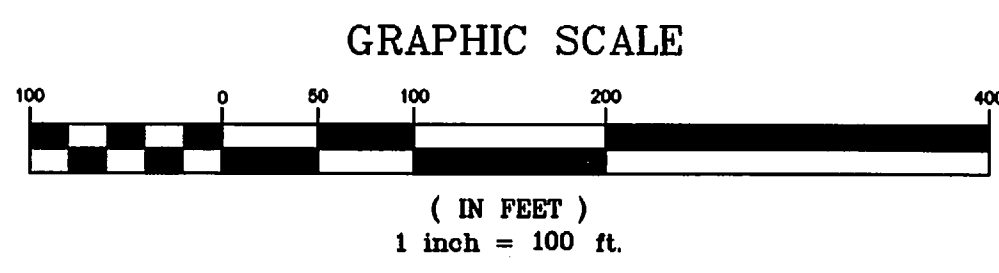
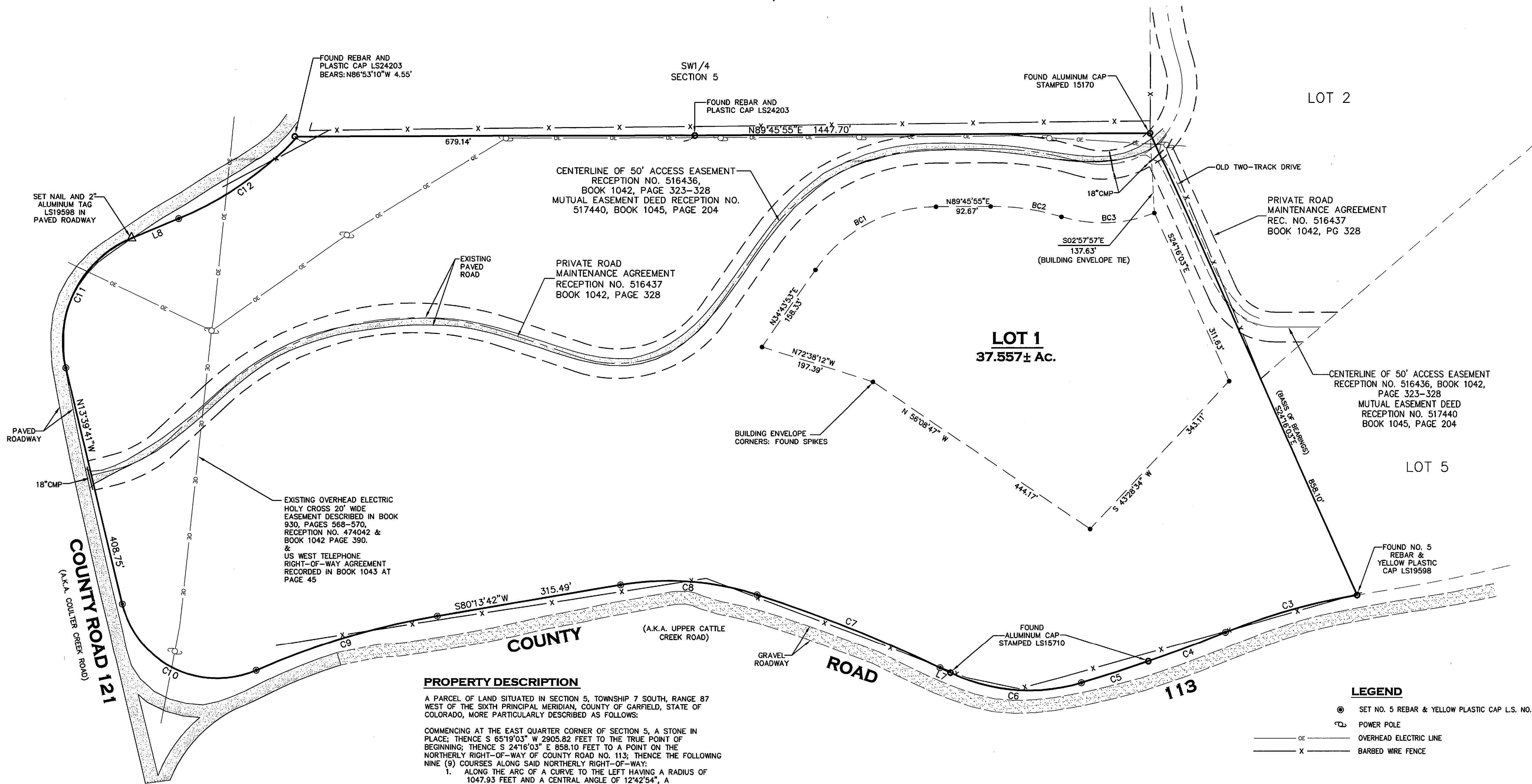


IMPROVEMENT SURVEY PLAT

LOT 1, CRYSTAL PEAKS DEVELOPMENT

SECTION 5, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH P.M.

COUNTY OF GARFIELD, STATE OF COLORADO



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BC1	250.00'	240.13'	130.24'	231.01'	S 62°14'54" W	55°02'02"
BC2	400.00'	121.96'	61.46'	121.48'	N 81°30'00" W	17°28'08"
BC3	235.00'	161.07'	83.84'	157.93'	N 87°35'57" E	39°16'14"
C3	1047.93'	232.56'	116.76'	232.08'	S 74°08'32" W	12°42'54"
C4	2680.50'	139.86'	69.95'	139.84'	S 69°16'45" W	02°59'22"
C5	2680.50'	119.39'	59.70'	119.38'	S 72°03'00" W	02°33'07"
C6	308.46'	228.10'	119.55'	222.94'	N 85°29'22" W	42°22'09"
C7	2471.04'	334.96'	167.74'	334.71'	N 68°11'19" W	07°46'00"
C8	485.15'	234.55'	119.61'	232.27'	N 85°55'18" W	27°41'59"
C9	1323.44'	321.87'	161.73'	321.08'	S 73°15'37" W	13°58'05"
C10	165.71'	289.34'	197.63'	253.96'	S 63°40'57" E	100°02'31"
C11	190.00'	268.31'	162.02'	246.56'	S 26°47'38" W	80°54'38"
C12	575.00'	248.45'	126.19'	246.52'	N 54°52'18" E	24°45'24"

PROPERTY DESCRIPTION
 A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, A STONE IN PLACE; THENCE S 65°19'03" W 2905.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 24°16'03" E 858.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 113; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1047.93 FEET AND A CENTRAL ANGLE OF 12°42'54", A DISTANCE OF 232.56 FEET (A CHORD BEARS S 74°08'32" W 232.08 FEET);
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2680.50 FEET AND A CENTRAL ANGLE OF 05°32'29", A DISTANCE OF 259.25 FEET (A CHORD BEARS S 70°33'19" W 259.15 FEET);
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 308.46 FEET AND A CENTRAL ANGLE OF 42°22'09", A DISTANCE OF 228.10 FEET (A CHORD BEARS N 85°29'22" W 222.94 FEET);
4. N 64°18'17" W 19.78 FEET;
5. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2471.04 FEET AND A CENTRAL ANGLE OF 07°46'00", A DISTANCE OF 334.96 FEET (A CHORD BEARS N 68°11'19" W 334.71 FEET);
6. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 485.15 FEET AND A CENTRAL ANGLE OF 27°41'59", A DISTANCE OF 234.55 FEET (A CHORD BEARS N 85°55'18" W 232.27 FEET);
7. S 80°13'42" W 315.49 FEET;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1323.44 FEET AND A CENTRAL ANGLE OF 13°58'05", A DISTANCE OF 321.87 FEET (A CHORD BEARS S 73°15'37" W 321.08 FEET);
9. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.71 FEET AND A CENTRAL ANGLE OF 100°02'31", A DISTANCE OF 289.34 FEET (A CHORD BEARS N 63°40'57" W 253.96 FEET);

TO A POINT ON THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 121; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EASTERLY RIGHT OF WAY:

1. N 13°39'41" W 408.75 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 80°54'38", A DISTANCE OF 268.31 FEET (A CHORD BEARS N 26°47'38" E 246.56 FEET);
3. N 67°15'00" E 86.25 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 24°45'24", A DISTANCE OF 248.45 FEET (A CHORD BEARS N 54°52'18" E 246.52 FEET);

WHENCE A REBAR AND CAP L.S. 24303 BEARS N 89°50'45" W 4.55 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY N 89°45'55" E 1447.70 FEET TO A POINT IN PLACE, TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING 37.557 ACRES, MORE OR LESS.

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S24°16'03"E BETWEEN THE NORTHEAST CORNER OF LOT 1, A FOUND ALUMINUM CAP LS15170 AND THE SOUTHEAST CORNER OF LOT 1, A FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP LS19598 AS SHOWN HEREON.
2. DATE OF SURVEY: APRIL 1, 2015.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON A BOUNDARY SURVEY PREPARED BY HIGH COUNTRY ENGINEERING, INC DATED: OCTOBER 29, 1988, FEBRUARY 26, 1996 AND JANUARY 22, 2001, THE MAP OF CRYSTAL PEAKS DEVELOPMENT RECORDED NOVEMBER 13, 1997 AS RECEPTION NO. 516434 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.
5. 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 MARCH 26, 2015 (CASE NUMBER PCT24100W3).
6. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS, RESTRICTIONS AND ASSESSMENTS AS SET FORTH IN THE COVENANTS FOR CRYSTAL PEAKS DEVELOPMENT RECORDED NOVEMBER 13, 1997 IN BOOK 1042 AT PAGE 316.
7. TERMS, CONDITIONS, PROVISIONS, AND OBLIGATIONS AS SET FORTH IN RELINQUISHMENT AND VACATION OF EASEMENT RECORDED MARCH 23, 2001 IN BOOK 1239 AT PAGE 518, IS TO VACATE ANY EASEMENT CREATED OR HELD ON ACCOUNT OF THE "EXISTING ROAD" BEING SHOWN ON THE RECORDED MAP OF CRYSTAL PEAKS DEVELOPMENT. THIS "EXISTING ROAD" IS NOT LONGER IN EXISTENCE OR BEING USED AND A NEW ROAD HAS BEEN CONSTRUCTED WITHIN THE 50 FOOT EASEMENT AS SHOWN HEREON.


LEGEND


⊙	SET NO. 5 REBAR & YELLOW PLASTIC CAP L.S. NO. 19598
⊙	POWER POLE
—	OVERHEAD ELECTRIC LINE
X	BARBED WIRE FENCE

IMPROVEMENT SURVEY STATEMENT

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY HIGH COUNTRY ENGINEERING, INC. FOR TODLA HOBSON.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, APRIL 1, 2015, 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 PART OF SAID PARCEL, EXCEPT AS NOTED.

BY: 
 FRANK W. HARRINGTON, L.S. NO. 19598



COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2015, AT _____, IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS UNDER RECEPTION NUMBER _____

BY: _____
 GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION: SECTION _____, TOWNSHIP _____, RANGE _____, 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.

A/K/A
 LOT 1 - CRYSTAL PEAKS DEVELOPMENT ACCORDING TO THE MAP RECORDED NOVEMBER 13, 1997 AS RECEPTION NO. 516434.

CALIFORNIA NOTIFICATION
 1-800-922-1987
 OR 924-08700 IN METRO DENVER
 CALL 2 BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG. GRADE OR
 UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY

DRAWN BY: RPK
 CHECKED BY: FWH
 DATE: 4-3-15
 FILE: 1645.DWG

HIGH COUNTRY ENGINEERING, INC.
 1517 BLAKE AVENUE, STE 101,
 GLENWOOD SPRINGS, CO 81601
 PHONE (970) 945-6676 • FAX (970) 945-2555
 WWW.HCENG.COM

TODLA HOBSON
 GARFIELD COUNTY
 IMPROVEMENT SURVEY PLAT
 LOT 1 - CRYSTAL PEAKS DEVELOPMENT
 GARFIELD COUNTY - COLORADO

PROJECT NO.
2151645

1 OF 1