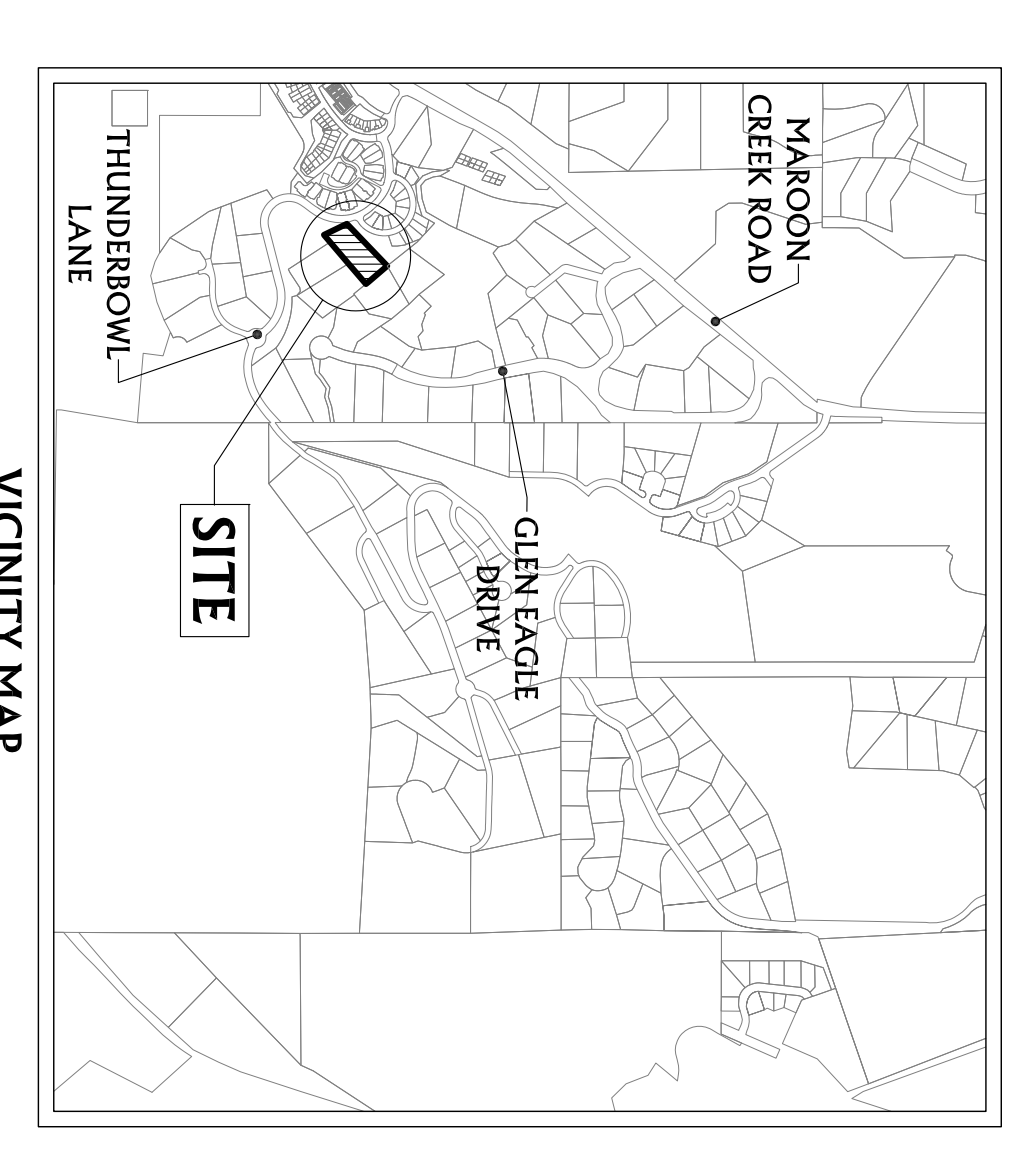
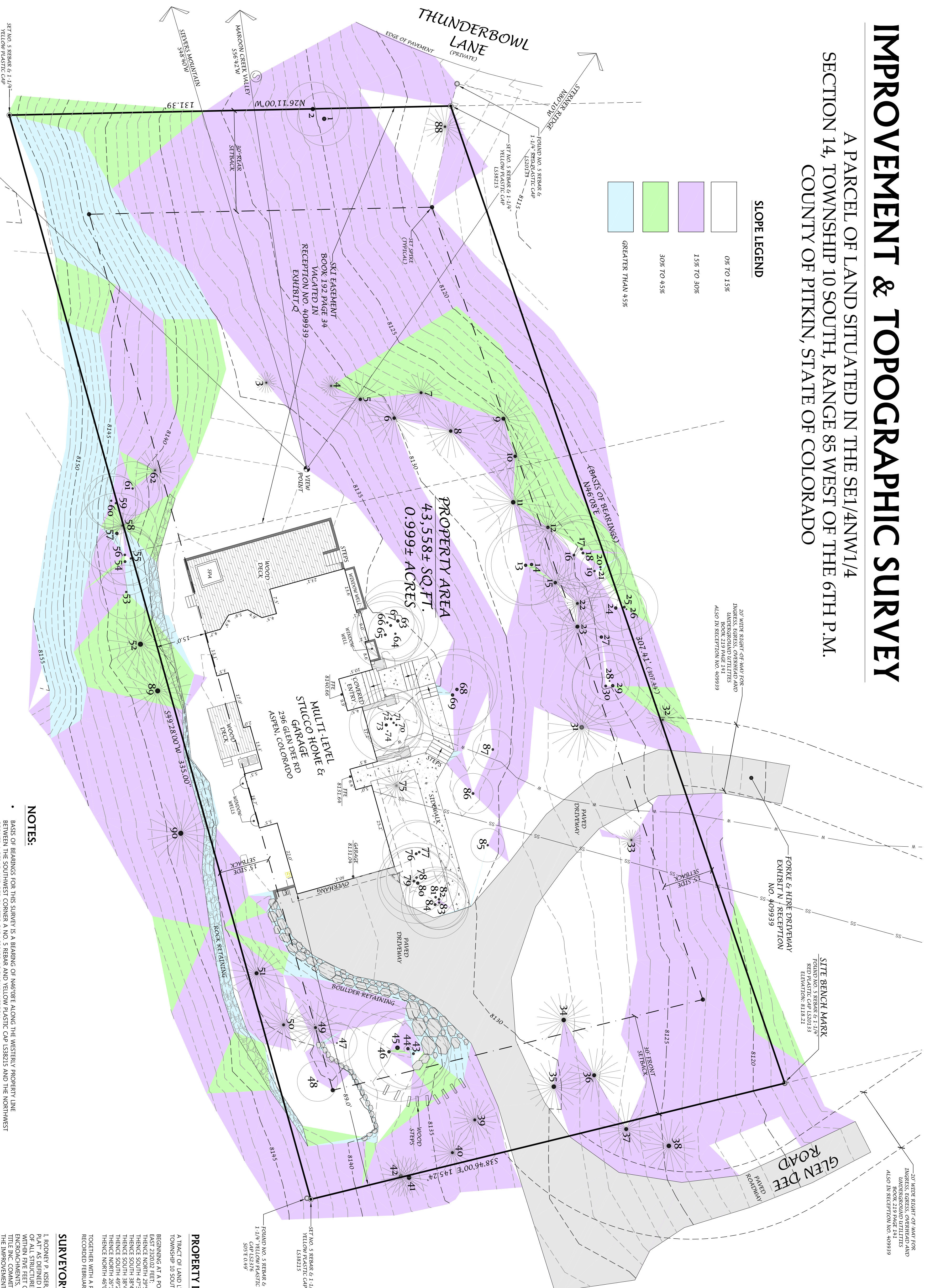
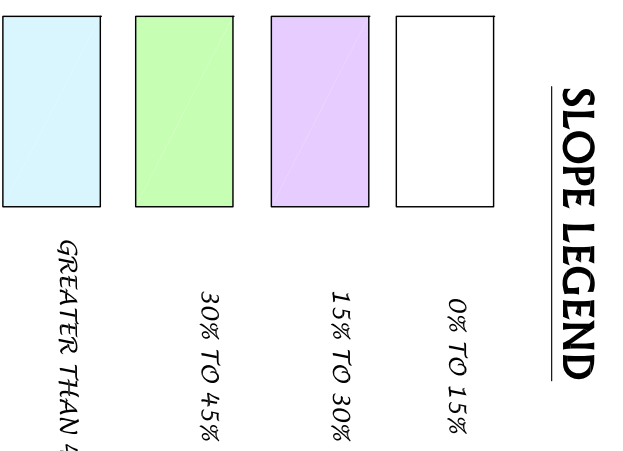


# IMPROVEMENT & TOPOGRAPHIC SURVEY

A PARCEL OF LAND SITUATED IN THE SE1/4NW1/4 SECTION 14, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M. COUNTY OF PITKIN, STATE OF COLORADO



TREE	TYPE	SIZE	DRIP	TREE	TYPE	SIZE	DRIP
1	REDWOOD	16"	18"	45	ASPEN	15"	32"
2	REDWOOD	16"	18"	46	ASPEN	15"	32"
3	CONIFEROUS	6"	6"	47	ASPEN	6"	12"
4	CONIFEROUS	6"	6"	48	ASPEN	6"	12"
5	CONIFEROUS	12"	16"	49	CONIFEROUS	10"	16"
6	CONIFEROUS	12"	16"	50	CONIFEROUS	10"	16"
7	CONIFEROUS	10"	12"	51	CONIFEROUS	14"	16"
8	CONIFEROUS	12"	16"	52	CONIFEROUS	18"	20"
9	CONIFEROUS	10"	12"	53	CONIFEROUS	6"	12"
10	CONIFEROUS	10"	12"	54	ASPEN	6"	12"
11	CONIFEROUS	18"	24"	55	ASPEN	8"	16"
12	CONIFEROUS	14"	16"	56	ASPEN	9"	16"
13	ASPEN	12"	24"	57	ASPEN	12"	24"
14	ASPEN	12"	24"	58	CONIFEROUS	6"	12"
15	CONIFEROUS	12"	12"	59	ASPEN	8"	16"
16	ASPEN	10"	20"	60	ASPEN	8"	16"
17	ASPEN	10"	20"	61	CONIFEROUS	6"	12"
18	ASPEN	10"	20"	62	CONIFEROUS	6"	12"
19	ASPEN	8"	16"	63	ASPEN	12"	24"
20	ASPEN	8"	16"	64	ASPEN	8"	16"
21	ASPEN	8"	16"	65	ASPEN	10"	20"
22	CONIFEROUS	14"	16"	66	ASPEN	8"	16"
23	CONIFEROUS	14"	16"	67	ASPEN	10"	20"
24	ASPEN	12"	14"	68	ASPEN	12"	24"
25	ASPEN	8"	12"	69	ASPEN	8"	16"
26	ASPEN	8"	12"	70	ASPEN	8"	16"
27	ASPEN	12"	24"	71	ASPEN	8"	16"
28	ASPEN	6"	12"	72	ASPEN	9"	16"
29	ASPEN	10"	20"	73	ASPEN	11"	22"
30	ASPEN	10"	20"	74	ASPEN	6"	12"
31	CONIFEROUS	16"	20"	75	ASPEN	6"	12"
32	CONIFEROUS	6"	10"	76	ASPEN	10"	20"
33	CONIFEROUS	6"	10"	77	ASPEN	0"	20"
34	CONIFEROUS	16"	16"	78	ASPEN	8"	16"
35	CONIFEROUS	14"	16"	79	ASPEN	10"	20"
36	CONIFEROUS	14"	16"	80	ASPEN	12"	24"
37	CONIFEROUS	14"	16"	81	ASPEN	9"	18"
38	CONIFEROUS	16"	16"	82	ASPEN	9"	18"
39	CONIFEROUS	10"	12"	83	ASPEN	8"	16"
40	CONIFEROUS	10"	12"	84	DEODENDUS	10"	20"
41	CONIFEROUS	14"	12"	85	DEODENDUS	6"	12"
42	CONIFEROUS	14"	12"	86	DEODENDUS	9"	12"
43	CONIFEROUS	10"	20"	87	DEODENDUS	8"	12"
44	ASPEN	8"	16"	88	CONIFEROUS	16"	20"
				89	CONIFEROUS	16"	16"
				90	CONIFEROUS	16"	16"

### PROPERTY DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHERE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 27°47' THENCE NORTH 72°54' EAST 67.32 FEET;  
 THENCE SOUTH 38°46' EAST 152.00 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 47°35' EAST 152.00 FEET;  
 THENCE SOUTH 49°28' WEST 335.00 FEET;  
 THENCE SOUTH 29°11' WEST 131.39 FEET;  
 THENCE NORTH 49°08' EAST 507.44 FEET TO THE TRUE POINT OF BEGINNING.  
 TOGETHER WITH A ROAD EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN BOOK 219 AT PAGE 141 RECORDED FEBRUARY 21, 1966.

### SURVEYOR'S CERTIFICATION

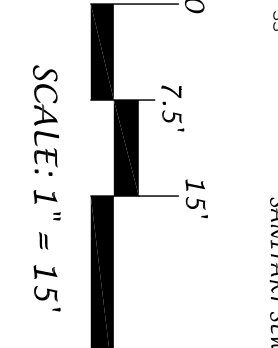
I, RODNEY P. KISER, HEREBY CERTIFY TO KEVIN BERG REVOCABLE TRUST THAT THIS IS AN IMPROVEMENT SURVEY OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SAID PARCEL. ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, SAND AND EASEMENTS, UNDERGROUND UTILITIES AND TUNNELS DESCRIBED IN PITKIN COUNTY RECORDS AND ALL EASEMENTS, UNDERGROUND UTILITIES AND TUNNELS DESCRIBED IN PITKIN COUNTY RECORDS FOR ALL INFORMATION REGARDING EASEMENT RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH, COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO. PC129271213, ON OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAN.

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

- ### NOTES:
- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF MAGNÉTIC ALONG THE WESTERN PROPERTY LINE BETWEEN THE SOUTHWEST CORNER A NO. 5 REBAR AND YELLOW PLASTIC CAP LS28215 AND THE NORTHWEST CORNER A REBAR AND RED PLASTIC CAP LS20133 AS SHOWN HEREON.
  - DATE OF FIELD SURVEY: FEBRUARY 14, 2016, AT THE TIME OF THE SURVEY THERE WERE 1 FOOT OF SNOW ON THE GROUND. UPDATED FEBRUARY 07, 2018, ADDED WATER & SEWER LINE LOCATIONS.
  - LINEAR UNITS USED TO FERRORM THIS SURVEY WERE U.S. SURVEY FEET.
  - THIS SURVEY IS BASED ON RECEPTION NO. 62330, BOOK 219 AT PAGE 141, BOOK 216 AT PAGE 397, ASPEN, HIGHLANDS VILLAGE P.U.D. ANNEXATION NO. 3 IN PLAT BOOK 53 AT PAGE 15 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
  - THIS IMPROVEMENT SURVEY PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE 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. PC129271213, ON OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAN.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 AND 98% REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) STATION 5159 HAVING AN ELEVATION OF 7720.88.
  - CONTOUR INTERVAL EQUALS 1 FOOT.
  - DID NOT HOLD THE FOUND REBAR AND CAP LS2376 AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY DUE TO THE FACT THIS PROPERTY IS ZONED R-30 AND THE PROPERTY AS DESCRIBED IN RECEPTION NO. 62330 HAS AN AREA OF 43558 SQ. FT. WHICH ACCORDING TO THE ZONING DIMENSIONAL REQUIREMENTS WOULD RESULT IN A 15 FOOT SIDE YARD SETBACK. THIS CORRELATES WITH THE EXISTING HOUSE LOCATION.

### LEGEND

- ⊠ ELECTRICAL METER
- ⊡ GAS METERS
- ⊙ SANITARY MANHOLE
- SET NO. 5 REBAR & CAP U.S. NO. 38215
- FOUND PROPERTY CORNER AS DESCRIBED
- ⚡ FIRE HYDRANT
- ⚡ WATER VALVE BOX
- ⚡ SANITARY SEWER
- ⚡ WATERLINE
- ⚡ WATER VALVE BOX
- ⚡ SANITARY SEWER



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF CERTIFICATION IN THIS SURVEY. ANY DEFECT IN THIS SURVEY MAY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**TRUE NORTH**  
COLORADO

A LAND SURVEYING AND MAPPING COMPANY

**KEVIN BERG REVOCABLE TRUST**  
**IMPROVEMENT & TOPOGRAPHIC SURVEY**  
 296 GLEN DEE ROAD - ASPEN  
 COUNTY OF PITKIN - STATE OF COLORADO

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

TRUE NORTH COLORADO LLC  
 A LAND SURVEYING AND MAPPING COMPANY  
 1118 BENNETT AVENUE  
 GLENWOOD SPRINGS, COLORADO 81601  
 (970) 945-1105  
 www.truenorthcolorado.com

PROJECT NO.: 2017-169  
 DATE: FEBRUARY 10, 2018

DRAWN: RPK  
 CHECKED: RPK  
 SURVEYED: JLV

SHEET: 1 OF 1