

IMPROVEMENT SURVEY

OF LOT 14, BLOCK 2
PITKIN GREEN SUBDIVISION (DITCH BK 2A PG 244)
ASSESSOR'S PARCEL #2735-014-03005
(59 HERRON HOLLOW)

LOT 3

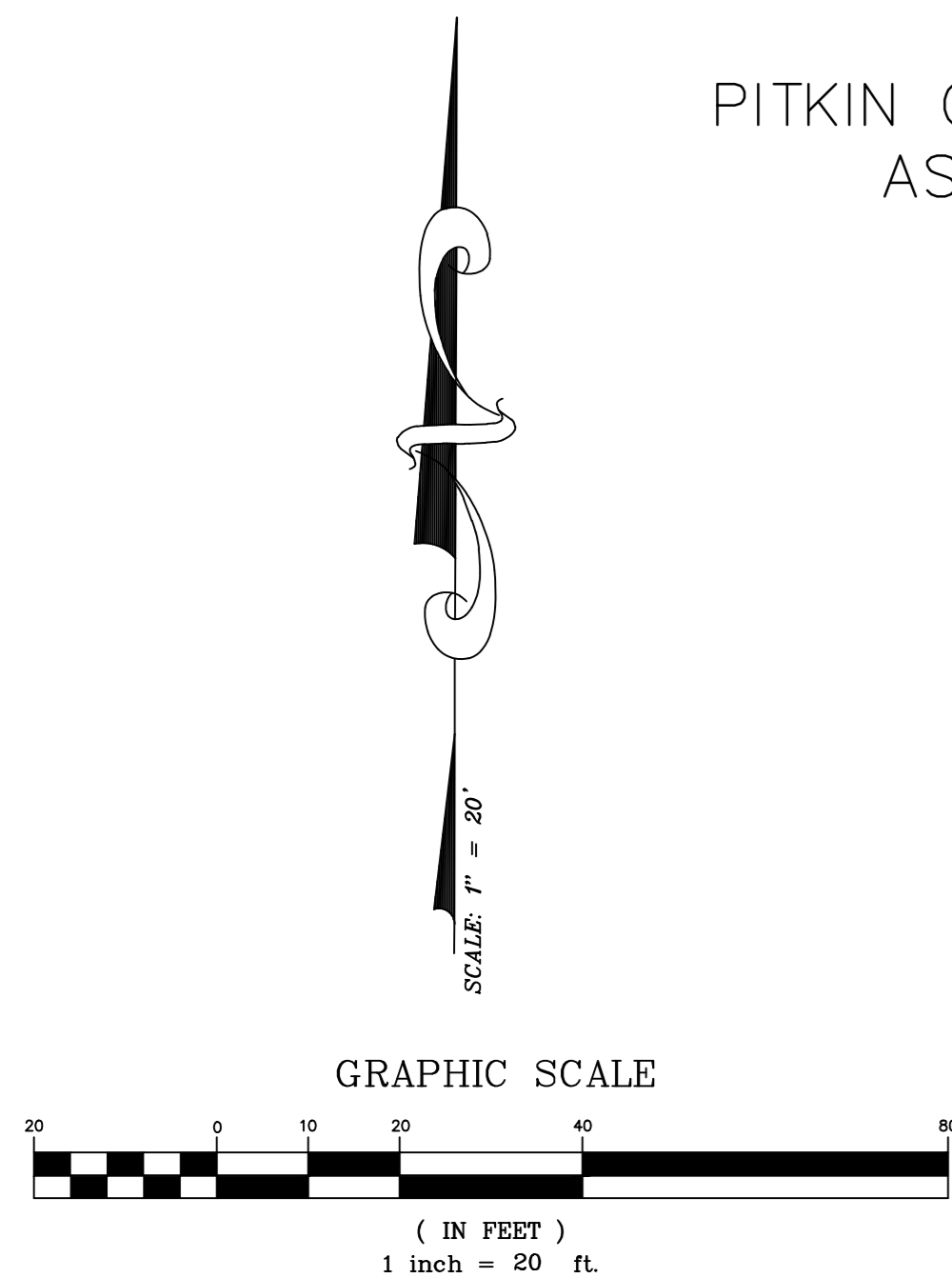
LOT 2
(BLOCK 2)

LOT 14
BLOCK 2

GROSS CALCULATED LOT AREA = 33,813 SF
LOT AREA EXCEPTING HERRON HOLLOW ROAD = 26,106 SF
ORIGINAL PLATTED AREA 34,160 SF
(59 HERRON HOLLOW ROAD)

LOT 13

LOT 1



LEGEND

- ⊙ SSMH - SANITARY SEWER MANHOLE
- ⊙ W.V. - WATER VAULT
- ⊙ W.V. - WATER VALVE
- ⊙ E.C. - EDGE OF CONCRETE
- ⊙ T/W - TOP OF RETAINING WALL
- ⊙ F.H. - FIRE HYDRANT
- ⊙ EP - EDGE OF ASPHALT PAVEMENT
- ⊙ - 5/8" REBAR WITH YELLOW PLASTIC CAP (AS DESCRIBED)
- ⊙ - 5/8" REBAR (WITNESS CORNER)
- () - MEASURED AS PER NOTE #2 THIS IMPROVEMENT SURVEY

UTILITY NOTE:

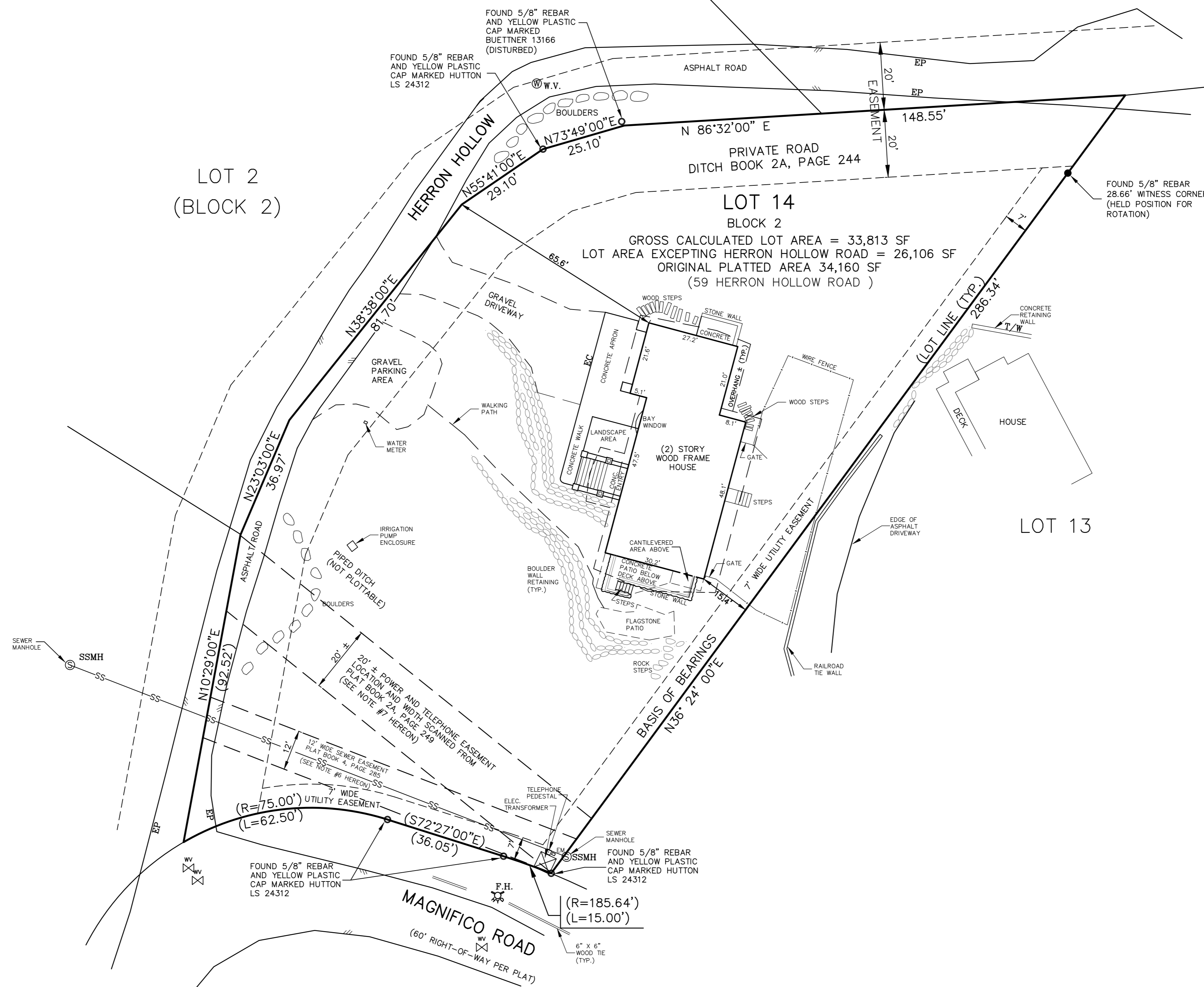
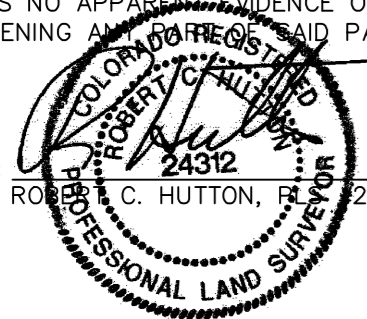
The utilities existing visible on the surface and shown on this drawing have been located by field survey. Underground water, telephone, electric, natural gas and irrigation pipe lines have not been located or shown hereon.

SURVEYOR'S CERTIFICATE:

"THE UNDERSIGNED HEREBY CERTIFIES TO 59 HERRON LLC, A COLORADO LIMITED LIABILITY COMPANY, WESTCOOR LAND TITLE INSURANCE COMPANY, AND PITKIN COUNTY TITLE, INC. THAT THE IMPROVEMENT SURVEY TO WHICH THIS CERTIFICATE IS ATTACHED, PREPARED BY THE UNDERSIGNED, A PROFESSIONAL LICENSED LAND SURVEYOR, WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND; THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREIN, INCLUDING, WITHOUT LIMITATION, ALL SETBACK AND YARD LINES, ARE CORRECT; THE SIZE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE AS SHOWN, IF ANY."

I FURTHER CERTIFY THAT SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS ON SAID PREMISES ON THIS DATE, NOVEMBER 14, 2020, 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 ADJOINING PARCEL, EXCEPT AS NOTED.

DATED: 11-16-2020 BY: ROBERT C. HUTTON, LICENSE # 24312



NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THIS SURVEY IS BASED ON A SURVEY PREPARED BY LOUIS BUETTNER, COLORADO STATE LS NO. 13166, DATED APRIL 25, 1990. BOUNDARY DIMENSIONS LABELED HEREON ARE FROM THE SUBDIVISION PLAT, EXCEPT THOSE SHOWN IN PARENTHESIS. ALL DIMENSIONS IN PARENTHESIS, ACCORDING TO THE BUETTNER SURVEY, ARE FROM A SURVEY PERFORMED BY TRI-CO MANAGEMENT, INC (ALPINE SURVEYS), JOB NO. 75-85 BY JOHN BEISCHL, WHICH SURVEY WAS ACCEPTED FOR A LONG TIME. THIS TRI-CO SURVEY, ACCORDING TO BUETTNER, WAS THE BASIS FOR SUPPLEMENTING BOUNDARY INFORMATION NOT PROVIDED ON THE SUBDIVISION PLAT.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN A 5/8" REBAR (WITNESS CORNER) FOUND NEAR THE NORTHEAST PROPERTY CORNER OF THE LOT AND A SET CORNER LOCATED AT THE SOUTHEAST CORNER OF THE LOT, BOTH MONUMENTS OF WHICH ARE DESCRIBED HEREON. THE RECORD BEARING BETWEEN THESE TWO MONUMENTS IS N 36°24'00" E AND WAS HELD RELATIVE TO TRUE NORTH (AS ESTABLISHED BY GPS).
4. THE PITKIN GREEN, BLOCK 2 SUBDIVISION PLAT HAS MANY BOUNDARY DIMENSIONS MISSING AND/OR LABELED INCORRECTLY. THE LOT AREA LABELED ON THE SUBDIVISION PLAT IS 34,160 SQUARE FEET. THIS AREA CAN NOT BE CALCULATED OR VERIFIED BY INFORMATION ON THE SUBDIVISION PLAT.
5. UNDERGROUND UTILITIES INCLUDING IRRIGATION PIPELINES OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED. PRIOR TO FUTURE DESIGN AND CONSTRUCTION IT IS RECOMMENDED THAT ALL EXISTING UTILITIES AND PIPELINES BE LOCATED TO AVOID FUTURE POTENTIAL CONFLICTS.
6. THE SEWER EASEMENT LOCATION HEREON HAS BEEN DEPICTED BASED ON INFORMATION FROM PLAT BOOK 4, AT PAGE 285 AND FROM THE PHYSICAL LOCATION OF THE SEWER MANHOLES SHOWN.
7. THE APPARENT UNDERGROUND POWER AND TELEPHONE EASEMENT HAS BEEN SHOWN BASED ON SCANNING ITS LOCATION AND SIZE FROM PLAT BOOK 2A, AT PAGE 249.
8. THE HOMEOWNERS ASSOCIATION HAS ACCESS AND MAINTENANCE EASEMENTS OVER HERRON HOLLOW PRIVATE ROAD SHOWN HEREON PER THE "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PITKIN GREEN SUBDIVISION" RECORDED MARCH 16, 2016 AS RECEPTION NO. 627879.
9. BUILDING SETBACK LINES ARE NOT SHOWN. PRIOR TO FUTURE DESIGN AND CONSTRUCTION THE HOMEOWNER'S ASSOCIATION AND THE PITKIN COUNTY ZONING DEPT. SHOULD BE CONSULTED.
10. THERE WAS APPROXIMATELY 3" OF SNOW ON THE GROUND WHEN THE FIELD INSPECTION WORK FOR THIS UPDATED SURVEY WAS CONDUCTED.
11. THE SURVEY SHOWN HEREON IS BASED IN PART ON THE COMMITMENT FOR TITLE INSURANCE REPORT, ORDER NO. 062012031, DATED EFFECTIVE OCTOBER 23, 2020 BY LAND TITLE GUARANTEE COMPANY. THIS PROPERTY IS SUBJECT IN PART TO THE FOLLOWING: (AS PER THE EXCEPTIONS LISTED IN THE ABOVE MENTIONED TITLE COMMITMENT SCHEDULE B SECTION 2, SAID EXCEPTIONS ARE NUMBERED IN THE COMMITMENT AND SAID NUMBERING IS SHOWN BELOW IN BRACKETS [])
 - A) [8] RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THERE FROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 16, 1889, IN BOOK 55 AT PAGE 5, RECORDED MAY 3, 1892 IN BOOK 55 AT PAGE 24, RECORDED MARCH 28, 1890 IN BOOK 55 AT PAGE 477, RECORDED JUNE 28, 1905 IN BOOK 136 AT PAGE 333, AND RECORDED APRIL 27, 1923 IN BOOK 136 AT PAGE 407. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - B) [9] RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 02, 1892, IN BOOK 55 AT PAGE 24, RECORDED JUNE 28, 1905 IN BOOK 136 AT PAGE 333, RECORDED APRIL 27, 1923 IN BOOK 136 AT PAGE 407, AND RECORDED MARCH 23, 1960 IN BOOK 190 AT PAGE 189 (AFFECTS PROPERTY - THERE IS A PIPED DITCH WHICH CROSSES PROPERTY BUT IS NOT PLOTTABLE)
 - C) [10] ANY VEIN OR LODE OF QUARTZ OR OTHER ROCK IN PLACE BEARING GOLD, SILVER, CINNABAR, LEAD, TIN, COPPER, OR OTHER VALUABLE DEPOSITS, CLAIMED OR KNOWN TO EXIST WITHIN THE SUBJECT PROPERTY OR BEFORE DECEMBER 4, 1901, AS RESERVED IN THE UNITED STATES PATENT RECORDED JUNE 28, 1905 IN BOOK 136 AT PAGE 333. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - D) [11] EASEMENTS AND RIGHTS OF WAY AS SET FORTH IN INSTRUMENTS RECORDED AUGUST 28, 1957 IN BOOK 182 AT PAGE 205 AND RECORDED AUGUST 28, 1957 IN BOOK 182 AT PAGE 217.
 - E) [12] RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED JULY 16, 1958 IN BOOK 184 AT PAGE 289 AND RECORDED APRIL 23, 1992 IN BOOK 675 AT PAGE 408 AND AMENDED RESTRICTIVE COVENANTS RECORDED JULY 15, 2002 UNDER RECEPTION NO. 469843. (DOES NOT AFFECT THIS LOT - NOT PLOTTABLE)
 - F) [13] EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SET FORTH ON THE PLAT OF PITKIN GREEN SUBDIVISION RECORDED JUNE 3, 1958 IN PLAT BOOK 2A AT PAGE 244. (AFFECTS PROPERTY - APPLICABLE EASEMENTS PLOTTED HEREON)
 - G) [14] EASEMENTS AND RIGHTS OF WAY FOR THE SALVATION DITCH, PRIVATE ROADS, AND UTILITY LINES AS SET FORTH ON THE PITKIN GREEN SUBDIVISION UTILITIES MAP RECORDED NOVEMBER 5, 1958 IN DITCH BOOK 2 AT PAGE 249. (AFFECTS PROPERTY - APPLICABLE EASEMENTS PLOTTED HEREON)
 - H) [15] EASEMENTS AND RIGHTS OF WAY FOR SEWER LINES AS SET FORTH ON THE PITKIN GREEN SEWER EASEMENT MAP RECORDED AUGUST 31, 1972 IN PLAT BOOK 4 AT PAGE 285 AND AS GRANTED TO THE ASPEN METROPOLITAN SANITATION DISTRICT RECORDED SEPTEMBER 13, 1972 IN BOOK 266 AT PAGE 841. (AFFECTS PROPERTY - EASEMENT SHOWN HEREON)
 - I) [16] TERMS, CONDITIONS AND PROVISIONS OF EASEMENTS AND RIGHTS OF WAY RECORDED OCTOBER 21, 1974 IN BOOK 292 AT PAGE 397 AND RECORDED NOVEMBER 26, 1974 IN BOOK 293 AT PAGE 800. (DOES NOT AFFECT THIS LOT - EASEMENT ACROSS LOT 3, BLOCK 2)
 - J) [17] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RELOCATION OF WAY OF ACCESS RECORDED FEBRUARY 25, 1988 IN BOOK 557 AT PAGE 837 AND RE-RECORDED JUNE 30, 1988 IN BOOK 567 AT PAGE 791. (DOES NOT APPEAR TO AFFECT THIS PROPERTY)
 - K) [18] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 92-35 OF THE PITKIN COUNTY COLORADO BOARD OF ADJUSTMENT RECORDED JANUARY 7, 1993 IN BOOK 699 AT PAGE 966. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - L) [19] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 97-115 OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO RECORDED JULY 11, 1997 AS RECEPTION NO. 406250. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - M) [20] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN DETERMINATION OF ADMINISTRATIVE APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR, DETERMINATION NO. 97-12 RECORDED SEPTEMBER 11, 1997 AS RECEPTION NO. 408332 AND AS FURTHER AMENDED IN DETERMINATION NO. 97-10 RECORDED FEBRUARY 2, 1998 AS RECEPTION NO. 413099. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - N) [21] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN THE ARTICLES OF INCORPORATION OF PITKIN GREEN HOMEOWNERS ASSOCIATION RECORDED JULY 15, 2002 AS RECEPTION NO. 469841. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - O) [22] TERMS, CONDITIONS AND PROVISIONS OF BY-LAWS OF PITKIN GREEN HOMEOWNERS ASSOCIATION RECORDED JULY 15, 2002 AT RECEPTION NO. 469842. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - P) [23] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN WATER DELIVERY AND DITCH MAINTENANCE AGREEMENT RECORDED APRIL 18, 2011 AS RECEPTION NO. 579200. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - Q) [24] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN THE PITKIN GREEN HOMEOWNERS ASSOCIATION PROCEDURE FOR APPROVAL OF NEW CONSTRUCTION AND MODIFICATION OF EXISTING SITES RECORDED NOVEMBER 26, 2014 AS RECEPTION NO. 615683. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - R) [25] TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PITKIN GREEN SUBDIVISION RECORDED MARCH 16, 2016 AS RECEPTION NO. 627879. (AFFECTS PROPERTY - NOT PLOTTABLE)
 - S) [26] EASEMENTS, RIGHTS OF WAY AND ALL MATTERS AS SHOWN ON SURVEY RECORDED AUGUST 14, 2018 IN PLAT BOOK 122 AT PAGE 85. (AFFECTS PROPERTY - PLOTTED AND SHOWN HEREON)
 - T) [27] ANY EXISTING LEASES AND/OR TENANCIES. (AFFECTS PROPERTY - NOT PLOTTABLE)

UNINCORPORATED(ASPEN) PITKIN COUNTY COLORADO
SCALE: 1" = 20' DATE: NOVEMBER, 2020
PINNACLE DESIGN
805 BUCKPOINT ROAD
CARBONDALE, CO 81623
(970) 963-2170