

# UPDATE IMPROVEMENT SURVEY

## PARCEL D, HOOKSPUR PARCELS, RECORDED IN PLAT BOOK 1, PAGE 147 COUNTY OF EAGLE, STATE OF COLORADO

**SCHEDULE B-2 EXCEPTION NOTES:**

NUMBERS 1 THRU 9 ARE STANDARD EXCEPTIONS.

10. EASEMENT AND RIGHT OF WAY FOR UTILITIES, INGRESS AND EGRESS AS SET FORTH IN EASEMENT RECORDED DECEMBER 2, 1993 IN BOOK 626 AT PAGE 340 AND FIRST AMENDMENT RECORDED MAY 9, 1995 IN BOOK 666 AT PAGE 830 AND RATIFICATION OF FIRST AMENDMENT TO EASEMENT RECORDED MAY 10, 2006 AS RECEPTION NO. 200612164 IS A 30 FOOT EASEMENT AND IS SHOWN AND NOTED HEREON.

11. TERMS, CONDITIONS, RESERVATIONS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN PROTECTIVE CONVENANTS FOR HOOKSPUR RANCH, RECORDED MAY 9, 1995 IN BOOK 666 AT PAGE 832 AFFECTS THE SUBJECT PARCEL AND IS SHOWN AND NOTED HEREON.

12. ARTICLES OF INCORPORATION OF HOOKSPUR RANCH HOMEOWNERS ASSOCIATION, INC., RECORDED APRIL 26, 2006 AS RECEPTION NO. 200610729 AFFECTS THE SUBJECT PROPERTY.

13. TERMS, CONDITIONS, RESERVATION AND OBLIGATIONS AS CONTAINED IN PRIVATE ACCESS LICENSE BY AND BETWEEN THE ROARING FORK TRANSPORTATION AUTHORITY AND HOOKSPUR RANCH HOMEOWNERS ASSOCIATION, INC., RECORDED MAY 24, 2006 AS RECEPTION NO. 200613839, PROVIDES ACCESS ALONG RAILROAD RIGHT-OF-WAY AND HOOKSPUR LANE.

14. ACCESS TO SUBJECT PROPERTY IS INSURED LIMITED TO THE TERMS AND LIMITATIONS OF THE ABOVE ROADWAY AGREEMENT.

15. EASEMENTS AS SHOWN ON THE PLAT OF HOOKSPUR PARCELS, BY SAMUEL D. PHELPS, JOB NO. 9333, AFFECTS THE SUBJECT PROPERTY AND ARE SHOWN AND NOTED HEREON.

16. UNDERGROUND RIGHT-OF-WAY EASEMENT GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, BY HOOKSPUR PARTNERSHIP, RECORDED JANUARY 9, 1998 AT RECEPTION NO. 644348, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

17. TERMS, CONDITIONS, RESERVATIONS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN CONTRACT FOR ELECTRIC SERVICE BETWEEN HOLY CROSS ELECTRIC ASSOCIATION AND HOOKSPUR PARTNERSHIP, RECORDED JANUARY 9, 1998 AT RECEPTION NO. 644349 AFFECTS THE SUBJECT PROPERTY.

18. EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT RECORDED MAY 29, 1998 AS RECEPTION NO. 658089 AND RATIFICATION OF EASEMENT RECORDED MAY 11, 2006 AS RECEPTION NO. 200612271 AND EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS RECORDED MAY 29, 1998 AS RECEPTION NO. 658090 AND RATIFICATION OF EASEMENT RECORDED MAY 10, 2006 AS RECEPTION NO. 200612165, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN AND NOTED HEREON.

19. ENCROACHMENTS AND ALL MATTERS AS DISCLOSED BY SURVEY OF HIGH COUNTRY ENGINEERING, INC., DATED MARCH 23, 2006 AS JOB NO. 20616510922 ARE SHOWN HEREON.

**NOTES**

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S00°06'58"W BETWEEN THE NORTHEAST CORNER OF PARCEL D AND THE SOUTHEAST CORNER OF PARCEL D BOTH #5 REBAR AND CAPS, L.S. #19598 IN PLACE AS SHOWN HEREON.

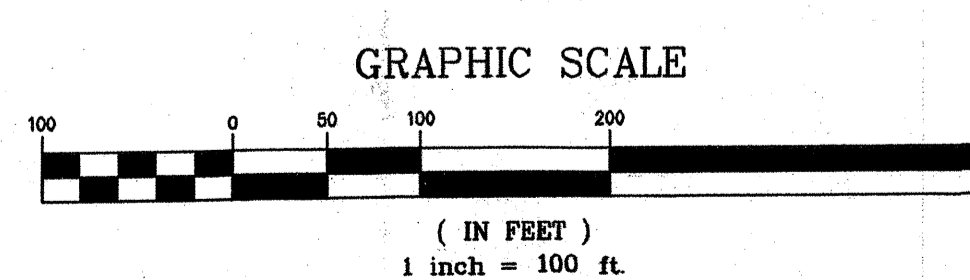
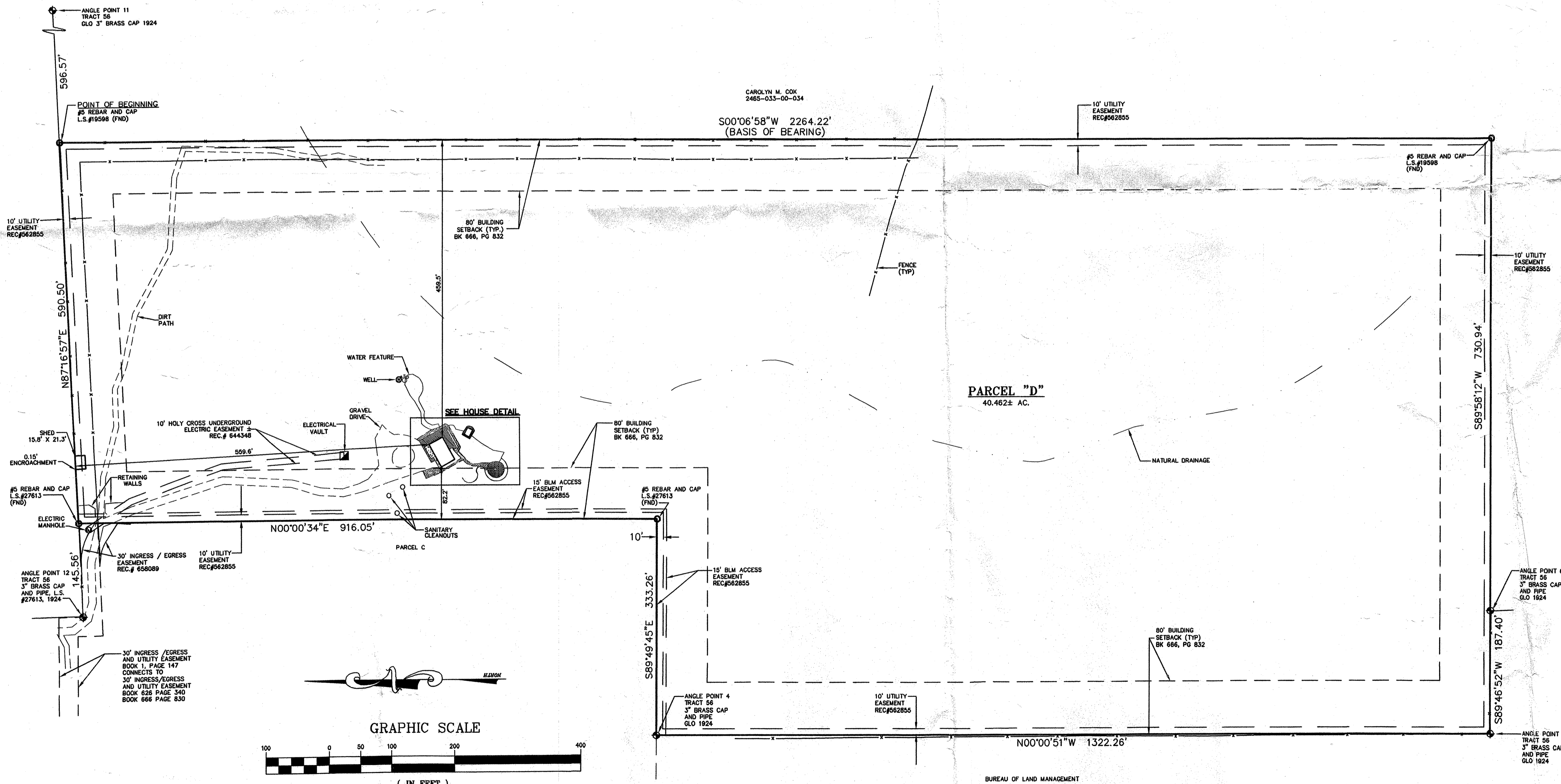
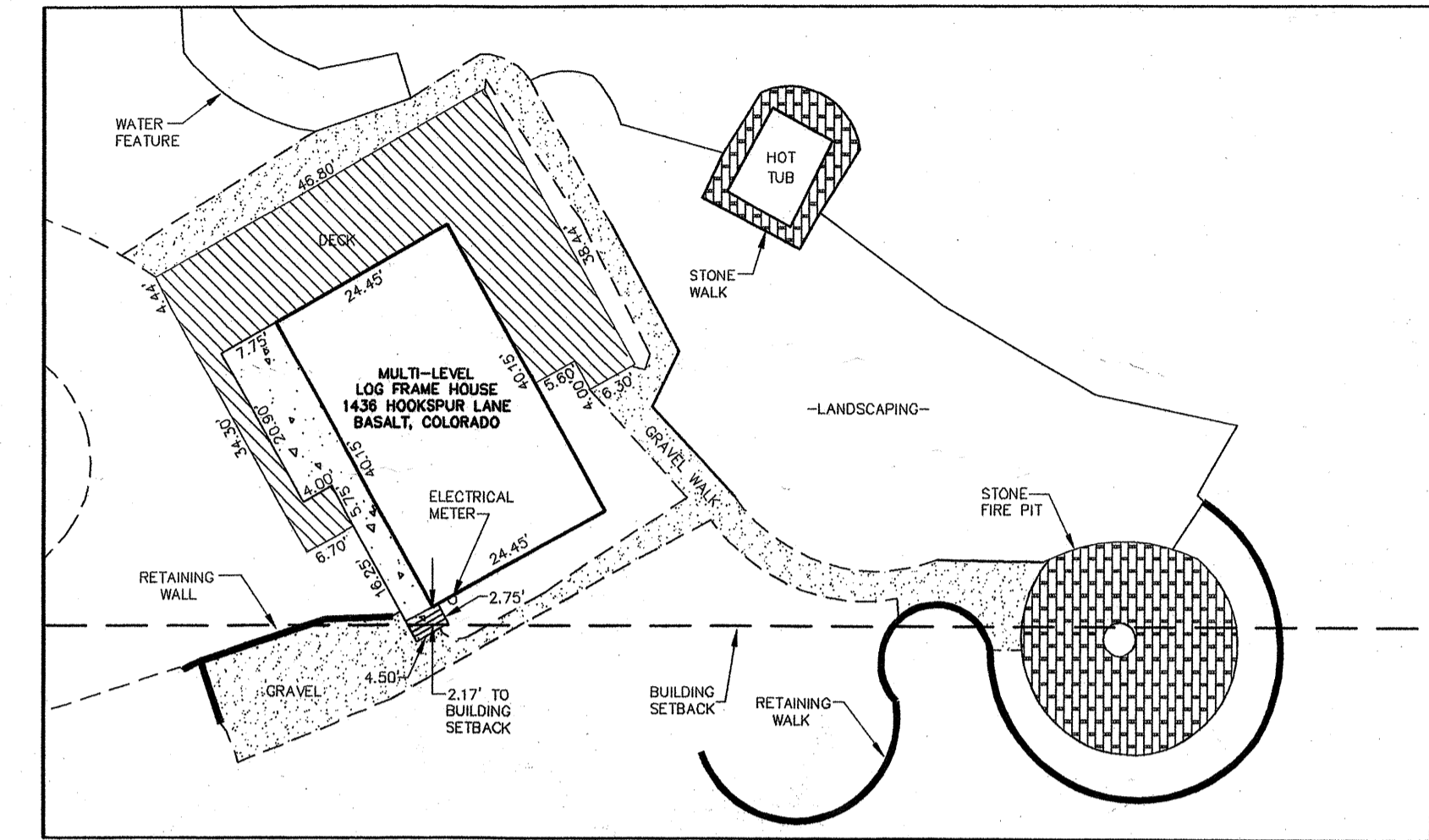
2. DATE OF SURVEY: NOVEMBER 8, 2007.

3. THIS SURVEY IS BASED ON THE MONUMENTED LAND SURVEY OF HOOKSPUR PARCELS, RECORDED IN PLAT BOOK 1 AT PAGE 147 IN THE EAGLE COUNTY CLERK, AN IMPROVEMENT SURVEY COMPLETED BY HIGH COUNTRY ENGINEERING, DATED: 3/23/2006 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.

4. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC., DATED: APRIL 10, 2008, (CASE NUMBER B5454C)

**LEGEND**

- SANITARY CLEAN OUT
- ⊙ WATER SHUT OFF
- ⊕ ELECTRIC MANHOLE
- X — EXISTING FENCE



**PROPERTY DESCRIPTION (FROM PLAT)**

PARCEL "D" OF HOOKSPUR RANCH:  
A PARCEL OF LAND SITUATED IN TRACT 56, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE LINE BETWEEN A.P. #12 AND A.P. #11 OF SAID TRACT 56 FROM WHICH SAID A.P. #12 BEARS S 87°16'57" W A DISTANCE OF 736.06 FEET; THENCE S 00°06'58" W A DISTANCE OF 2264.22 FEET; THENCE S. 89°58'12" W A DISTANCE OF 730.94 FEET TO A.P. #6 OF SAID TRACT 56; THENCE ALONG THE LINE BETWEEN A.P. #6 AND A.P. #5 OF SAID TRACT 56, S 89°46'52" W A DISTANCE OF 187.40 FEET TO SAID A.P. #5; THENCE ALONG THE LINE BETWEEN A.P. #5 AND A.P. #4 OF SAID TRACT 56, N 00°00'51" W A DISTANCE OF 1322.26 FEET TO SAID A.P. #4; THENCE S 89°49'45" E A DISTANCE OF 333.26 FEET; THENCE N 00°00'34" E A DISTANCE OF 916.05 FEET TO THE LINE BETWEEN A.P. #12 AND A.P. #11 OF SAID TRACT 56; THENCE ALONG SAID LINE BETWEEN A.P. #12 AND A.P. #11, N 87°16'57" E A DISTANCE OF 590.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 40.461 ACRES AS DESCRIBED HEREIN.

**IMPROVEMENT SURVEY STATEMENT**

I FRANK W. HARRINGTON, HEREBY CERTIFY TO ARTHUR AND CAROLE KAFRISSEN, ANDREW SALTONSTALL AND PITKIN COUNTY TITLE, INC., 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 SHOWING THE LOCATION OF ALL STRUCTURES, WATER COURSES, WATER FEATURES AND/OR BODIES OF WATER, FLOOD PLAIN, 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 AND RIGHTS OF WAY OF A PUBLIC OR PRIVATE NATURE THAT ARE VISIBLE, OR APPARENT, OR OF RECORD, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN TITLE COMPANY'S COMMITMENT FOR TITLE INSURANCE CASE NO. B5454C, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

BY:   
FRANK W. HARRINGTON, L.S. #19598

**COUNTY SURVEYOR'S CERTIFICATE**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008,  
AT \_\_\_\_\_ M., IN THE EAGLE COUNTY INDEX FOR INFORMATIONAL  
LAND SURVEY PLATS UNDER BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY SURVEYOR

DATE: \_\_\_\_\_

FILING INFORMATION: TRACT 56, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH P.M.

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.

CALL UTILITY NOTIFICATION 1-800-922-1987 OR 834-0800 IN METRO DENVER  
 CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR UNDERGROUND MEMBER UTILITIES  
 DRAWN BY: RPK  
 CHECKED BY: FWH  
 DATE: 5/5/08  
 FILE: 1786-00  
**HIGH COUNTRY ENGINEERING, INC.**  
 14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112  
 PHONE (303) 925-0544 FAX (303) 925-0547  
 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-8676 FAX (970) 945-2355  
 WWW.HCE.ENG.CO  
 ANDREW SALTONSTALL  
 CARBONDALE, COLORADO  
**IMPROVEMENT SURVEY**  
**PARCEL D-HOOKSPUR PARCELS**  
 PROJECT NO. **2071786.00**  
**0922**  
**1 OF 1**