

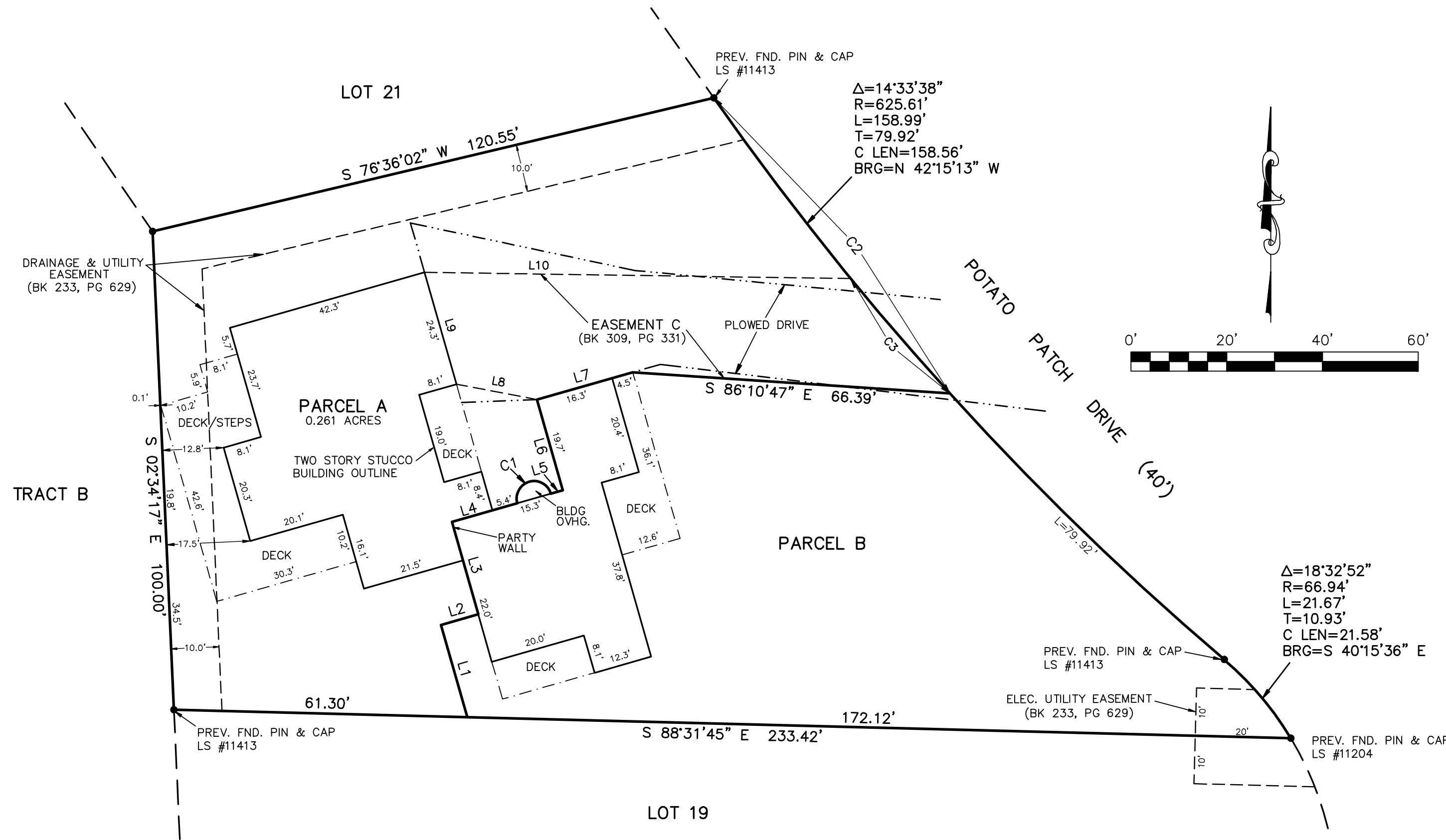
PARCEL A

A PART OF LOT 20, BLOCK 1, VAIL/POTATO PATCH, A SUBDIVISION RECORDED IN THE OFFICE OF THE EAGLE COUNTY, COLORADO, CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20, THENCE THE FOLLOWING THREE COURSES ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 20:
 1. SOUTH 76°36'02" WEST 120.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 20
 2. SOUTH 2°34'17" EAST 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20
 3. SOUTH 88°31'45" EAST 61.30 FEET; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 20 NORTH 15°55'24" WEST 20.03 FEET; THENCE NORTH 74°04'36" EAST 8.10 FEET; THENCE NORTH 15°55'24" 20.10 FEET;
 THENCE NORTH 74°04'36" EAST 14.20 FEET; THENCE 11.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3.65 FEET, AN INTERIOR ANGLE OF 180°00'00", AND A CHORD WHICH BEARS NORTH 74°04'36" EAST 7.30 FEET; THENCE NORTH 74°04'36" EAST 7.30 FEET; THENCE NORTH 74°04'36" EAST 2.60 FEET; THENCE NORTH 15°55'24" WEST 19.70 FEET; THENCE NORTH 74°04'36" EAST 20.80 FEET; THENCE SOUTH 86°10'47" EAST 66.39 FEET TO THE WESTERLY RIGHT OF WAY LINE OF POTATO PATCH DRIVE, THENCE ALONG SAID RIGHT OF WAY LINE 79.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 625.61 FEET, A CENTRAL ANGLE OF 7°14'30", AND A CHORD WHICH BEARS NORTH 38°35'39" WEST 79.02 FEET, TO THE POINT OF BEGINNING, CONTAINING 11,367 SQUARE FEET, OR 0.261 ACRES, MORE OR LESS.

EASEMENT C

AN EASEMENT FOR THE INGRESS AND EGRESS ACROSS PART OF PARCEL A, A PART OF LOT 20, BLOCK 1, VAIL/POTATO PATCH, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL A, WHICH IS A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POTATO PATCH DRIVE WHENCE THE NORTHEAST CORNER OF SAID LOT 20 BEARS N38°35'39"W 79.02 FEET DISTANT; THENCE ALONG SAID RIGHT-OF-WAY LINE 31.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 625.61 FEET, A CENTRAL ANGLE OF 2°54'03", AND A CHORD WHICH BEARS N40°45'52"W 31.62 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N89°09'39"W 89.06 FEET; THENCE S15°55'24"E 24.30 FEET; THENCE S79°12'32"E 17.13 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL A; THENCE THE FOLLOWING TWO COURSES ALONG SAID SOUTHERLY BOUNDARY: (1) N74°04'36"E 20.80 FEET; (2) S86°10'47"E 66.39 FEET, TO THE POINT OF BEGINNING, CONTAINING 2,164 SQUARE FEET OR 0.050 ACRES, MORE OR LESS.



NOTES:

- DATE OF SURVEY: 2/1/17
- LAND TITLE GUARANTEE COMPANY COMMITMENT NO. V50046584 DATED 01/24/2017 WAS RELIED UPON FOR ALL TITLE AND EASEMENT INFORMATION.
- 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.
- BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE AS SHOWN ON THE SUBDIVISION PLAT ONLY. A BOUNDARY SURVEY WOULD BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
- THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
- BASIS OF PROPERTY LINE LOCATION: PREVIOUSLY FOUND MONUMENTS AT THE SW, SE, AND NE CORNER OF LOT 20 (SEE DRAWING).
- POSTED ADDRESS: 777 POTATO PATCH DRIVE.
- BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, TOWN OF VAIL SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
- BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS. STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
- 3 TO 4 FEET OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
- PARCELS A & B ARE SUBJECT TO A PARTY WALL AGREEMENT AS RECORDED AT BOOK 309, PAGE 332 AND AT BOOK 310, PAGE 432 IN THE EAGLE COUNTY RECORDS.

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for DAVID B. & ROXANNE T. APPEL, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 2/1/17, 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.

Mason L. Torrey
 Mason L. Torrey, L.S.
 Colorado P.S. 38233
 38233
 Date: 2/1/17
 PROFESSIONAL LAND SURVEYOR

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	180°00'00"	3.65'	11.47'	7.30'	N 74°04'36" E
C2	07°14'30"	625.61'	79.07'	79.02'	N 38°35'39" W
C3	02°54'03"	625.61'	31.67'	31.67'	N 40°45'52" W

LINE	BEARING	DISTANCE
L1	S 15°55'24" E	20.03'
L2	S 74°04'36" W	8.10'
L3	N 15°55'24" W	20.10'
L4	N 74°04'36" E	14.20'
L5	S 74°04'36" W	2.60'
L6	N 15°55'24" W	19.70'
L7	N 74°04'36" E	20.80'
L8	S 79°12'32" E	17.13'
L9	S 15°55'24" E	24.30'
L10	N 89°09'39" W	89.06'

EAGLE VALLEY SURVEYING, INC.
 41199 HIGHWAY 6 & 24, EAGLE-VAIL
 P.O. BOX 1230
 EDWARDS, CO. 81632
 (970)949-1406

184ILC-0217.dwg DATE: 2/2/17
 DRN. BY: MLT PAGE: 1 OF 1

IMPROVEMENT LOCATION CERTIFICATE
 PARCEL A, LOT 20
 BLOCK 1
 VAIL/POTATO PATCH
 TOWN OF VAIL, EAGLE COUNTY, COLORADO

JOB No. 184