### ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO

## EXHIBIT A

#### LEGAL DESCRIPTION

(PER LAND TITLE GUARANTEE COMPANY ALTA COMMITMENT ORDER NUMBER M20161790-2 WITH AN EFFECTIVE DATE OF 04-14-2017 AT 05:00:00)

LOT 42R, A REPLAT OF LOTS 41 & 42 PTARMIGAN TRAIL ESTATES, UNIT 1, ACCORDING TO THE PLAT FILED DECEMBER 10, 1996 UNDER RECEPTION NO. 529981, COUNTY OF SUMMIT. STATE OF COLORADO

#### BASIS OR BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), REFERENCED TO THE WESTERLY LINE OF "A FINAL PLAT OF A REPLAT OF LOTS 38-40 PTARMIGAN TRAIL ESTATES, UNIT 1" BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 03°42'53" WEST.

#### **FLOOD ZONE**

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08117C0243E, MAP REVISED NOVEMBER 16, 2011.

#### TITLE COMMITMENT NOTES

LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER M20161790-2 WITH AN EFFECTIVE DATE OF 04-14-2017 AT 05:00:00 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-7 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

- 8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 10, 1901 IN BOOK 81 AT PAGE 246.

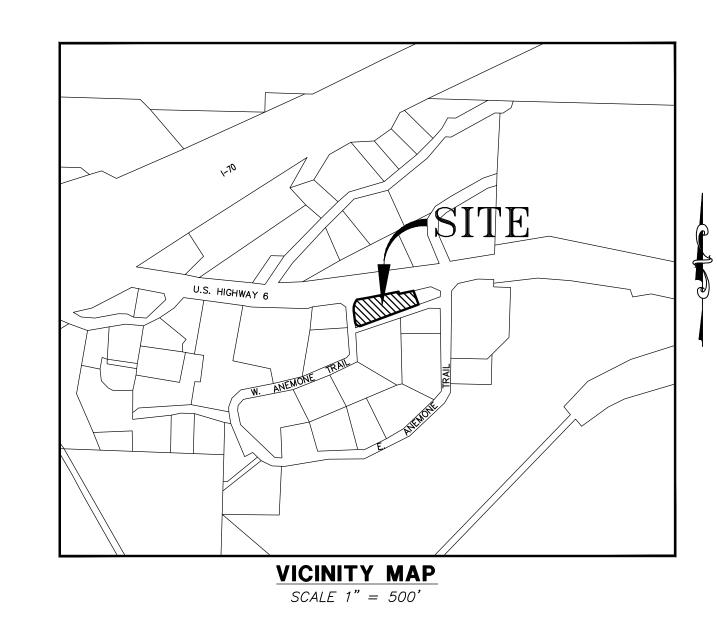
  AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
- 9. NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT FOR PTARMIGAN TRAIL ESTATES, UNIT 1 RECORDED JULY 8, 1958 UNDER RECEPTION NO. 79367.

  AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
- 10. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED JULY 17, 1958, IN BOOK 152 AT PAGE 428 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 28, 1978 UNDER RECEPTION NO. 185980. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
- 11.) THE EFFECT OF ORDER EXCLUDING SUBJECT PROPERTY FROM THE SILVERTHORNE FIRE PROTECTION DISTRICT RECORDED MAY 07, 1985, UNDER RECEPTION NO. 296372.

  AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
- 12.) NOTES, DEDICATIONS AND EASEMENTS SET FORTH ON THE PLAT RECORDED DECEMBER 10, 1996 UNDER RECEPTION NO. 529981.

  AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.
- 13. TERMS, CONDITIONS AND PROVISIONS OF ORDER OF CONSOLIDATION RECORDED DECEMBER 18, 1998 AT RECEPTION NO. 584192.

  AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.



#### **GENERAL NOTES**

- 1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON AUGUST 19, 2015.
- 2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 3. AS TO TABLE A ITEM NO. 2: SUBJECT PROPERTY ADDRESS IS 817 WEST ANEMONE TRAIL, DILLON, CO 80435
- 4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 0.832 ACRES OR 36,222 SQUARE FEET, MORE OR LESS.
- 5. AS TO TABLE ITEM NO. 9: THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 46, INCLUDING 1 DESIGNATED AS HANDICAPPED SPACE
- 6. AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY UTILITY SHIELD ON AUGUST 5, 2015.
- 7. AS TO TABLE A ITEM NO. 16: THERE WAS **NO** OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- 8. AS TO TABLE A ITEM NO. 18: THERE WAS **NO** OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
- 9. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO LITTLE DAM ROAD EAST—WEST CONNECTOR, A DEDICATED PUBLIC STREET.
- 10. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER M20161790-2 WITH AN EFFECTIVE DATE OF 04-14-2017 AT 05:00:00 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

#### SURVEYOR'S STATEMENT

TO: 817 DILLON ROAD LLC, A COLORADO LIMITED LIABILITY COMPANY ROCKY MOUNTAIN OUTDOOR ADV. CO., A COLORADO CORPORATION LAND TITLE GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 8, 9, 11(b), 13, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2015.

DATE OF PLAT OR MAP: 5/05/17

DANIEL E. DAVIS, PLS NO. 38256 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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#### STATUTE OF LIMITATIONS

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 THE CERTIFICATION SHOWN HEREON.

neral Ave., Suite 1
olorado 80122
) 713-1898
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onsultants.com

DATE BY REVISION DESCRIPTION
APPY DATE

SONSULTANTS, INC. Fax: (3 www.a.

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