

ALTA/NSPS LAND TITLE SURVEY
LOT 1, EAST VAIL WORKFORCE HOUSING SUBDIVISION
A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH P.M.
TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO

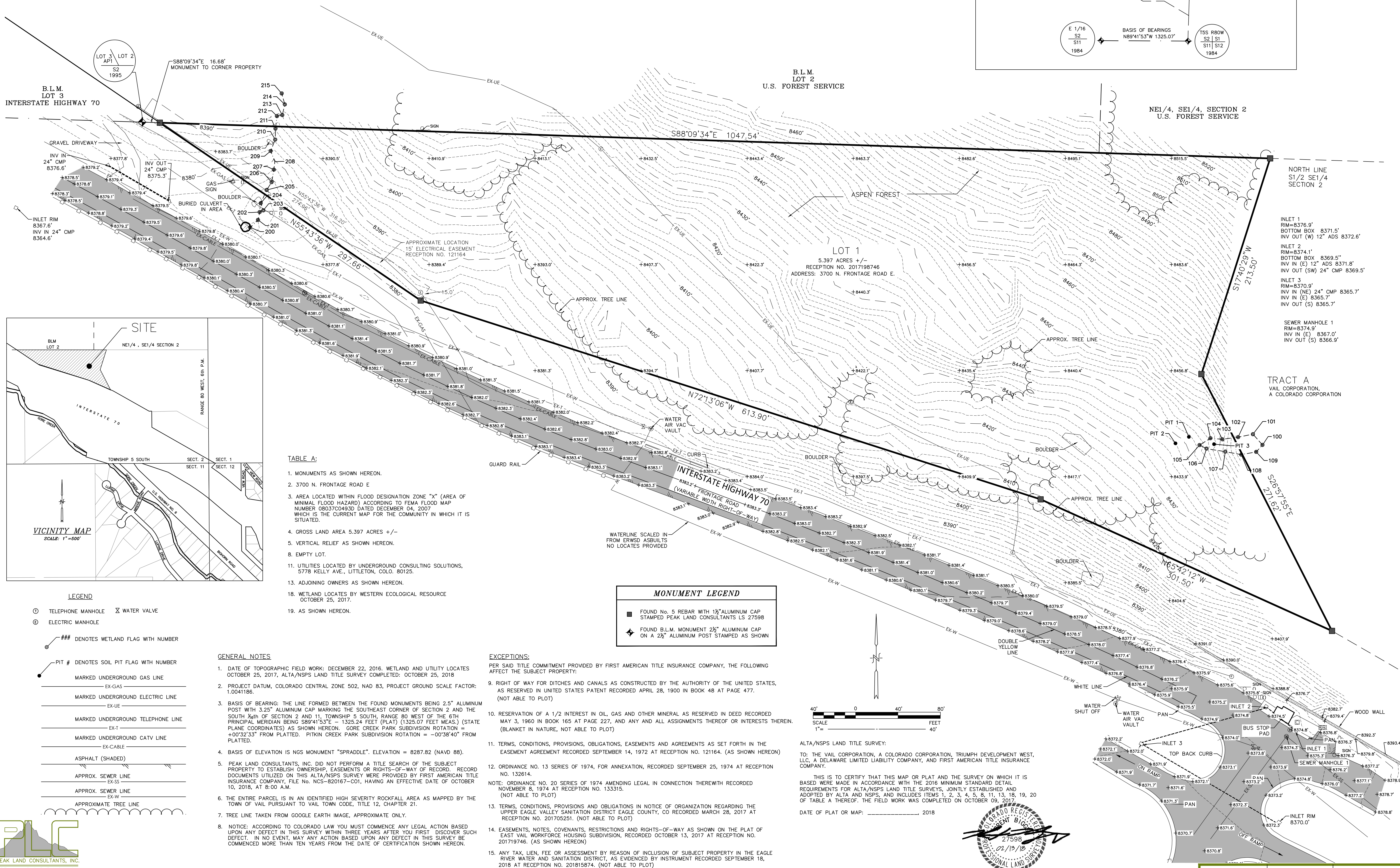
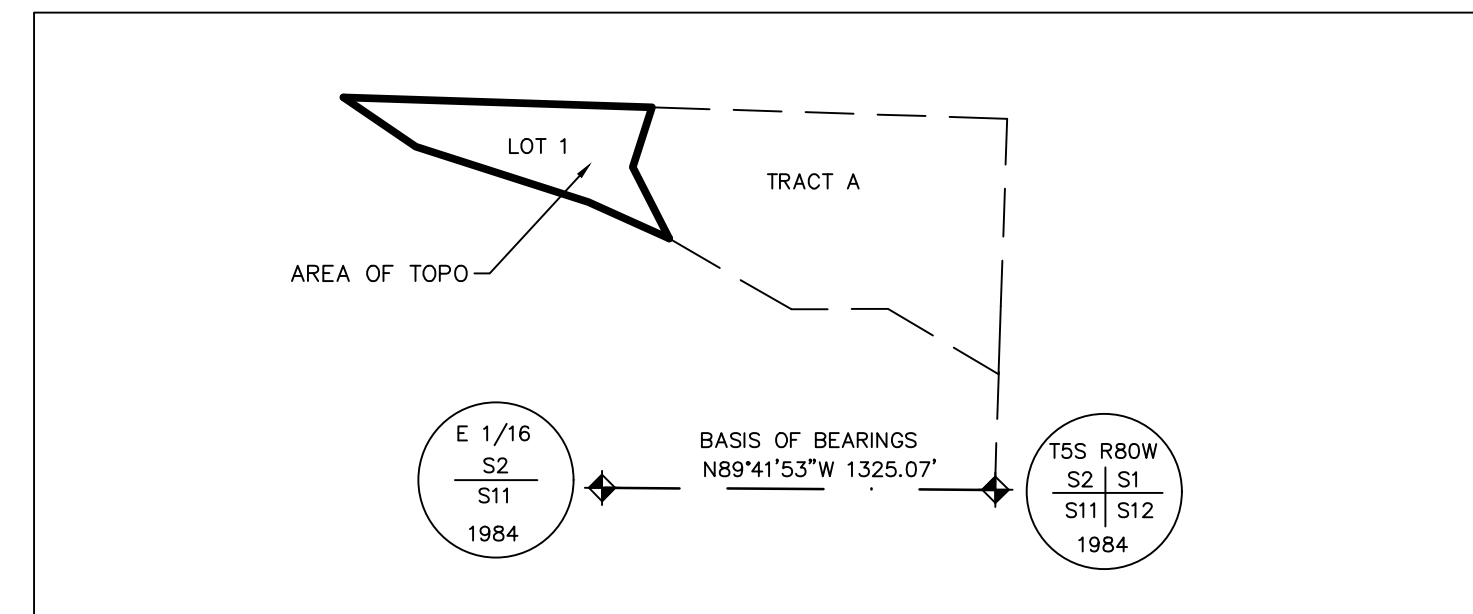


TABLE A:

- MONUMENTS AS SHOWN HEREON.
- 3700 N. FRONTAGE ROAD E
- AREA LOCATED WITHIN FLOOD DESIGNATION ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA FLOOD MAP NUMBER 08037C0493D DATED DECEMBER 04, 2007 WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH IT IS SITUATED.
- GROSS LAND AREA 5.397 ACRES +/-
- VERTICAL RELIEF AS SHOWN HEREON.
- EMPTY LOT.
- UTILITIES LOCATED BY UNDERGROUND CONSULTING SOLUTIONS, 5778 KELLY AVE., LITTLETON, CO. 80125.
- ADJOINING OWNERS AS SHOWN HEREON.
- WETLAND LOCATES BY WESTERN ECOLOGICAL RESOURCE OCTOBER 25, 2017.
- AS SHOWN HEREON.

MONUMENT LEGEND

- FOUND No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND B.L.M. MONUMENT 2 1/2" ALUMINUM CAP ON A 2 1/2" ALUMINUM POST STAMPED AS SHOWN

GENERAL NOTES

- DATE OF TOPOGRAPHIC FIELD WORK: DECEMBER 22, 2016. WETLAND AND UTILITY LOCATES OCTOBER 25, 2017, ALTA/NSPS LAND TITLE SURVEY COMPLETED: OCTOBER 25, 2018
- PROJECT DATUM, COLORADO CENTRAL ZONE 502, NAD 83, PROJECT GROUND SCALE FACTOR: 1.004186.
- BASIS OF BEARING: THE LINE FORMED BETWEEN THE FOUND MONUMENTS BEING 2.5" ALUMINUM POST WITH 3.25" ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SECTION 2 AND THE SOUTH 1/4th OF SECTION 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING S89°41'53"E - 1325.24 FEET (PLAT) (1325.07 FEET MEAS.) (STATE PLANE COORDINATES) AS SHOWN HEREON. GORE CREEK PARK SUBDIVISION ROTATION = +00°32'33" FROM PLATTED. PITKIN CREEK PARK SUBDIVISION ROTATION = -00°38'40" FROM PLATTED.
- BASIS OF ELEVATION IS NGS MONUMENT "SPRADDLE". ELEVATION = 8287.82 (NAVD 88).
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED ON THIS ALTA/NSPS SURVEY WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-820167-C01, HAVING AN EFFECTIVE DATE OF OCTOBER 10, 2018, AT 8:00 A.M.
- THE ENTIRE PARCEL IS IN AN IDENTIFIED HIGH SEVERITY ROCKFALL AREA AS MAPPED BY THE TOWN OF VAIL PURSUANT TO VAIL TOWN CODE, TITLE 12, CHAPTER 21.
- TREE LINE TAKEN FROM GOOGLE EARTH IMAGE, APPROXIMATE ONLY.
- 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.

EXCEPTIONS:

- PER SAID TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:
- RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1900 IN BOOK 48 AT PAGE 477. (NOT ABLE TO PLOT)
 - RESERVATION OF A 1/2 INTEREST IN OIL, GAS AND OTHER MINERAL AS RESERVED IN DEED RECORDED MAY 3, 1960 IN BOOK 165 AT PAGE 227, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (BLANKET IN NATURE, NOT ABLE TO PLOT)
 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED SEPTEMBER 14, 1972 AT RECEPTION NO. 121164. (AS SHOWN HEREON)
 - ORDINANCE NO. 13 SERIES OF 1974, FOR ANNEXATION, RECORDED SEPTEMBER 25, 1974 AT RECEPTION NO. 132614.
 - NOTE: ORDINANCE NO. 20 SERIES OF 1974 AMENDING LEGAL IN CONNECTION THEREWITH RECORDED NOVEMBER 8, 1974 AT RECEPTION NO. 133315. (NOT ABLE TO PLOT)
 - TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS IN NOTICE OF ORGANIZATION REGARDING THE UPPER EAGLE VALLEY SANITATION DISTRICT EAGLE COUNTY, CO RECORDED MARCH 28, 2017 AT RECEPTION NO. 201705251. (NOT ABLE TO PLOT)
 - EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF EAST VAIL WORKFORCE HOUSING SUBDIVISION, RECORDED OCTOBER 13, 2017 AT RECEPTION NO. 201719746. (AS SHOWN HEREON)
 - ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 18, 2018 AT RECEPTION NO. 201815874. (NOT ABLE TO PLOT)

ALTA/NSPS LAND TITLE SURVEY:

TO: THE VAIL CORPORATION, A COLORADO CORPORATION, TRIUMPH DEVELOPMENT WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE 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, 2, 3, 4, 5, 8, 11, 13, 18, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 09, 2017.

DATE OF PLAT OR MAP: 2018

BRENT BIGGS
P.L.S. NO. 27598

DRAWN: KPJ
DATE: 02/13/19

REVIEWED: BB
PLC JOB#: 2082

SHEET 1 OF 1