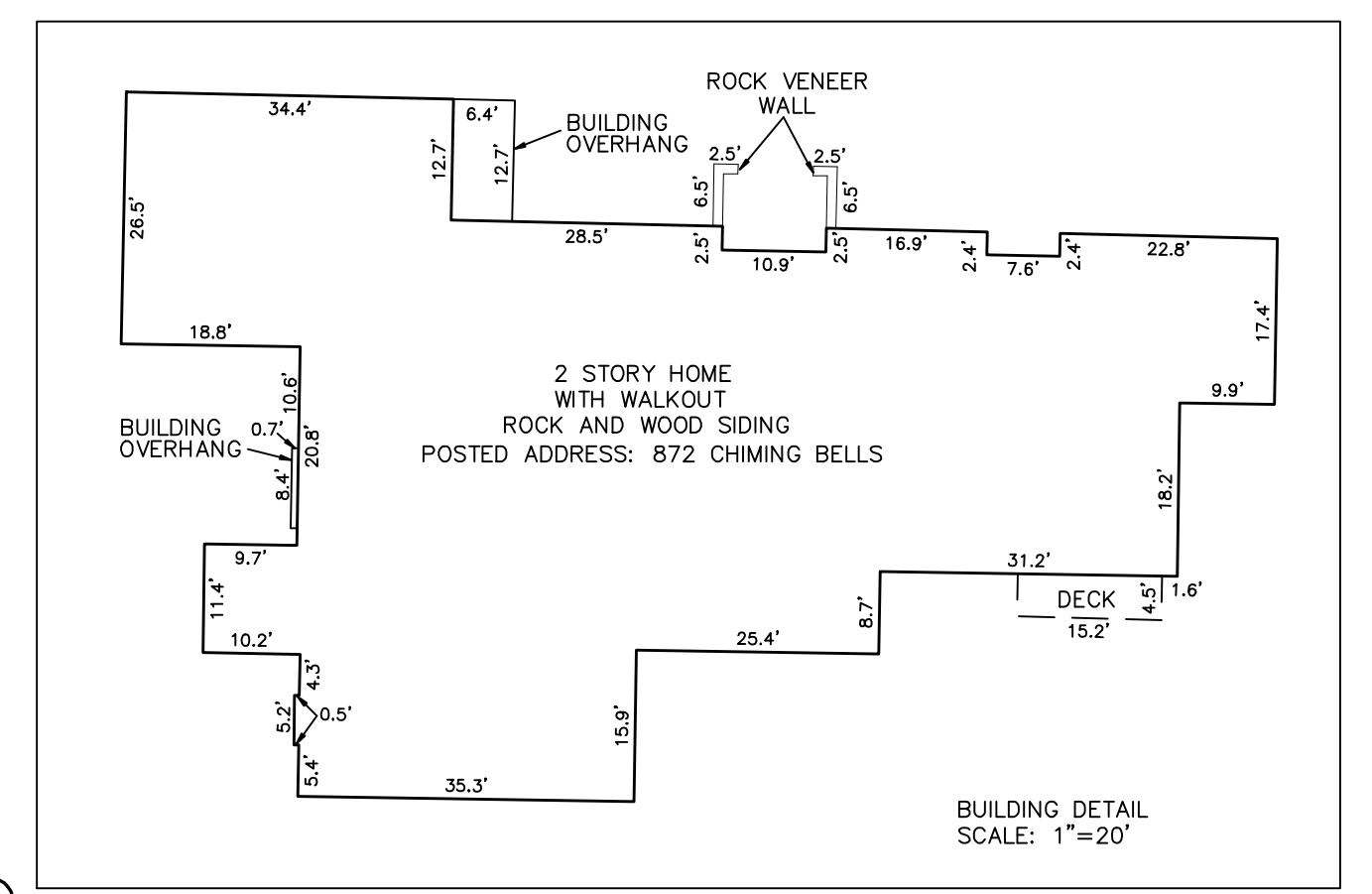


- NOTES:**
- 1) DATE OF SURVEY: 8/29/2019.
 - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 3) 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.
 - 4) BASIS OF ELEVATION: SEWER MANHOLE 0120 INVERT ELEV=8972.4' PER EAGLE RIVER WATER & SANITATION DISTRICT AS-BUILT DRAWINGS.
 - 5) BASIS OF PROPERTY LINE LOCATION: MONUMENTS FOUND MARKING THE SOUTH PROPERTY LINE LOT 77, (SEE DRAWING).
 - 6) 100' DIAMETER HOMESITE CIRCLE LOCATED PER EXHIBIT DRAWING BY ALPINE ENGINEERING, INC. (NOT PLATTED)
 - 7) 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.
 - 8) BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS. STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
 - 9) POSTED ADDRESS: 872 CHIMING BELLS.



SURVEYORS CERTIFICATE:
 Certified to: Toby Seay
 I, Mason Tarry, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that on 8/29/2019 this Improvement Survey Plat was performed under my supervision and that dimensions accurately represent said survey.

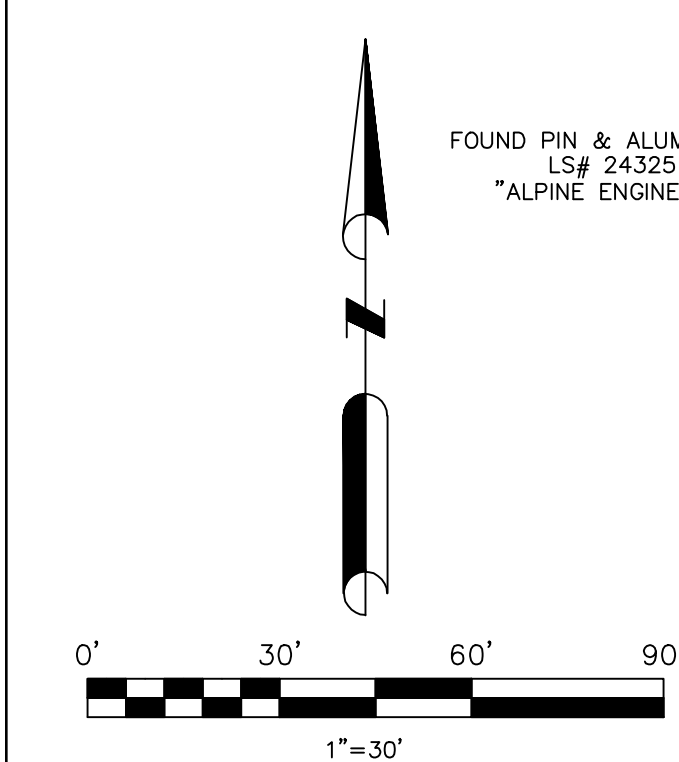
Mason Tarry
 Colorado P.L.S. # 38233
 Date: 9/5/2019

IMPROVEMENT SURVEY PLAT
 LOT 77
 MOUNTAIN STAR
 TOWN OF AVON
 EAGLE COUNTY, COLORADO

3335ISP-2019.dwg DATE: 9/6/19
 DRN. BY: DJE PAGE: 1 OF 1

JOB No. 3335

- LEGEND**
- T** ELECTRIC TRANSFORMER
 - P** TELEPHONE PEDESTAL
 - TV** CABLE TV PEDESTAL
 - ⊕** FIRE HYDRANT
 - ⊞** ELECTRIC PEDESTAL
 - S** SANITARY SEWER MANHOLE



NOTE 5 AMENDED FINAL PLAT:
 Mountain Star Limited Liability Company (MSLLC) reserves for itself and its successors and assigns an easement over, across, under and through each platted Tract and Lot, extending into the Lot or Tract from the common boundary line shared by the Lot or Tract and the road or street abutting the Lot or Tract. This easement is reserved for the purpose of constructing, widening or otherwise altering, maintaining and repairing the roads and streets in Mountain Star. Without limiting the generality of the preceding sentence, MSLLC (and its successors and assigns) may perform cut and fill work and landscaping and install or construct supporting walls and other improvements within the area of this easement as necessary to construct and maintain the streets and roads in Mountain Star in accordance with good and prudent planning by MSLLC to meet the standards of any governmental or quasi-governmental authority to which MSLLC (or its successor or assigns) may delegate the duties of constructing, repairing, plowing and maintaining the streets and roads.

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