

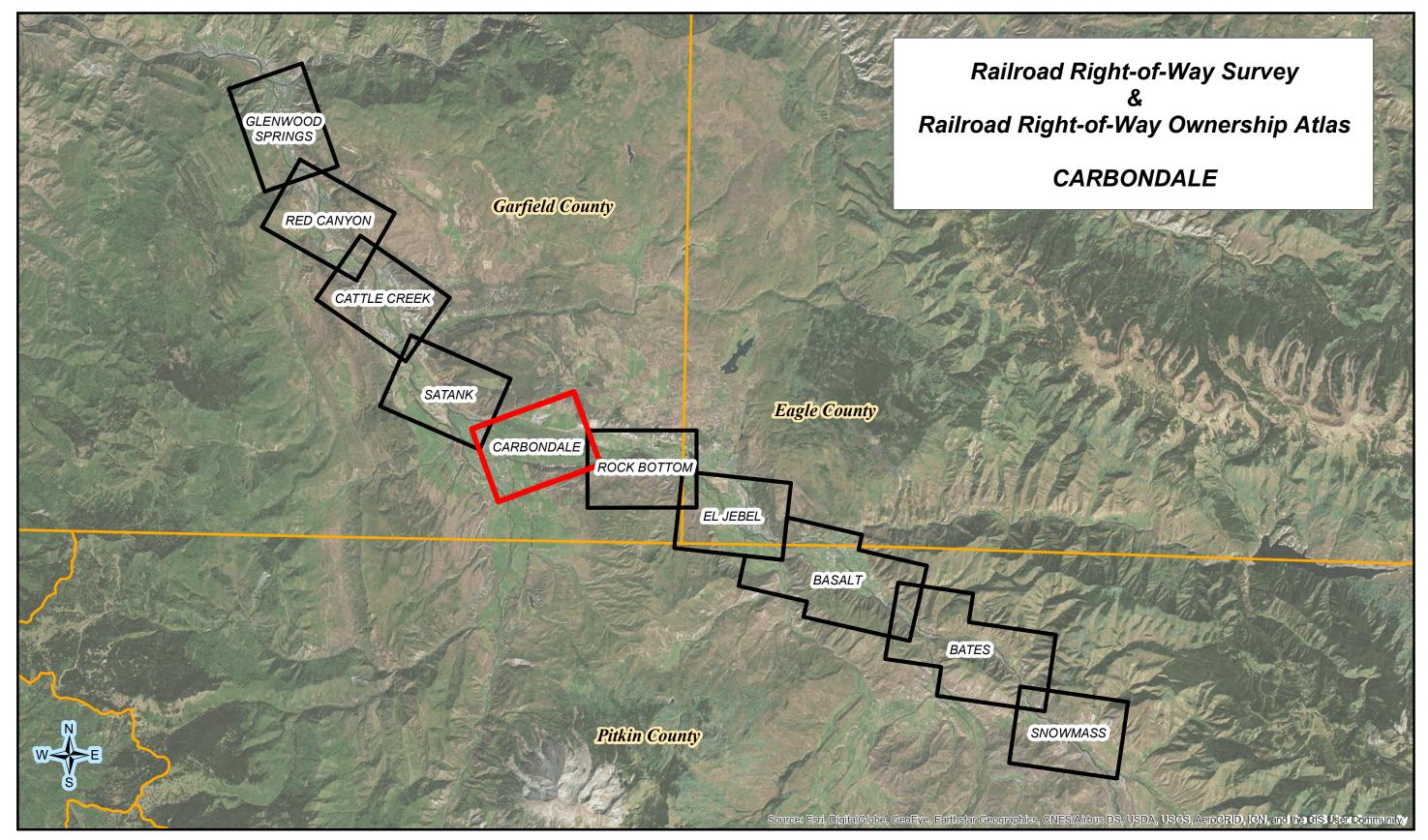


# RFTA Railroad Right-of-Way Ownership Atlas

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.









## **RAILROAD RIGHT-OF-WAY SURVEY CARBONDALE SEGMENT**

OF A PORTION OF THE FORMER DENVER & RIO GRANDE WESTERN RAILROAD. ASPEN BRANCH RIGHT-OF-WAY SITUATED IN SECTIONS 33, 34, 35, 36 TOWNSHIP 7 SOUTH, RANGE 88 WEST, 6TH P.M.

SECTION 31, TOWNSHIP 7 SOUTH, RANGE 87 WEST, 6TH P.M. **GARFIELD COUNTY, STATE OF COLORADO** 

#### PARCEL DESCRIPTION EXHIBIT A - REC. 755399

EATIBILY 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 (D&ROW RR) COMPANY RIGHT OF WAY (ROW) IN GARFIELD, EAGLE, AND PITKIN COLUNTES, BETWEEN (1) THE SAID D&ROW RR MAIN LINE ROW IN GLENWOOD SPRINGS ON THE NORTHERLY BOUNDARY OF PARCELS 1-B, AS DESCRIBED AS THE MOST NORTHERLY BOUNDARY OF PARCELS 1-B, AS DESCRIBED IN DEED BOOK 1024, PAGE 600 OF SAID CARFIELD COUNTY RECORDS, BEING ALSO KNOWN AS THE NORTHERLY ENDS OF THE EAST AND WEST LEGS OF THE GLENWOOD SPRINGS WIF, ALL LOCATED IN SECTION 9, TOWNSHIP 6 SOLES, OF THE STATE OF THE GITH OF THE PRINCIPAL MERIDIAN, AND (2) ON THE SOLTHERLY 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. (LATER) AND AS ADD 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 FORME 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 SOUTHERS FROM THE INTERSECTION OF SAID CENTER LINE WITH A LINE PARALLEL WITH AND DISTANT 65 FEET SOUTHERLY, MEASURED AT RIGHT 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 GLERWOOD SPRINGS, SAID 100 FEET WIDE STRIP OF LAND BEING A PORTION OF THE LAND SCRIBED IN THE FOLLOWING DEEDES.

(1) DEED DATED DECEMBER 1, 1893, FROM JOHN L. NOONAN TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED SEPTEMBER 1, 1894, IN BOOK 35, PAGE 269, RECORDS OF THE COUNTY OF GARFIELD.

(2) DEED DATED DECEMBER 29, 1971, FROM THE STATE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, TO THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, RECORDED FERRILARY 9, 1972, BBING A PORTION OF LAND DESCRIBED THE NEW 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. 58, RECORDED IN BOOK 427, PAGE 121, ALL IN THE RECORDS OF THE COUNTY OF GARFIELD.

(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 GARFIELD.

29, FACE 397, RECORDS OF THE COUNTY OF GARRELD.

PARCEL 2

AL OF THE LAND DESCRIBED IN DEED DATED JULY 7, 1887, FROM ELISHA B, CRAVENS TO THE DENVER AND RIO GRANDE RAILROAD COMPANY, RECORDED AUGUST 8, 1892, IN BOOK 05, PACE 384, RECORDS OF THE COUNTY OF GABRIELD.

(1) EXCEPTING THEREFERM, 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 MERCANTILE COMPANY DESCRIBED THEREN 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, RAINCE 80 WEST, 6TH PRINCIPAL MERDIAM, BEING A PART OF THE STATION GROUNDS OF THE DENVER AND RIO GRANDE WESTERN RAILROAD WITHIN THE CITY OF GLENWOOD SPRINGS, GARRIELD 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 55' 37' WEST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 126. FEET, THENCE SOUTH 59' 30' WEST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 126. FEET, THENCE SOUTH 55' 30' WEST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 25.48 FEET TO A POINT THAT IS 50 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE CENTERLINE OF RAILROAD COMPANY'S TRACK ICK ON, 102. THENCE ALONG THEN CENTERLY BOTH TO FAILURS 520.02 FEET, PARALLEL TO AND 50 FEET AT RIGHT ANGLES FROM SAID TRACK A DISTANCE OF 25.48 FEET TO A POINT THAT IS 50 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE CENTERLY BOTH OF RAILROAD COMPANY'S GROUNDAMY SOUTHORLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LETTER OF ADJUSTS 20.02 FEET, PARALLEL TO AND 50 FEET AT RIGHT ANGLES FROM SAID TRACK A DISTANCE OF 25.48 FEET TO A POINT THAT IS 50 FEET FOR FADIUS 52.09.2 FEET, PARALLEL TO AND 50 FEET AT RIGHT ANGLES FROM SAID TRACK A DISTANCE OF 75.58 FEET TO FIRE AND FROM THE PARL FROM TO FAIL AND ALONG THE ARC OF A CURVE

POINT OF BEGINNING."

(2) ASS EXCEPTING THEREFEROM ALL OF THE LAND DESCRIBED IN DEED DATED JULY 15, 1987, FROM THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY TO THE UNITED LUMBER AND MERCANTILE COMPANY DESCRIBED THEREIN AS FOLLOWS:

(20) AND B, IN BLOCK 41, IN THE CITY OF GLENWOOD SPRINGS; TOOGETHER WITH THE ALLEY FORMERLY LOCATED ACROSS SAID BLOCK 41 AND BUNDED ON THE SOLID HY SAID LOT A AND ON THE NORTH BY LOTS 1, 2, 3 AND 4 OF SAID BLOCK 41, MHICH ALLEY WAS DULY VACATED BY ORDINANCE NO. 2, SERIES 1987, A CERTIFIED COPY OF MHICH ORDINANCE IS RECORDED IN BOOK 383 AT PAGE 128, DOCUMENT NO. 237478, OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDES OF GARRIELD COUNTY, COLORADO, SIT HAT CRETAIN TRACT OR PARCEL OF LAND SITUATED IN 10 3 OF SECTION 9, TOWNSHIP 6 SOUTH, RANCE 89 WEST OF THE 61H P.M., IN THE CITY OF GLENWOOD SPRINGS AND DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF LOT A, IN BLOCK 41, IN THE CITY OF GLENWOOD SPRINGS, AS THE POINT OF BEGINNING, THENCE S 1333 W, 444, 87 FEET; THENCE S 55342 W, 94.23 FEET; THENCE S. 5537 W, 74.75; THENCE 20.603 FEET ALONG THE ARC OF A CURVE TO THE GROTH THANNOR A RADUS OF 17.58 FEET (THE CHOR OF SAID BLOCK 41; THENCE S. 1322 W, 5.61 FEET ALONG THE WEST LINE OF SAID BLOCK 41 TO THE POINT OF BEGINNING.

E, 63.019 FLET TO THE WEST LINE OF SAID BLOCK 41; THENCE S 13.2 W, 5.51 FEET ALONG THE WEST LINE OF SAID BLOCK 41 TO THE POINT OF BEGINNING.

(3) ALSO EXCEPTING THEREFORM A PORTION OF THE LAND DESCRIBED IN DEED DATED DECEMBER 19, 1991, FROM THE DENVER AND RIO GRANDE WESTERN RAILFORD COMPANY TO THE HOLT FAMILY PUREFAL HOME DESCRIBED THEREIN AS FOLLOWS:

A TRACT OF PARCEL OF LAND CONTAINING LOGG ACRES, MOKE OR LESS, IN SECTION 9, TOMNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPA MENDIAN, SAID TRACT OR PARCEL DETENMENT OF THE SIXTH PRINCIPA MENDIAN, SAID TRACT OR PARCEL DETENMENT OF THE SIXTH PRINCIPA MENDIAN, SAID TRACT OR PARCEL SERVING THE SIXTH PRINCIPA MENDIAN, SAID TRACT OF 2818.7 FEET;

ECONNEL SECTION 9. WIND STANCE OF 58.0 FEET TO A POSITION STANCE OF 10.3 SECTION 9.

1. THENCE S 1275 W. ALONG THE EASTERLY DEORDER LINE OF A RELEASE OF LAND DATED SETTEMBER 8, 1894, RECORDED IN BOOK NO. 35, PAGE 137 OF THE GARRIELD COUNTY RECORDER'S OFFICE, A DISTANCE OF 10.3 THE NORTHERLY LINE OF SEVENTH STREET EXTENDED;

3. THENCE N 50.355 E, ALONG THE NORTHERLY LINE OF SEVENTH STREET EXTENDED, A DISTANCE OF 49.02 FEET;

4. THENCE N 50.355 E, A DISTANCE OF 58.5 FEET;

5. THENCE ALONG THE RAC OF A CURVE TO THE LETT, HANNING A RADIUS OF 423.5 FEET, A DISTANCE OF 49.07 FEET (THE CHORD OF THIS ARC BEARS N 1723'30" E, A DISTANCE OF 14.9 FEET), MORE OR LESS, TO THE POINT OF BEGINNING."

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 RECORDS OF THE COUNTY OF GARFIELD, AS

FOLLOWS:				
GRANTOR	RECORDING DATE	BOOK	PAGE	
NELLIE STOWS	4-10-1924	142	224	
FRANK ENZENSPERGER	3-29-1888	3	302	
HIRAM P. BENNETT	2-21-1888	19	44	
LEWIS BAILOR	6-16-1888	3	313	
JOSEPH S. REEF, ET AL	5-3-1889	3	375	
THOMAS FLANNERY	2-21-1888	3	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	325	
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	7-7-1887	3	208	
_ WILLIAM WELLS	2-21-1888	3	291	
THOMAS TURPIN	2-21-1888	19	41	[PARCEL 2, MAP 4]
PHILLIP E. WEAVER	2-21-1888	19	40	[PARCEL 3, MAP 4,PARCEL 1, MAP \$4]
PHILLIP E. WEAVER	9-14-1891	26	339	[PARCEL 2, MAP S4]
CRYSTAL RIVER LAND AND				
IMPROVEMENT COMPANY	4-4-1898	44	273	[PARCEL 3, MAP S4]
ISAAC VOSSELLER	3-21-1898	43	195	[PARCEL 4, MAP S4]
LUDOCIA MOORE	4-11-1895	35	403	[PARCEL 10, MAP S4]
JOHN F. TURNER	2-21-1888	17	89	[PARCEL 4, MAP 4]
JAMES W. CAMPBELL	6-16-1888	19	153	[PARCEL 5, MAP 4]
MILTON D. CAMPBELL	2-21-1888	17	88	[PARCEL 6, MAP 4]
JAMES W. ZIMMERMAN	2-21-1888	14	308	[PARCEL 7, MAP 4]
ALEXANDER PATERSON	2-21-1888	3	290	•
JOHN CUMMINGS	2-21-1888	19	39	
JOSEPH BOGUE	2-21-1888	19	38	

### Eagle CARBONI SURVEY SEGN A = GLENWOOD SPRINGS SEGMENT B = RED CANON SEGMENT C = CATTLE CREEK SEGMENT D = SATANK SEGMENT E = CARBONDALE SEGMENT F = ROCK BOTTOM SEGMENT (AKA) NARROWS G = EL JEBEL SEGMENT H = BASALT SEGMENT NGS STATION = RAILROAD RIGHT OF WAY (TYP.) I BATES SEGMENT OVERALL RFTA CORRIDOR VICINITY MAP J= SNOWMASS SEGMENT

1" = 15,000'

ORMER PARCEL DESCRIPTION: EXHIBIT A BOOK 1024, PAGE 600, REC. 510445 - (CONTINUED)

PARCEL 6.
ALL HOSE CERTAIN STRIPS OF LAND, 200 FEET IN WIDTH, LYING 100 FEET ON EACH SIDE OF THE ORIGINAL SURFEYER LINE OF SAID ASPEN BRANCH, ACQUIRED BY ACT OF CONGRESS DATED MARCH 3, 1875,

SURVEYED CENTER LINE OF SAID ASPEN BRANCH, ACQUIRED BY ACT OF CONGRESS DATED MARCH 3, 1875, WITHIN THE FOLLOWING DESCRIBED SUBBINISIONS:
SWI/A OF NWI/A, E1/2 OF SWI/A' \$E1/4 \$ECTION 22; NE1/4 OF NE 1/4 \$ECTION 27; LOT NOS. 9, 17, 18
AND 28 SECTION 35; LOT NO. 2 SECTION 36; TOWNSHIP OF SOUTH, RANGE 89 WEST; LOT NO. 13, 6 TO 10
AND 18 TO 20 OF FRACTIONAL SECTION 1, TOWNSHIP 7 SOUTH, RANGE 89 WEST; LOT NO. 13 OF
FRACTIONAL SECTION 18; LOT NOS. 1 AND 5 OF SECTION 20; LOT NO. 1 OF SECTION 29; LOT NO. 5 AND
S1/2 OF SECTION 28; LOT NO. 2 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST; S1/2 SECTION 31
(EXCEPTING THE WESTERLY 446 FEET), NWI/4 OF SWI/4 AND SE1/4 OF SECTION 32 (ORIGINAL SURVEY);
NWI/2 OF SWI/4 OF SECTION 33 (ORIGINAL SURVEY); NOWSHIP 7 SOUTH, RANGE 87 WEST, AND WEST, AND WEI/4 OF
NWI/4 OF SECTION 4 (ORIGINAL SURVEY); TOWNSHIP 7 SOUTH, RANGE 87 WEST, SIXTH PRINCIPAL MERIDIAN.

RUELLY PARKERS 3-9, MAY SAY STRIP OF LAND, 100 FEET WIDE, LYING SO FEET EACH SIDE OF THE CENTER LINE OF THE TRACK OF THE ASPEN RANCH OF THE RIMER DENIVER AND RIG 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 OI CTION 34, TOWNSHIP 7 SOUTH, RANGE 88 WEST, SIXTH PRINCIPAL MERDIDAR, THENCE SOUTHEASTERLY, ALONG SAID CENTER LINE THE WEST LINE OF LAND DESCRIBED IN SAID DEED FROM LUDOCIA MOORE, RECORDED APRIL 11, 1895, IN BOOK 35, PAGE 403,

ED RECORDS OF SAID COUNTY.

[EXCEPTING, IND. DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 1226, PAGE 412, DATED JANUARY 9, 2001, FROM THE
ROARING FORK RAILROAD HOLDING AUTHORITY TO THE CARBONDALE CLAY CENTER, INC.

EXCEPTING, THE EFFECTS OF A QUIET TITLE ACTION RECORDED IN BOOK 631, PAGE 650, DATED JANUARY 6, 1986.)

EXCEPTING, FROM THE BODYC DESCRIBED PARCELS OF LAIND ALL OF THE LAID DESCRIBED IN DEDS FROM THE DEINVER AND RI

GRANDE WESTERN RAILROAD COMPANY RECORDED IN THE RECORDS OF THE COUNTY OF GARFIELD AS FOLLOWS:

GRANTEE	RECORDING DATE	BOOK	PAGE
COLORADO DEPT. OF HIGHWAYS	4-6-1970	409	131
COLORADO DEPT. OF HIGHWAYS	1-14-1969	399	6
COLORADO MEADOWS, INC.	10-14-1975	479	666
[AFFECTS PARCEL 3, MAP S4]			
TOWN OF CARBONDALE	8-22-1995	950	861
[AFFECTS PARCEL 2, MAP S4]			
AMERICAN TREE AND CEMENT, INC.	6-30-1995	945	464
[AFFECTS PARCEL 2, MAP S4]			
AMERICAN TREE & CEMENT, INC.	10-22-1996	997	904
[AFFECTS PARCEL 2, MAP S4]			
C-DALE, LLC	10-22-1996	997	929
[AFFECTS PARCEL 3, MAP S4]			

LSO 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, I FED BOOK 26, PAGE 339, RECORDS OF THE COUNTY OF GARFIELD, DESCRIBED AS FOLLOWS

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

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERN PACIFIC TRANSPORTATION COMPANION-LOWAY, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY. LINE OF STATE STREET EXTENDED MORTHERLY IN SAID TOW OF CARBONDALE, WHENCE THE STREET EXTENDED MOWNERFL (COLOR TO AT THE INTERSECTION OF RIGHT STREET AND MAND TOWN OF CARBONDALE BRANS \$4.1902.1" WI 1086.45 FEET, THENCE IN \$3700.37 W \$28.52 FEET ALONG SAID OUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BAILDROAD, THENCE OF \$4.795.1" WI 11.54.65 FEET ALONG SAID SOUTHWESTERLY SIGHT-OF-WAY LINE OF SAID BAILDROAD, THENCE IN \$2.50.0 FEET TO A POINT ON A LINE WHICH LIES \$2.50.0 FEET WORLD AND SOUTHWESTERLY SIGHT-OF-WAY LINE OF SAID BAILDROAD; THENCE IN \$2.50.0 FEET TO A POINT ON A LINE WHICH LIES \$2.50.0 FEET COUNTWESTERLY SIGHT-OF-WAY LINE OF SAID SAID ARRANGE OF THE MAND SAID WISTERLY SIGHT-OF-WAY LINE OF SAID SAID THE SEET EXTENDED BOTTHEMS. THENCE SO 0075.00°TE. 21.59 FEET ALONG SAID ON SAID WESTERLY WIGHT-OF-WAY LINE OF SAID SAID ROSE TO BEET EXTENDED BOTTHEMS. THENCE S 0075.00°TE. 21.59 FEET ALONG SAID WESTERLY WIGHT-OF-WAY LINE OF SAID SWITH SOME TO BEET EXTENDED BOTTHEMS. THENCE S 0075.00°TE. 21.59 FEET ALONG SAID WESTERLY WIGHT-OF-WAY LINE OF SAID SWITH SOME SAID WESTERLY WIGHT-OF-WAY LINE OF SAID SWITH SOME SAID WESTERLY WIGHT-OF-WAY LINE OF SAID SWITH SOME TO BE SINNING, CONTAINING 35,686 SQUARE FEET, MORE OR LESS.

#### **GENERAL NOTES:**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FARNSWORTH GROUP, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE COMMINENT 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 BARGAIN AND SALE DEED NOTED HERCON WHICH IS THE BASS OF THIS SURVEY. IN ADDITION, SUPPLEMENTAL RESEARCH WAS PERFORMED AT THE COUNTY CLERK'S OFFICE TO OBTAIN COPIES OF DEED DOLUMENTS CALLED FOR IN THE BARGAIN AND SALE DEED, AS WELL AS RAILROAD LAND SCHEDULES, DOCUMENTS, AND OTHER RELATED INFORMATION THE BUREAU OF LAND MANAGEMENT, NATIONAL ARCHIVES, RAILROAD MUSCUM IN GOLDEN, COLORADO STATE ARCHIVES, CDOT HEADQUARTERS ARCHIVE, OFFICE OF THE SECRETARY UP-CARE, OSGODO COLLECTION, MUSCUM, AND THE COLORADO HISTORICAL SOCIETY.

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

4. UTILITY INFORMATION SHOWN HEREON IS FROM APPARENT SURFACE EVIDENCE 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 UTILITIES. 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 SURVEY COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN) STATIONS

ACCURACY REPERENCE. NEIWORM (CHARM) STATIONS.
"S 159" AND "GLENWOOD" MAS 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 LAMB 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 TRACK. THE RAILROAD WAS CONSTRUCTED AS A 36 INCH GAUGE RAILROAD AS NOTED ON CONSTRUCTION DOCUMENTS OF THE DENVER AND RIO GRANDE RAILROAD ON FILE AT THE COLORADO RAILROAD MUSEUM 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 A BETTERMENT 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 ROARING FORK TRANSPORTATION AUTHORITY (RFTA) IS THE INTERIM TRAIL USE MANAGER, SUCCEEDING RFRHA. IT ALSO ALLOWS RTAT TO ASSUME THE ROAL THE ROAL BANKING AND ABANDOMENT AUTHORITY. THE DECISION FURTHER GRANTS RFTA 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)

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 VECETATION) 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 LAND SURVEY DATA AT THE BUREAU OF LAND MANAGEMENT, CDOT, CARRIELD, PITKIN & EAGLE COUNTRIES, PRIVATE SURVEYOR'S OFFICES. AND OTHERS, THE RE-ESTABLISHMENT OF HISTORICAL LAND CLAIMS, AMICH FORM THE BASIS OF PORTIONS OF THIS SURVEY, ARE BASED UPON GOVERNMENT SURVEY DATA FROM THE ORIGINAL AND SUBSEQUENT (IF ANY) GOVERNMENT SURVEYS OF THOSE LAND CLAIMS, COMBINED WITH FARNSWORTH GROUP FIELD SURVEY DATA TO LOCATE PHYSICAL EVIDENCE OF THE LAND CLAIMS.

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 (GLO) SURVEYS. IN MANY APEAS 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 40.49 ACRES, MORE OR LESS.

15. THIS SURVEY IS INTENDED TO REFLECT THE TITLE INTERESTS CONVEYED IN THE 1997 BARCAIN AND SALE DEED AND CORRECTION BARCAIN 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 BARCAIN AND SALE DEED.

16 PARCEL AND MAP NUMBERS REFERENCED HEREIN ARE FROM THE FORMER DENVER AND RIO CRANDE WESTERN RAILROAD ASPEN BRANCH RIGHT OF WAY INTERSTATE COMMERCE COMMISSION VALUATION MAPS FOR COLORADO VALUATION SECTION BC LYING WITHIN TOWNSHIP 6 SOUTH, RANGE 89 WEST, AND TOWNSHIP 7 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 - CARBONDALE SEGMENT (FOR INFORMATIONAL PURPOSES ONLY)

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
NGE 89 WEST AND TOWNSHIP 7 SOUTH, RANGE 89 WEST AND TOWNSHIP 8 SOUTH, RANGE 89 WEST AND TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARE AS FOLLOWS:

1. PARCEL NO. 2, MAP 4 - A PARCEL RECORDED IN BOOK 19, PAGE 41, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF THOMAS TURPIN, BEING FIFTY FEET (50') ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

2. PARCEL NO. 3, MAP 4 & PARCEL NO. 1, MAP S4 - A PARCEL RECORDED IN BOOK 19, PAGE 40, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF PHILIP E. WEAVER, BEING FIFTY FEET (50") ON EACH SIDE OF THE ORIGINAL RAILFOOD CENTERLINE: 3. PARCEL NO. 2, MAP S4 — AN IRREGULAR SHAPED PARCEL RECORDED IN BOOK 26, PAGE 339, DATED SEPTEMBER 14, 1891 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF PHILIP E: WEAVER. THIS PARCEL LISTED IN THE FORWER BARGAIN AND SALE DEED: A PART OF PARCEL 5 IS COMPLETELY EXCEPTED BY BOOK 950, PAGE 861, BOOK 997, PAGE 464, BOOK 945, PAGE 464 AND BY METES AND BOUNDS DESCRIPTION IN PARCEL 7 OF SAID FORWER BARGAIN AND SALE DEED;

4. PARCEL NO. 3, MAP S4 — AN IRREGULAR SHAPED PARCEL RECORDED IN BOOK 44, PAGE 273, DATED APRIL 4, 1898 ON FILE IN THE RECORDS OF GARFIELD COUNTY CONVEYED TO THE DENVER AND RIG GRANDE RALROAD COMPANY BY THE CRYSTAL RIVER LAND AND IMPROVEMENT COMPANY. THIS PARCEL 15TE ID IN THE FORMER BARGAIN AND SALE DEED. AS BEING A PART OF PARCEL 5 IS COMPLETELY EXCEPTED BY BOOK 997, PAGE 929 AND BOOK 479, PAGE 665 AS LISTED IN PARCEL. 7 OF SAME FORMER BARGAIN AND SALE DEED.

5. PARCEL NO. 4, MAP S4 - A PARCEL RECORDED IN BOOK 48, PAGE 195, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARRIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF ISAAC VOSSELLAR, BEING FIFTY FEET (50") ON THE NORTHEASTERLY SIDE AND ONE HUNDRED FIFTY FEET (150") ON THE SOUTHWESTERLY SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

6. PARCEL NO.'S 5 THROUGH 9, MAP S4 - THESE IRREGULAR SHAPED PARCELS ARE SHOWN ON VALUATION MAP SHEET S4 AS HAWING BEEN ACQUIRED BY THE RAUROAD BY ADVERSE POSSESSION. PARCEL 7, AS IT IS WRITTEN IN SAID FORMER BARGAIN AND SALE DEED APPEARS TO CONTIAN A LATENT AMBIGUITY OR SCRIVENEYS ERROR. THIS SURVEY ASSUMES THAT THE CALL TO THE NORTH LINE OF LOT 15 IN THE ABOVE FORMER BARGAIN AND SALE DEED IS IN ERROR AND SHOLLD BE LOT 16. EXCEPTING LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 1226, PAGE 412, DATED JANUARY 9, 2001, FROM THE ROARING FORK RAILROAD HOLDING AUTHORITY TO THE CARRENDINALE CLAY CENTER, INC. EXCEPTING THE EFFECTS OF A QUIET TITLE ACTION RECORDED IN BOOK 681, PAGE 650, DATED JANUARY 6, 1986.

7. PARCEL NO. 10, MAP S4 - A PARCEL RECORDED IN BOOK 35, PAGE 403, DATED APRIL 11, 1895 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF LUDOCIA MOORE, BEING FIFTY FEET (667) ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

8. PARCEL NO. 4, MAP 4 — A PARCEL RECORDED IN BOOK 17, PAGE 89, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARRIELD COUNTY, ACKOSS THE GENERAL LAND OFFICE ENTRY CLAIM OF JOHN F. TURNER, BEING FIFTY FEET (50') ON EACH SIDE OF THE ORIGINAL RAURGAD ECHTERUNE:

9. PARCEL NO. 5, MAP 4 - A PARCEL RECORDED IN BOOK 19, PAGE 153, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF JAMES W. CAMPBELL, BEING FIFTY FEET (50") ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

10. PARCEL NO 6, MAP 4 — A PARCEL RECORDED IN BOOK 17, PAGE 88, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF MILTON D. CAMPBELL, BEING FIFTY FEET (60) ON EACH SIDE OF THE ORIGINAL RAILROAD CENTERLINE:

11. PARCEL NO 7, MAP 4 - A PARCEL RECORDED IN BOOK 14, PAGE 308, DATED FEBRUARY 21, 1888 ON FILE IN THE RECORDS OF GARFIELD COUNTY, ACROSS THE GENERAL LAND OFFICE ENTRY CLAIM OF JAMES W. ZIMMERMAN, BEING FIFTY FEET (50') ON EACH 50E OF THE ORIGINAL RAILROD CENTERLINE:

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 OF THE FIELD SURVEY.

FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.



### GARFIELD COUNTY CLERK AND RECORDER'S CERTIFICATE

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 20\_\_ AT \_\_\_\_\_!
IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS UNDER RECEPTIO

DATE:
FILING INFORMATION:
SECTIONS 33, 34, 35, 36, TOWNSHIP 7 SOUTH, RANGE
AND SECTION 31, TOWNSHIP 7 SOUTH, RANGE 87 WEST
OF THE 6TH PRINCIPAL MERIDIAN.

ORIGINAL |-|0| | |

Roaring Fork sportation Auth

sworth **远** 

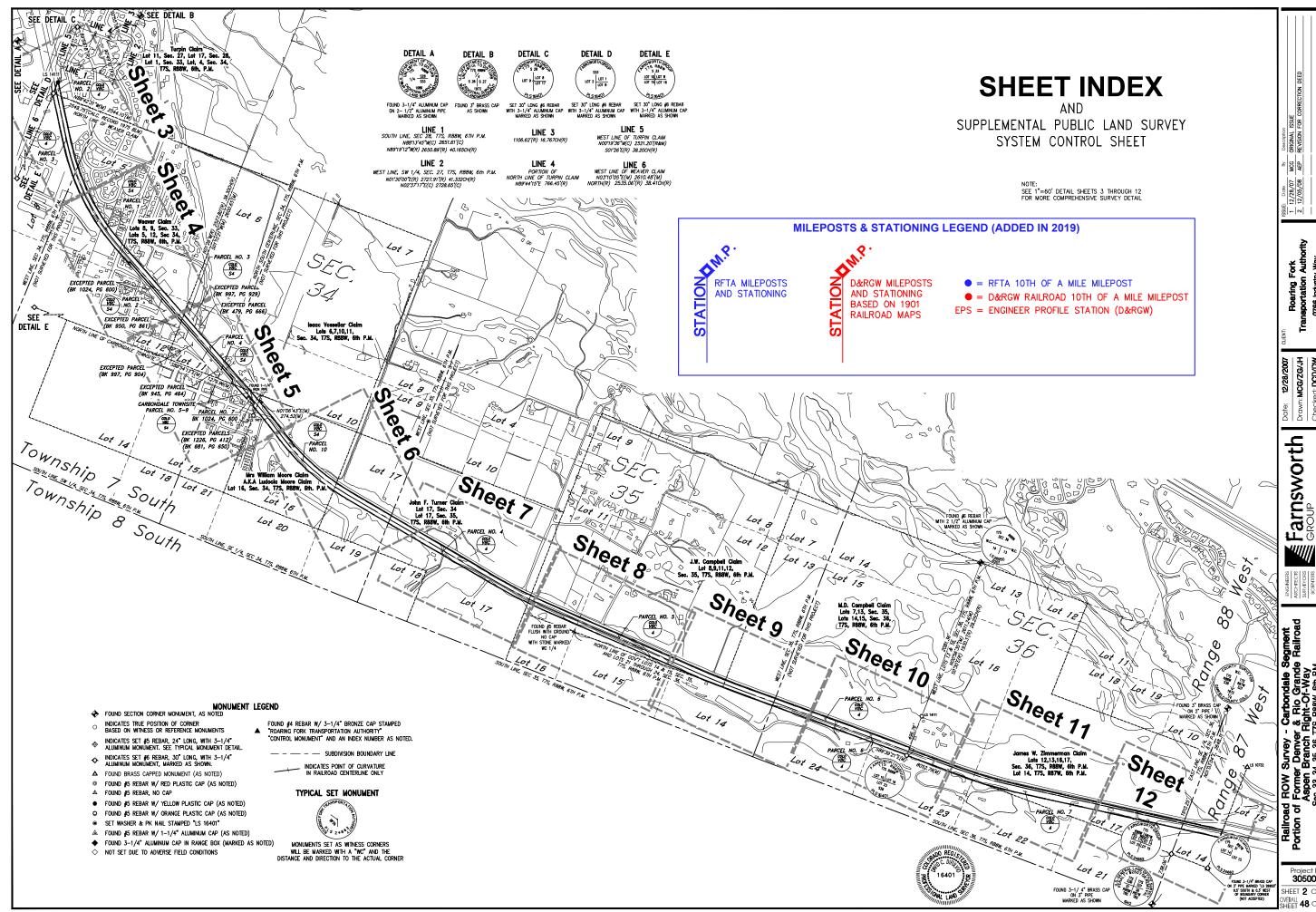
교

305007.7

HEET 1 OF 12 FRALL **47** OF **126** 

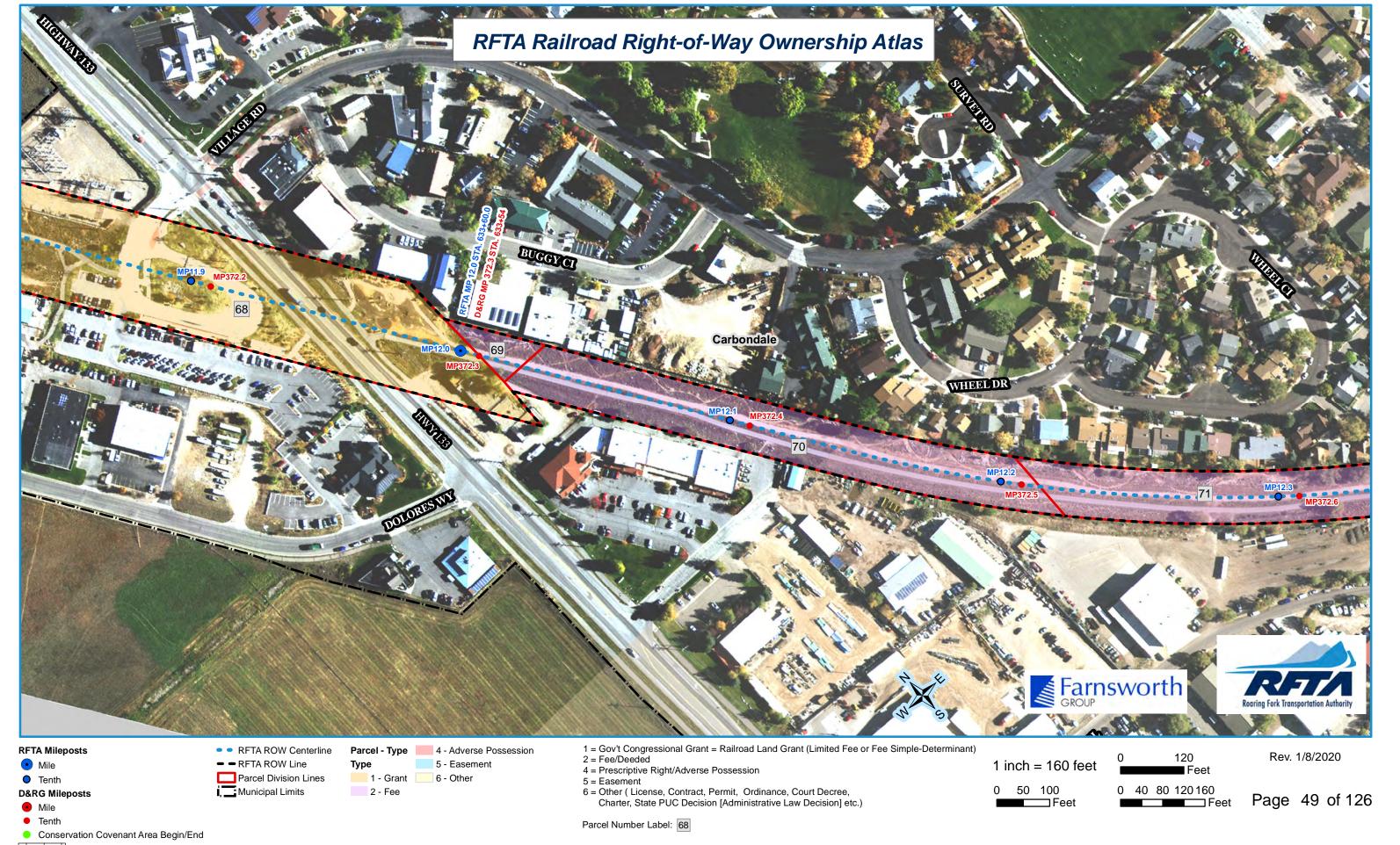
CERTAIN STRIPS OF LAND, 200 FEET IN WIDTH, LYING 100 FEET ON EACH SIDE OF THE ORIGINAL SURVEYED CENTER LINE OF SAID ASPEN BRANCH, Y ACT OF CONGRESS DATED MARCH 3, 1875, WITHIN THE FOLLOWING DESCRIBED SUBDIVISIONS:

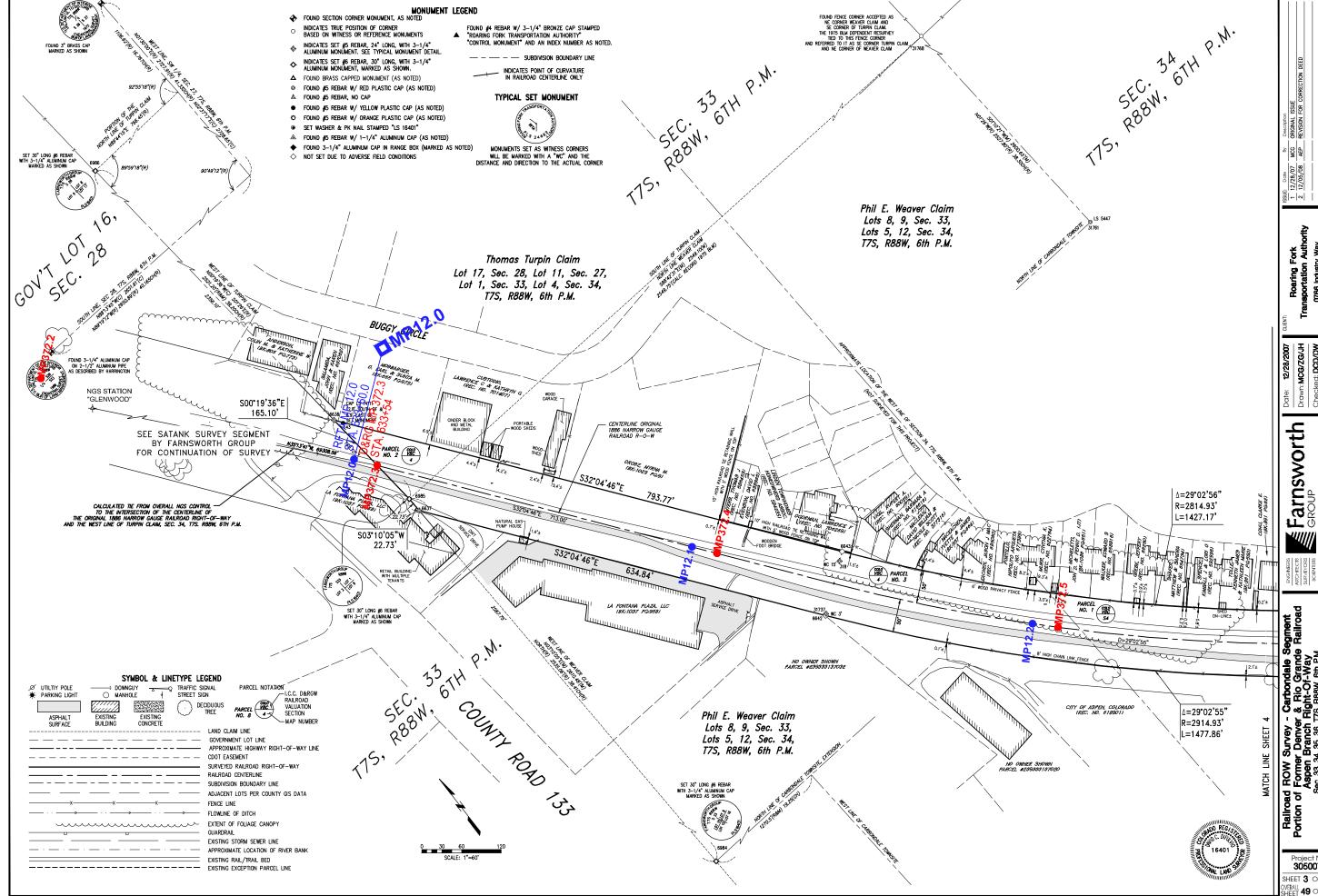




305007.7 SHEET 2 OF 12

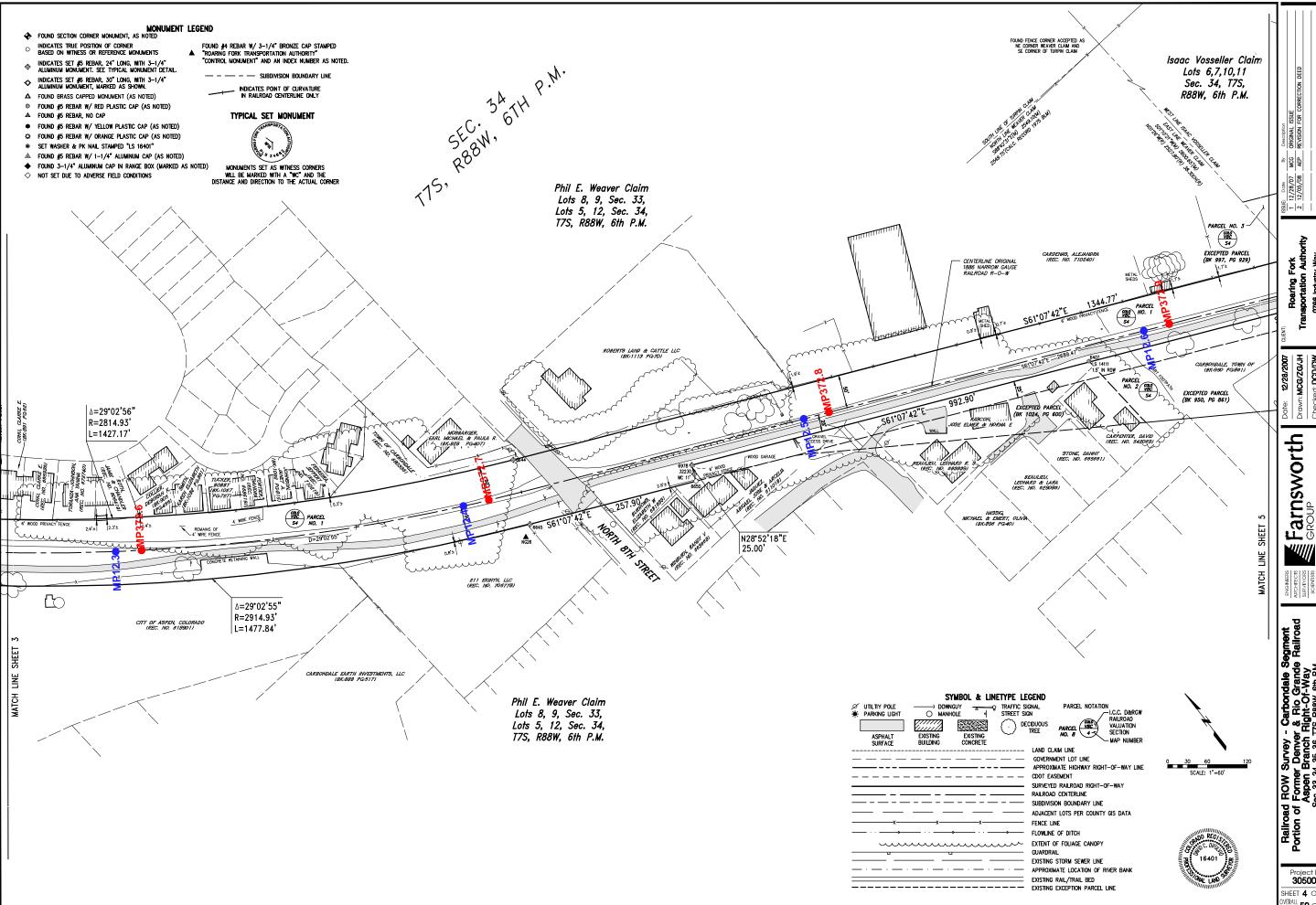
ERALL 48 OF 126





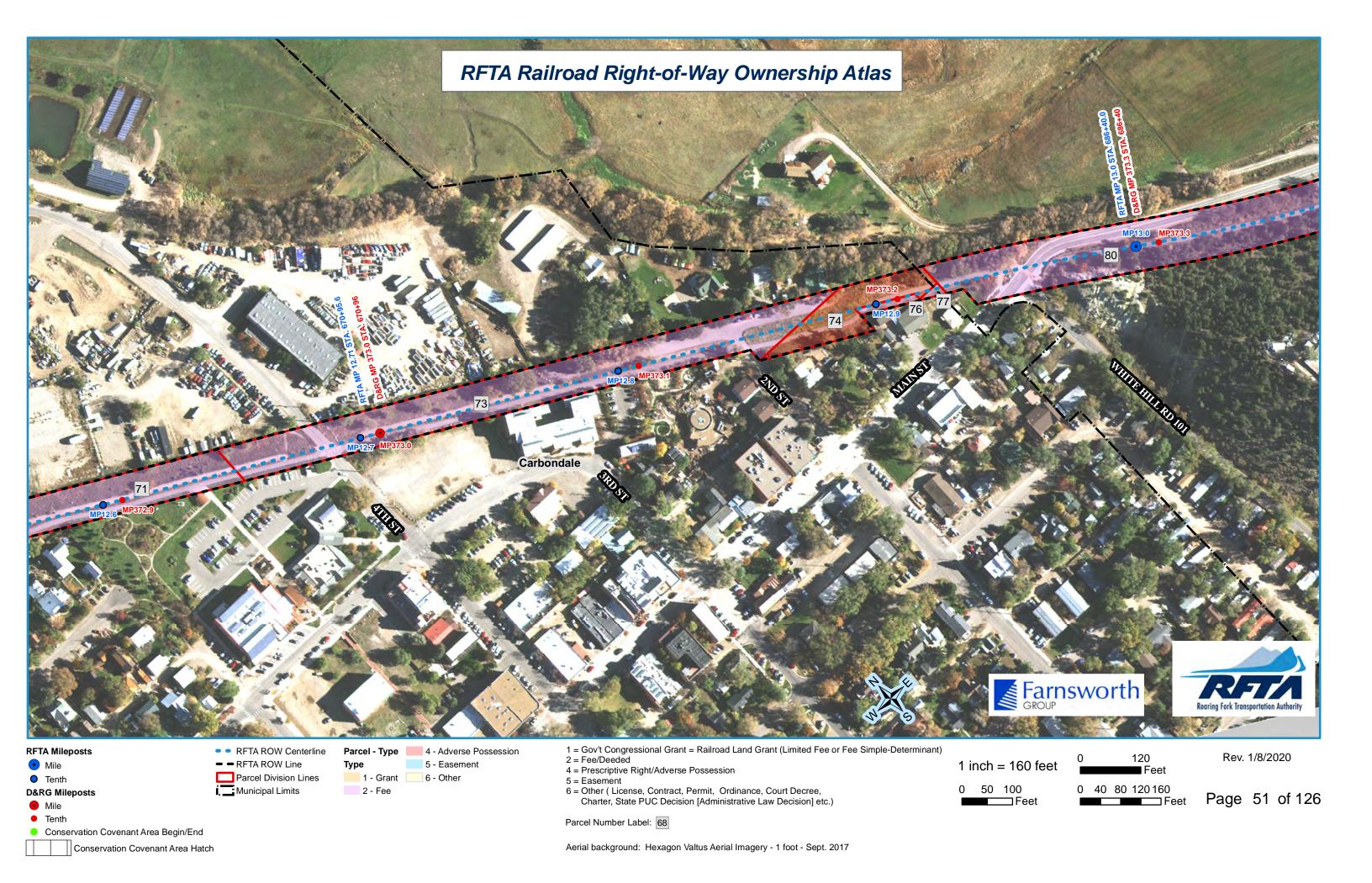
Project No.: **305007.7** SHEET **3** OF **12** VERALL SHEET 49 OF 126

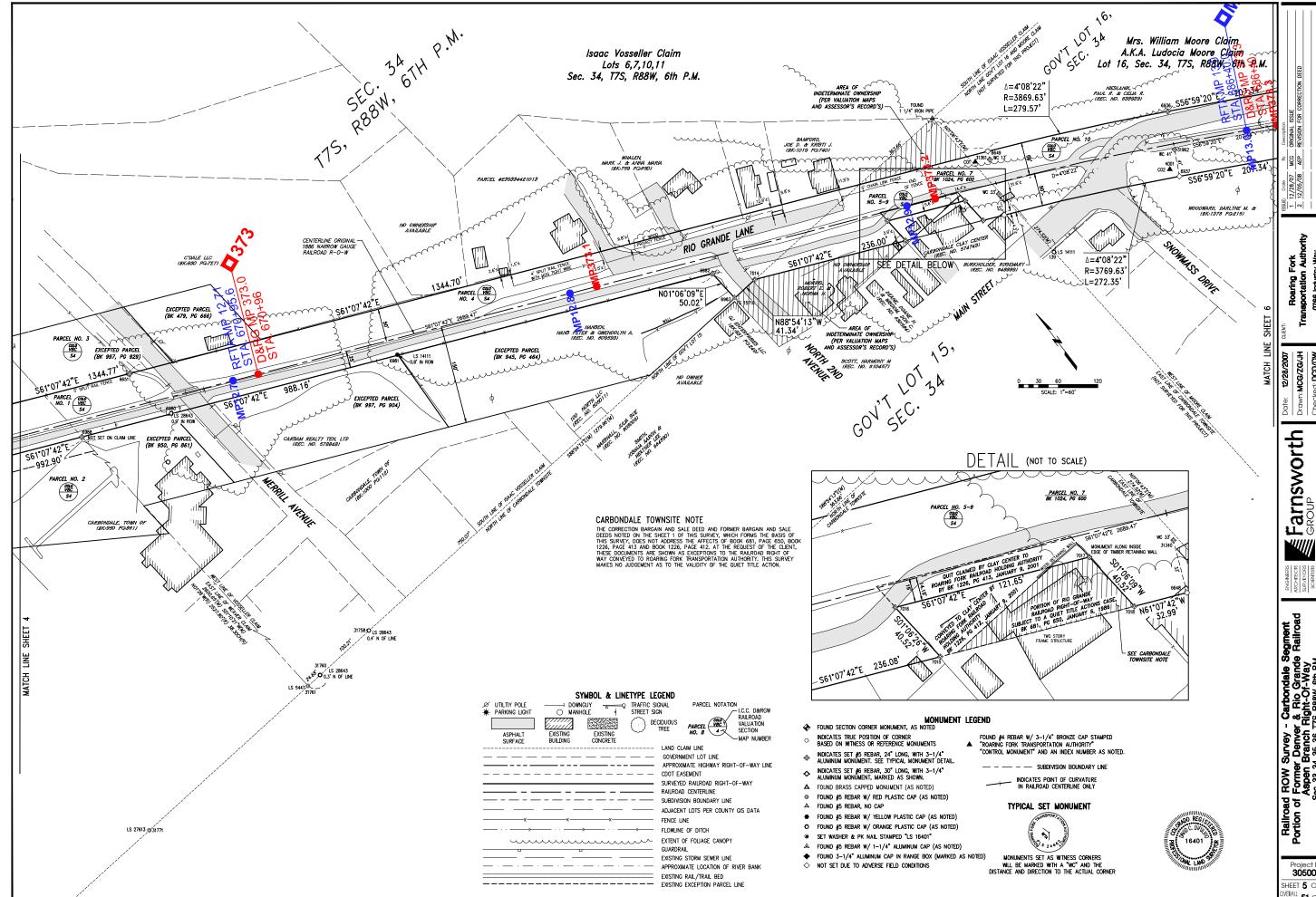




Project No.: **305007.7** 

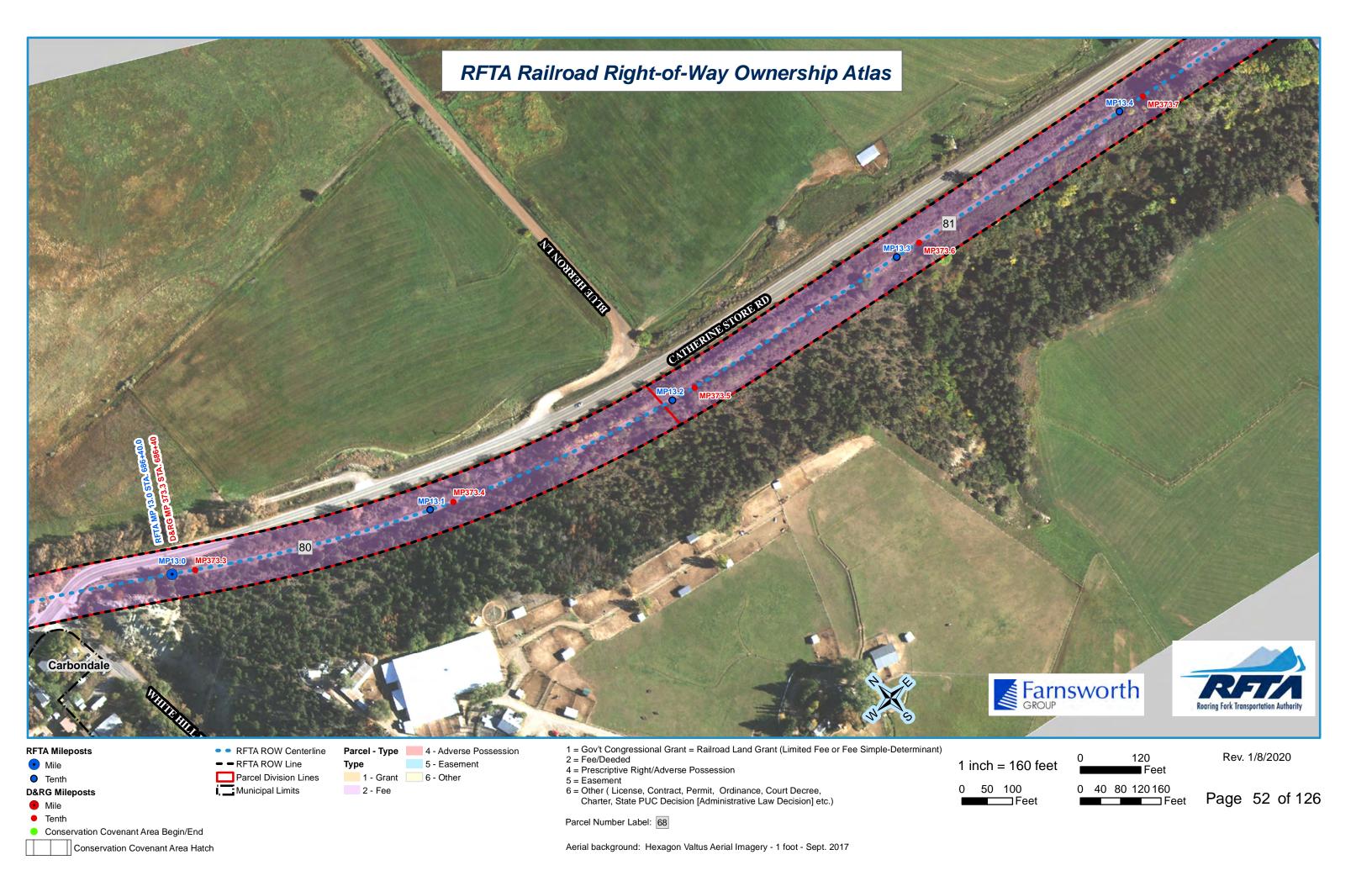
SHEET 4 OF 12 VERALL HEET 50 OF 126

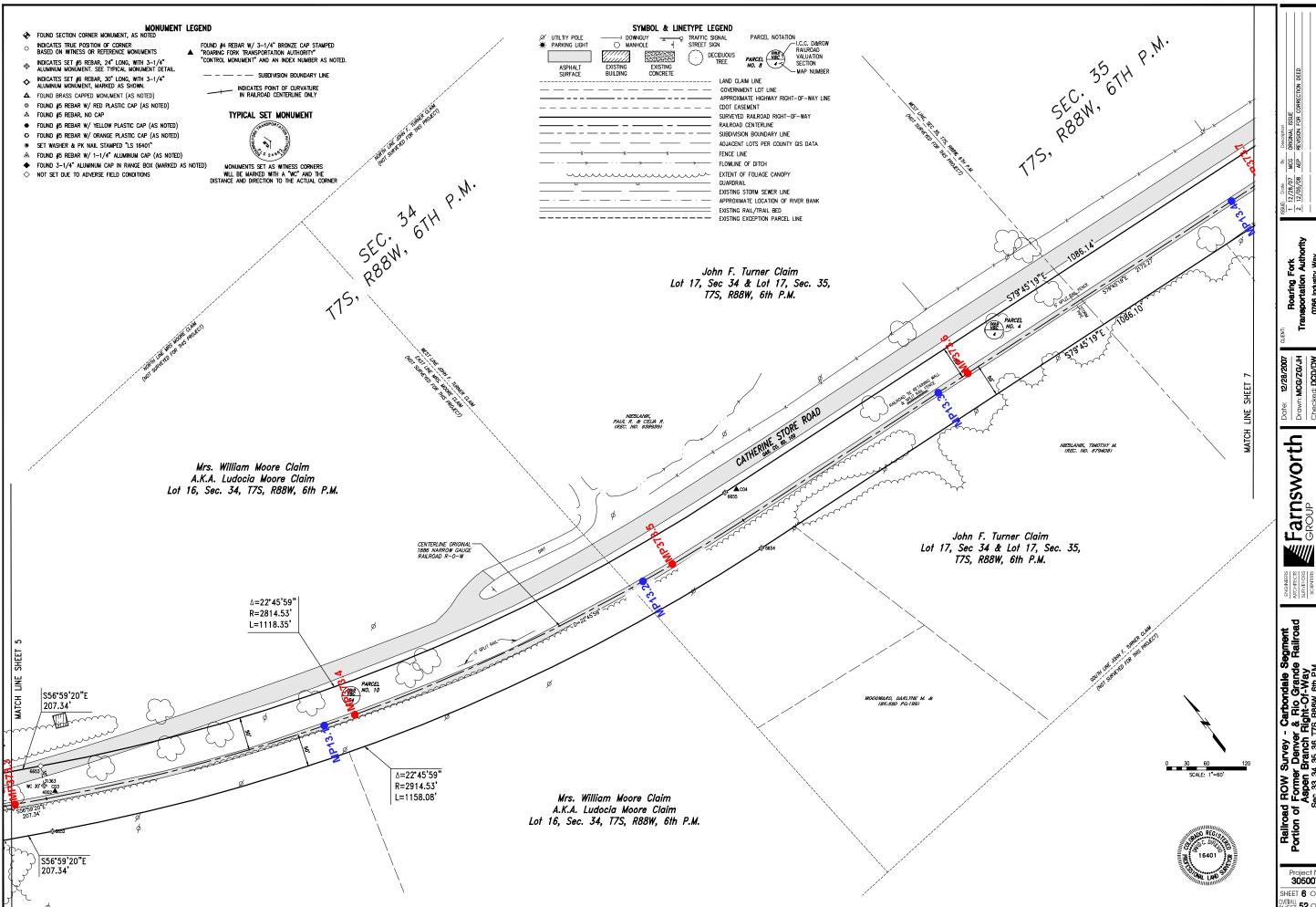




Project No.: **305007.7** SHEET **5** OF **12** 

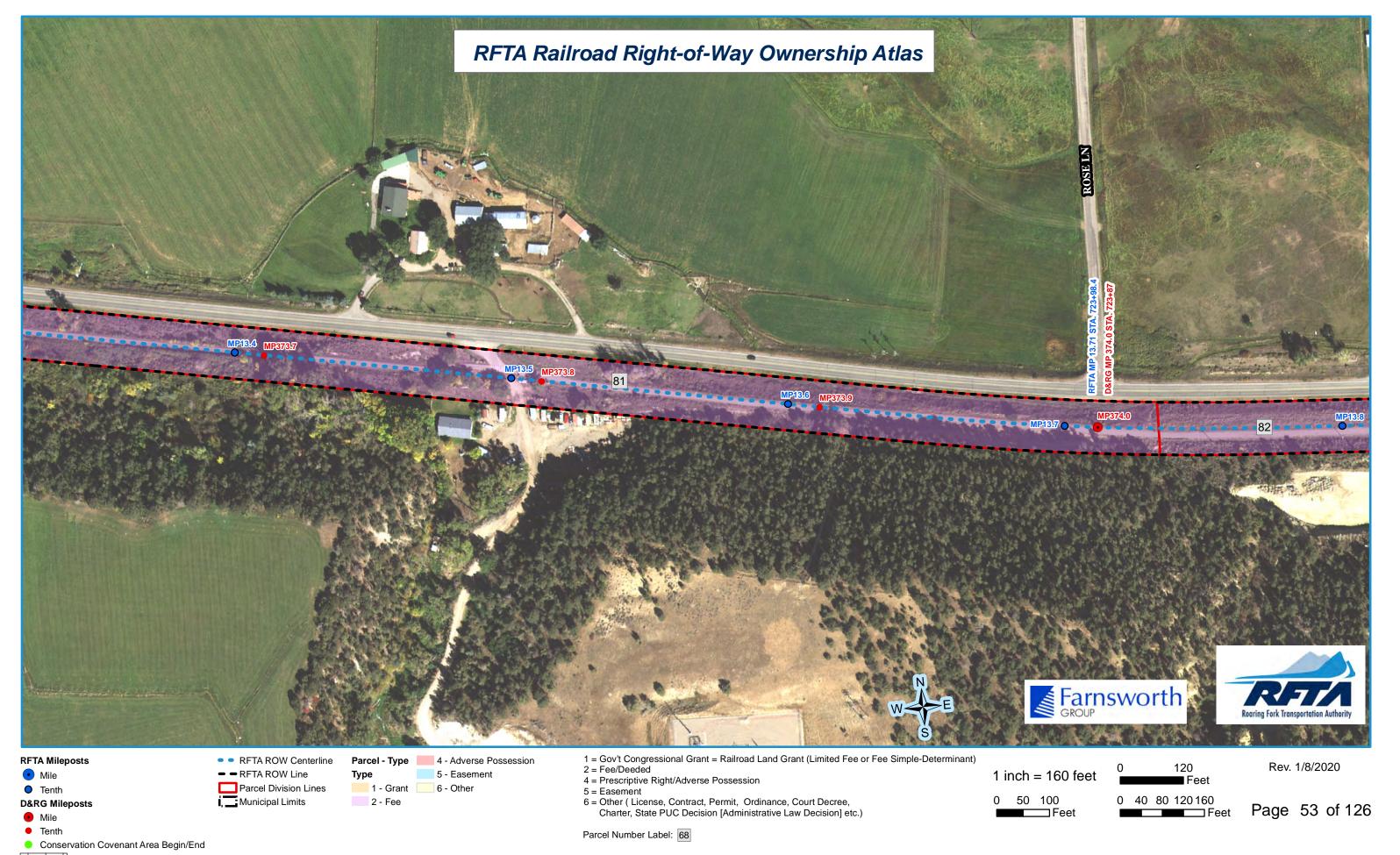
WERALL 51 OF 126

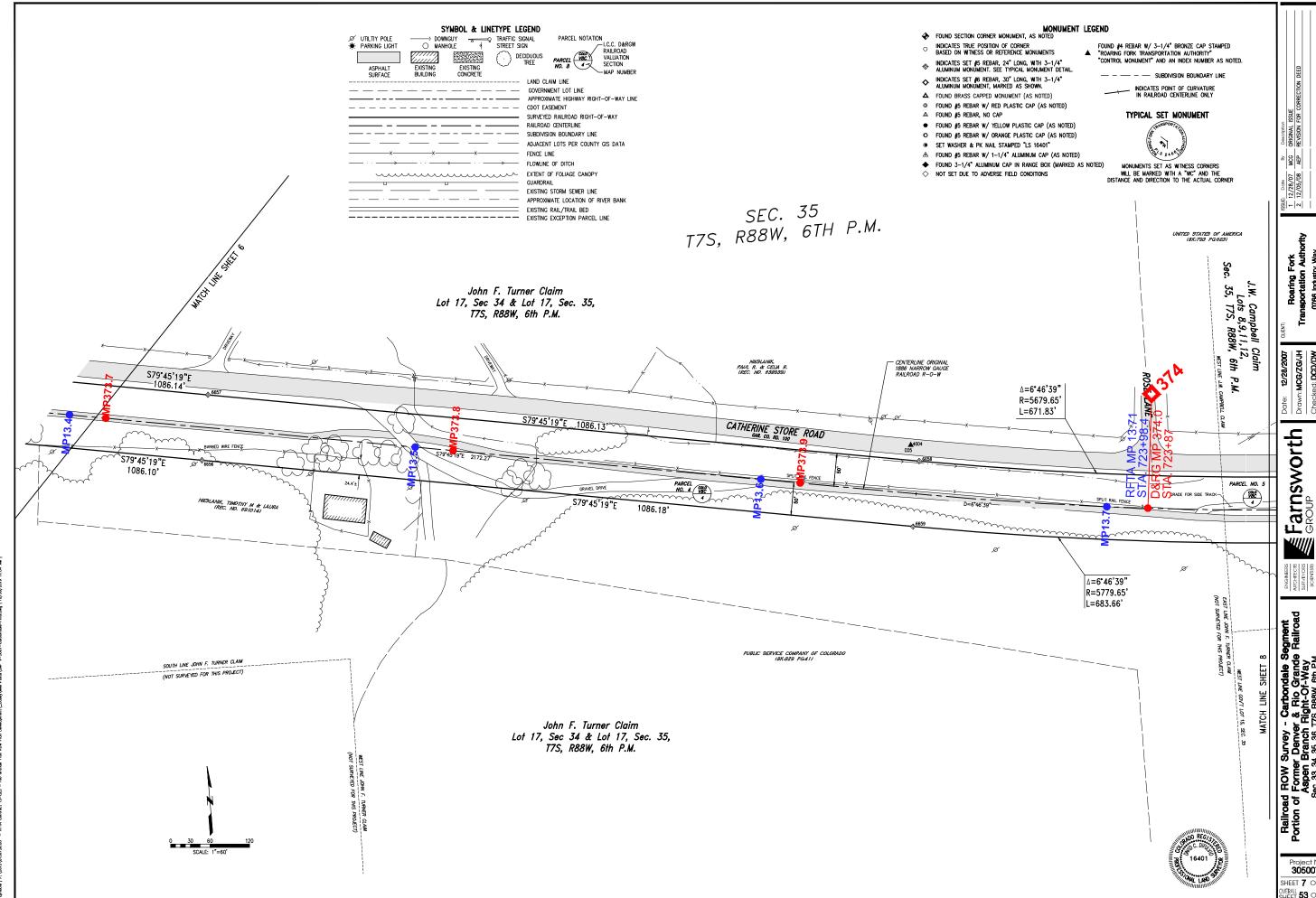




Project No.: **305007.7** 

SHEET 6 OF 12 VERALL HEET 52 OF 126

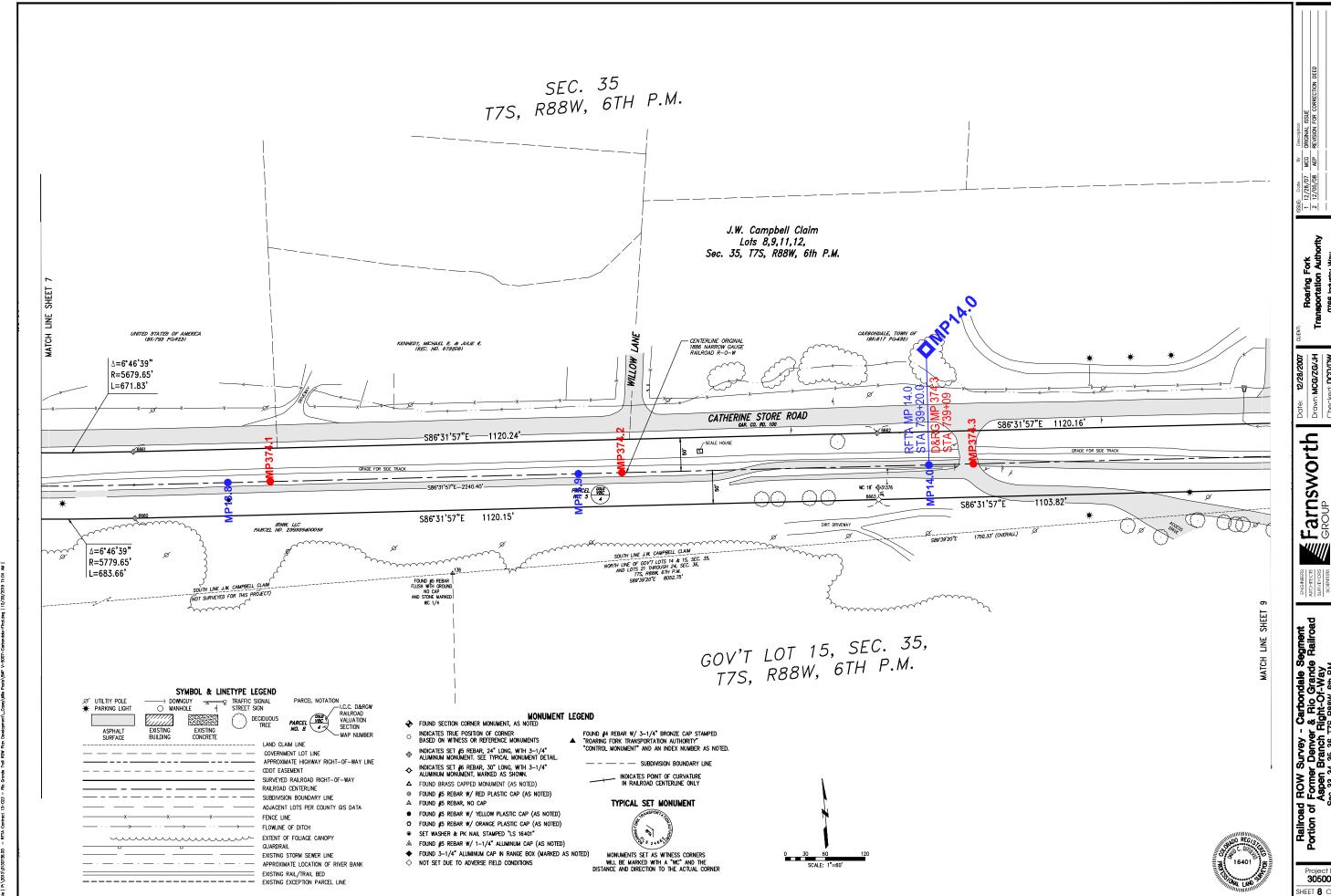




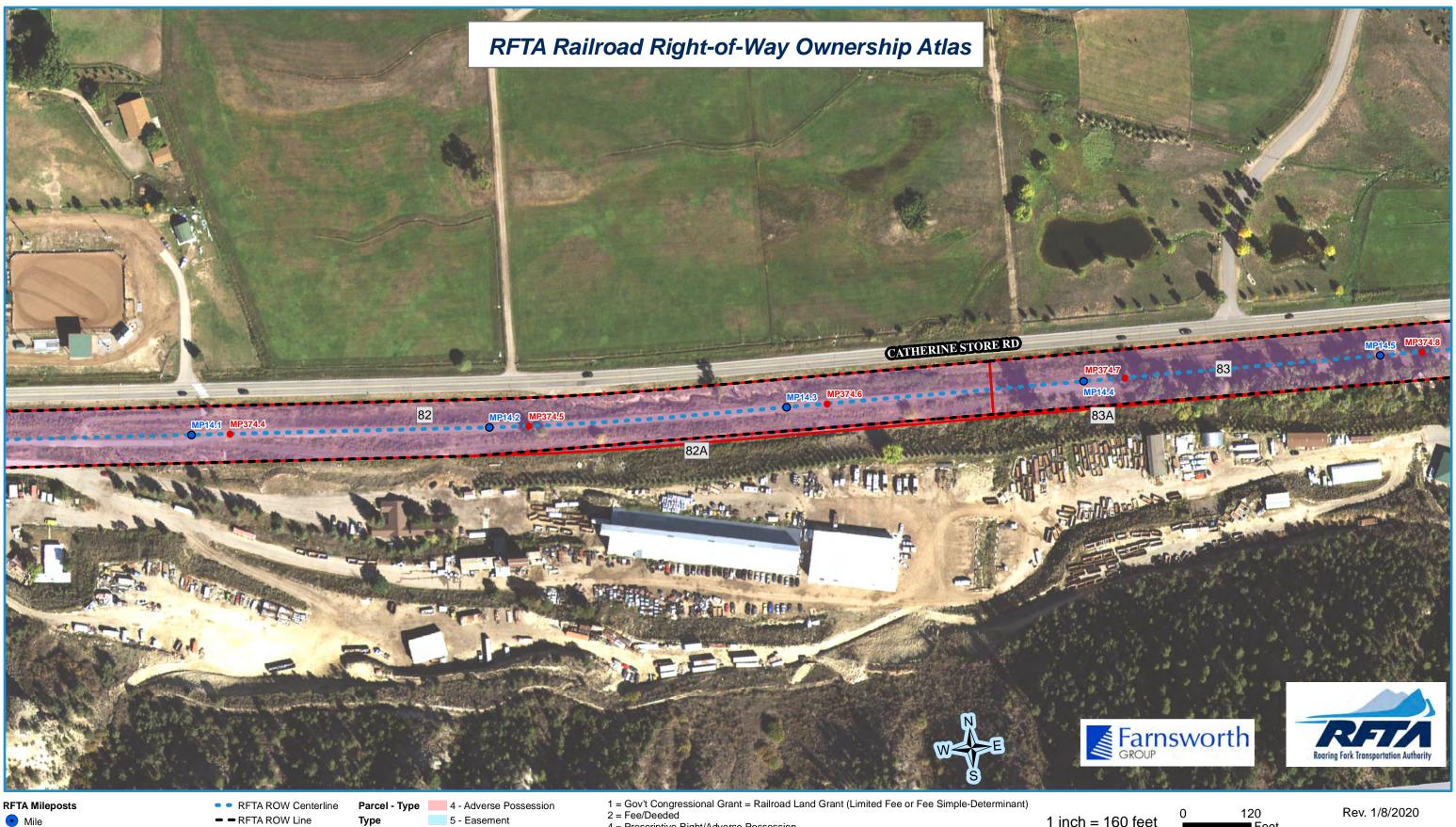
Project No.: **305007.7** 

SHEET **7** OF **12** WERALL 53 OF 126





Project No.: **305007.7** HEET 8 OF 12 WERALL 54 OF 126



Tenth

**D&RG Mileposts** 

Mile

Tenth

Conservation Covenant Area Begin/End

Conservation Covenant Area Hatch

- RFTA ROW Line

Parcel Division Lines Municipal Limits

5 - Easement 6 - Other 1 - Grant

2 - Fee

4 = Prescriptive Right/Adverse Possession

5 = Easement

6 = Other ( License, Contract, Permit, Ordinance, Court Decree, Charter, State PUC Decision [Administrative Law Decision] etc.)

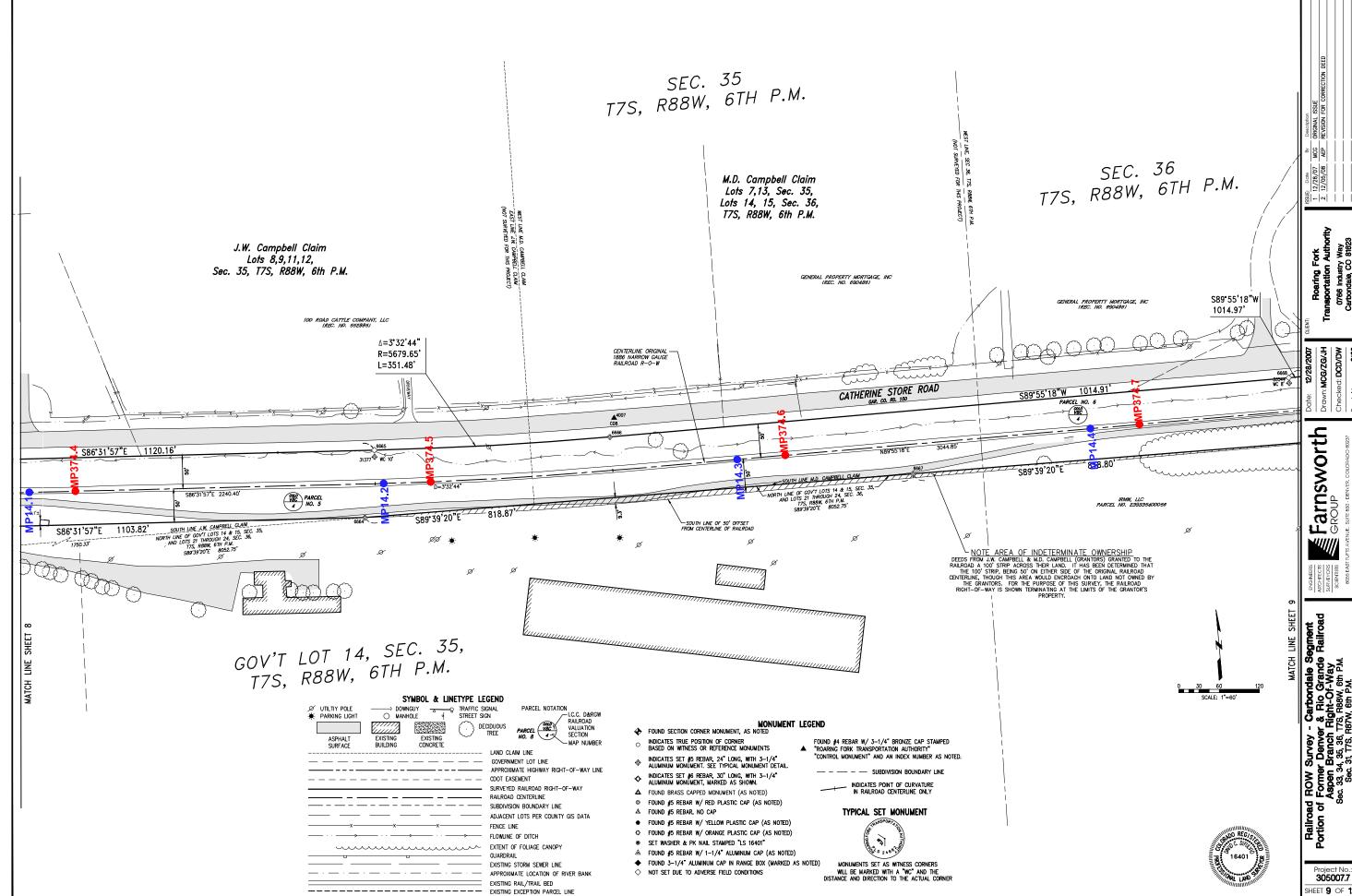
Parcel Number Label: 68

1 inch = 160 feet

0 50 100 Feet 120 Feet

0 40 80 120 160

Page 55 of 126



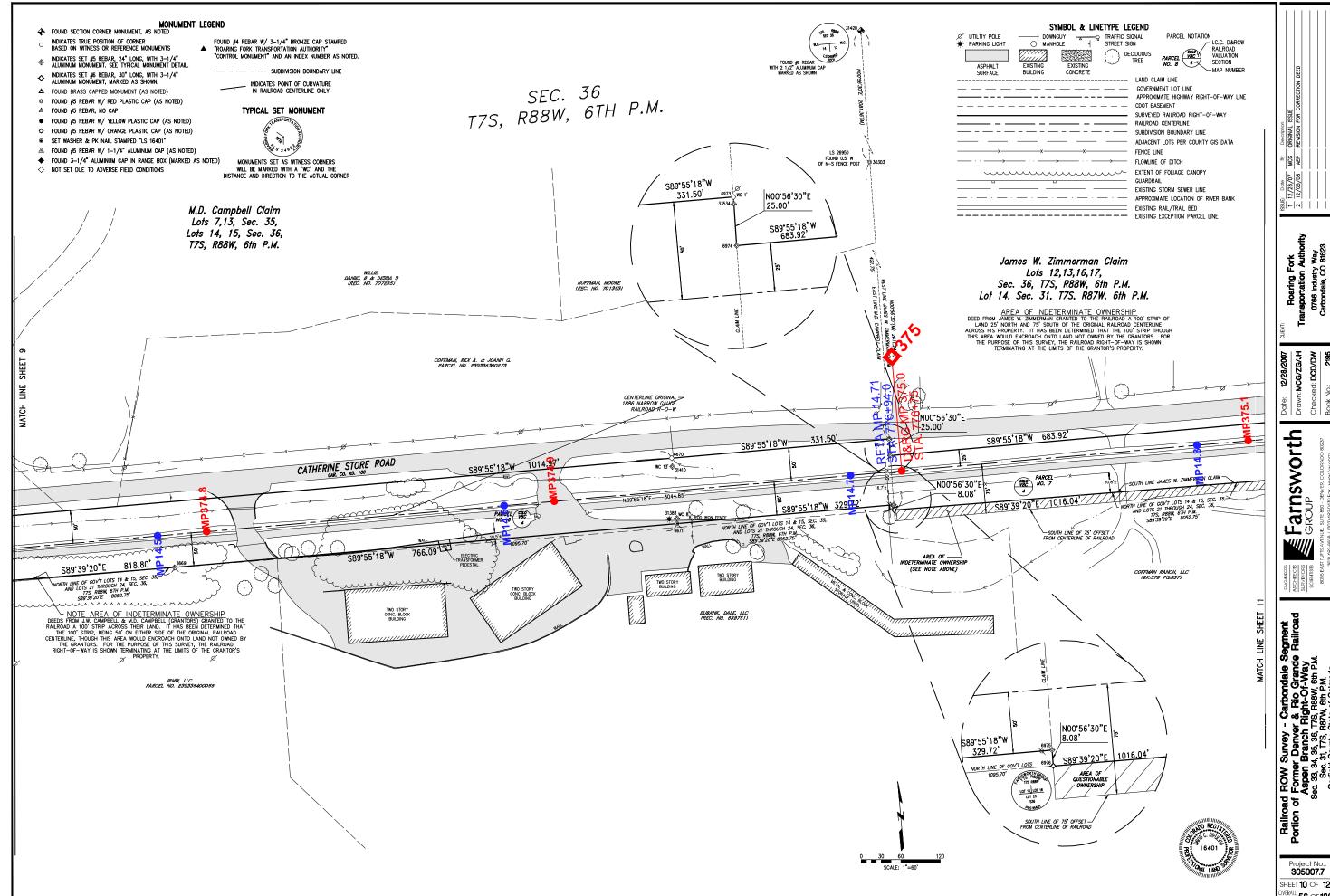
SHEET 9 OF 12 WERALL 55 OF 126



Conservation Covenant Area Begin/End

Conservation Covenant Area Hatch

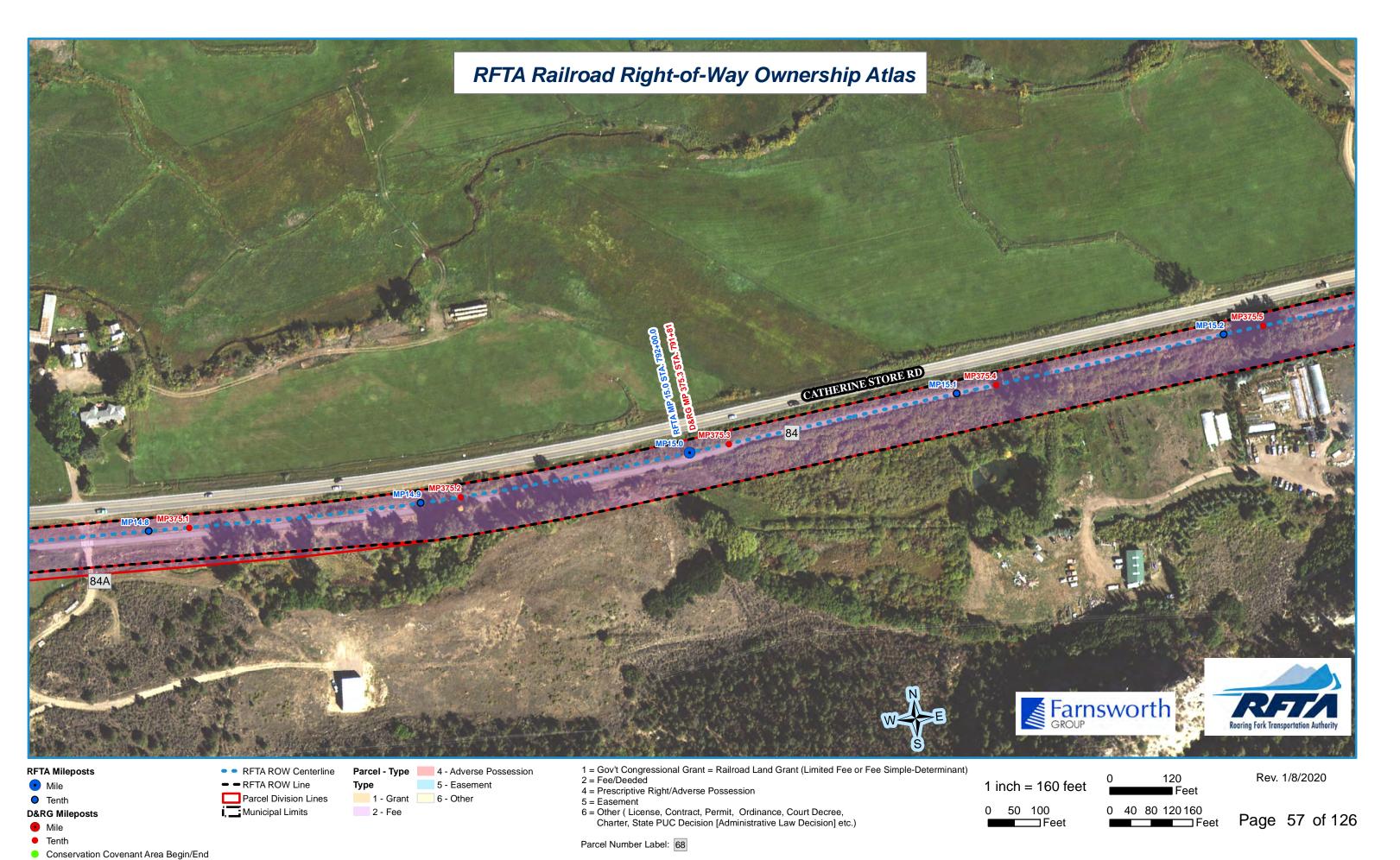
Parcel Number Label: 68

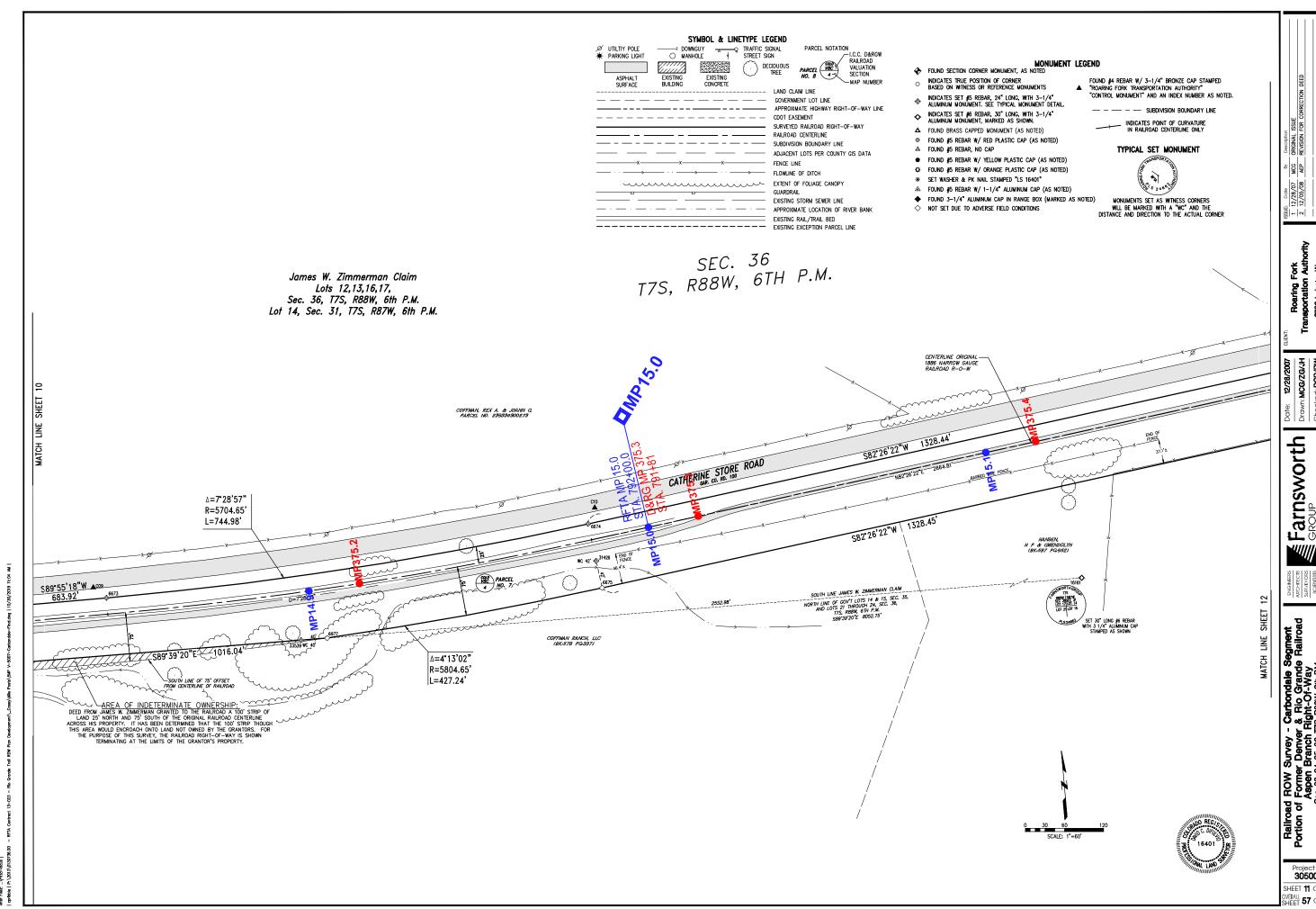


ORIGINAL REVISION

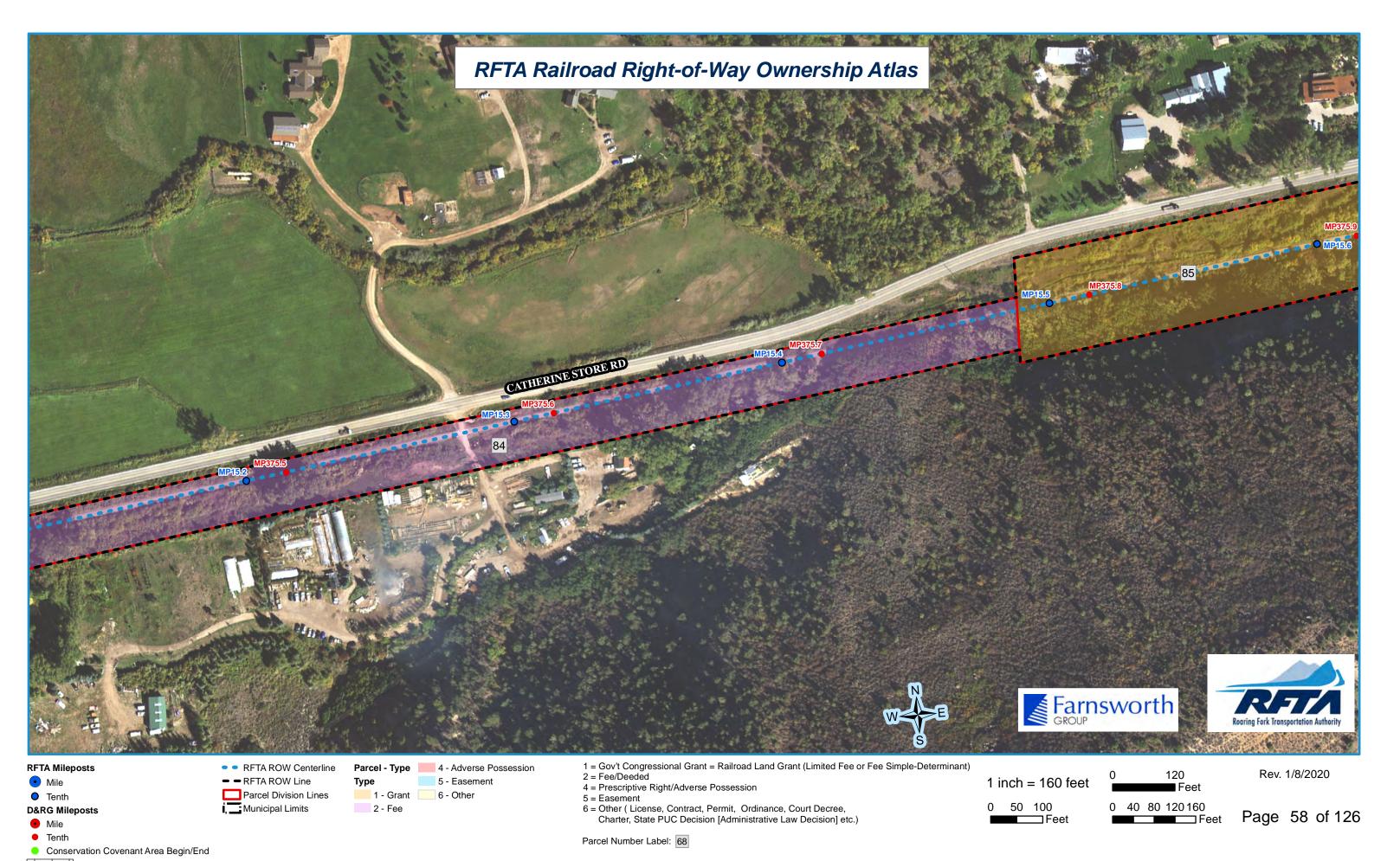
305007.7

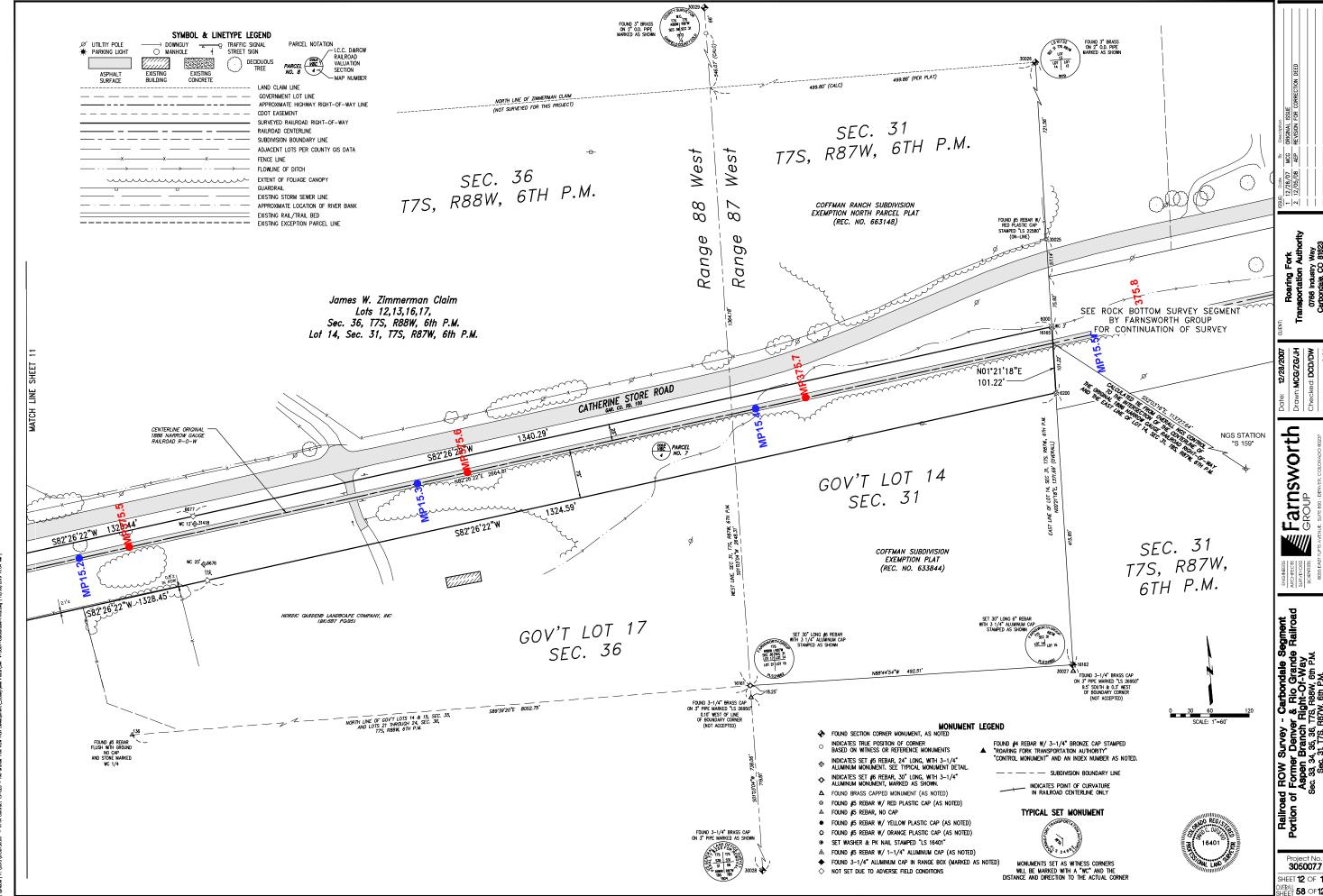
HEET 10 OF 12 VERALL HEET 56 OF 126





Project No.: **305007.7** HEET **11** OF **12** WERALL 57 OF 126





Farnsworth GROUP

HEET **12** OF **12** VERALL HEET 58 OF 126