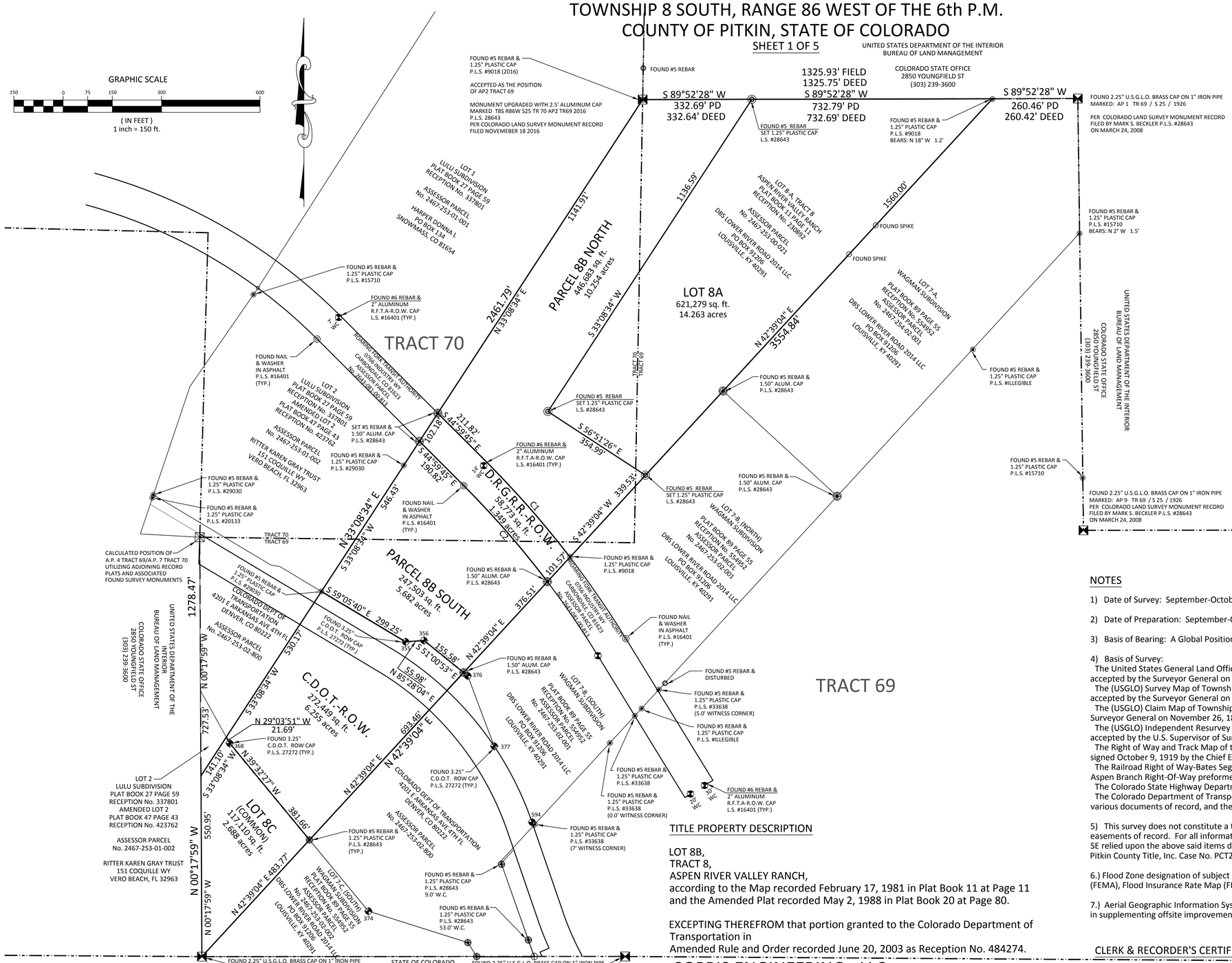
IMPROVEMENT SURVEY PLAT OF:

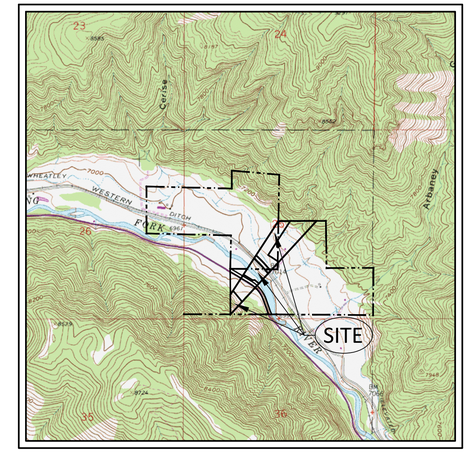
TRACT 8 ASPEN RIVER VALLEY RANCH

A PARCEL OF LAND SITUATED IN TRACTS 69 & 70, SECTION 25 TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M. COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 5

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	384.26'	2914.93'	192.41'	383.98'	N 41°13'09" W	7°33'11"
C2	388.55'	2814.93'	194.58'	388.24'	N 41°02'29" W	7°54'31"





VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I hereby state that this Improvement Survey Plat was prepared by Sopris Engineering, LLC (SE) for

CALLIE STARMAN AND DAVID WAGMAN, TRUSTEES OF THE ICEBERG TRUST DATED NOVEMBER 5, 1992, AS AMENDED AND RESTATED,
LOUIS F. COLE REVOCABLE TRUST and MAUREEN H. COLE REVOCABLE TRUST
DBS LOWER RIVER ROAD, LLC
& PITKIN COUNTY TITLE INC.

I furthermore state that the improvements on the above described parcel on this date, June 15, 2017, except utility connections are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I furthermore state that this property is subject to reservations, restrictions, covenants and easements of record or in place.

Mark S. Beckler LS. #28643

NOTES

1) Date of Survey: September-October 2016 & June 2017.

2) Date of Preparation: September-October 2016 & June-July 2017.

3) Basis of Bearing: A Global Positioning System (GPS) NORTH which establishes all bearings shown hereon.

4) Basis of Survey:
The United States General Land Office (USGLO) Survey Map of Township 8 South Range 86 West of the 6th P.M. accepted by the Surveyor General on March 17, 1883 and first Suspended on March 18, 1886,
The (USGLO) Survey Map of Township 8 South Range 86 West of the 6th P.M. accepted by the Surveyor General on November 8, 1888.
The (USGLO) Claim Map of Township 8 South Range 86 West of the 6th P.M. accepted by the Surveyor General on November 26, 1889.
The (USGLO) Independent Resurvey of Township 8 South Range 86 West of the 6th P.M. accepted by the U.S. Supervisor of Surveys on June 29, 1928.
The Right of Way and Track Map of the Denver & Rio Grande Railroad (Aspen Branch) signed October 9, 1919 by the Chief Engineer.
The Railroad Right of Way-Bates Segment of a portion of the former Rio Grande Railroad Aspen Branch Right-Of-Way preformed by the Farnsworth Group signed January 10, 2008.
The Colorado State Highway Department Federal Aid Project No. NRS 383 dated 1933.
The Colorado Department of Transportation Federal Aid Project No. NH 0821-051 Unit 2. dated 2001, various documents of record, and the found survey monuments, as shown.

5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said items described in Survey note 4 and the Title Commitment prepared by Pitkin County Title, Inc. Case No. PCT25032W3 with an effective date of July 25, 2017.

6.) Flood Zone designation of subject property shown obtained from the Federal Emergancy Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Map 08097C0058 D with an effective date of October 19, 2004.

7.) Aerial Geographic Information System (GIS) Obtain from Pitkin County GIS Department was used in supplementing offsite improvements not limited to Rivers, Roads, and Utilities.

TITLE PROPERTY DESCRIPTION

LOT 8B,
TRACT 8,
ASPEN RIVER VALLEY RANCH,
according to the Map recorded February 17, 1981 in Plat Book 11 at Page 11 and the Amended Plat recorded May 2, 1988 in Plat Book 20 at Page 80.

EXCEPTING THEREFROM that portion granted to the Colorado Department of Transportation in
Amended Rule and Order recorded June 20, 2003 as Reception No. 484274.

CLERK & RECORDER'S CERTIFICATE FOR INFORMATIONAL LAND SURVEY PLATS

Deposited this _____ day of _____, 2017, at _____M., in the Pitkin County Index for Informational Land Survey Plats under Reception Number _____.

Date:_____
Filing Information: Section 25 Township 8 South, Range 86 West of the 6th P.M.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

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.

RAB 07-28-17 17113-ISP.DWG