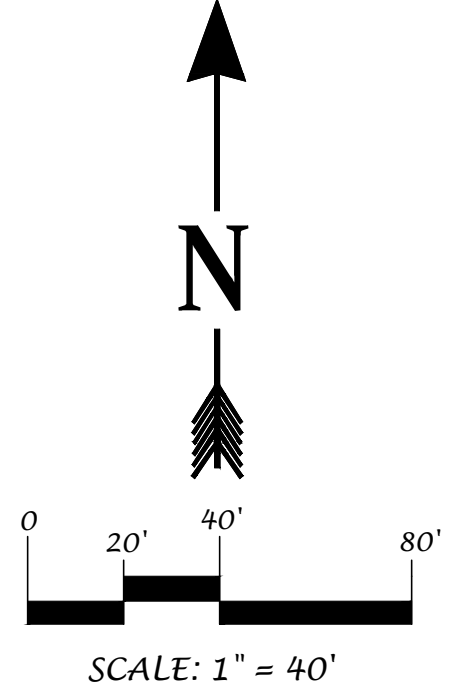


IMPROVEMENT SURVEY PLAT

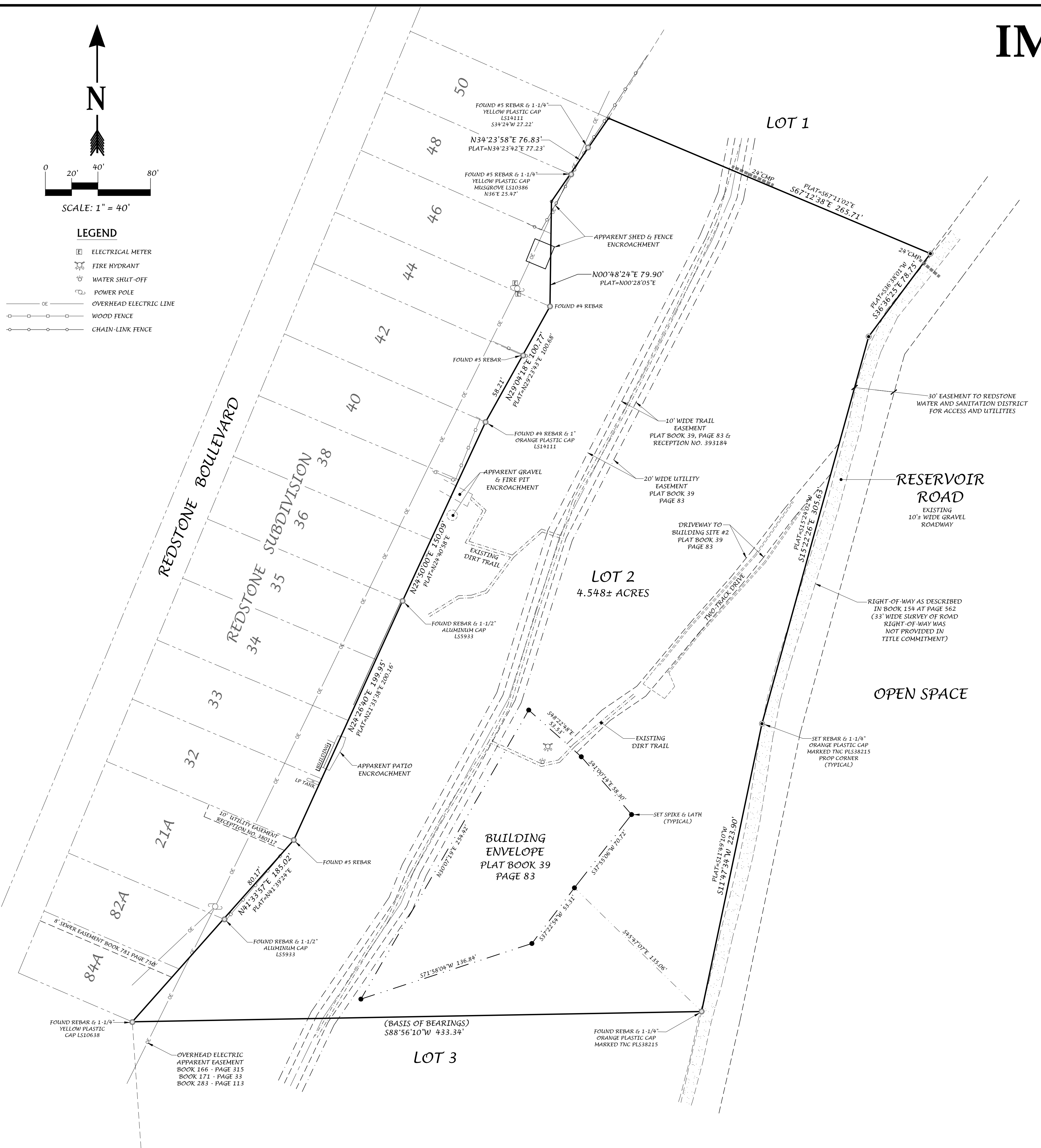
LOT 2 BIGHORN RIDGE P.U.D.

SECTION 20, TOWNSHIP 10 SOUTH, RANGE 88 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO



LEGEND

- ELECTRICAL METER
- FIRE HYDRANT
- WATER SHUT-OFF
- POWER POLE
- OVERHEAD ELECTRIC LINE
- WOOD FENCE
- CHAIN-LINK FENCE



PROPERTY DESCRIPTION:

LOT 2, BIGHORN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 1996 IN PLAT BOOK 39 AT PAGE 83 AS RECEPTION NO. 393181.
COUNTY OF PITKIN,
STATE OF COLORADO.

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S88°56'10"W ALONG THE SOUTH LINE OF LOT 2 BETWEEN A FOUND REBAR AND 1-1/4" YELLOW PLASTIC CAP LS10638 AND A SET REBAR & 1-1/4" ORANGE PLASTIC CAP PLS38215 AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: SEPTEMBER 10, 2020.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON BIGHORN RIDGE P.U.D. FINAL PLAT RECORDED APRIL 30, 1996 IN PLAT BOOK 39 AT PAGE 83 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
5. THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC. FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC. RELIED UPON TITLE COMMITMENT NO. 0602804-C ISSUED BY TITLE COMPANY OF THE ROCKIES EFFECTIVE DATE: JULY 24, 2020.
6. THIS PROPERTY IS SUBJECT TO EASEMENTS, RIGHTS OF WAYS FOR PIPELINES, WATER MAINS, HYDRANTS AND RESERVOIR, TELEPHONE, TELEGRAPH, POLES, WIRES AND ANYTHING IN ANYWISE APPERTAINING THERELUNTO, AND INGRESS AND EGRESS TO REPAIR AND MAINTAIN THE WATER SYSTEM AS WELL AS AGREEMENT OF LIVESTOCK, FENCING AND GRAZING, RECORDED IN BOOK 166 AT PAGE 315 AND IN BOOK 171 AT PAGE 33 AND IN BOOK 283 AT PAGE 113.
7. EASEMENT AND RIGHT-OF-WAY FOR SEWAGE LINE RECORDED IN BOOK 296 AT PAGE 472 DOES NOT CROSS THE SUBJECT PROPERTY.
8. EASEMENT AND RIGHT-OF-WAY GRANTED TO THE UNITED STATES OF AMERICA FOR EXISTING ROADS RECORDED IN BOOK 545 AT PAGE 690 DOES NOT CROSS THE SUBJECT PROPERTY.
9. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 92-390 RECORDED JANUARY 27, 1993 IN BOOK 702 AT PAGE 151. AFFECTS THE SUBJECT PROPERTY.
10. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED JUNE 22, 1993 AS RECEPTION NO. 358050. DOES NOT AFFECT THE SUBJECT PROPERTY.
11. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN CONTRACT FOR ELECTRIC SERVICES, RECORDED OCTOBER 29, 1993 AS RECEPTION NO. 362660. CONTRACT EXPIRED IN 2004.
12. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 94-71, RECORDED JUNE 3, 1994 AS RECEPTION NO. 370734. AFFECTS THE SUBJECT PROPERTY.
13. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED EASEMENT RECORDED MARCH 28, 1995 AS RECEPTION NO. 380117. EASEMENT IS SHOWN HEREON.
14. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 96-80 RECORDED APRIL 25, 1996 AS RECEPTION NO. 392083. AFFECTS THE SUBJECT PROPERTY.
15. EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON THE PLAT OF BIGHORN RIDGE P.U.D., RECORDED MAY 30, 1996 IN PLAT BOOK 39 AT PAGE 83. AFFECTS THE SUBJECT PROPERTY.
16. RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED MAY 30, 1996 AS RECEPTION NO. 393182. AFFECTS THE SUBJECT PROPERTY.
17. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED MAY 30, 1996 AS RECEPTION NO. 393183. AFFECTS THE SUBJECT PROPERTY.
18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN TRAIL EASEMENT AGREEMENT RECORDED MAY 30, 1996 AS RECEPTION NO. 393184. EASEMENT IS SHOWN HEREON.
19. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CONSTRUCTION LICENSE AND EASEMENT AGREEMENT RECORDED MAY 30, 1996 AS RECEPTION NO. 393185. DOES NOT CROSS THE SUBJECT PROPERTY.
20. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AGREEMENT RECORDED MAY 30, 1996 AS RECEPTION NO. 393186. PARK PARCEL DOES NOT CROSS THE SUBJECT PROPERTY.
21. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 99-138 RECORDED AUGUST 27, 1999 AS RECEPTION NO. 434948. DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO JOSEPH PARELMAN & STACY PARELMAN, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN THE TITLE COMPANY OF THE ROCKIES COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 0602804-C OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215

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.

<p>JOSEPH & STACY PARELMAN IMPROVEMENT SURVEY PLAT LOT 2 - BIGHORN RIDGE PUD COUNTY OF PITKIN - STATE OF COLORADO</p>		
<p>TRUE NORTH COLORADO LLC. A LAND SURVEYING AND MAPPING COMPANY P.O. BOX 614 - 386 MAIN STREET UNIT 3 NEW CASTLE, COLORADO 81647 (970) 984-0474 www.truenorthcolorado.com</p>		
<p>PROJECT NO: 2020-330</p>	<p>DRAWN RPK</p>	<p>SHEET 1 OF 1</p>
<p>DATE: September 30, 2020</p>	<p>SURVEYED DJB-MAN</p>	