

SURVEYOR'S STATEMENT:

I, David Bulson, a duly registered land surveyor, licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. (hereinafter "Foley") that a survey of the premises of the parcel described herein was conducted by me or under my direct responsibility, supervision, and checking on December 13, 2011, that said survey was made in substantial accordance with C.R.S. 38-31-102 (b) "measured and recorded"; and that the information contained herein is true and accurate to the best of my knowledge and belief.

(David Bulson)

PROPERTY DESCRIPTION:

PARCEL A: LOT 6, GOLDEN LEDGE, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 2001 IN PLAT BOOK 1141 PAGE 2088, AND ACCORDING TO THE GENERAL DECLARATION FOR GOLDEN LEDGE NOVEMBER 6, 2001 UNDER RECEPTION NO. 344995, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

PARCEL B: THOSE EASEMENT RIGHTS CREATED BY INSTRUMENT RECORDED NOVEMBER 16, 2001 UNDER RECEPTION NO. 345187 AND BY INSTRUMENT RECORDED NOVEMBER 15, 2001 UNDER RECEPTION NO. 345130 AND AFFIDAVIT OF INTENT RECORDED MARCH 22, 2013 UNDER RECEPTION NO. 427335, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

County of San Miguel, State of Colorado.

NOTES:

1. Easement research and property description from Land Title Guarantee Company, order number TL860027650, dated 12/01/17 at 5:00 p.m.
2. According to FEMA Flood Insurance Rate Map 081300275-C, panel number 0275 dated 06/30/1988 and Map 081300300-C, panel number 0300 dated 06/30/1988, this parcel is within Zone X; Areas determined to be outside 500 year flood plain.
3. Bearings for this survey based on found monuments on the eastern boundary of Lot 6, as shown herein, assumed to have the record bearing of S 00°00'00"E as per plat filed in Plat Book 1 page 2359-2360.
4. Linear units represented herein are shown in U.S. Survey Feet or a decimal portion thereof.
5. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-6-506.
7. The word certify as used herein means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said parties.
9. 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. If no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.
10. EASEMENT #1: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #1", inuring to the benefit of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #2: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #2", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #3: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #3", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #4: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #4", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #5: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #5", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #6: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #6", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #7: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #7", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #8: Vehicular, Pedestrian, and Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #8", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining private and public pedestrian and vehicular access and subsurface utility lines.

EASEMENT #9: Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #9", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining utility lines.

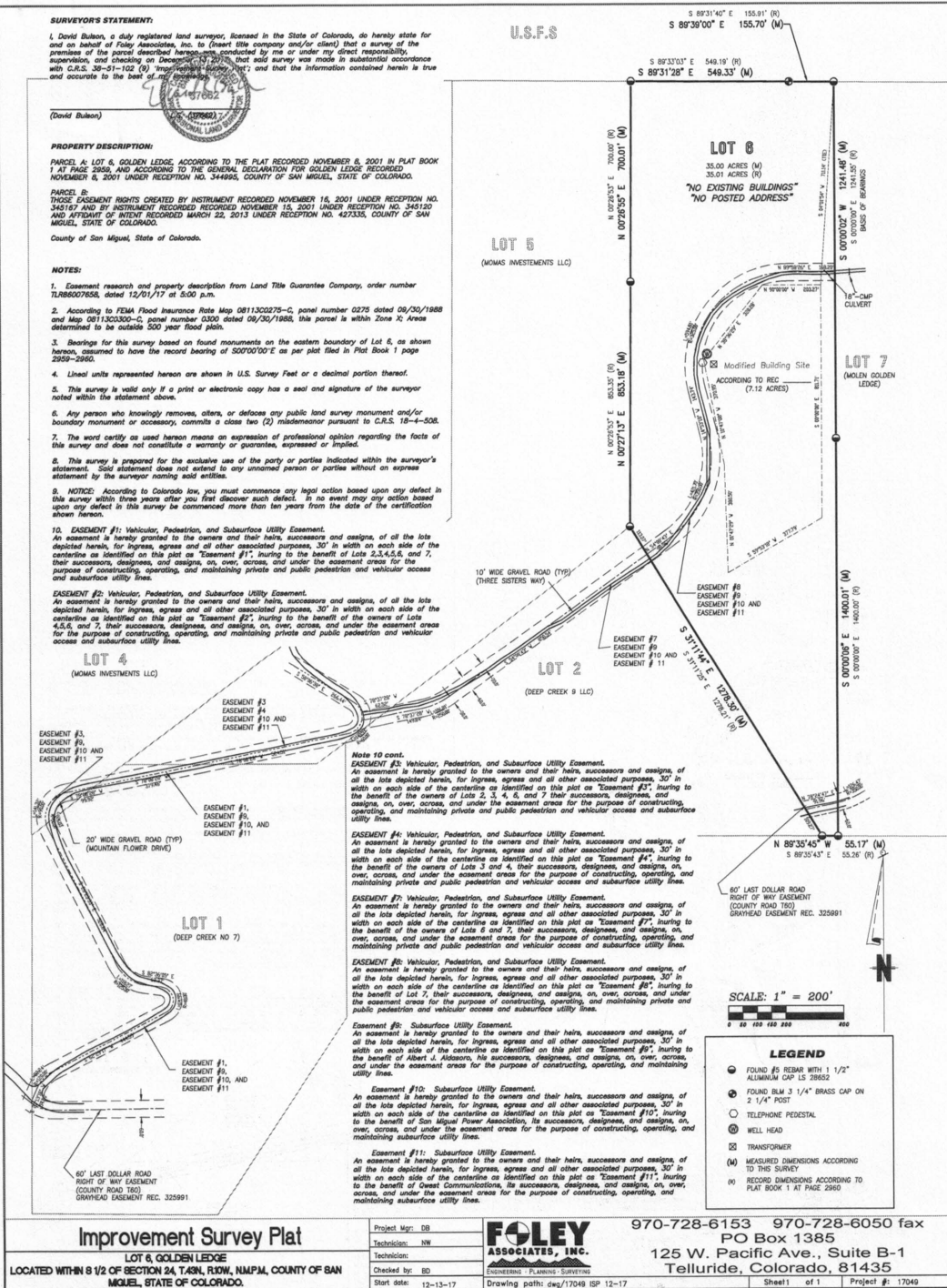
EASEMENT #10: Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #10", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining utility lines.

EASEMENT #11: Subsurface Utility Easement.

An easement is hereby granted to the owners and their heirs, successors and assigns, of all the lots depicted herein, for ingress, egress and all other associated purposes, 30' in width on each side of the centerline as identified on this plat as "Easement #11", inuring to the benefit of the owners of Lots 2, 3, 4, 5, 6, and 7, their successors, designees, and assigns, on, over, across, and under the easement areas for the purpose of constructing, operating, and maintaining subsurface utility lines.

U.S.F.S.



Improvement Survey Plat

LOT 6: GOLDEN LEDGE
LOCATED WITHIN S 1/2 OF SECTION 24, T.43N, R.10W, N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Project Mgr: DB
Technician: NW
Checked by: BD
Start date: 12-13-17

FOLEY ASSOCIATES, INC.
Professional Land Surveyors

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Telluride, Colorado, 81435

Sheet: 1 of 1 Project #: 17048