

IMPROVEMENT SURVEY PLAT

A PART OF SECTIONS 28 & 29, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6th PRINCIPAL MERIDIAN EAGLE COUNTY, COLORADO

NOTES:

- 1) PARCEL DESCRIPTION (PER THIRD AMENDMENT TO DEED OF CONSERVATION EASEMENT, RECORDED DECEMBER 22, 2017 AT RECEPTION No. 201724212):
A PARCEL OF LAND SITUATED IN A PART OF THE NW $\frac{1}{4}$ SECTION 28 AND THE NE $\frac{1}{4}$ SECTION 29, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE $\frac{1}{4}$ CORNER OF SAID SECTIONS 28 AND 29, FROM WHENCE THE CORNER OF SECTIONS 20, 21, 28 AND 29 BEARS N08°56'41"W, THENCE N60°59'58"W 218.81 FEET; THENCE N43°57'12"W 84.34 FEET; THENCE N55°39'28"W 325.36 FEET; THENCE N12°29'49"W 74.30 FEET; THENCE N24°47'32"W 111.78 FEET; THENCE N48°07'47"W 137.85 FEET; THENCE N50°15'09"W 53.89 FEET; THENCE N26°36'43"E 432.11 FEET; THENCE N42°10'33"E 336.37 FEET; THENCE N48°39'15"E 250.26 FEET; THENCE N58°04'46"E 195.06 FEET; THENCE S54°41'55"E 440.16 FEET; THENCE S35°08'36"E 825.75 FEET; THENCE S54°24'21"E 472.45 FEET; THENCE S83°55'44"W 1334.82 FEET TO A POINT ON THE BOUNDARY BETWEEN SAID SECTIONS 28 AND 29; THENCE S08°04'41"E 270.02 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.37 ACRES, MORE OR LESS.
- 2) DATE OF FIELD LOCATIONS: 2/05/2018
- 3) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND IN PLACE MARKING THE $\frac{1}{4}$ CORNER OF SAID SECTIONS 28 & 29, A 3" BRASS CAP ON A STEEL PIPE AND THE CORNER OF SECTIONS 20, 21, 28 & 29, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A 3" BRASS CAP ON A STEEL PIPE, SAID BEARING BEING N08°36'41"W.
- 4) 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.
- 5) EASEMENTS AND BUILDING ENVELOPES SHOWN HEREON PER TITLE SEARCH PERFORMED BY TITLE COMPANY OF THE ROCKIES, COMMITMENT No. 2000484-C2, DATED OCTOBER 10, 2017 AT 7:00 A.M., AND THIRD AMENDMENT TO DEED OF CONSERVATION EASEMENT, RECORDED DECEMBER 22, 2017, AT RECEPTION No. 201724212.
- 6) ALL REFERENCES TO RECORD DOCUMENTS ARE TO THOSE REAL ESTATE RECORDS OF THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.

SURVEYOR'S CERTIFICATE

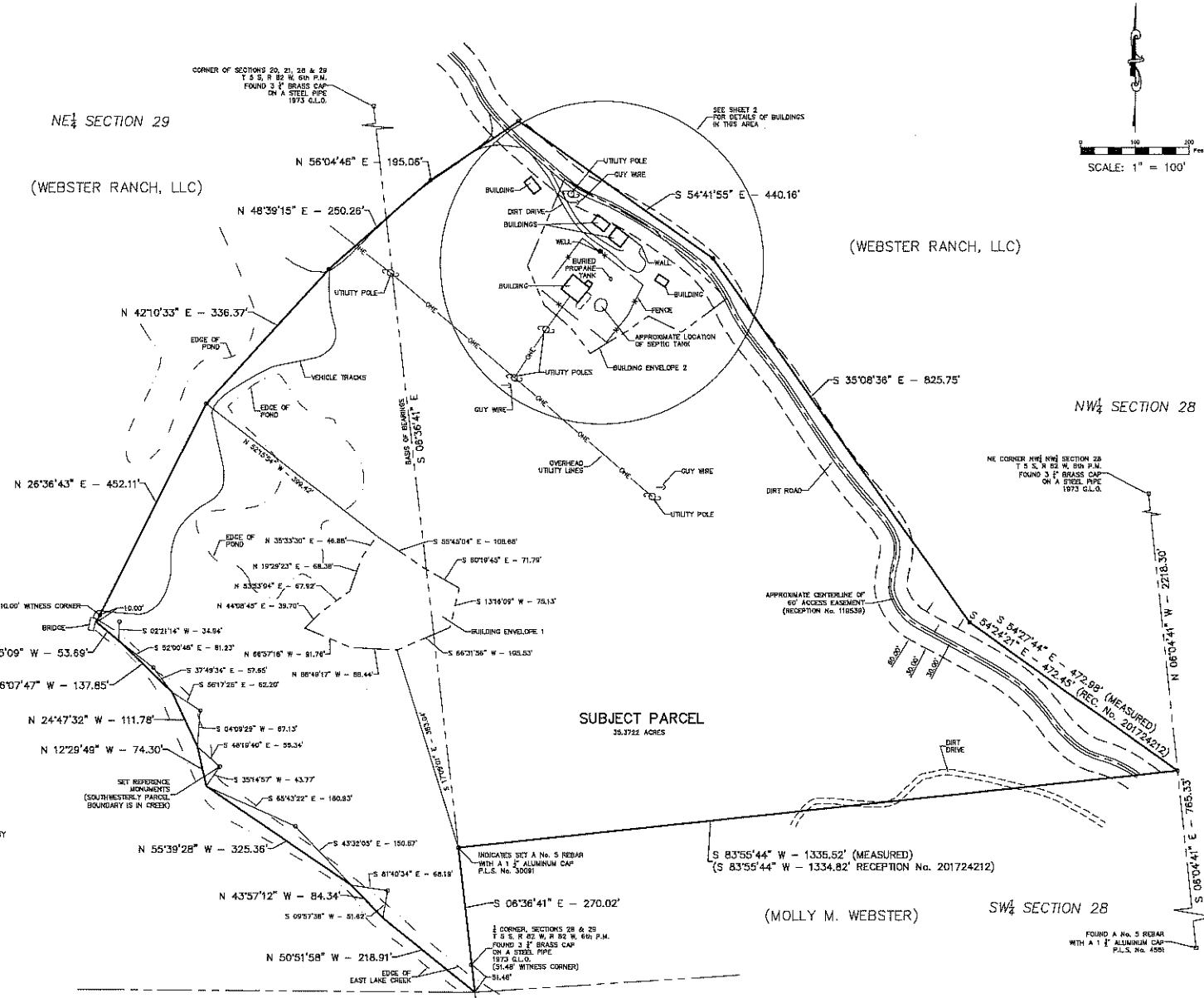
I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY TO DEBORAH L. WEBSTER THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER
COLORADO P.L.S. No. 30091
FOR AND ON BEHALF OF
GORE RANGE SURVEYING, LLC



Gore Range Surveying, LLC
PO Box 15
Avon, CO 81620
(970) 479-8898 - fax (970) 479-0055

(UNITED STATES FOREST SERVICE) SE $\frac{1}{4}$ SECTION 29



DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF
THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHTS-OF-WAY SURVEYS AT PAGE _____
RECEPTION NUMBER _____

DRAWN BY	SE	DATE	3/05/2018
CHECKED BY	SE	DRAWING NO.	10-544 (SP)
REV. NO.	10-544	SHEET	1 OF 2