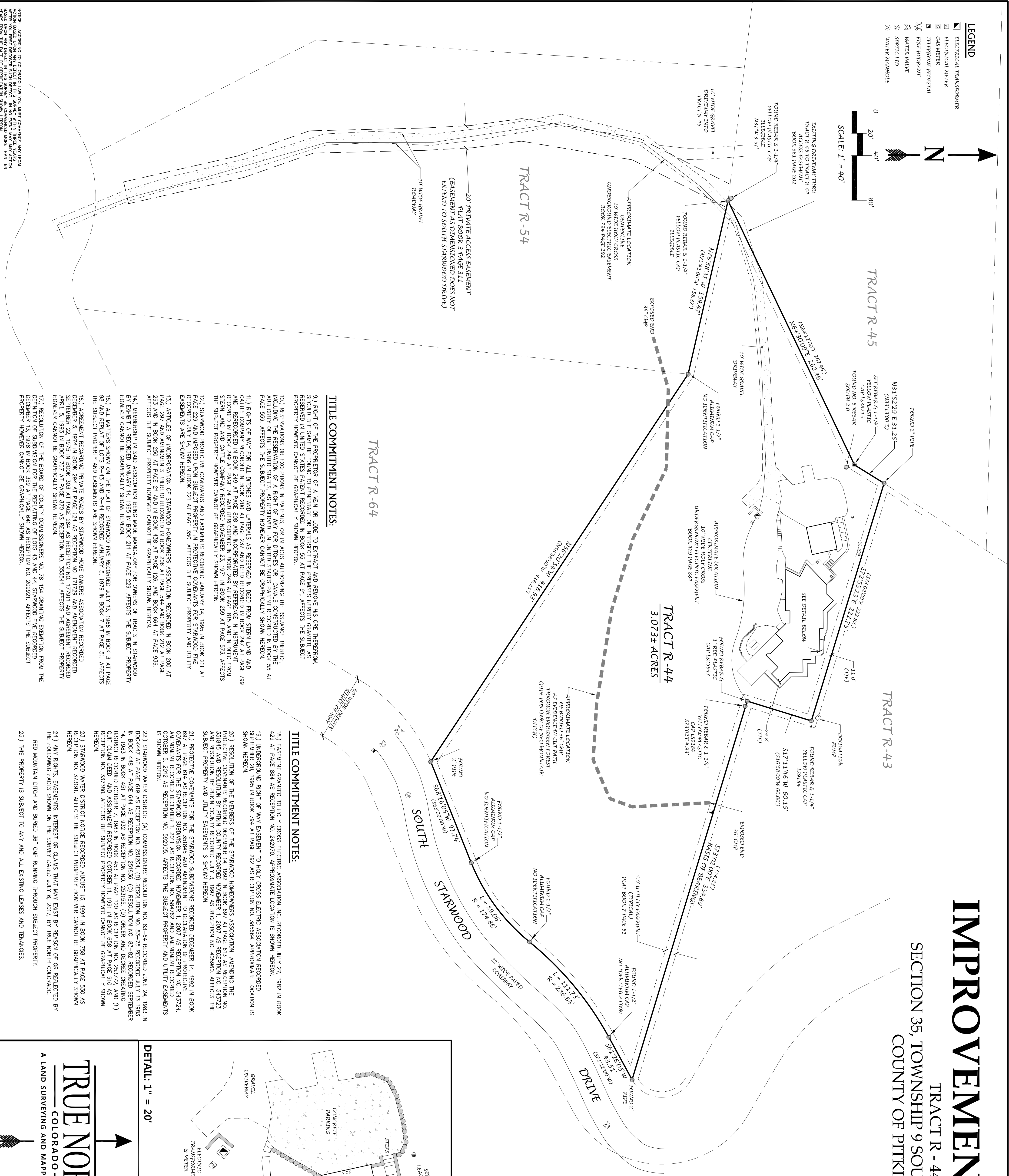
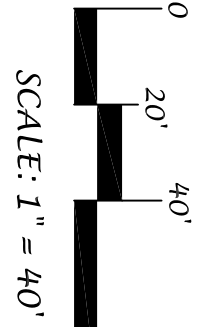


# IMPROVEMENT SURVEY PLAT

TRACT R - 44 STARWOOD FIVE  
SECTION 35, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PM  
COUNTY OF PITKIN, STATE OF COLORADO

- ### LEGEND
- Ⓜ ELECTRICAL TRANSFORMER
  - Ⓢ GAS METER
  - ☎ TELEPHONE pedestal
  - ⚡ FIRE HYDRANT
  - Ⓧ WATER VALVE
  - Ⓣ SEPTIC LID
  - Ⓢ WATER MAIN/PIPE



### PROPERTY DESCRIPTION:

**TRACT R-44**  
STARWOOD FIVE  
ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1979 IN PLAT BOOK 7 AT PAGE 51.  
TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT R-54, STARWOOD EIGHT, AS SHOWN ON THE PLAT OF STARWOOD EIGHT RECORDED IN PLAT BOOK 3 AT PAGE 311 LABELED 20 FOOT PRIVATE ACCESS EASEMENT;  
AND TOGETHER WITH AN EASEMENT FOR ACCESS TO SAID R-44, STARWOOD FIVE, ACROSS EXTENSION OF SAID ROAD ON LOT R-45 TO THE NEAREST POINT WHERE SAID EXTENSION INTERSECTS THE NORTHWESTERLY BOUNDARY LINE OF LOT R-44 GRANTED BY DEED RECORDED JANUARY 5, 1979 IN BOOK 501 AT PAGE 202;  
COUNTY OF PITKIN, STATE OF COLORADO

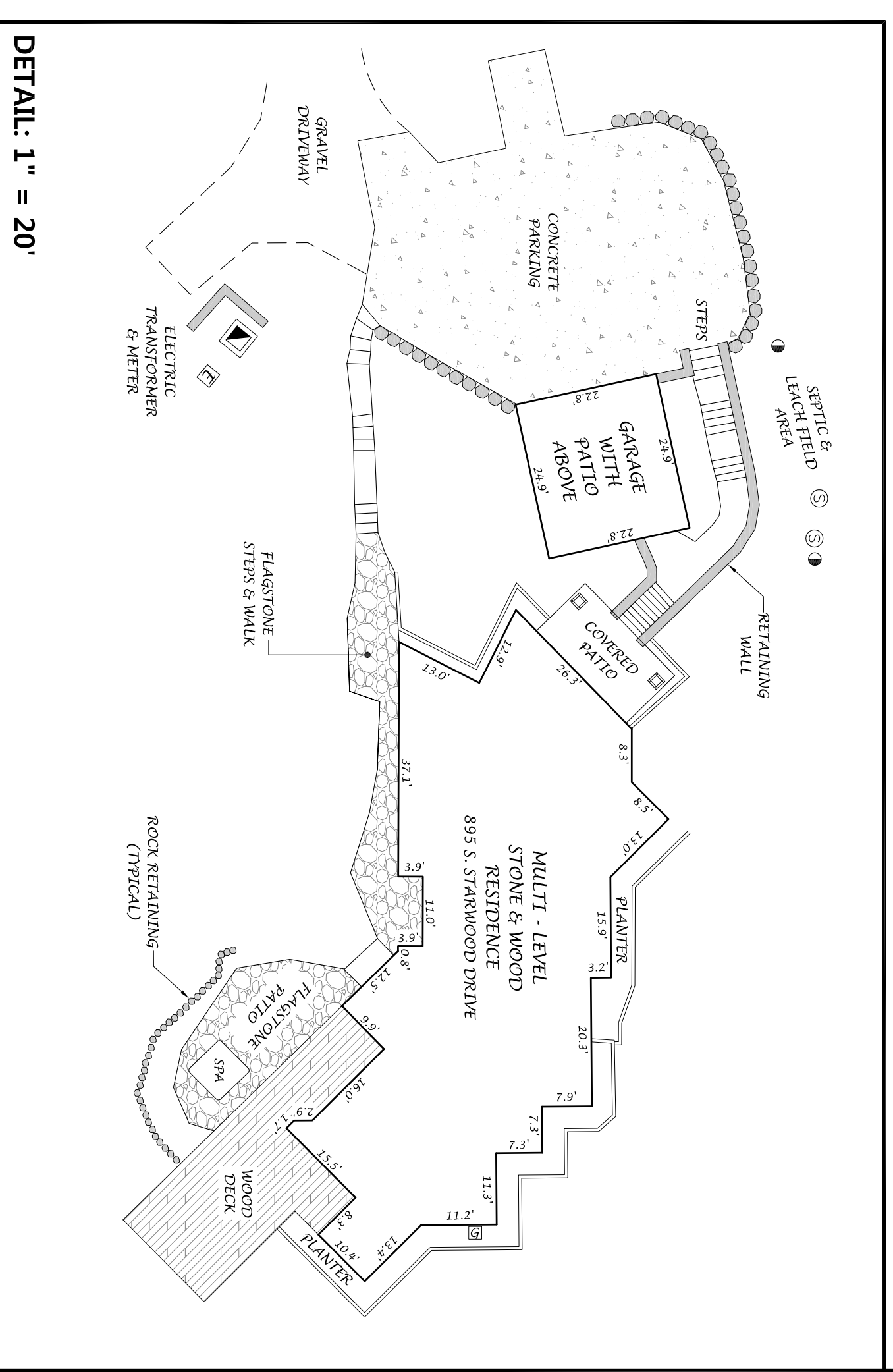
### SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S73°02'20"E ALONG THE NORTHEASTERLY PROPERTY LINE BETWEEN A FOUND REBAR AND T-RED PLASTIC CAP LS25947 AND A FOUND 2" PIPE AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: JUNE 20, 2017.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON STARWOOD FIVE RECORDED JANUARY 5, 1979 IN PLAT BOOK 7 AT PAGE 51, STARWOOD EIGHT RECORDED IN PLAT 3 AT PAGE 311 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 EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC, FILED UPON TITLE COMMITMENT NO. 01330-99334--AMENDMENT NO. C4 ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: JULY 07, 2017 AT 04.
6. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS. BEARINGS AND DISTANCES SHOWN IN PARENTSISSES ARE OF RECORD SHOWN ON STARWOOD FIVE ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 1979 IN PLAT BOOK 7 AT PAGE 51.

### SURVEYORS CERTIFICATION

I, **RODNEY P. KESER**, HEREBY CERTIFY TO ELIZABETH SAMES, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. §§ 38-51-10(2) AND THAT IT IS A NON-UNITED LAND SURVEY SHOWING THE LOCATION OF ALL STRUCTURES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARIES, AND WHERE NECESSARY, CORRECTING THE SAME. I HAVE REVIEWED THE INSTRUMENT AND THE BOUNDARIES THEREOF, AND I HAVE FOUND THAT THE INSTRUMENT COMPLIES WITH THE REQUIREMENTS OF C.R.S. §§ 38-51-10(2) AND (3).  
COMMITMENT NO. 01330-99334--AMENDMENT NO. C3, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT.

RODNEY P. KESER, P.L.S. NO. 38275  
COLORADO PROFESSIONAL LAND SURVEYOR



DETAIL: 1" = 20'

**ELIZABETH SAMES**  
IMPROVEMENT SURVEY PLAT  
TRACT R-44 STARWOOD FIVE  
COUNTY OF PITKIN - STATE OF COLORADO

**TRUE NORTH**  
COLORADO  
A LAND SURVEYING AND MAPPING COMPANY

	TRUE NORTH COLORADO LLC A LAND SURVEYING AND MAPPING COMPANY 1115 BERNETT AVENUE GLENNWOOD SPRINGS, COLORADO 81601 (970) 945-1105 www.truenorthcolorado.com	
PROJECT NO.: 2017-147	DRAWN: RPK	SHEET: 1 OF 1
DATE: JULY 6, 2017	REVISED: LMW	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION AFTER YOU FIRST PROCEED SUCH SUBJECT MATTER IN NO EVENT MAY ANY ACTION BE BROUGHT TO COURT UNTIL YOU HAVE FIRST COMPLETED THE APPLICABLE NOTICE PERIOD FROM THE DATE OF CERTIFICATION SHOWN HEREON.