

# 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

### 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.

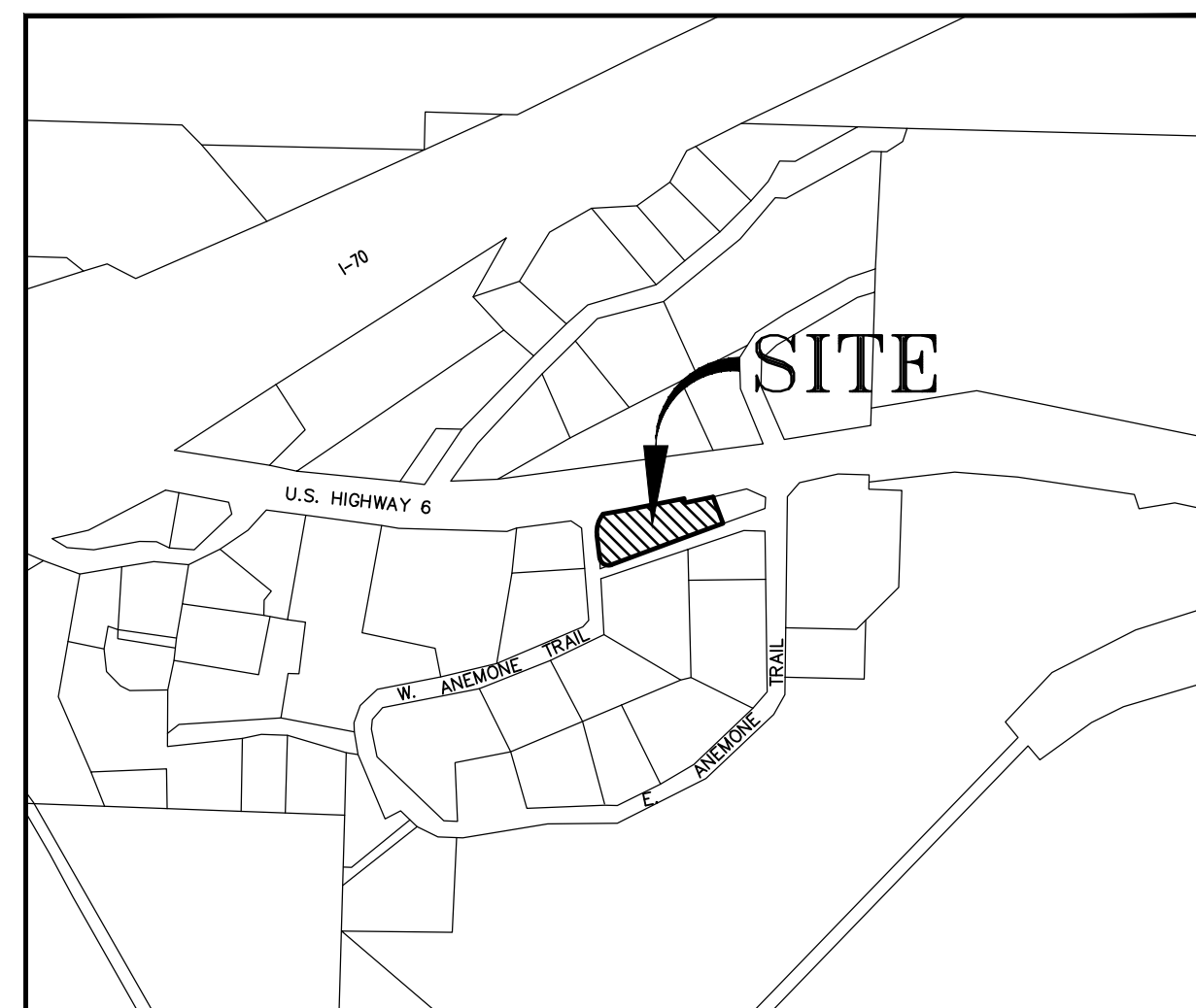
### TITLE COMMITMENT NOTES

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.**



VICINITY MAP  
SCALE 1" = 500'

### 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.

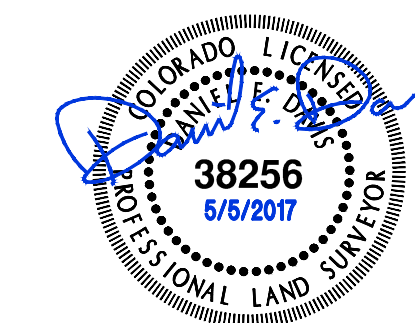
### SURVEYOR'S STATEMENT

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.



### 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.

SCALE	N.T.S.	DATE	BY	REVISION DESCRIPTION

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

CHRISTY SPORTS  
TOWN OF DILLON  
SUMMIT COUNTY, COLORADO

1500 West Canal Court, Littleton, CO 80120

PREPARED FOR  
REDLAND

SHEET  
**1**  
OF 3 SHEETS

54815-37  
JOB NO.



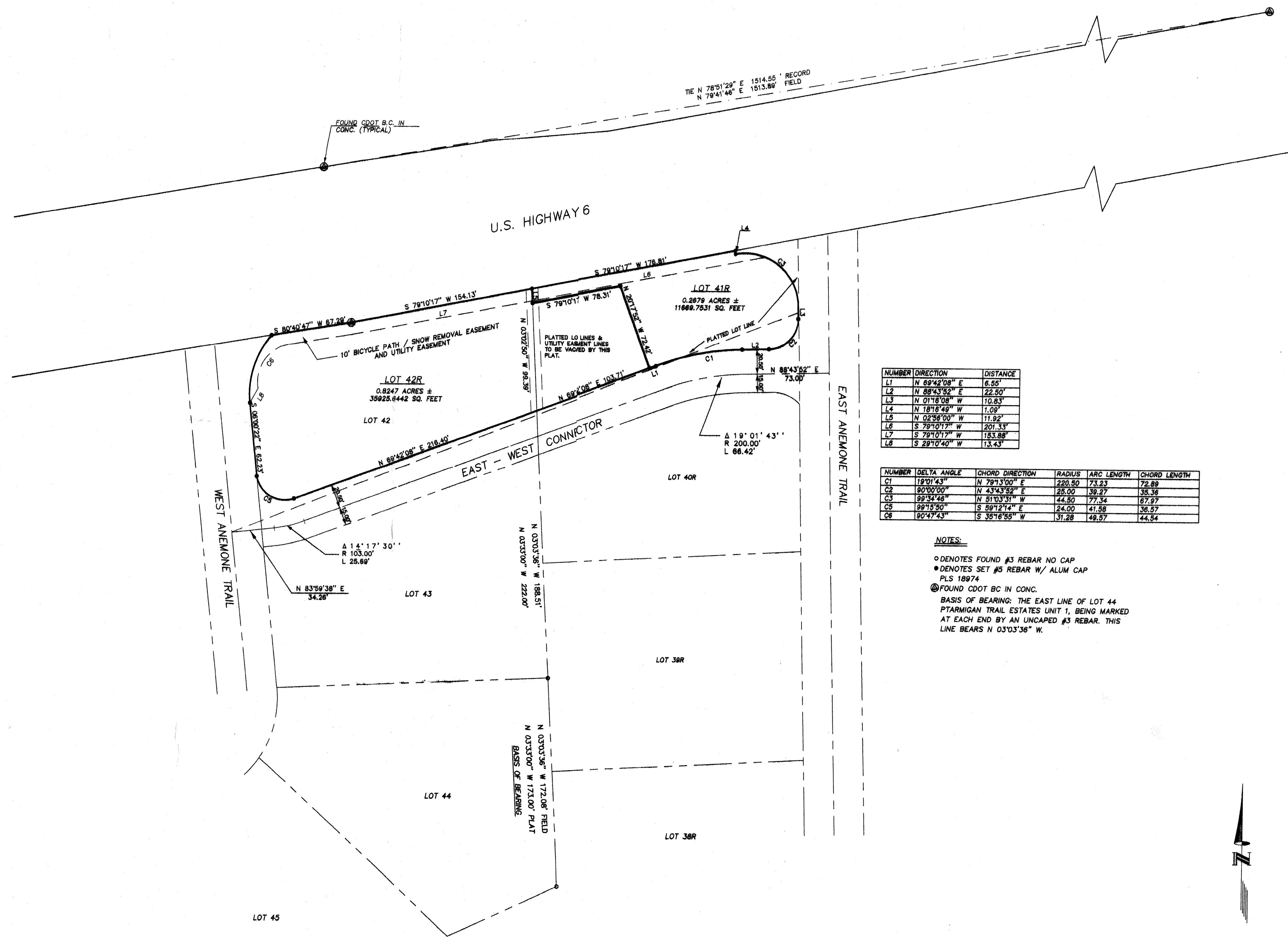








A REPLAT OF LOTS 41 & 42  
 PTARMIGAN TRAIL ESTATES, UNIT 1  
 TOWN OF DILLON  
 SUMMIT COUNTY, COLORADO



NUMBER	DIRECTION	DISTANCE
L1	N 69°42'08" E	6.55'
L2	N 88°43'52" E	22.50'
L3	N 01°16'08" W	10.83'
L4	N 18°16'46" W	1.09'
L5	N 02°58'00" W	11.92'
L6	S 79°10'17" W	201.53'
L7	S 79°10'17" W	183.88'
L8	S 28°10'40" W	13.43'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	19°01'43"	N 79°13'00" E	220.50	73.23	72.89
C2	90°00'00"	N 43°43'52" E	25.00	39.27	35.38
C3	89°34'48"	N 51°03'51" W	44.50	77.34	67.87
C5	89°13'50"	S 59°27'14" E	24.00	41.58	36.57
C6	90°47'43"	S 35°16'58" W	31.28	49.57	44.54

NOTES:

- DENOTES FOUND #3 REBAR NO CAP
- DENOTES SET #5 REBAR W/ ALUM CAP
- PLS 18974
- FOUND CDOT BC IN CONC.
- BASIS OF BEARING: THE EAST LINE OF LOT 44 PTARMIGAN TRAIL ESTATES UNIT 1, BEING MARKED AT EACH END BY AN UNCAPED #3 REBAR. THIS LINE BEARS N 03°03'36" W.

OWNERS CERTIFICATE:  
 KNOW ALL MEN BY THESE PRESENTS: THAT TOWN OF DILLON THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 41, PTARMIGAN TRAIL ESTATES UNIT 1, ACCORDING TO THE PLAT RECORDED JULY 8, 1998 AT RECEPTION NO. 79367, TOWN OF DILLON, SUMMIT COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS: THAT LOUIS W. GRAGG THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 42, PTARMIGAN TRAIL ESTATES UNIT 1, ACCORDING TO THE PLAT RECORDED JULY 8, 1998 AT RECEPTION NO. 79367, TOWN OF DILLON, SUMMIT COUNTY, COLORADO

HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE COUNTY OF SUMMIT, STATE OF COLORADO, THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS TO THE COUNTY OF SUMMIT FOR USE BY UTILITY COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS- OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF SUMMIT.

IN WITNESS WHEREOF, THE SAID OWNERS LOUIS W. GRAGG AND TOWN OF DILLON, HAS CAUSED HIS NAME TO BE SUBSCRIBED THIS 11th DAY OF NOVEMBER, 1998.

BY: *[Signature]* TOWN OF DILLON  
 C. JULIAN HARRIS, MAYOR

ACKNOWLEDGEMENT:

STATE OF COLORADO }  
 COUNTY OF SUMMIT } SS

THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF NOVEMBER, 1998, BY MAYOR C. JULIAN HARRIS

WITNESS MY HAND AND OFFICIAL SEAL. *[Signature]* NOTARY PUBLIC

COMMISSION EXPIRES: 05/07/2000

ACKNOWLEDGEMENT:

STATE OF COLORADO }  
 COUNTY OF SUMMIT } SS

THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF NOVEMBER, 1998, BY LOUIS W. GRAGG

WITNESS MY HAND AND OFFICIAL SEAL. *[Signature]* NOTARY PUBLIC

COMMISSION EXPIRES: 05/07/2000

TITLE COMPANY'S CERTIFICATE:

LAND TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

None

DATED THIS 11th DAY OF November, 1998.

*[Signature]*  
 AGENT

SURVEYOR'S CERTIFICATE:

I, HENRY P. BROADHURST, JR., BEING A COLORADO REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF A REPLAT OF LOTS 41 & 42, PTARMIGAN TRAIL ESTATES, UNIT 1 WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 22nd DAY OF November, 1998.

*[Signature]*  
 HENRY P. BROADHURST, JR.  
 COLORADO REGISTERED LAND SURVEYOR

PLANNING AND ZONING COMMISSION CERTIFICATE:

THE ABOVE PLAT HAS BEEN RECOMMENDED FOR APPROVAL ON THIS 26th DAY OF November, 1998 BY THE TOWN OF DILLON PLANNING AND ZONING COMMISSION.

*[Signature]*  
 CHAIRMAN

TOWN COUNCIL APPROVAL

THIS PLAT OF A REPLAT OF LOTS 41 AND 42, PTARMIGAN TRAIL ESTATES, UNIT 1 IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON.

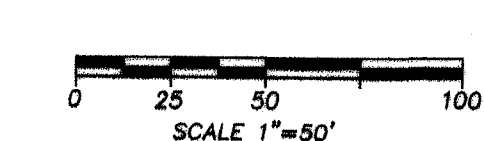
BY: *[Signature]* DATE: 11/11/98

ATTEST: *[Signature]*

CLERK AND RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 11th DAY OF November, 1998 AND FILED FOR RECORD AT 11:29 UNDER RECEPTION NUMBER 329981

SIGNATURE: *[Signature]*  
 SUMMIT COUNTY CLERK AND RECORDER



ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER DISCOVERY OF SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

A REPLAT OF LOTS 41 & 42, PTARMIGAN TRAIL ESTATES UNIT 1	
PREPARED FOR: TOWN OF DILLON PUBLIC WORKS DEPARTMENT DILLON, COLORADO	
ALPINE SURVEYORS 20 NORTH HEDGE STREET BREMEN, COLORADO 80901 970-491-0071	DATE DRAWN: 10/8/98 DRAWN BY: HPB DRAWING SCALE: 1" = 50' DATE SURVEYED: JULY 1998 FILE No.: 960612 REVISED 10/8/98