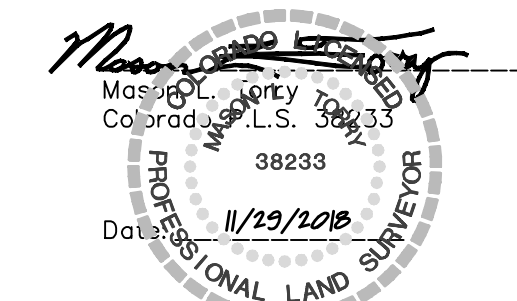


- NOTES:**
- 1) DATE OF SURVEY: 10/31/2018.
 - 2) LAND TITLE GUARANTEE CO. POLICY NO. V265108 DATED 5/18/1999 WAS RELIED UPON FOR ALL TITLE AND EASEMENT INFORMATION.
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER 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.
 - 4) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE AS SHOWN ON THE LEGAL DESCRIPTION ONLY. A BOUNDARY SURVEY WOULD BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
 - 5) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
 - 6) BASIS OF ELEVATION: EAGLE COUNTY BENCHMARK "GPS 013" ELEVATION=7688' (NAVD88)
 - 7) BASIS OF PROPERTY LINE LOCATION: MONUMENTS FOUND MARKING THE NORTHEAST PROPERTY LINE (N 55°36'24\"/>

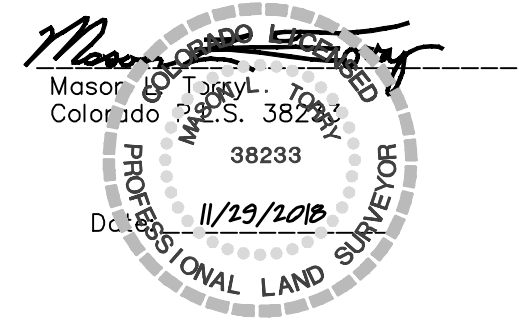
IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for MITCHELL KARLIN that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 10/31/18, 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.



SURVEYOR'S CERTIFICATE
I, Mason L. Torry, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.



TOPOGRAPHIC SURVEY & IMPROVEMENT LOCATION CERTIFICATE
A PARCEL LOCATED IN THE EAST 1/2 NW 1/4 AND WEST 1/2 NE 1/4 OF SECTION 19, T5S, R82W OF THE 6TH PM, EAGLE COUNTY, COLORADO

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE EAST 1/2 NORTHWEST 1/4 AND THE WEST 1/2 NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN EAGLE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST 1344.83 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 19 TO THE EASTERLY LINE OF SAID WEST 1/2 NORTHEAST 1/4;
THENCE SOUTH 01 DEGREES 13 MINUTES 32 SECONDS EAST 1444.09 FEET ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 55 DEGREES 36 MINUTES 24 SECONDS WEST 896.88 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 38 SECONDS WEST 489.81 FEET;
THENCE SOUTH 46 DEGREES 45 MINUTES 00 SECONDS WEST 572.00 FEET TO A LINE 30 FEET EASTERLY OF THE EASTERLY BOUNDARY LINE OF PILGRIM DOWNS, FILING NO. 2;
THENCE THE FOLLOWING 10 COURSES ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL TO THE EASTERLY BOUNDARY LINE OF PILGRIM DOWNS, FILING NO. 2:
1) SOUTH 51 DEGREES 50 MINUTES 34 SECONDS EAST 75.09 FEET;
2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1481.30 FEET, A CENTRAL ANGLE OF 07 DEGREES 43 MINUTES 27 SECONDS, AN ARC DISTANCE OF 199.70 FEET, AND A LONG CHORD OF 199.55 FEET BEARING SOUTH 47 DEGREES 58 MINUTES 50 SECONDS EAST;
3) SOUTH 44 DEGREES 07 MINUTES 07 SECONDS EAST 263.71 FEET;
4) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 616.44 FEET, A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 28 SECONDS, AN ARC DISTANCE OF 99.78 FEET, AND A LONG CHORD OF 99.67 FEET BEARING SOUTH 48 DEGREES 45 MINUTES 21 SECONDS EAST;
5) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1024.10 FEET, A CENTRAL ANGLE OF 09 DEGREES 01 MINUTES 21 SECONDS, AN ARC DISTANCE OF 161.27 FEET, AND A LONG CHORD OF 161.10 FEET BEARING SOUTH 48 DEGREES 52 MINUTES 54 SECONDS EAST;
6) SOUTH 44 DEGREES 22 MINUTES 13 SECONDS EAST 269.65 FEET;
7) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 870.89 FEET, A CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 02 SECONDS, AN ARC DISTANCE OF 199.13 FEET, AND A LONG CHORD OF 198.69 FEET BEARING SOUTH 37 DEGREES 49 MINUTES 12 SECONDS EAST;
8) SOUTH 51 DEGREES 16 MINUTES 11 SECONDS EAST 118.98 FEET;
9) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 818.27 FEET, A CENTRAL ANGLE OF 09 DEGREES 46 MINUTES 45 SECONDS, AN ARC DISTANCE OF 139.66 FEET, AND A LONG CHORD OF 139.49 FEET BEARING SOUTH 36 DEGREES 09 MINUTES 34 SECONDS EAST;
10) SOUTH 41 DEGREES 02 MINUTES 56 SECONDS EAST 214.33 FEET TO THE SOUTHERLY LINE OF SAID WEST 1/2 NORTHEAST 1/4; THENCE SOUTH 85 DEGREES 42 MINUTES 50 SECONDS EAST 490.94 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF SAID WEST 1/2 NORTHEAST 1/4;
THENCE NORTH 01 DEGREES 13 MINUTES 32 SECONDS WEST 1189.64 FEET ALONG THE EASTERLY LINE OF SAID WEST 1/2 NORTHEAST 1/4 TO THE TRUE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

EXCEPTING AND RESERVING ARIGHT OF WAY AND EASEMENT FOR THE OPERATION, CLEANING, MAINTENANCE AND REPAIR OF THE A.B. DEGRAW DITCH AND HEADGATE AS THEY ARE CURRENTLY LOCATED AS WELL AS REASONABLE ACCESS RIGHTS TO AND FROM SUCH DITCH AND HEADGATE.

NOTE: THE FINAL POLICY DOES NOT IN ANY WAY GUARANTEE OR INSURE THE DIMENSIONS OF THE ABOVE DESCRIBED LAND, THE LEGAL DESCRIPTION IS DERIVED FROM THE CHAIN OF TITLE AND ONLY AN ACCURATE SURVEY CAN DETERMINE THE DIMENSIONS.

EAGLE VALLEY SURVEYING, INC.
41199 HIGHWAY 6 & 24, EAGLE-VALE
P.O. BOX 1230
EDWARDS, CO. 81632
(970)949-1406

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JOB No. 3590