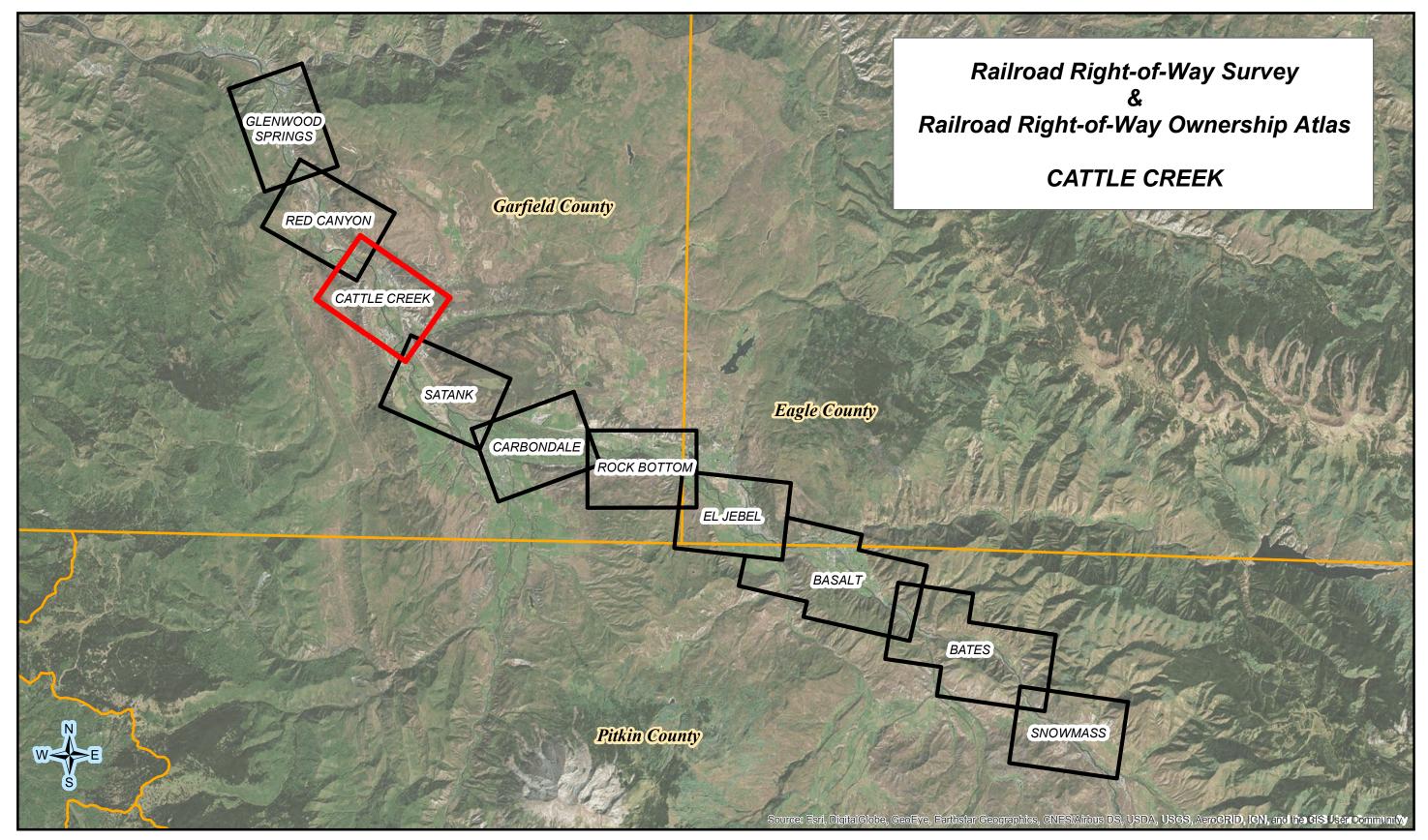


RFTA Railroad Right-of-Way Ownership Atlas

Issue Date: January 10, 2020

- Prepared using ownership research data from the Railroad Right-of-Way Survey prepared by Farnsworth Group, Inc. in 2007/2008. Recorded at Reception No.'s 784 through 789 in the Records of Garfield County, Colorado, in Book 1 at Pages 704 through 715 in the Records of Eagle County, Colorado, and at Reception No.'s 555084 through 555087 in the Records of Pitkin County, Colorado, plus additional research data obtained since the Survey.
- Specific ownership information is from historic railroad and public records research performed by Farnsworth Group, Inc. and did not include title commitments or any other title company research.
- Municipal boundaries from Garfield & Pitkin Counties.
- Initial publication date of this Atlas: December 19, 2012, revised January 2020.
- The RFTA RR ROW shown on these atlas sheets has been updated since the 2008 survey to reflect the current ROW boundaries as of August 31, 2019.









THE PARCEL DESCRIPTION FOR THIS SURVEY IS SET FORTH IN THAT CORRECTION BARGAIN AND SALE DEED RECORDED

THE PARCEL DESCRIPTION FOR THIS SURVEY IS SET FORTH IN THAT CORRECTION BARCAIN AND SALE DEED RECORDED 90/90/2008 AT RECEPTION UNIMER 765-299 IN THE RECORDS OF GARRELD COUNTY. THIS SURVEY, DESIGNATED "CATTLE CREEK SEGMENT", COVERS ONLY A PORTION OF THE PARCEL DESCRIPTION, AND IS ONE OF TEN SURVEYS BY FARNSWORTH GROUP THAT COVER THE 33.5 MILE OVERALL RIGHT OF WAY INTEREST CONVEYED BY THE "CORRECTION BARCAIN AND SALE DEED" NOTED HEREON. THIS SURVEY REPRESENTS THE OPINION OF FARNSWORTH GROUP AS TO THE RIGHTS OF WAY CONVEYED BY THE FORMER BARCAIN AND SALE DEED BETWEEN SOUTHERN PACIFIC TRANSPORTATION COMPANY, AND THE ROARING FORK RAILROAD HOLDING AUTHORITY, RECORDED O7/03/1997 AT RECEPTION NUMBER 510445, BOOK 1024, PAGE 600 IN THE RECORDS OF GARRIELD COUNTY. THE FORMER PARCEL DESCRIPTION IS SHOWN FOR INFORMATIONAL PROPOSES ONLY. THE PORTIONS OF THE "FORMER PARCEL DESCRIPTION" THAT ARE COVERED BY THIS SURVEY SEGMENT ARE

RAILROAD RIGHT-OF-WAY SURVEY CATTLE CREEK SEGMENT

OF A PORTION OF THE FORMER DENVER & RIO GRANDE WESTERN RAILROAD, ASPEN BRANCH RIGHT-OF-WAY SITUATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH P.M. AND SECTIONS 1, 12, TOWNSHIP 7 SOUTH, RANGE 89 WEST, 6TH P.M. AND SECTIONS 7, 18, TOWNSHIP 7 SOUTH, RANGE 88 WEST, 6TH P.M.

GARFIELD COUNTY, STATE OF COLORADO

PARCEL DESCRIPTION

EXHIBIT A - REC. 755399

A PARCEL OF LAND LOCATED IN THE STATE OF COLORADO, BEING THAT PORTION OF THE FORMER ASPEN BRANCH OF THE DENVER AND RIO GRANDE WESTERN RAILROAD (DARROW RR) COMPANY RIGHT OF WAY (ROW) IN CARFIELD, EAGLE, AND PITKIN COUNTIES, BETWEEN (1) THE SAID DARROW RR MAIN LINE ROW IN CENTROD SEPRINGS ON THE NORTHERLY BUD OF SAID ASPEN BRANCH ROW, BEING MORE PARTICULARLY DESCRIBED AS THE MOST NORTHERLY BUDDARY OF PARCELS 1-8, AS DESCRIBED IN DEED BOOK 1024, PAGE 600 OF SAID GARFIELD COUNTY RECORDS, BEING ALSO KNOWN AS THE NORTHERLY ENDS OF THE EAST AND WEST LEGS OF THE GLENWOOD SPRINGS WIT, ALL LOCATED IN SECTION 9, TOWNSHIP 6 SOLES, OF THE GIST OF THE GIST PRINCIPAL MERDIAN, AND (2) ON THE SOLUTHERLY END OF THE SAID FORMER ASPEN BRANCH ROW, THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN DEED BOOK 392, PAGE 440 OF SAID PITKIN COUNTY RECORDS, LOCATED IN SECTION 9, TOWNSHIP 6 SOLES WEST OF THE 6TH PRINCIPAL MERDIAN, SAID PARCEL OF LAND BEING A RAILROAD RIGHT OF WAY CORRIDOR APPROXIMATELY 33.5 MILES IN LENGTH, OF VARIABLE WIDTH, CONTINUOUS ALONG ITS LENGTH.

FORMER PARCEL DESCRIPTION:

EXHIBIT A - BOOK 1024, PAGE 600, REC. 510445

ALL THOSE CERTAIN PARCELS OF LAND SITUATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, BEING A PORTION OF THE ASPEN BRANCH OF THE FORMER DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1.

A STRIP OF LAND 100 FEET IN WIDTH, LYING 50 FEET ON EACH SIDE OF THE CENTER LINE OF THE WESTERLY WYE TRACK OF SAID ASPEN BRANCH, EXTENDING SOUTHERLY FROM THE INTERSECTION OF SAID CENTER LINE WITH A LINE PARALLEL WITH AND DISTANT 66 FEET SOUTHERLY, MEASURED AT RICHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID COMPANY TO A LINE DRAWN SOUTH 6615 WEST FROM THE SOUTHWESTERLY CORNER OF OUT-LOT 40 IN THE TOWN OF GLEWOOD SPRINGS, SAID 100 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LAND COSCRIBED IN THE FOLLOWING DEEDS:

(1) DEED DATED DECCEMBER 1, 1883, FROM JOHN L. NOONAN TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED SEPTEMBER 1, 1894, IN BOOK 35, PAGE 289, RECORDS OF THE COUNTY OF GARRIELD.

(2) DEED DATED DECCEMBER 29, 1971, FROM THE STATE DEPARTMENT OF HIGHWAYS, STATE OF COLORADD, TO THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, RECORDED FERRILARY 9, 1972, BEING A PORTION OF LAND DESCRIBED THEREIN AS PARCEL NO. 41 AND PARCEL NO. 42, REV. 3, RECORDED IN BOOK 427, PAGE 117, PARCEL NO. 43 REV. RECORDED IN BOOK 427, PAGE 117, PARCEL NO. 43 REV. RECORDED IN BOOK 427, PAGE 117, PARCEL NO. 43 REV. RECORDED IN BOOK 427, PAGE 118, AND PARCEL NO. 42, REV. 3, ALL IN THE RECORDS OF THE COUNTY OF GARRIELD.

(3) DEED DATED NOVEMBER 1, 1892, FROM CLINTON REED TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED DECEMBER 13, 1982, IN BOOK 29, PAGE 597, RECORDS OF THE COUNTY OF GARRIELD.

- PARCEL 2

 ALL OF THE LAND DESCRIBED IN DEED DATED JULY 7, 1887, FROM ELISHA B. CRAVENS TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED AUGUST 25, 1892, IN BOOK 25, PAGE 384, RECORDS OF THE COUNTY OF GABRIELD.

 (1) EXCEPTING THEREFROM A PORTION OF THE LAND DESCRIBED IN DEED DATED MARCH 18, 1971, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE UNITED LUMBER AND MERCANTLE COMPANY DESCRIBED THEREIN AS FOLLOWS:

 "A TRACT OR PARCEL OF LAND CONTAINING 0.515 ACRES, MORE OR LESS, IN LOTS 2 AND 3 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, 6TH PRINCIPAL MERDIAN, BEING A PART OF THE STATION GROUNDS OF THE DENVER AND RIO GRANDE WESTERN RAILROAD WITHIN THE CITY OF GLENWOOD SPRINGS, CABRIELD COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

 BEGINNING AT A POINT IN THE SOUTHERLY PROPERTY LINE OF THE RAILROAD COMPANY FROM WHENCE THE STREET CORNER MONUMENT LOCATED AT THE INTERSECTION OF BITH STREET AND PITKIN AVENUE BEARS SOUTH 42' 28' 40" EAST 517.02 FEET; THENCE SOUTH 58' 37' WEST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 184.68 FEET; THENCE SOUTH 59' 90' WEST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF FAILROAD COMPANY'S TRACK ICE NO LONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF SAIL-ROAD COMPANY'S TRACK ICE NO LONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF SAIL-ROAD COMPANY'S TRACK ICE NO. 102; THENCE ALONG FAIL OF A CHIEVE TO THE LEFT OF RADIUS 520.92

 FEET, PARALLEL TO AND 50 FEET AT RICHT ANGLES FROM SAID OWNERN'S LOOMPANY'S TRACK ICE NO. 102; THENCE ALONG FAIL RAD COURS AND SOUTHEASTERLY AT RICHT ANGLES FROM THE CENTRELINE OF RAILROAD COMPANY'S TRACK ICE NO. 102; THENCE ALONG FAIL RAD COURS AND SOUTHEASTERLY AT RICHT ANGLES FROM THE CENTRELINE OF RAILROAD COMPANY'S TRACK ICE NO. 102; THENCE ALONG FAIL RAD COURS AND SOUTHEASTERLY AT RICHT ANGLES FROM THE CENTRELINE OF RAILROAD COMPANY'S TRACK ICE NO. 102; THENCE ALONG FAIL RAD COURS AND THE MORE OF ELSS, TO THE INTERSECTION OF SAID CURVE WITH THE NORTHEREY RICHT OF WAY LINE OF RAILROAD COMPANY'S TRACK ICE NO. 102; THE
- DISTANCE OF 252 FEET, MORE OR LESS); HENCE SOUTH 59' 03' 35' WEST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 40.47 FEET TO THE POINT OF BEGINNING.

 (2) ALSO EXCEPTING THEREFROM ALL OF THE LAND DESCRIBED IN DEED DATED JULY 15, 1967, FROM THE DENVER AND RIG GRANDE WESTERN RAILROAD COMPANY TO THE UNITED LUMBER AND MERCANTILE COMPANY DESCRIBED THEREIN AS FOLLOWS:

 "LOTS A AND B, IN BLOCK 41, IN THE CITY OF GLENWOOD SPRINGS; TOCHER WITH THE ALLEY FORMERLY LOCATED ACROSS SAID BLOCK 41 AND BOUNDED ON THE SOUTH BY SAID LOT A AND ON THE NORTH BY LOTS 1, 2, 3 AND 4 OF SAID BLOCK 41, WHICH ALLEY WAS DULY VACATED BY ORDINANCE NO. 2, SERIES 1967, A CERTIFIED COPY OF WHICH ORDINANCE IS RECORDED IN BOOK 383 AT PAGE 128, DOCUMENT NO. 237478, OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO. ALSO, THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LOT 3 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH PAM, IN THE CITY OF GLENWOOD SPRINGS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, IN BLOCK 41, IN THE CITY OF GLENWOOD SPRINGS, AND DESCRIBED AS A 1733' W, 444. 87 FEET; THENCE S 5342' W, 94.23 FEET; THENCE S 68473' S 891733' W, 1944 FEET, THENCE S 5714'W, 5.83 FEET, THENCE NE STAYS W, 5.61 FEET ALONG THE MEST LINE OF SAID BLOCK 41 TO THE POINT OF BEGINNING."
- EIGENNING."

 SITUATION OF THE LAST LINE OF SAID BLOCK 41; HEACH ST 12 W, DISTERS LINE OF 16 HEAST LINE OF SAID BLOCK 41; HEACH ST 12 W, DISTERS LINE OF 16 HEACH ST 16 HEACH ST 10 HEACH S

PARCEL 3
ALL OF THE LAND DESCRIBED IN DEED DATED JANUARY 4, 1896, FROM DAVID N. MOFFAT AND WALTER S. CHEESMAN, TRUSTEES, TO EDWARD T. JEFFERY AND CHESTER S. MOREY, TRUSTEES, RECORDED SEPTEMBER 23, 1896, IN BOOK 20, PAGE 487, RECORDS OF THE COUNTY OF GARFIELD.

PARCEL 4. ALL OF THE LAND DESCRIBED IN DEED DATED SEPTEMBER 10, 1887, FROM JOHN L. NOONAN TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED NOVEMBER 18, 1887, IN BOOK 14. PAGE 265, RECORDS OF THE COUNTY OF GARFIELD.

EXCEPTING THEREFROM A PORTION OF THE LAND DESCRIBED IN DEED DATED DECEMBER 19, 1991, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE HOLT FAMILY FUNERAL HOME AS DESCRIBED IN ITEM 3 OF THE ABOVE DESCRIBED PARCEL 2.

ALSO EXCEPTING ALL OF THE LAND DESCRIBED IN RELEASE OF LANDS DATED FEBRUARY 8, 1894, BY THE UNITED STATES TRUST COMPANY OF NEW YORK, AS TRUSTEES, RECORDED MARCH 3, 1894, IN BOOK 35, PAGE 137, RECORDS OF GARFIELD COUNTY.

PARCEL 5 ALL OF THE LAND DESCRIBED IN DEEDS TO THE DENVER AND RIO GRANDE RAILROAD COMPANY RECORDED IN THE

GRANTOR	RECORDING DATE	BOOK	PAGE	
GRANTOR NELLIE STOWS FRANK ENZENSPERGER	4-10-1924	142	224	
		3	302	
HIRAM P. BENNETT	2-21-1888	19	44	
LEWIS BAILOR JOSEPH S. REEF, ET AL	6-16-1888	3 3 3	313	
JOSEPH S. REEF, ET AL	5-3-1889	3	375	
THOMAS FLANNERY	2-21-1888		288	
HOWARD B. WESTOVER	2-21-1888	19	35	
COLLINS D. FULLER	2-21-1888	19	34	
MYRTLE E. HARDWICK	2-21-1888	3	287	
HYRCANUS STATON	2-21-1888	19	33	
JOHN GREGORY	2-21-1888	19	36	
ANDREW THORSON	2-21-1888	1		[PARCEL 2, MAP 3]
DELANCY C. KING	2-21-1888	19	37	
STEPHEN PEEBLES	2-21-1888	19	42	
LUTHER K. CRANE	2-21-1888	19	43	
LOUIS LANG	2-21-1888	3	292	
FRED CHILDS	7-07-1887	3	208	
WILLIAM WELLS	2-21-1888	3	291	
THOMAS TURPIN	2-21-1888	19	41	
PHILLIP E. WEAVER	2-21-1888	19	40	
PHILLIP E. WEAVER	9-14-1891	26	339	
CRYSTAL RIVER LAND AND				
IMPROVEMENT COMPANY	4-04-1898	44	273	
ISAAC VOSSELLER	3-21-1898	43	195	
LUDOCIA MOORE	4-11-1895	35	403	
JOHN F. TURNER	2-21-1888	17	89	
JAMES W. CAMPBELL	6-16-1888	19	153	
MILTON D. CAMPBELL	2-21-1888	17	88	
JAMES W. ZIMMERMAN	2-21-1888	14	308	
ALEXANDER PATERSON	2-21-1888	3	290	
JOHN CUMMINGS	2-21-1888	19	39	
JOSEPH BOGUE	2-21-1888	19	38	

County CATTLE CREEK SURVEY SEGMENT A = GLENWOOD SPRINGS SEGMENT B = RED CANON SEGMENT C = CATTLE CREEK SEGMENT D = SATANK SEGMENT E = CARBONDALE SEGMENT F = ROCK BOTTOM SEGMENT A NARROWS G = EL JEBEL SEGMENT H = BASALT SEGMENT NGS STATION = RAILROAD RIGHT OF WAY (TYP.) I = BATES SEGMENT J= SNOWMASS SEGMENT

OVERALL RFTA CORRIDOR LOCUS MAP 1" = 15,000

FORMER PARCEL DESCRIPTION:

FORMER PARCEL DESCRIPTION:

EXHIBIT A BOOK 1024, PAGE 600, REC. 510445 - (CONTINUED)

PARCEL 6

ALL THOSE CERTAIN STRIPS OF ASPEN BRANCH, ACQUIRED BY ACT OF CONGRESS DATED MARCH 3, 1875, WITHIN THE FOLLOWING DESCRIBEDLAND, 200 FEET IN WIDTH, LYING 100 FEET ON EACH SIDE OF THE ORIGINAL SURVEYED CENTER LINE OF SAID SUBDIVISIONS:

SWI/4 OF NWI/4, E1/2 OF SWI/4, SEI/4 SECTION 22; NEI/4 OF NEI/4 SECTION 37, 100 FRACTIONAL SECTION 15, 100 FRACTIONAL SECTI

PARCEL 7
A STRIP OF LAND, 100 FEET WIDE, LYING 50 FEET EACH SIDE OF THE CENTER LINE OF THE TRACK OF THE ASPEN RANCH
OF THE FORMER DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTER LINE OF ASPEN BRANCH WITH THE NORTH LINE OF LOT NO.
16 OF SECTION 34, TOWNSHIP T SOUTH, RANGE 88 WEST, SIXTH PRINCIPAL MERIDIAN; HENDES SUUTHEASTERLY, ALONG SAID
CENTER LINE, TO THE WEST LINE OF LAND DESCRIBED IN SAID DEED FROM LUDGIA MOORE, RECORDED APRIL 11, 1895, IN
BOOK 35, PAGE 403, DEED RECORDS OF SAID COUNTY.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS OF LAND ALL OF THE LAND DESCRIBED IN DEEDS FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY RECORDED IN THE RECORDS OF THE COUNTY OF GARRIELD AS FOLLOWS:

ICDOT PARCEL ER 8B RV AFFECTS PARCEL 7, MAP 27 ICDOT PARCEL ER18-A-RV AFFECTS PARCEL NOS 7, 8, 9 & 10, MAP 21 [CDOT PARCEL ER-2-RV AFFECTS PARCEL 2, MAP 31 8-22-1995 6-30-1995 AMERICAN TREE & CEMENT, INC.

ALSO EXCEPTING THEREFROM A PORTION OF THE LAND DESCRIBED IN DEED FROM PHILIP E. WEAVER TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED FEBRUARY 21, 1888, IN DEED BOOK 19, PAGE 40, AND RECORDED SEPTEMBER 14, 1891, IN DEED BOOK 26, PAGE 339, RECORDS OF THE COUNTY OF GARRIELD, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN DEEDS FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO SOUTHERN PACIFIC TRANSPORTATION COMPANY RECORDED DECEMBER 29, 1993 IN BOOK 888, PAGE 38, AND RECORDED DECEMBER 29, 1993, IN BOOK 888, PAGE 30, BOTH RECORDS OF SAID COUNTY, SITUATED IN LOTS 5 AND 12 OF SECTION 34, TOWNSHIP 7 SOUTH, RANDE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CARBONDALE, GARFIELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN PACIFIC TRANSPORTATION BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT OF SAID SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT OF SAITH STEET EXTENDED NORTHERLY IN SAID TOWN OF CARBONDALE, WHENCE THE STREET CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF EIGHTH STREET AND MAIN STREET IN SAID TOWN OF CARBONDALE BEARS \$410021" WI 1068.46 FEET ENDERS \$30037" W 528.52 FEET ALDING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N 6270'51" W 154.86 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE N 6270'51" W 154.86 FEET ALONG SAID PACIFIC TRANSPORTATION COMPANY, THENCE OF SAID RAILROAD; THENCE N 6270'51" W 154.86 FEET SOUTHEEN PROPRIETATION COMPANY, THENCE OF SAID SOUTHERS PRAFILE LINE FOR DISTANCE OF 617.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHER PARALLEL LINE FOR DISTANCE OF 617.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAID SHATELE CONTRIBUTERLY. THENCE S 0025500" E 123.99 FEET LAONG SAID PASTERLY RIGHT-OF-WAY LINE OF SAID SNOTHERLY, TO THE POINT OF BEGINNING, CONTAINING 35,686 SQUARE FEET, MORE OR LESS.

SENERAL NULES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE COMMITMENT WAS PROVIDED TO FARNSWORTH GROUP. THIS SURVEY DOES NOT ADDRESS EASEMENTS, LICENSES OR OTHER RECORDED TITLE INTERESTS.
FARNSWORTH GROUP WAS PROVIDED A COPY OF THE BARCSAN AND SALE DEED NOTED HEREON WHICH IS THE BASS OF THIS SURVEY. IN ADDITION, SUPPLEMENTAL RESEARCH WAS PERFORMED AT THE COUNTY CLERK'S OFFICE TO OBTAIN COPIES OF DEDOCUMENTS CALLED FOR IN THE BARCAN AND SALE DEED, AS WELL AS RAILROAD LAND SCHEDULES, DOCUMENTS, AND OTHER RELATED INFORMATION FROM THE BUREAU OF LAND MANAGEMENT, NATIONAL ARCHIVES, RAILROAD MUSCHIM IGNOLOGIC, COLORADO STATE ARCHIVES, CODT HEADQUARTERS ARCHIVE, OFFICE OF THE SECRETARY UP-CARE, OSGOOD COLLECTION, MUSEUM, AND THE COLORADO HISTORICAL SOCIETY.

2. 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 THE CERTIFICATION SHOWN HEREON.

3. FIELD SURVEYS FOR THIS LAND SURVEY PLAT WERE PERFORMED BETWEEN AUGUST, 2006 AND DECEMBER, 2007.

4. UTILITY INFORMATION SHOWN HEREON IS FROM APPARENT SURFACE ENDENCE ONLY AND MAY NOT BE COMPLETE. INTERESTED PARTIES REQUIRING MORE COMPLETE LOCATION INFORMATION ARE DIRECTED TO CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR ON SITE MARKING OF UNDERGROUND UTILITES. THIS SURVEY DOES NOT INCLUDE A COMPREHENSIVE SURVEY OF EXISTING UTILITIES

5. BASIS OF BEARINGS: A BEARING OF N 48"23"29" W, WITH A DISTANCE OF 196,251.75 USFT. BETWEEN NATIONAL GEODETIC SERVICE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN) STATIONS
"S 159" AND "GLENWOOD" WAS UTILIZED AS THE BASIS OF BEARINGS FOR THIS SURVEY. SAID BEARING IS BASED ON A NAD 83 (1992) COLORADO STATE PLANE CENTRAL ZONE COORDINATE SYSTEM MODIFIED TO GROUND LEVEL BY A FACTOR OF 1.00035556.

6. THE RAILROAD RIGHT-OF-WAY ORIGINATED ON THE GENERAL LAND OFFICE FILING MAP ENTITLED "MAP OF THE GRAND VALLEY RY CO'S LINE FROM GLENWOOD SPRINGS UP ROARING FORK RIVER TO THE TOWN OF ASPEN", DATED NOVEMBER 9, 1886. THIS DOCUMENT IS ON FILE IN THE NATIONAL ARCHIVES OF THE UNITED STATES OF AMERICA AND THE BUREAU OF LAND MANAGEMENT OFFICE.

7. THE RIGHT-OF-WAY SHOWN HEREON IS BASED ON THE CENTERLINE OF THE ORIGINAL 36 INCH GAUGE RAILROAD. THIS IS 0.85 FEET DIFFERENT FROM THE CENTERLINE OF THE CURRENT 56-1/2 INCH GAUGE RAILROAD THACK. THE RAILROAD WAS CONSTRUCTED AS A 36 INCH GAUGE RAILROAD AS NOTED ON CONSTRUCTION DOCUMENTS OF THE DENVER AND RIO GRANDE AND RICH AT THE COLORADO ANDEAUM IN GOLDEN, COLORADO, ADDITIONALLY, PHOTO DOCUMENTATION OF THE 36 INCH GAUGE EXISTS IN THE FILES OF THE DENVER PUBLIC LIBRARY, WESTERN HISTORY COLLECTION. THE RAILROAD WAS CONVERTED TO 56.5 INCH GAUGE (STANDARD GAUGE) IN 3 EFITERMENT PROGRAM IN 1890.

8. THIS RAILROAD PROPERTY IS SUBJECT TO ACTIONS NOTED IN THE SURFACE TRANSPORTATION BOARD DECISION DOCUMENT, FINANCE DOCKET 33390, DATED JULY 21, 1997. IT IS THE OFFICIAL NOTICE OF EXEMPTION WHERE ROARING FORK RAILROAD HOLDING AUTHORITY (RFRHA) PURCHASED THE LINE FROM SOUTHERN PACIFIC RAILROAD, RAIL BANKED IT, AND PRESERVED THE CORRIDOR FOR FUTURE RAIL/TRAILS USE UNDER TITLE 49, USC 10502(d) AND TITLE 49, CFR 1150.31 PROTECTING RFRHA FROM REVERSIONARY CLAIMS BY OTHERS ADJOINING THE RIGHT OF WAY.

9. THIS RAILROAD PROPERTY IS SUBJECT TO ACTIONS NOTED IN THE SURFACE TRANSPORTATION BOARD DECISION DOCUMENT, FINANCE DOCKET 34532, DATED JULY 29, 2004. IT CONFIRMS THAT ROABING FORK TRANSPORTATION AUTHORITY (RFTA) IS THE INTERIM TRAIL USE MANAGER, SUCCEDING REFIHA. IT ALSO ALLOWS RETA TO ASSUME THE RAIL BANKING AND ABANDONMENT AUTHORITY. THE DECISION FURTHER RHAIT FRAT THE RIGHT TO RESUME RAIL SERVICE ALONG THIS CORRIDOR AT A TIME OF IT'S CHOOSING, RAIL BANKING ESTOPS ANY REVERSIONARY ACTIONS IN THE RAIL CORRIDOR AFFECTED BY AB-547X (STB SERVED OCTOBER 16, 1998)

10. BOUNDARY AND OWNERSHIP INFORMATION FOR PARCELS ABUTTING THE RAILROAD RIGHT-OF-WAY ARE BASED UPON AVAILABLE MUNICIPAL ASSESSOR'S DATABASES, CURRENT AS OF JUNE OF 2007. THESE LINES WERE NOT SURVEYED FOR THIS PROJECT AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

11. IMPROVEMENTS SHOWN HEREON ARE BASED UPON AERIAL PHOTOGRAMMETRY PERFORMED IN NOVEMBER OF 2006 WITH LIMITED SUPPLEMENTAL SURVEYS. IMPROVEMENTS ARE NOT LIKELY CURRENT AS OF THE CERTIFICATION DATE OF THIS SURVEY. IMPROVEMENTS WITHIN CLOUDED AREAS (AREAS OF DENSE VEGETATION) MAY EXIST AND ARE NOT LOCATED OR SHOWN.

12. IN ADDITION TO THE TITLE/OWNERSHIP SUPPLEMENTAL RESEARCH NOTED ABOVE, ADDITIONAL RESEARCH WAS PERFORMED TO OBTAIN PUBLIC LAND SURVEY RECORDS AND PRIVATE SURVEYOR'S OFFICES, AND OTHERS. THE RE-ESTABLISHMENT OF HISTORICAL LAND. CLAMS, WHICH FORM THE BASS OF PORTIONS OF THIS SURVEY, ARE BASED UPON GOVERNMENT SURVEY DATA FROM THE ORIGINAL AND SUBSECUENT (IF, ANY) GOVERNMENT SURVEY OF THOSE LAND CLAMS, COMBINED WITH FARNSWORTH GROUP FIELD SURVEY DATA TO LOCATE PHYSICAL EVENENCE OF THE LAND CLAMS.

13. A LARGE PORTION OF THE DEED DESCRIPTIONS FOR LAND ACQUIRED BY THE RAILROAD FROM THE ORIGINAL SETTLERS, AND LAND ACQUIRED THROUGH ALIQUOT PORTIONS OF SECTIONS BY CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875 ALONG THIS CORRIDOR, ARE BASED UPON THE ORIGINAL GENERAL LAND OFFICE (GLD) SURVEYS, IN MANLY AREAS OF THIS SURVEY, THESE ORIGINAL GLO SURVEYS WERE SUBSEQUENTLY DETERMINED TO BE DEFECTIVE AND, AT VARYING TIMES, SUSPENDED BY THE GLO AND SUPERSEDED BY LATER SURVEYS.

14. THIS SURVEY CONTAINS AN AREA OF 42.42 ACRES, MORE OR LESS.

15. THIS SURVEY IS INTENDED TO REFLECT THE TITLE INTERESTS CONVEYED IN THE 1997 BARGAIN AND SALE DEED AND CORRECTION BARGAIN AND SALE DEED NOTED ABOVE AND DOES NOT REFLECT ANY TITLE INTERESTS THAT MAY HAVE BEEN SUBSEQUENTLY SOLD OR CONVEYED, BEYOND THE DATE OF THE 1997 BARGAIN AND SALE DEED.

16. PARCEL AND MAP NUMBERS REFERENCED HEREIN ARE FROM THE FORMER DENVER AND RIO GRANDE WESTERN RAILROAD ASPEN BRANCH RICHT OF WAY INTERSTATE COMMERCE COMMISSION VALUATION MAPS FOR COLORADO VALUATION SECTION 8C LYING WITHIN TOWNSHIP 6 SOUTH, RANGE 89 WEST, AND TOWNSHIP 8 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

17. POINT NUMBERS AT RIGHT OF WAY AND BOUNDARY MONUMENTATION IS FOR CLIENTS USE ONLY AS REFERENCE INFORMATION

18. ADJACENT OWNERSHIP RECORDING INFORMATION IS FROM COUNTY GIS DATA AND SHOWN FOR INFORMATIONAL PURPOSES ONLY

ALTERNATE SUMMARY DESCRIPTION - CATTLE CREEK SEGMENT: (FOR INFORMATIONAL PURPOSES ONLY)

A LIST OF THESE PARCELS, OR PORTIONS THEREOF, THAT COMPRISE THIS SURVEY, PER THE INTERSTATE COMMERCE COMMISSION VALUATION MAPS FOR COLORADO VALUATION SECTION 8 LYING WITHIN TOWNSHIP 6 SOUTH, RANGE 89 WEST AND TOWNSHIP 7 SOUTH, RANGE 89 WEST AND TOWNSHIP 8 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN:

PARCEL NO. 7, MAP 2 - A PARCEL RECORDED IN BOOK 3, PAGE 287, DATED MAY 24, 1887 ON FILE. IN PARCEL NO. /, MAP Z — A PARCEL RECORDED IN BOOK 3, PAGE 287, DATED MAY 24, 1887 ON FILE. II THE RECORDS OF GARRIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF MYRILE C. HARDWICK, BEING FIFTY FEET (SO) ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE: EXCEPTING THOSE PARCELS DESIGNATED AS ER-BB RV, ER-18-RV2, AND ERIB—A-RV, CONNEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS IN BOOK 409, PAGE 131, DATED APRIL 6, 1970 ON FILE IN THE RECORDS OF GARRIELD COUNTY:

2. PARCEL 8, MAP 2 — CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAUROAD CENTERUINE; EXCEPTING THOSE PARCELS DESIGNATED AS ER-18-RV2, AND ER18—A-RV, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS IN BOOK 409, PAGE 131, DATED APRIL 6, 1970 ON FILE IN THE RECORDS

3. PARCEL 9, MAP 2 — CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAUROAD CENTERLINE; EXCEPTING THOSE PARCELS DESIGNATED AS ER-18-RV2, AND ER18-A-RV, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS IN BOOK 409, PAGE 131, DATED APRIL 6, 1970 ON FILE IN THE RECORDS

4. PARCEL 10, MAP 2 — CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE; EXCEPTING THOSE PARCELS DESIGNATED AS ER-18-RVZ, AND ER18-A-RV, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS IN BOOK 499, PAGE 131, DATED APRIL 6, 1970 ON FILE IN THE RECORDS

5. PARCEL 11, MAP 2 - A PARCEL RECORDED IN BOOK 19, PAGE 33, DATED MAY 26, 1887 ON FILE IN THE RECORDS OF GARFIELD COUNTY, AGROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF HYRCANUS STATION, BEING FIFTY FEET (60") ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

6. PARCEL 12, MAP 2 — A PARCEL RECORDED IN BOOK 19, PAGE 36, DATED JUNE 6, 1887 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF JOHN GREGORY, BEING FIFTY FEET (60°) ON EACH SIDE OF THE ORIGINAL RAILPROAD CENTERING. 7. PARCEL 1, MAP 3 - A PARCEL RECORDED IN BOOK 19, PAGE 36, DATED JUNE 6, 1887 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THIE GREATAL LAND OFFICE ENTRY CLAIM OF JOHN GREGORY, BEING FIFTY FEET (50) ON EACH SIDE OF THE ORIGINAL RAILROAD CEPTERLINE:

8. PARCEL 2, MAP 3 — A PARCEL RECORDED IN BOOK 1, PAGE 325, DATED MAY 17, 1887 ON FILE IN THE RECORDS OF GARRIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF ANDREW THORSON, BEING FIFTY PEET (59). ON ACM SIDE OF THE ORIGINAL RAILROAD CENTERLINE:
EXCEPTING THAT PARCEL DESIGNATED AS ER-2-RV, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS IN BOOK 399, PAGE 6, DATED APRIL 6, 1970 ON FILE IN THE RECORDS OF GARFIELD COUNTY:

9. PARCEL 3, MAP 3 — CONGRESSIONAL GRANT RIGHT OF WAY FROM ACT OF 1875, SAID PARCEL BEING 100 FEET ON EACH SIDE OF THE ORIGINAL RAUROAD CENTERLINE: EXCEPTING THAT PARCEL DESIGNATED AS E.R-3-RY, CONVEYED TO THE COLORADO STATE DEPARTMENT OF HIGHWAYS IN BOOK 399, PAGE 6, DATED APRIL 6, 1970 ON FILE IN THE RECORDS OF GARRIELD COUNTY:

SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT THIS RAILROAD RIGHT-OF-WAY SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION, THIS SURVEY REPRESENTS THE RESULTS O THE FIELD SURVEY



GARFIELD COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS ______ DAY OF ______ 20___AI

BY: _	 	
DATE:		

FILING INFORMATION: FILING INFORMATION:
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 89 WEST, SECTIONS 1 & 12, TOWNSHIP 7 SOUTH, RANGE 89 WEST, AND SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN.

SHEETS TION PARCEL CORRECTION ORIGINAL REVISE E REVISION AFP AFP

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Roaring Fork
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0786 Industry Way
Carbondale, CO 8162

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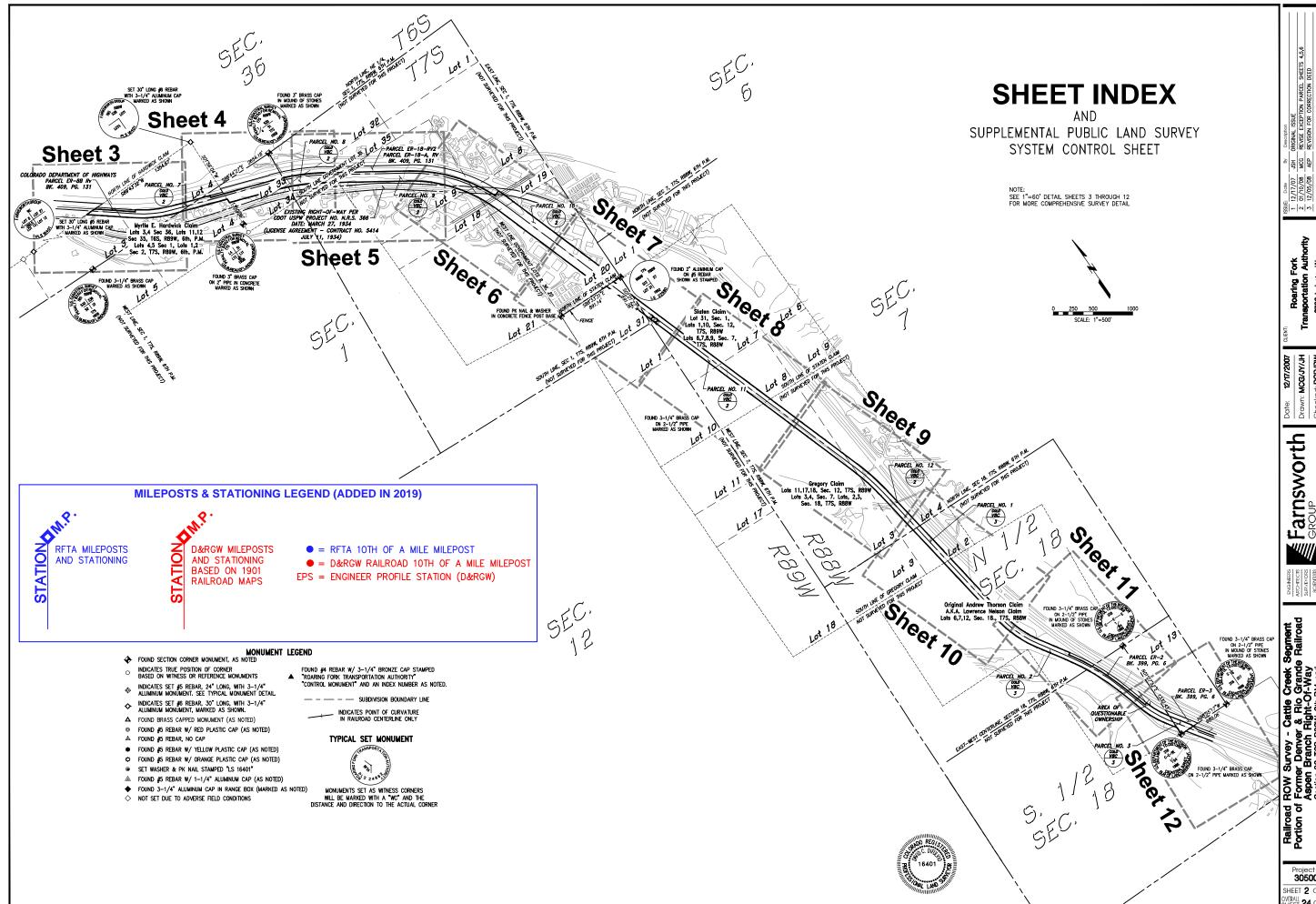
Figure 1

ROW Survey - (
Former Denver Aspen Branch R
Section 36, T68, R88
Sh PM, & Section 7, Sta ₫ ፱

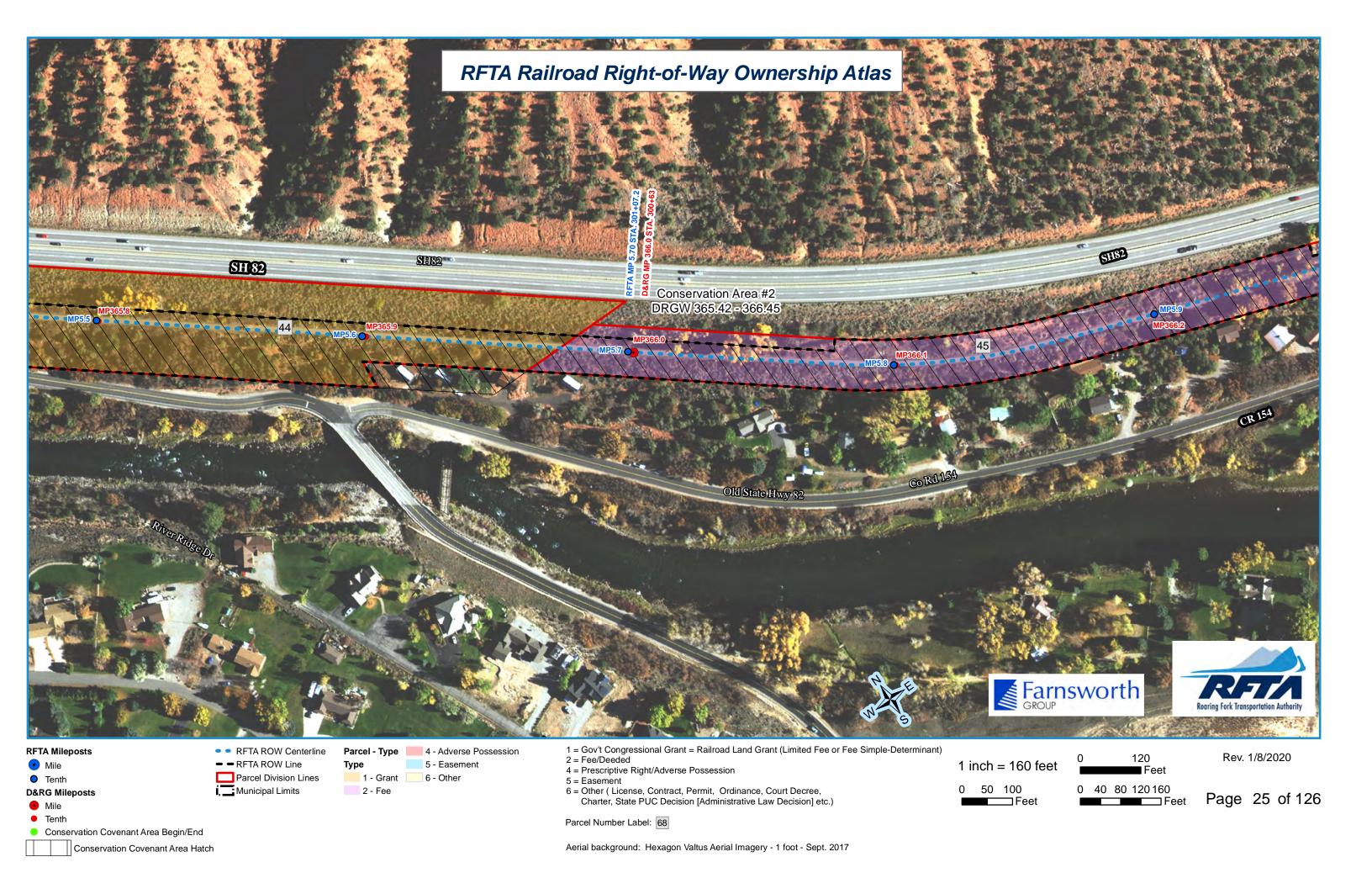
305007.7 HEET 1 OF 12

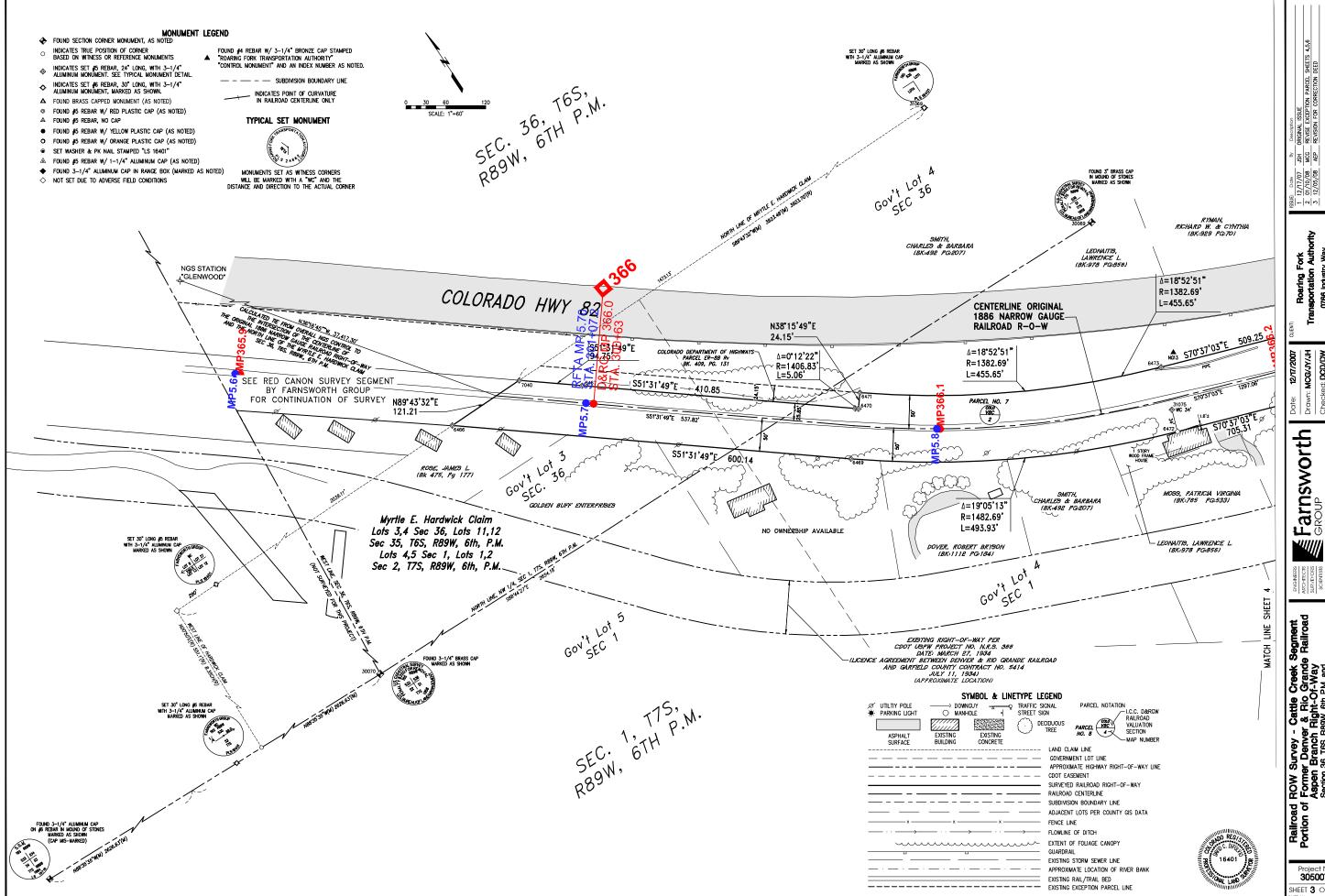
(ERALL **23** OF **126**





HEET 2 OF 12 VERALL HEET 24 OF 126

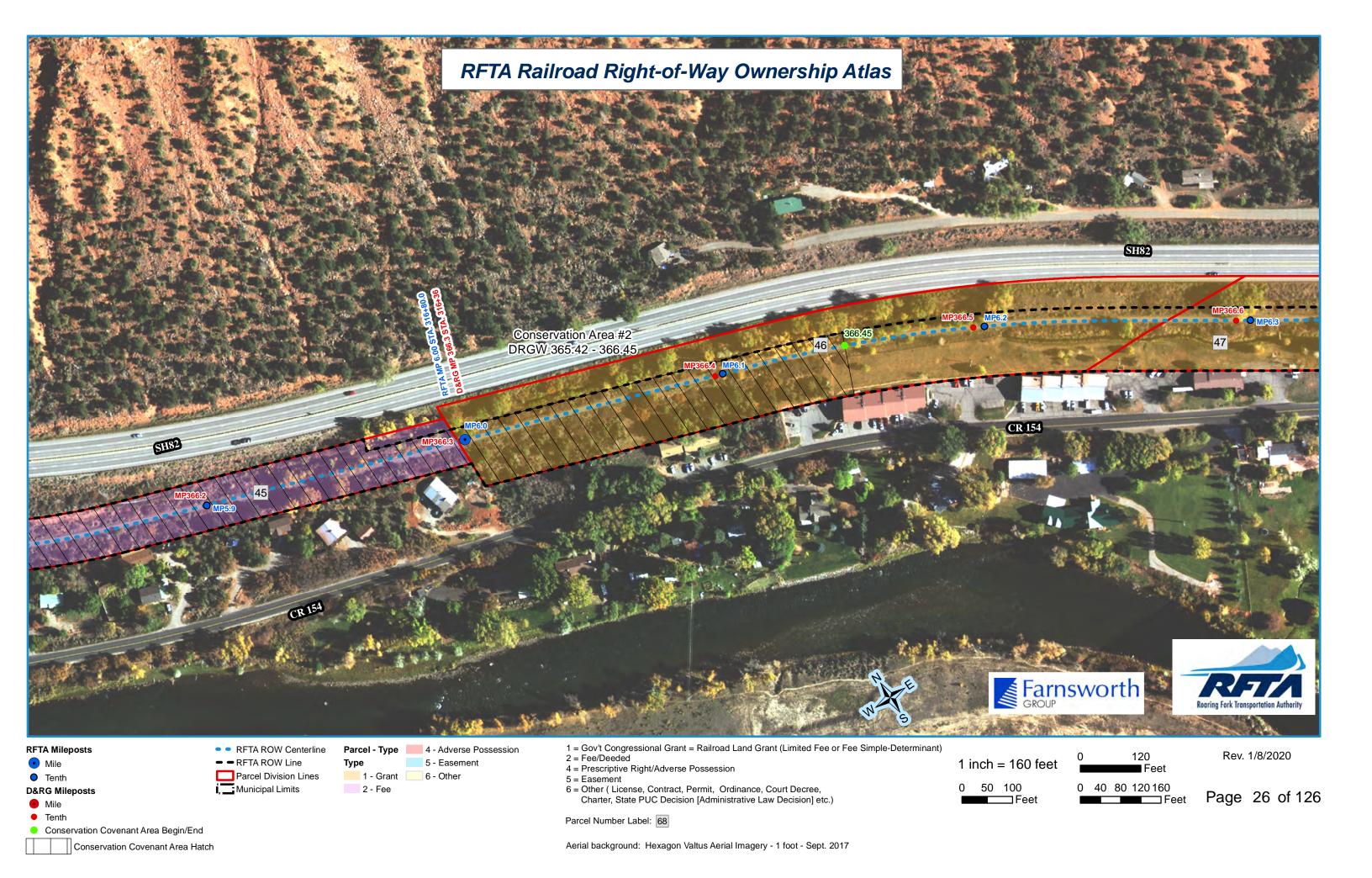


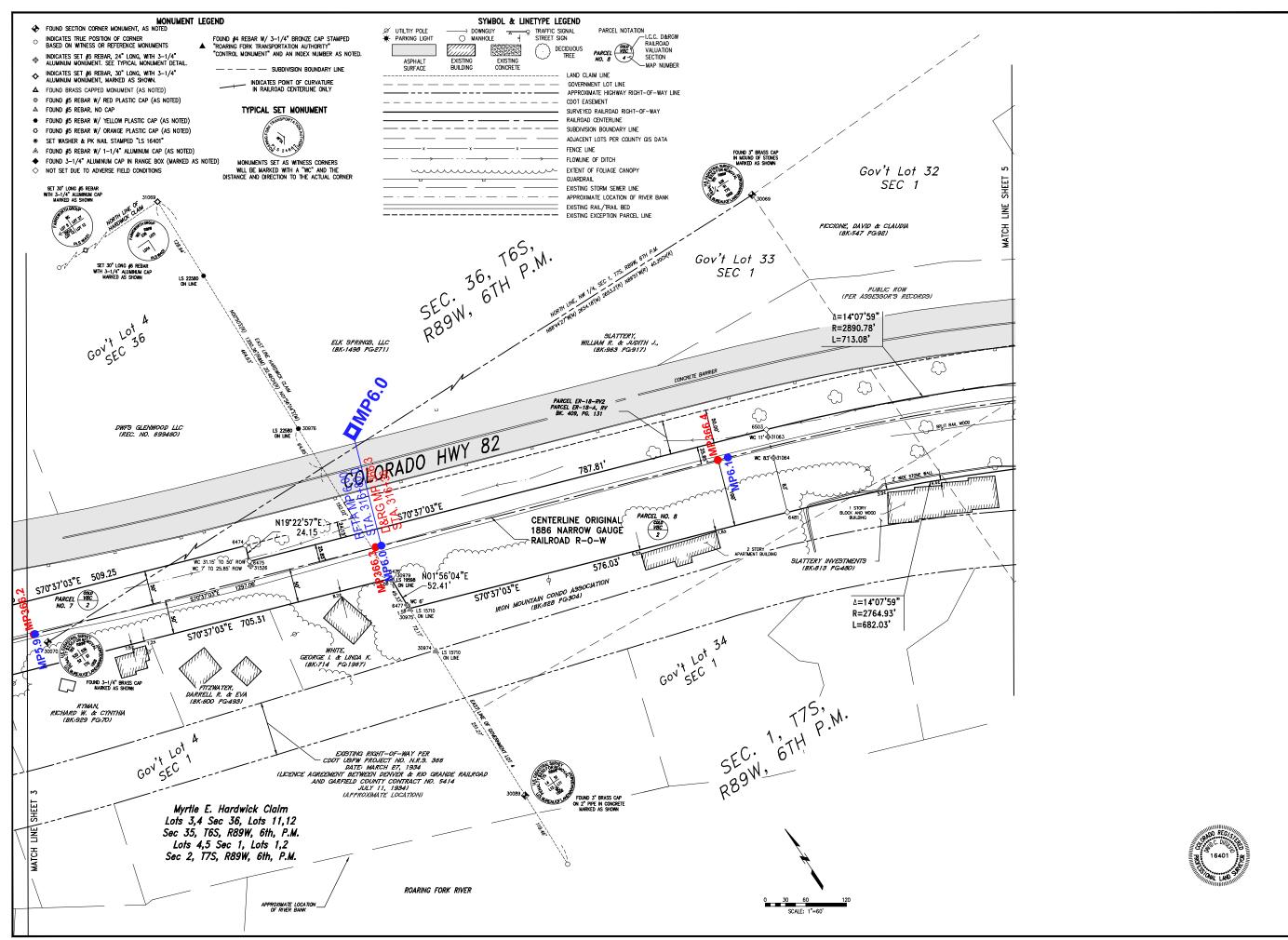


Project No.: **305007.7** SHEET **3** OF **12** WERALL 25 OF 126

10N PARCEL SHEETS 4,5,6 CORRECTION DEED

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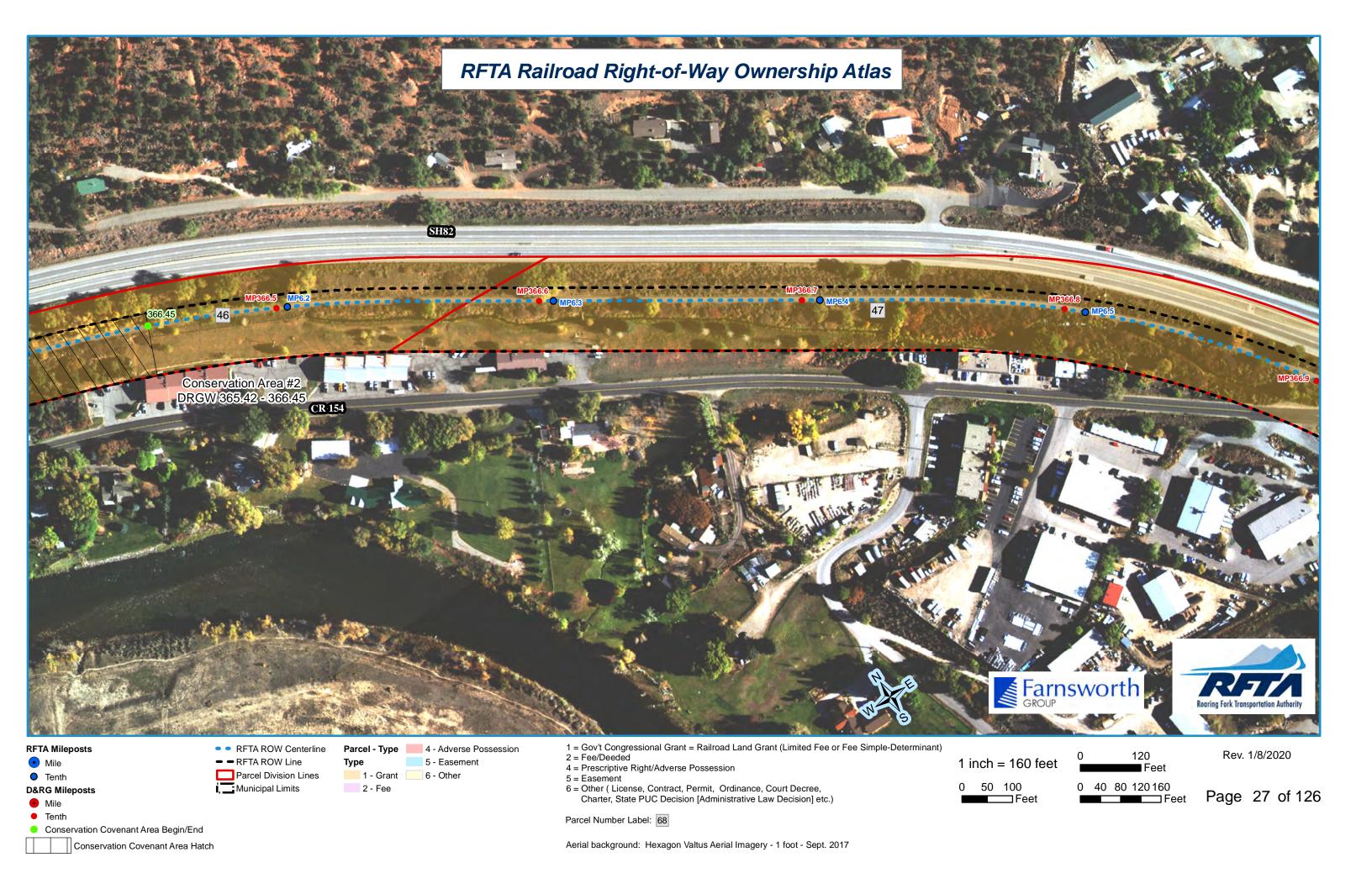


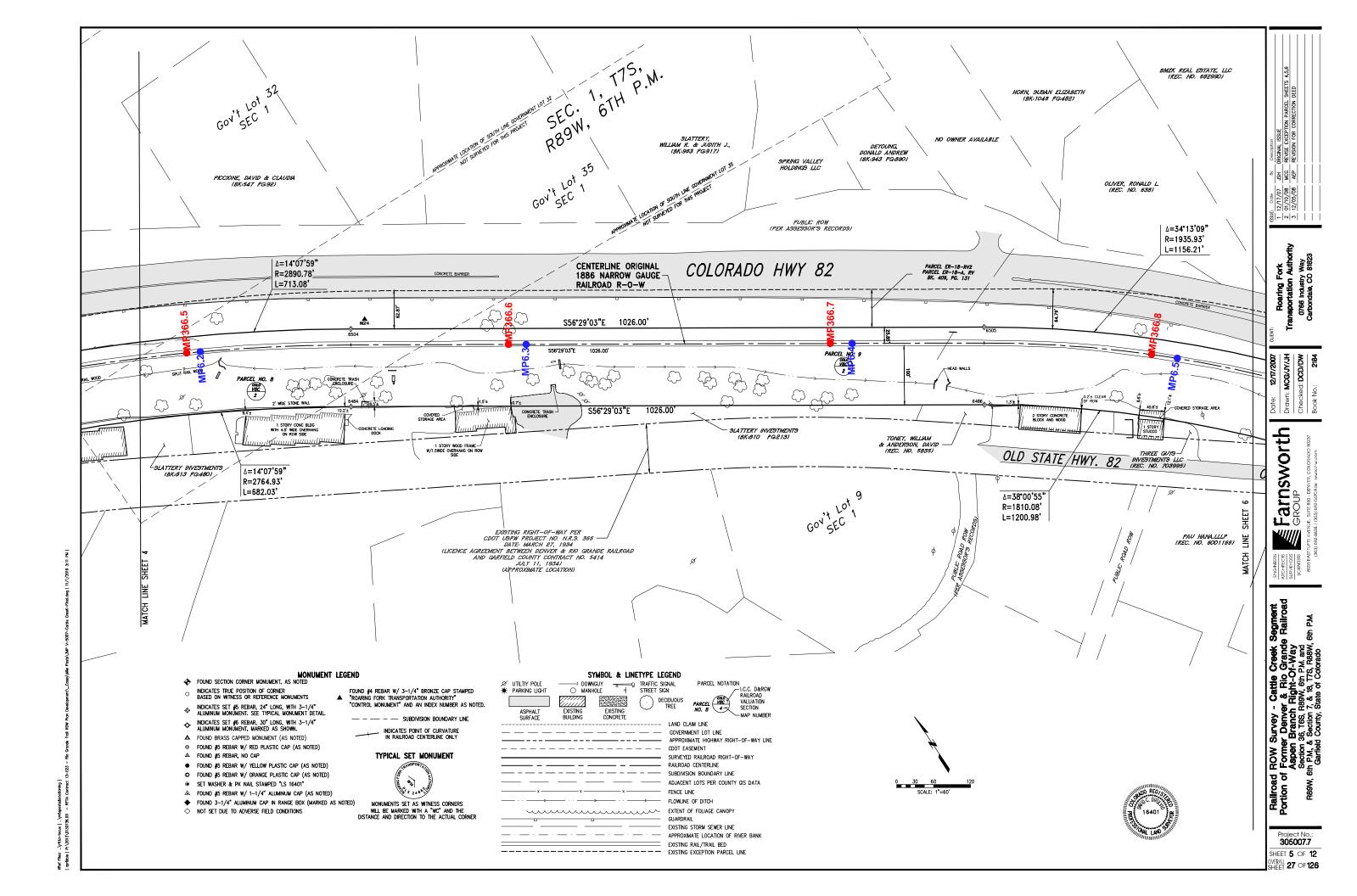
SHEET 4 OF 12 VERALL HEET 26 OF 126

Railroad | Portion of

NON PARCEL SHEETS 4,5,6 CORRECTION DEED

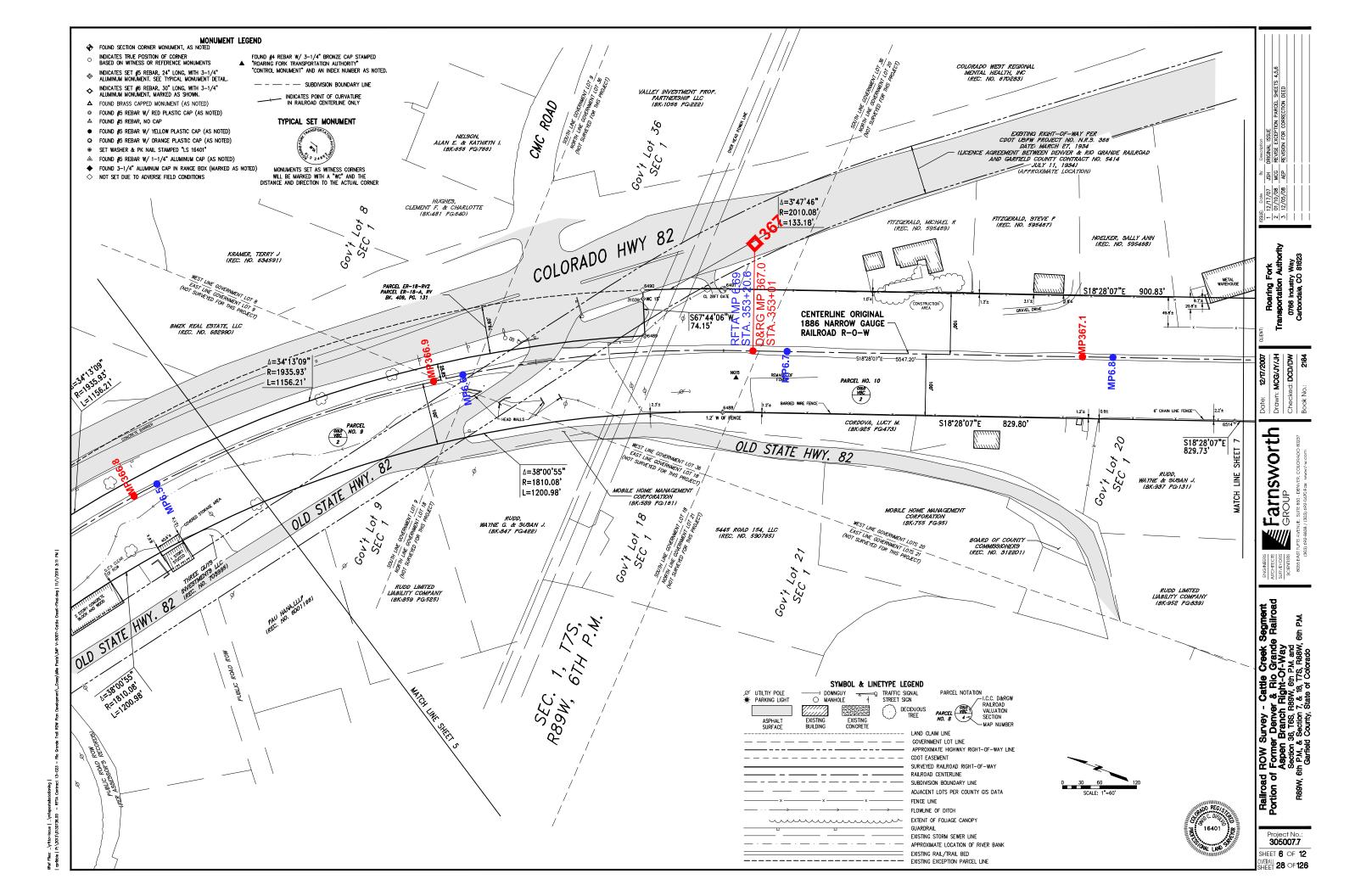
Farnsworth GROUP





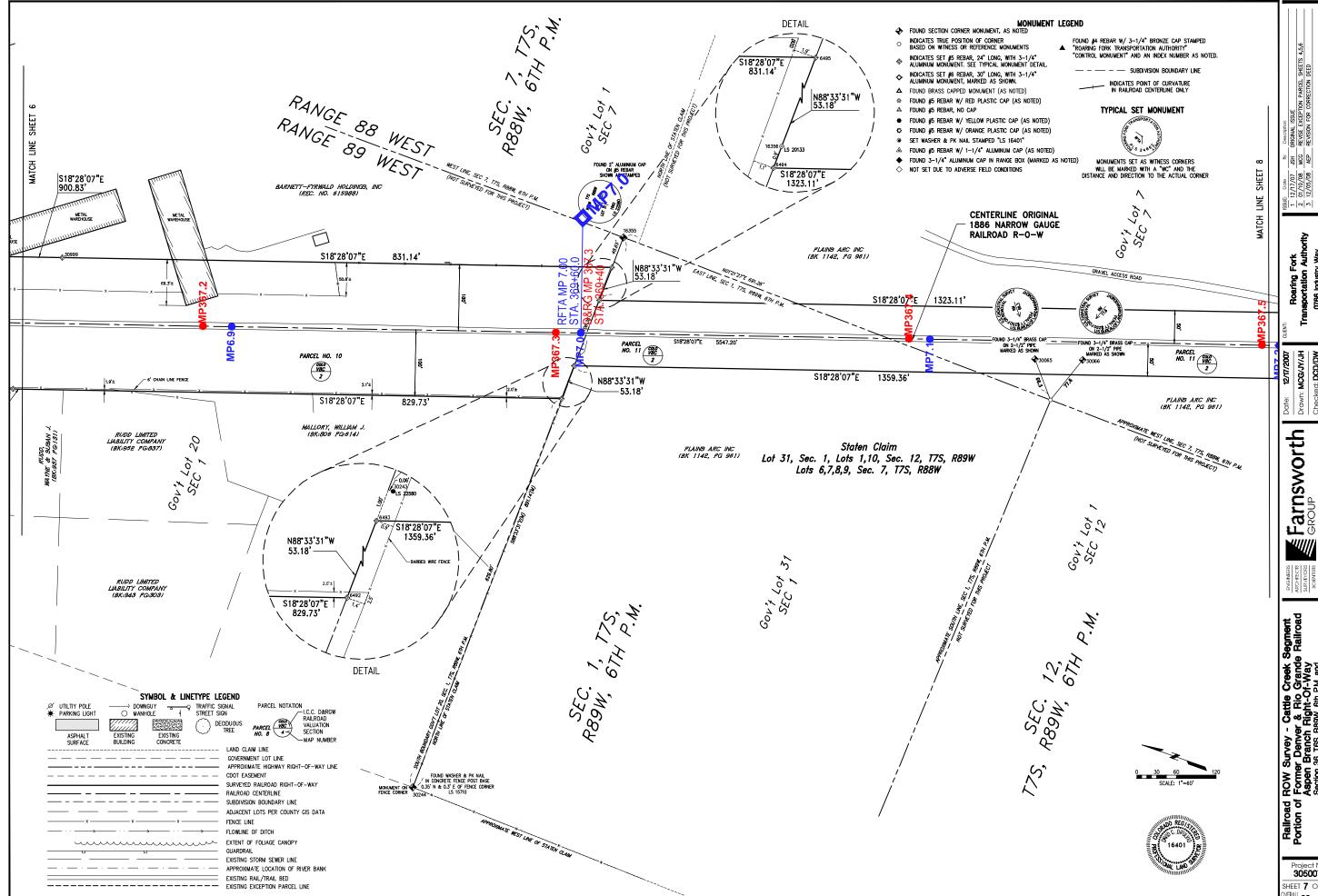


Conservation Covenant Area Hatch

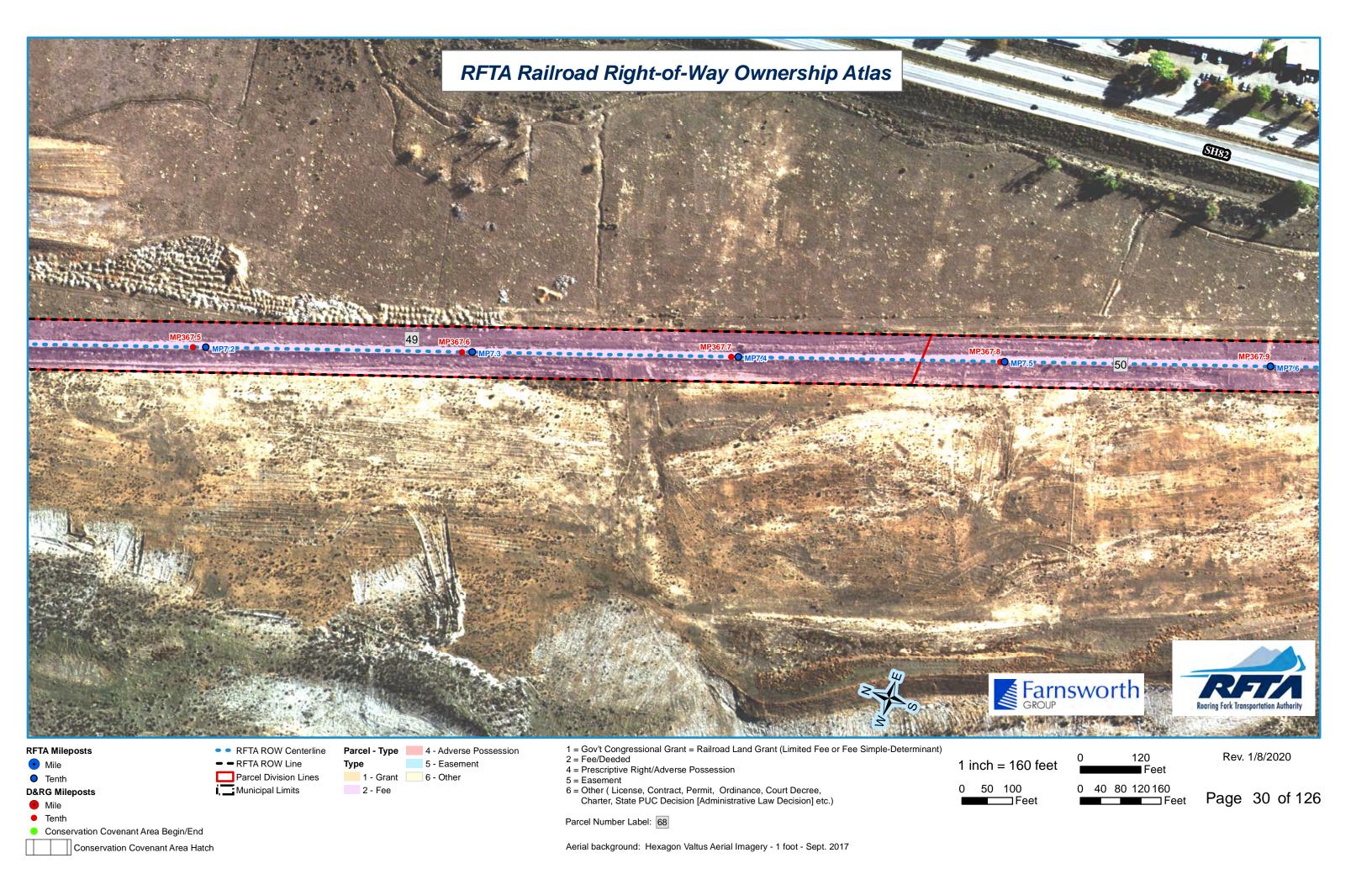


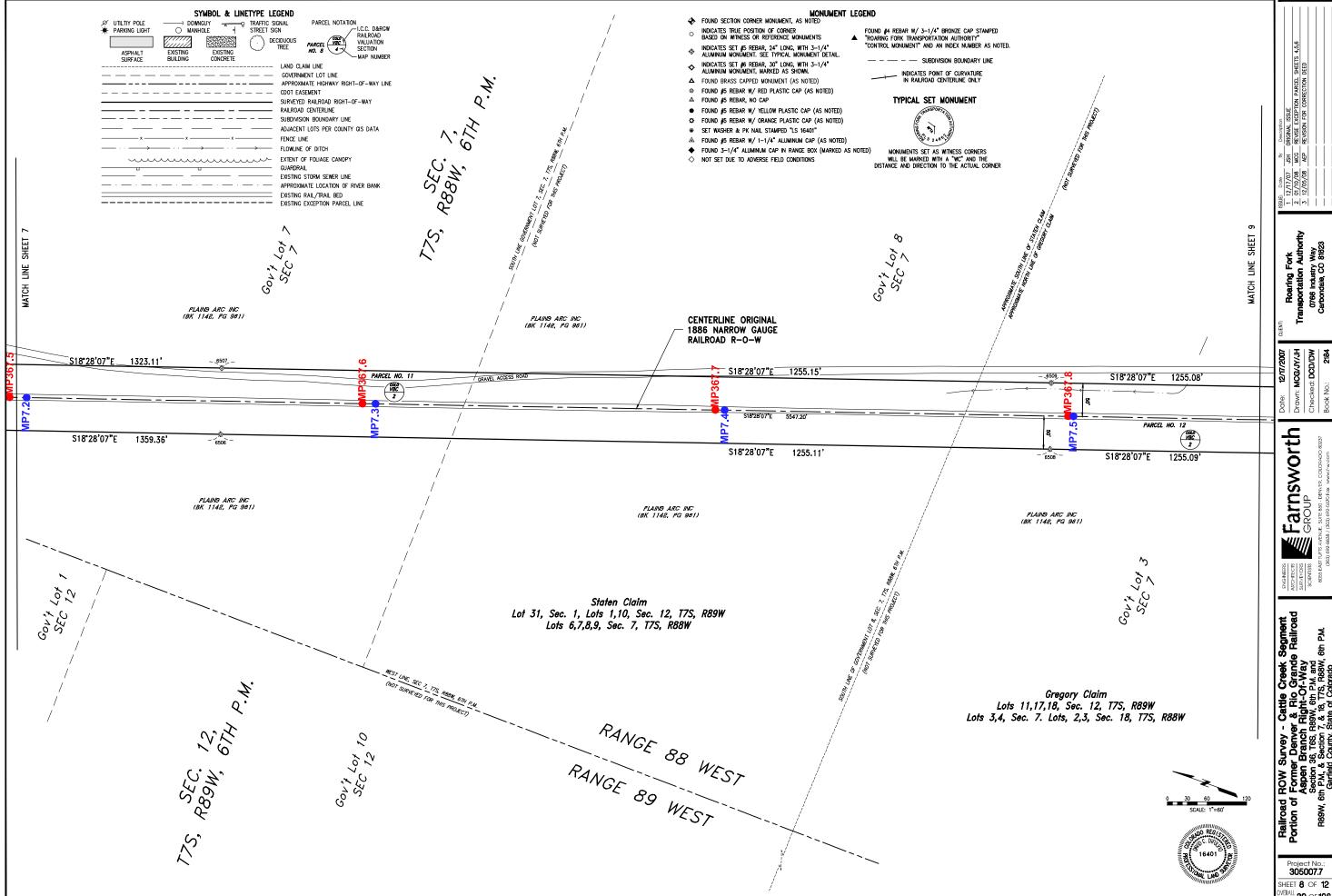


Conservation Covenant Area Hatch



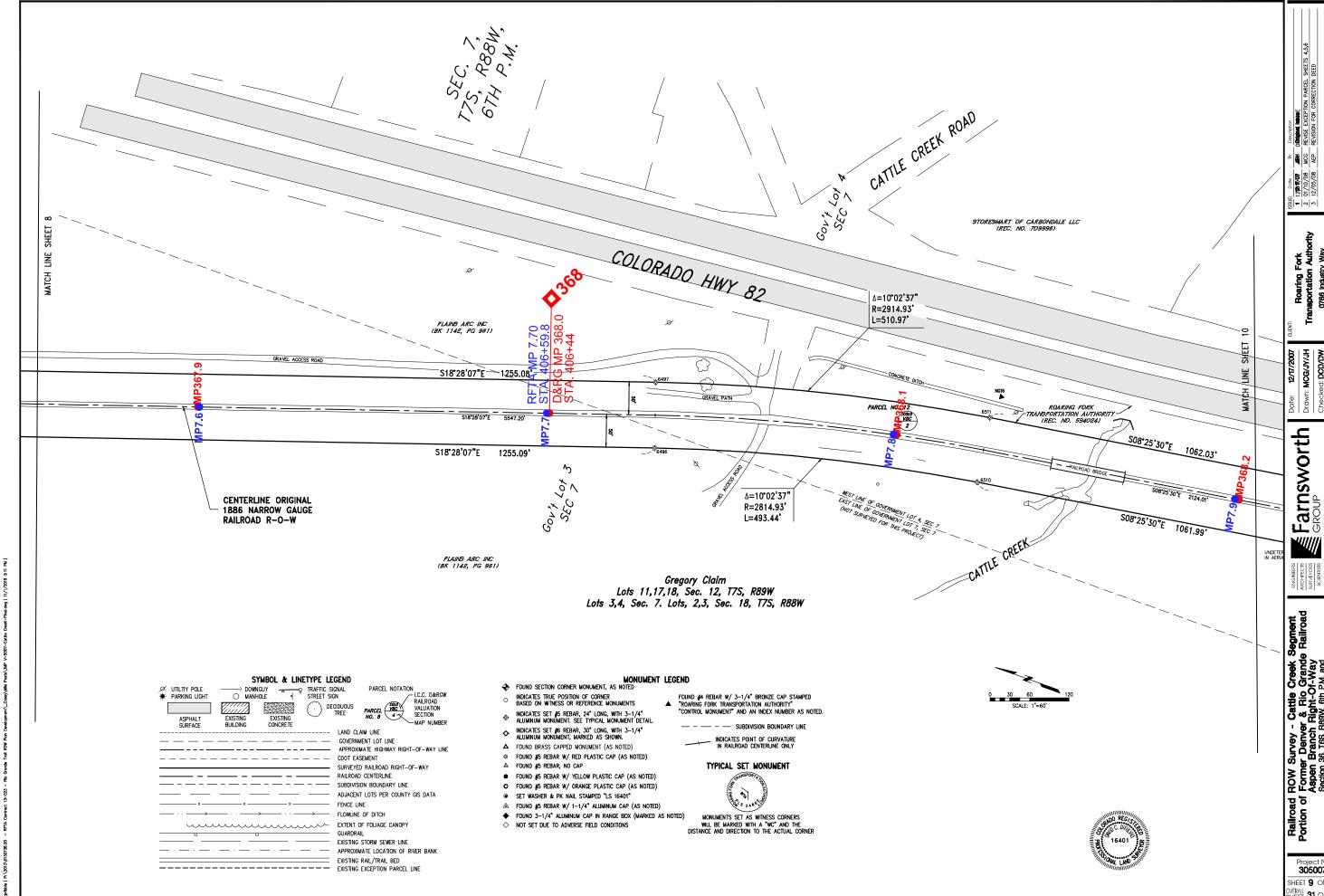
HEET **7** OF **12** WERALL 29 OF 126





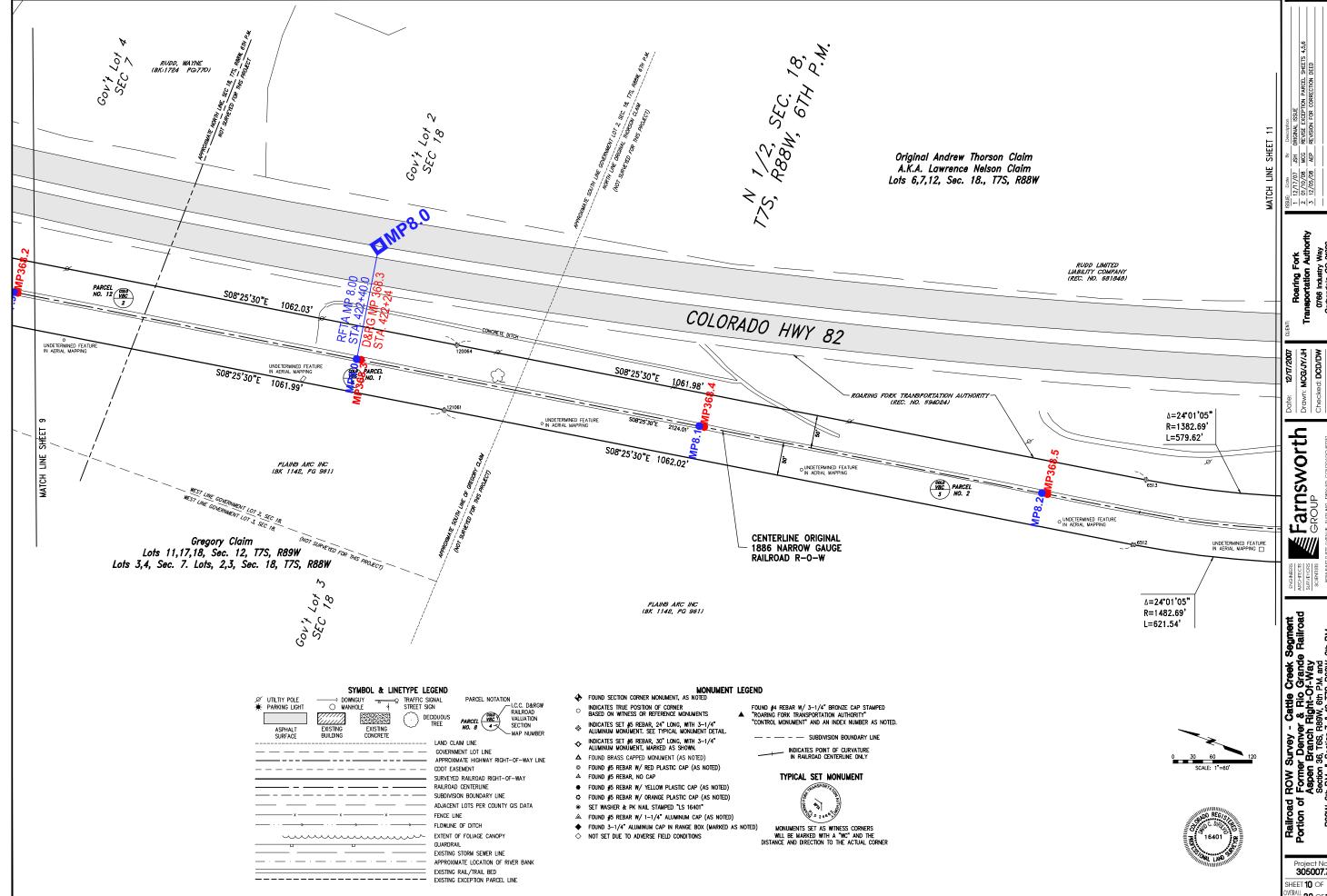
WERALL 30 OF 126



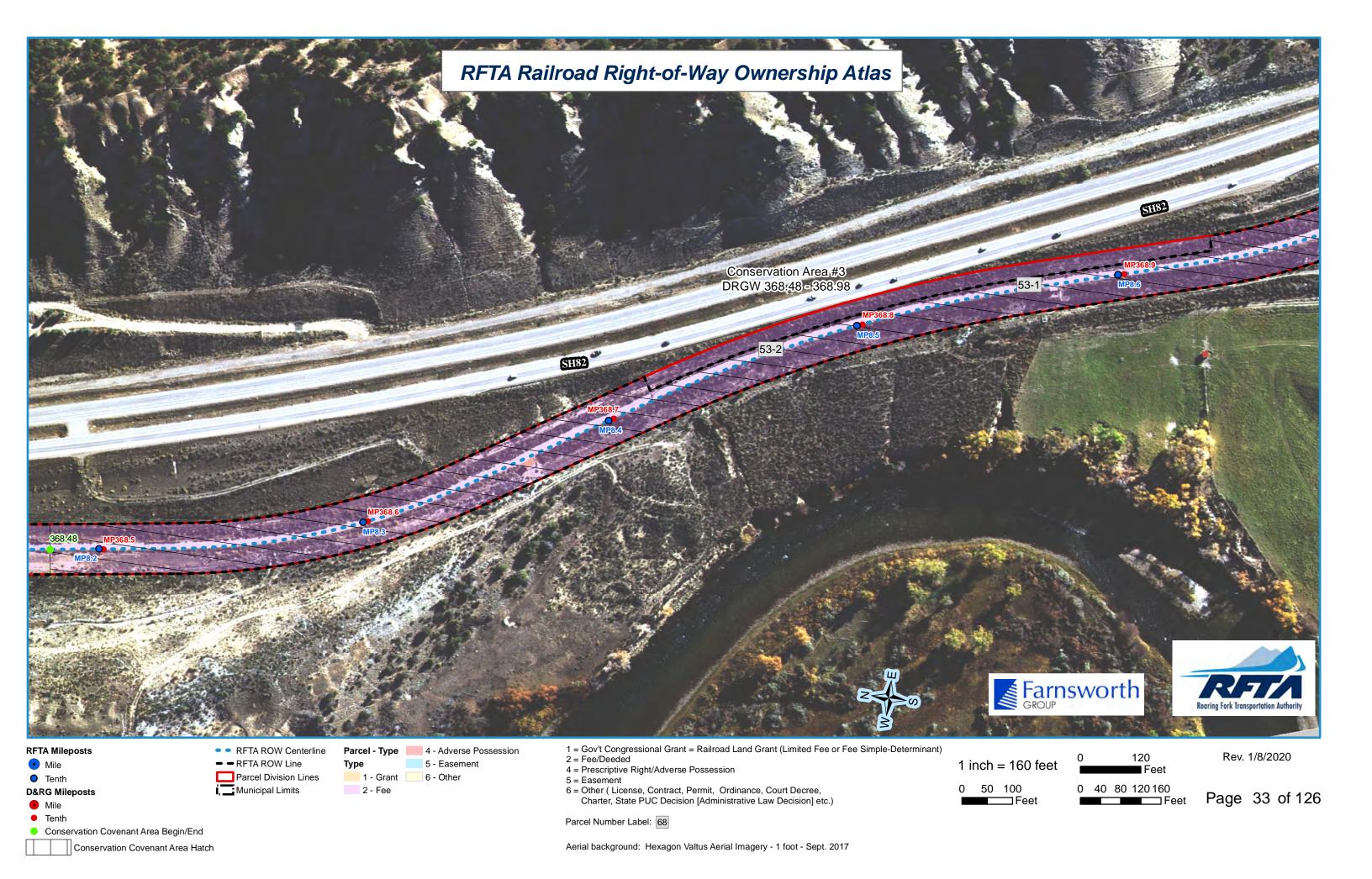


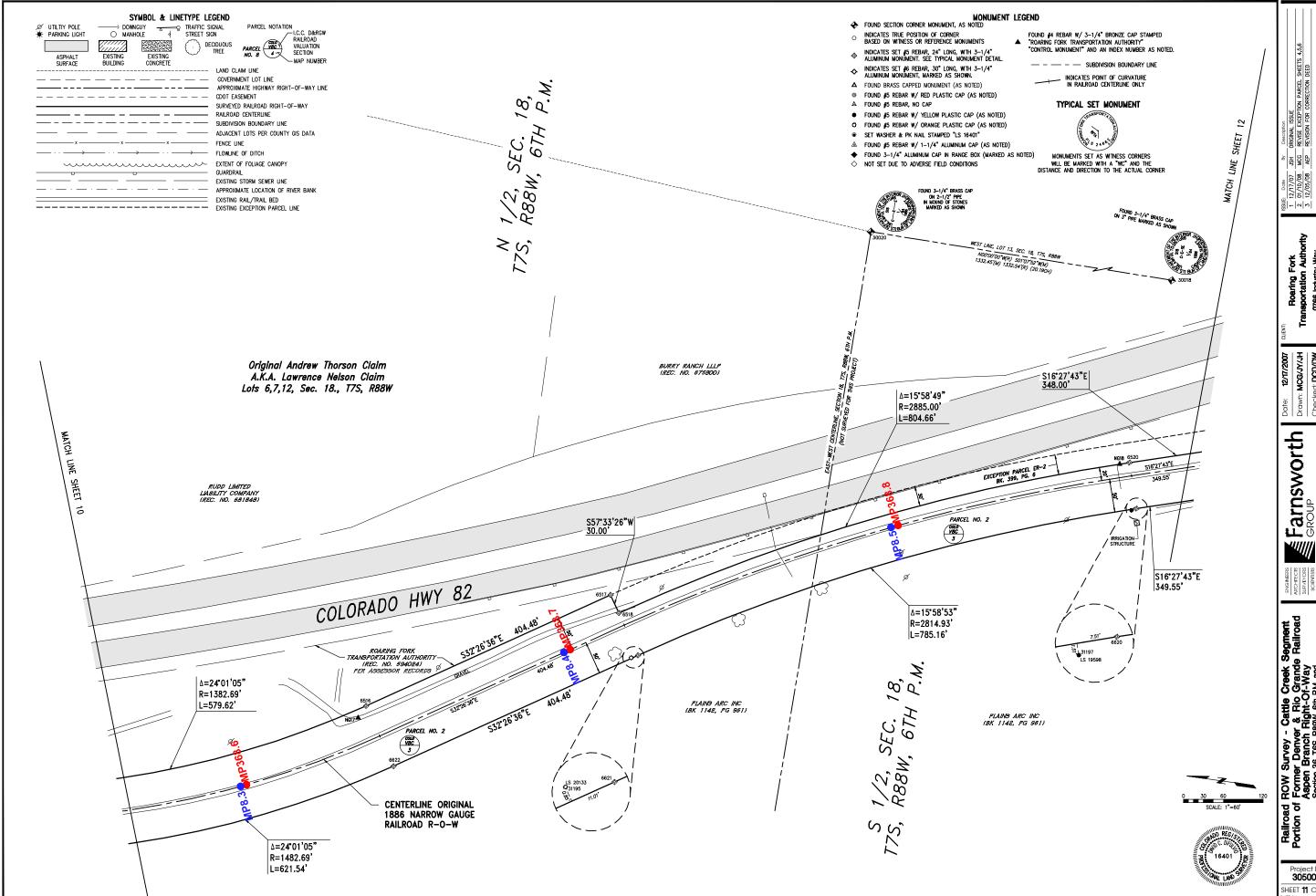
SHEET **9** OF **12** OVERALL SHEET 31 OF 126





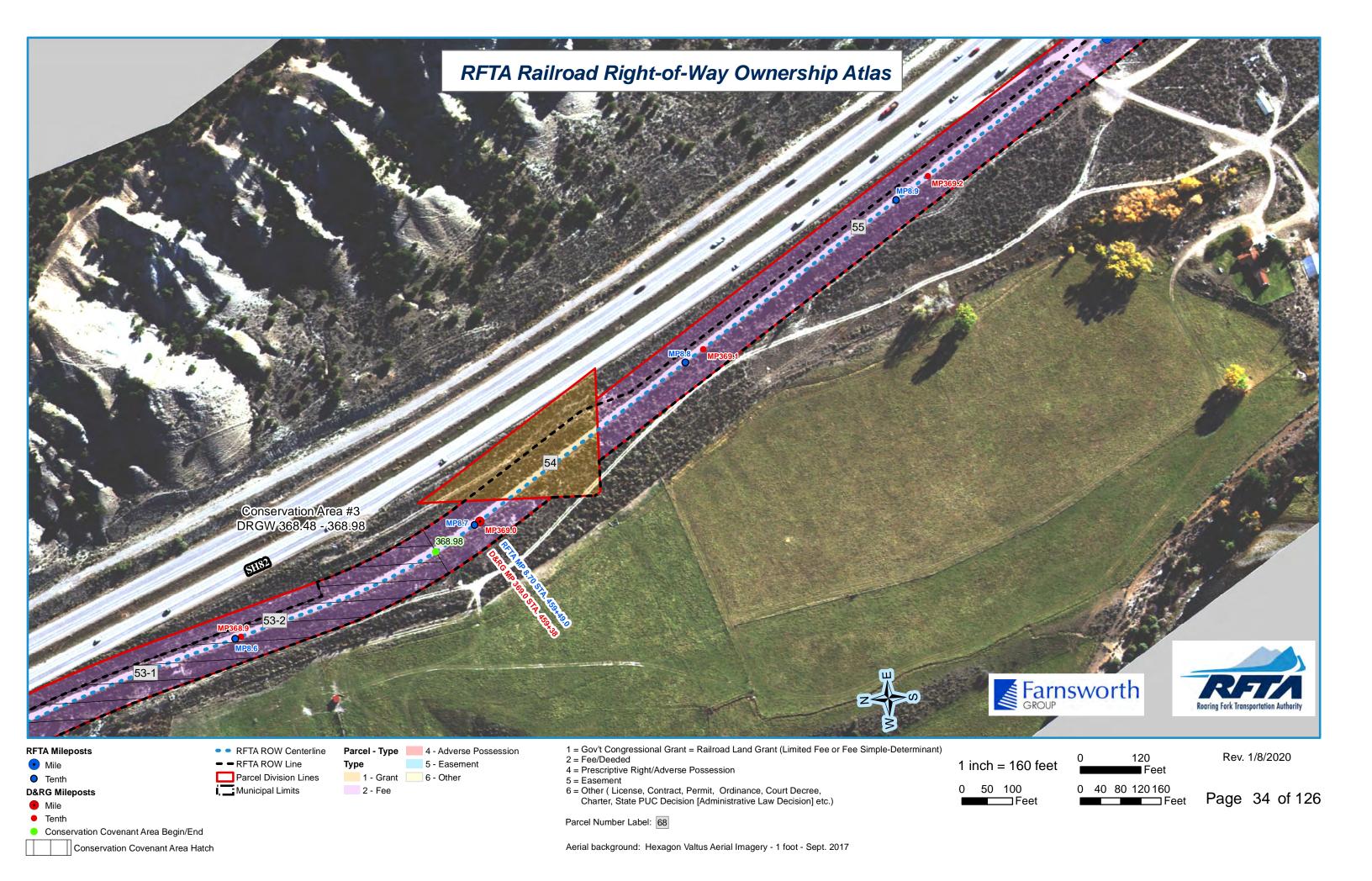
HEET 10 OF 12 VERALL HEET 32 OF 126

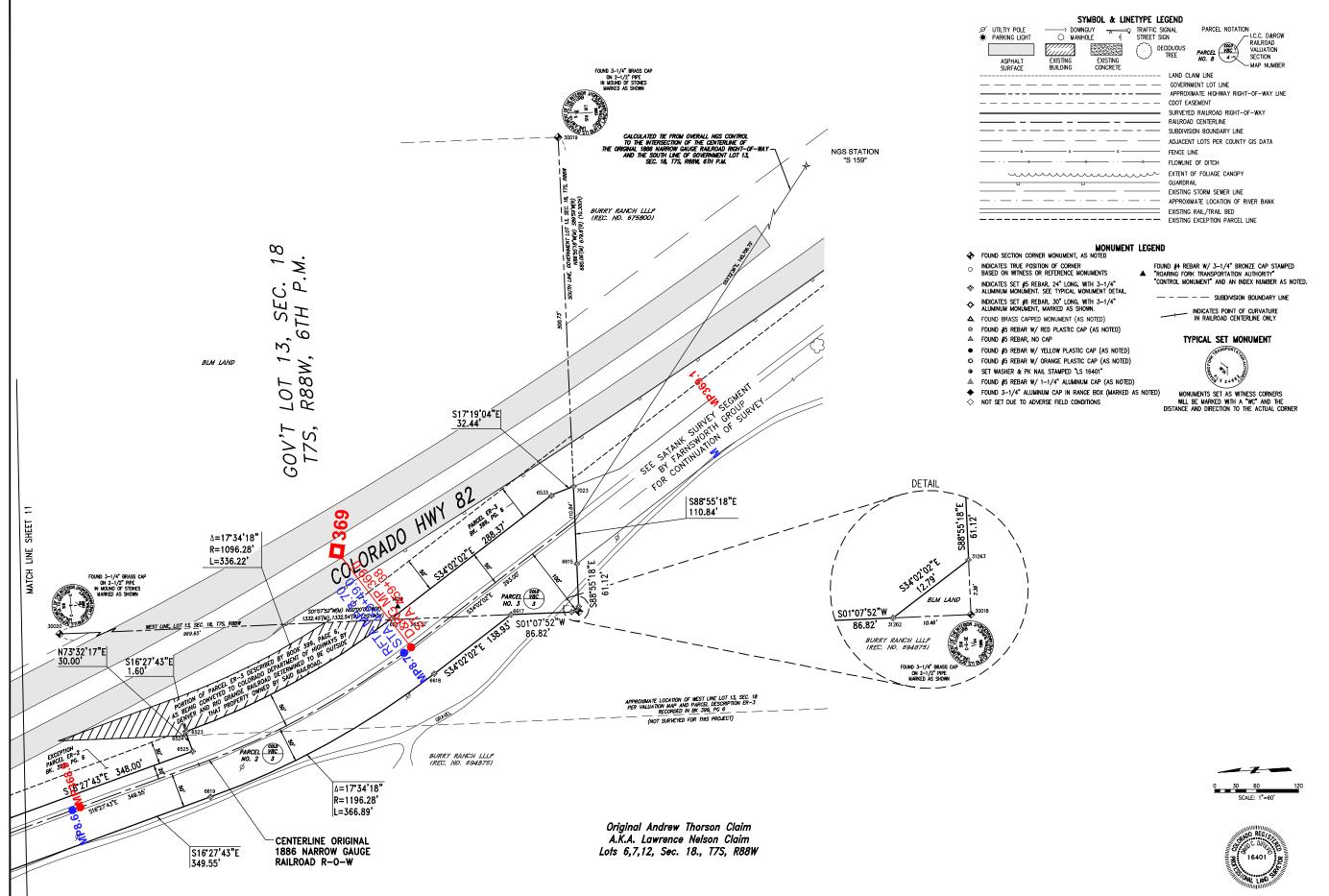




HEET **11** OF **12** VERALL 33 OF 126

TION PARCEL SHEETS CORRECTION DEED





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Farnsworth GROUP

Railroad Portion of

Project No.: **305007.7**

HEET **12** OF **12** WERALL 34 OF 126