

ALTA/NSPS Land Title Survey

Portions of Haymeadow Filing 1, First Amendment
to a Subdivision of the Town of Eagle, Colorado
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
Township 5 South, Range 84 West of the Sixth P.M.,
Eagle County, Colorado

PROPERTY DESCRIPTION:

LOTS 1 THROUGH 8, TRACTS A, B, C, D, H, X, RMF-3, RMF-4, ALLEY-1, HAYMEADOW,
FILING 1, ACCORDING TO THE PLAT RECORDED MAY 24, 2019 UNDER RECEPTION NO.
201907561, COUNTY OF EAGLE, STATE OF COLORADO.

20150

AND
LOT Z1, HAYMEADOW CABIN PARCEL, ACCORDING TO THE PLAT RECORDED JULY 29, 2022 UNDER RECEPTION NO. 202212779, COUNTY OF EAGLE, STATE OF COLORADO.

AND

LOTS 9 THROUGH 15 AND TRACT F, HAYMEADOW FILING 1, THIRD AMENDMENT
ACCORDING TO THE PLAT RECORDED OCTOBER 27, 2022 UNDER RECEPTION
00001703, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N89°57'47"E the line between Corner 2 of Tract 38 a 2 1/2" USGLO Brass Cap on a 1" diameter iron pipe and Corner 1 of said Tract 38 a 2 1/2" Aluminum Cap on a 3/4" rebar as shown hereon.
2. This map has been prepared pursuant to client request for an ALTA/NSPS Land Title Survey.
3. Dates of field survey: June, July, September & December 2022 and April & May 2023.
4. Units of linear measurements are displayed in US Survey Feet.
5. Tract B of Haymeadow Filing 1, Reception No. 201907561 was vacated in that Correction to Haymeadow Filing 1, Second Amendment recorded under Reception No. 202301503. It is not a part of this ALTA/NSPS Land Title Survey.
6. Tract Z1, Haymeadow Cabin Parcel, Reception No. 202212779 is incorrectly labeled as Lot Z1 in the land description of the Title Commitment referenced herein.
7. SGM employed UAV derived orthophotography to locate certain features shown on this survey. The UAV flight was performed with a DJI Matrice 300 UAV on May 3, 2023. The GSD (Ground Sampling Distance) of the UAV project is 0.04'. The expected horizontal accuracy using SGM's data collection techniques and processing methods is 2X GSD.
8. Ditch alignments have been derived from public NHD data.
9. Abbreviations used in this plat:
 - ALTA: American Land Title Association
 - NSPS: National Society of Professional Surveyors
 - NHD: National Hydrography Dataset
 - UAV: Unmanned Aerial Vehicle
 - SUE: Subsurface Utility Engineering
 - Rec. No.: Reception Number
10. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
11. Pertaining to Table A, Optional Survey Responsibilities and Specifications, the items that are requested are listed below:
 - Item 1. Monuments were found or set at corners of the subject property as shown and described hereon. By prior agreement, SGM did not set survey monuments in active areas of construction.
 - Item 2. Property address from Title Commitment No. ABC50067780-3:
 - Red Peak, Sylvan Lake, Eagle, Colorado 81631
 - Item 3. Flood Zone Classification: Zone X, outside the 0.2% annual chance floodplain, according to FIRM Panel 389 of 1125, Map Number 08037C0389D and FIRM Panel 393 of 1125, Map Number 08037C0393D, both maps having an effective date of December 4, 2007 with elevation datum relative to NAVD 88.
 - Item 4. Gross Land Area: 536.82 Acres ±
 - Item 5. Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS, Geoid 12B to derive the NGVD29 elevation of 6734.7' at the top of a 2-1/2" aluminum cap on #6 rebar stamped Corner 1 Tract 58 Meyer Land Systems, 2000, as shown hereon.
 - Contour Interval: 1' Minor, 5' Major
 - Item 8. Substantial features observed in the process of conducting the fieldwork, as shown hereon.
 - Item 11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by general use, pin flag and paint mark utility locations provided by SGM Subsurface Utility Engineering Department or direct field survey.
 - Item 16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork, as shown hereon.
 - Item 17. Proposed changes in street right of way lines. Evidence of recent street or sidewalk construction or repairs, as shown hereon.
 - Item 19. Not addressed on plat.
12. Property descriptions shown hereon are based on the title insurance commitment issued by Land Title Guarantee Company, Commitment No. ABC50067780-3, having an effective date of March 23, 2023 and are subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from said title commitment.

therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded January 02, 1991, in Book 35 at Page 457 and in United States Patent recorded May 25, 1922, in Book 93 at Page 68 and as reserved in United States Patent recorded March 16, 1923 in Book 48 at Page 384. These documents affect the subject parcels the extents of which cannot be graphically depicted. And as reserved in United States Patent recorded March 14, 1892 in Book 48 at Page 168 may affect the subject parcels in a general sense that cannot be graphically depicted.

Item 20. Right of way for ditches or canals constructed by the authority of the United States as reserved in United States Patent recorded May 25, 1922, in Book 93, at Page 68 and recorded March 16, 1923, in Book 48 at Page 384. Affects on the subject parcel cannot be graphically depicted.

Item 21. Water and water rights, ditch and ditch rights, whether or not shown by the public record. Ditches exist on the subject parcels, the affects of such obligations cannot be graphically depicted.

Item 22. Terms, conditions and provisions of oil and gas mining lease recorded February 13, 1931 in Book 118 at Page 7 and oil and gas lease recorded July 14, 1947 in Book 134 at Page 215. The affects on the subject parcel with regards to the document recorded in Book 118 at Page 7 cannot be graphically depicted. The term document recorded in Book 134 at Page 215 expired in 1956 and appears to no longer affect the subject parcel.

Item 23. Reservation of an undivided 1/2 interest in and to all oil, gas and other minerals in and under subject property as reserved in deed recorded November 1, 1947 in Book 133 at Page 213. The affect on the subject parcels cannot be graphically depicted.

Item 24. Reservation of an undivided 1/4 interest of all minerals and mineral rights of whatsoever kind or nature, including but without limitation on the above, oil, gas, casinghead gas and other petroleum products as reserved by Ray E. Chatfield in deed recorded March 10, 1958 in Book 161 at Page 229. The affect on the subject parcels cannot be graphically depicted.

Item 25. Terms, conditions and provisions of cooperative agreement for permanent damage prevention fencing recorded November 14, 1988 in Book 495 at Page 149 and November 14, 1988 in Book 495 at Page 150. This document likely expired in 2008 and no longer affects the subject parcels.

Item 26. Terms, conditions and provisions of easement deed recorded January 19, 1977 in Book 251 at Page 808 and recorded June 26, 1978 in Book 271 at Page 438 and recorded April 18, 1980 in Book 301 at Page 829. May affect subject parcels, the extents of which cannot be graphically depicted.

Item 27. Terms, conditions and provisions of water service agreement recorded February 27, 2002 at Reception No. 787317. This agreement may affect this parcel the extent of which cannot be graphically depicted.

Item 28. Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849703. Affects the subject parcels as shown hereon.

Item 29. Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849704. Affects the subject parcels as shown hereon.

Item 30. Terms, conditions and provisions of water facilities agreement recorded July 27, 2005 at Reception No. 924072. Affects of this document on the subject parcels cannot be graphically depicted.

Item 31. Terms, conditions and provisions of ditch easement (Love and White) recorded August 24, 2005 Reception No. 927206 and modification thereto recorded October 4, 2005 Reception No. 931848. Affects the subject parcels but contains insufficient detail to be graphically depicted.

Item 32. Terms, conditions and provisions of ditch easement (Wilkinson ditch) recorded August 24, 2005 Reception No. 927205 and modification thereto recorded October 4, 2005 Reception No. 931847. Affects the subject parcels but contains insufficient detail to be graphically depicted.

Item 33. Terms, conditions and provisions of ditch easement (Mathews ditch) recorded August 24, 2005 Reception No. 927204 and modification recorded October 4, 2005 Reception No. 931846. Affects the subject parcels but contains insufficient detail to be graphically depicted.

Item 34. Terms, conditions and provisions of notice of settlement agreement recorded August 24, 2005 Reception No. 927201. Affects of this document on the subject parcels cannot be graphically depicted.

Item 35. Terms, conditions and provisions of deed recorded August 24, 2005 at Reception No. 927202 and recorded October 4, 2005 Reception No. 931845. The provided copy of this document does not contain the the referenced 'Attachment 1' which appears to have been the easement description. Said document contains insufficient detail to be graphically depicted. Reception No. 927202 is shown hereon.

Item 36. Easements, conditions, covenants, restrictions, reservations and notes on the plat of Brush Creek Meadows Filing 3 recorded June 01, 2012 under Reception No. 201211315. Does not affect subject parcels.

Item 37. Terms, conditions and provisions of Ordinance No. 1 (Series 2012) recorded June 01, 2012 at Reception No. 201211311. Affects of this document on the subject parcels cannot be graphically depicted.

Item 38. Terms, conditions and provisions of Ordinance No. 2 (Series 2012) recorded June 01, 2012 at Reception No. 201211309. Affects of this document on the subject parcels cannot be graphically depicted.

Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. Items 1-8) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

Item 39. Terms, conditions and provisions of Ordinance No. 8 (Series 2012), recorded June 01, 2012 at Reception No. 201211314. Affects of this document on the subject parcels cannot be graphically depicted.

Item 40. Terms, conditions and provisions of Ordinance No. 10 (Series 2012), recorded June 01, 2012 at Reception No. 201211320. Affects of this document on the subject parcels cannot be graphically depicted.

41. Terms, conditions and provisions of quitclaim deed of water rights recorded May 27, 2013, in Recital No. 201300785, affecting subject parcels.

Item 9. Right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 06, 1990, in Book 523 at Page 986. *The lands described in this patent do not affect the subject parcels.*

Item 10. Right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded March 06, 1990, in Book 523 at Page 987. *The affects on the subject parcel cannot be graphically depicted.*

Item 11. Right of way for ditches or canals constructed by the authority of the United States as reserved in United States Patent recorded June 15, 1922, in Book 93 at Page 332. *The affects on the subject parcel cannot be graphically depicted.*

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°57'47"E	414.51'
L2	S03°09'57"W	256.91'
L3	S28°51'14"E	236.09'
L4	S62°58'27"E	182.36'
L5	S89°43'59"E	236.74'
L6	N04°57'10"E	242.59'
L7	N11°23'40"W	105.50'
L8	N04°15'52"W	202.75'

LINE TABLE		
LINE #	BEARING	DISTANCE
L70	S24°38'31"W	130.12'
L71	S79°17'05"E	42.11'
L71	S35°20'54"W	130.00'
L72	S19°21'57"W	37.79'
L72	S32°41'07"W	100.16'
L73	S19°49'45"E	55.41'
L73	S39°05'59"W	30.39'
L74	S48°55'04"E	45.91'

LINE TABLE		
LINE #	BEARING	DISTANCE
L131	N24°16'00" W	53.23'
L132	S02°45'08" W	119.05'
L133	S77°42'19" E	62.10'
L134	S17°05'17" E	60.41'
L135	N79°06'09" W	79.79'
L136	N00°04'31" W	55.89'
L137	N10°53'51" E	20.00'
L138	N70°41'48" E	20.01'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	204.28'	442.47'	26°27'09"	N59°21'09"W	202.47'
C2	180.15'	640.00'	16°07'42"	N77°49'49"E	179.56'
C3	65.35'	620.00'	6°02'22"	N72°47'09"E	65.32'
C4	73.78'	700.00'	6°02'22"	N72°47'09"E	73.75'
C5	570.02'	560.00'	58°19'16"	S81°04'24"E	545.73'
C6	405.65'	770.00'	30°11'05"	N64°00'37"W	400.98'
C7	337.17'	640.00'	30°11'05"	S64°00'37"E	333.28'
C8	416.19'	790.00'	30°11'05"	N64°00'37"W	411.39'
C9	474.14'	900.00'	30°11'05"	S64°00'37"E	468.67'
C10	5.33'	770.00'	0°23'48"	S78°54'15"E	5.33'
C11	105.66'	770.00'	7°51'44"	S74°46'29"E	105.58'
C12	103.73'	770.00'	7°43'06"	S66°59'04"E	103.65'
C13	116.13'	769.82'	8°38'35"	S58°48'15"E	116.02'
C14	36.97'	768.62'	2°45'22"	S53°06'36"E	36.97'
C15	37.83'	770.00'	2°48'54"	S50°19'31"E	37.83'
C16	22.14'	640.00'	1°58'57"	S49°54'33"E	22.14'
C17	39.65'	639.59'	3°33'07"	S52°40'33"E	39.64'
C18	91.83'	639.92'	8°13'21"	S58°33'37"E	91.75'
C19	90.44'	640.00'	8°05'48"	S66°43'11"E	90.37'
C20	92.30'	640.00'	8°15'47"	S74°53'58"E	92.22'
C21	42.80'	300.00'	8°10'27"	S74°36'02"W	42.76'
C22	0.80'	640.00'	0°04'17"	S79°04'00"E	0.80'
C23	176.78'	225.00'	45°00'57"	N46°46'29"W	172.27'
C24	68.00'	790.00'	4°55'54"	S76°38'12"E	67.98'
C25	81.50'	790.00'	5°54'38"	S71°12'56"E	81.46'
C26	80.04'	790.00'	5°48'17"	S65°21'29"E	80.00'
C27	83.57'	790.00'	6°03'39"	S59°25'30"E	83.53'
C28	71.42'	790.00'	5°10'48"	S53°48'17"E	71.40'
C29	18.00'	2763.69'	0°22'23"	S50°56'20"E	18.00'
C30	34.68'	900.00'	2°12'29"	S50°01'19"E	34.68'
C31	82.76'	900.00'	5°16'08"	S53°45'37"E	82.73'
C32	95.20'	900.00'	6°03'39"	S59°25'30"E	95.16'
C33	91.18'	900.00'	5°48'17"	S65°21'29"E	91.14'
C34	92.84'	900.00'	5°54'38"	S71°12'56"E	92.80'
C35	77.46'	900.00'	4°55'54"	S76°38'12"E	77.44'
C36	99.93'	961.00'	5°57'29"	S51°53'49"E	99.89'
C37	70.27'	275.00'	14°38'27"	S56°14'05"E	70.08'
C38	34.94'	325.00'	6°09'37"	N60°28'30"W	34.93'
C39	56.74'	49.43'	65°45'56"	N46°02'14"W	53.68'
C40	86.94'	28.47'	174°57'42"	N75°30'15"W	56.89'
C41	59.47'	86.34'	39°27'57"	N35°30'22"E	58.30'
C42	406.34'	961.00'	24°13'35"	S66°59'21"E	403.32'
C43	214.25'	250.00'	49°06'05"	N35°26'54"E	207.75'
C44	99.64'	300.00'	19°01'50"	N88°12'10"E	99.19'
C45	42.39'	87.84'	27°39'07"	S37°50'06"E	41.98'
C46	164.58'	250.00'	37°43'09"	S78°51'31"W	161.62'

SURVEYOR'S CERTIFICATION:

To: Brue Baukol Capital Partners; Abrika Properties LLC; Fortius Capital Investment Services; Brownstein Hyatt Farber & Schreck LLP; Wear Travers Perkins LLC; 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 2021 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(b), 16, 17 & 19 of Table A thereof. The field work was completed on May 8, 2023.

Date of Plat or Map: _____, 20____

Scott A. Hemmen
S. 100-1120, 1120-22

Colorado PES # 30102
For, and on behalf of SGM

The logo for SGM (Schenwood Group Management) is displayed vertically. It features a large, bold, black 'SGM' monogram. To the left of the monogram is a stylized, grey 'S' that has a wavy, mountain-like shape integrated into its design. To the right of the monogram, the company's address and contact information are listed in a black, sans-serif font. The address is '18 West Sixth Street, Suite 200, Glenwood Springs, CO 81601'. Below the address, the phone number '970.945.1004' and the website 'www.sgm-inc.com' are provided.

ALTANSPS

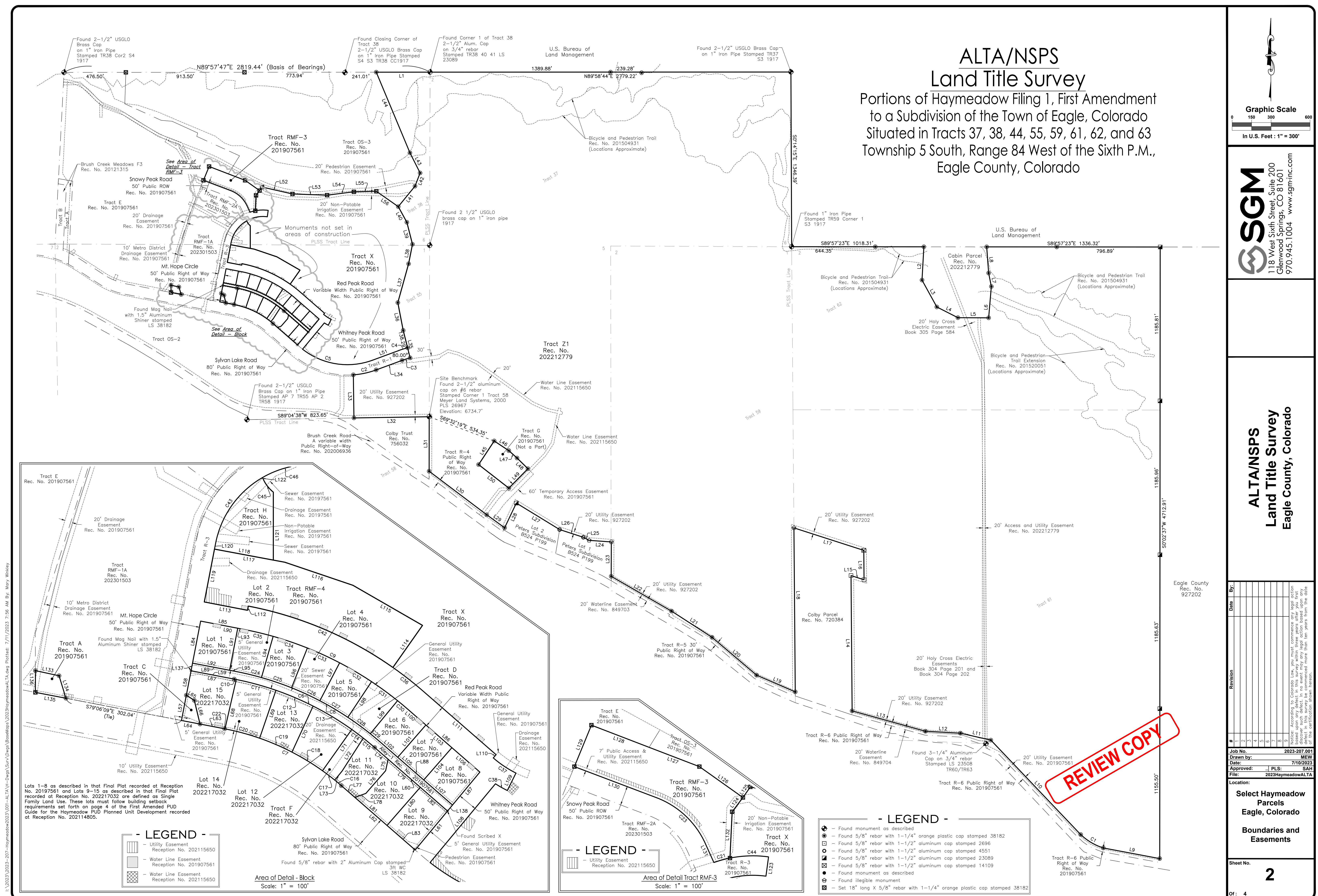
Land Title Survey

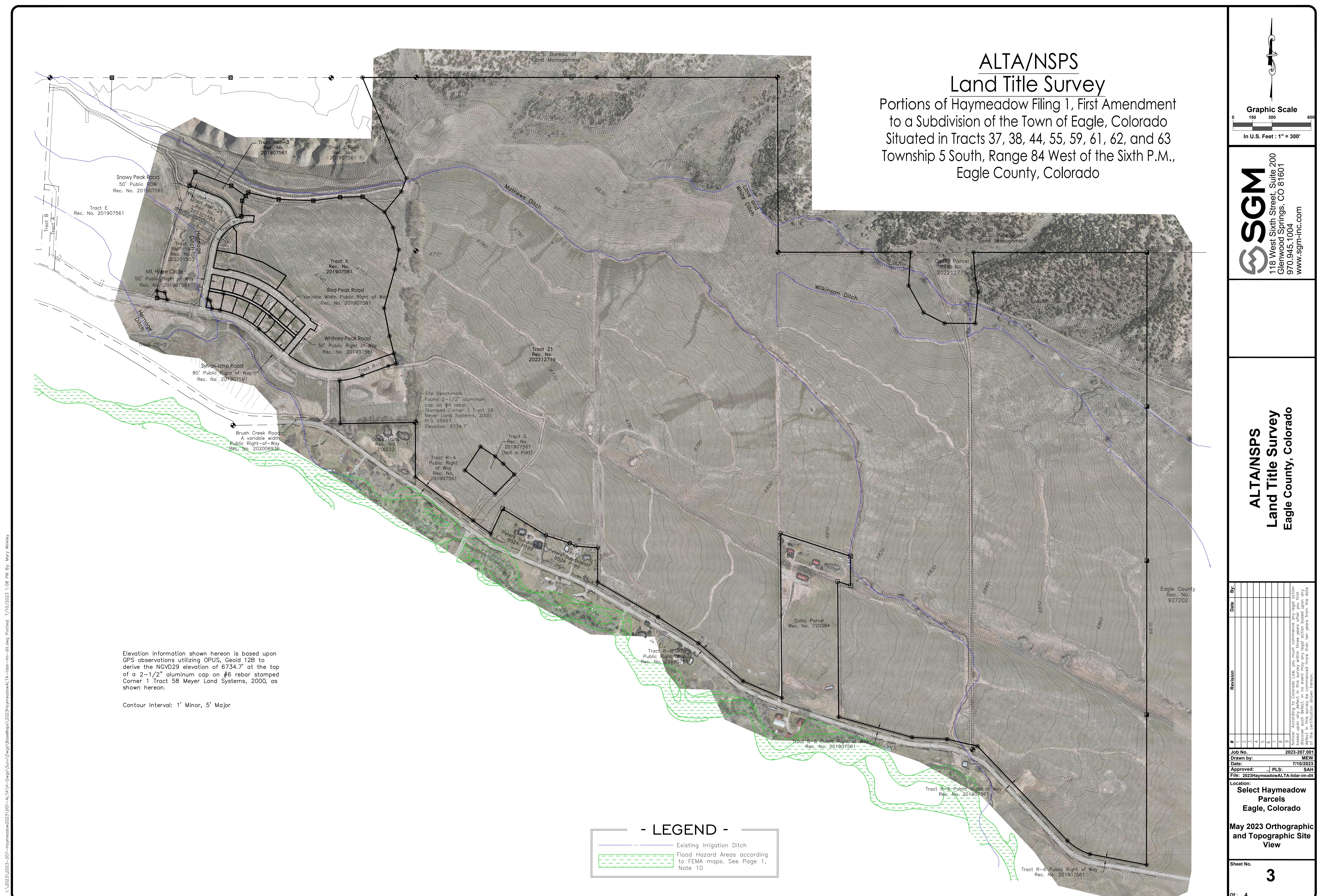
Eagle County, Colorado

Select Haymeadow Parcels Eagle, Colorado

Notes and Analysis

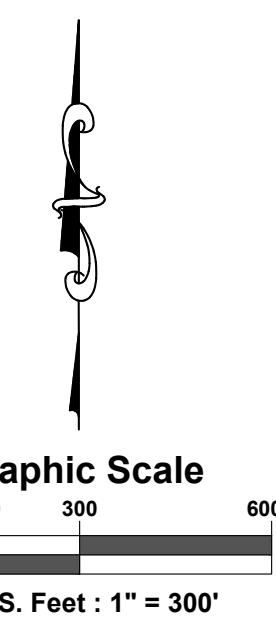
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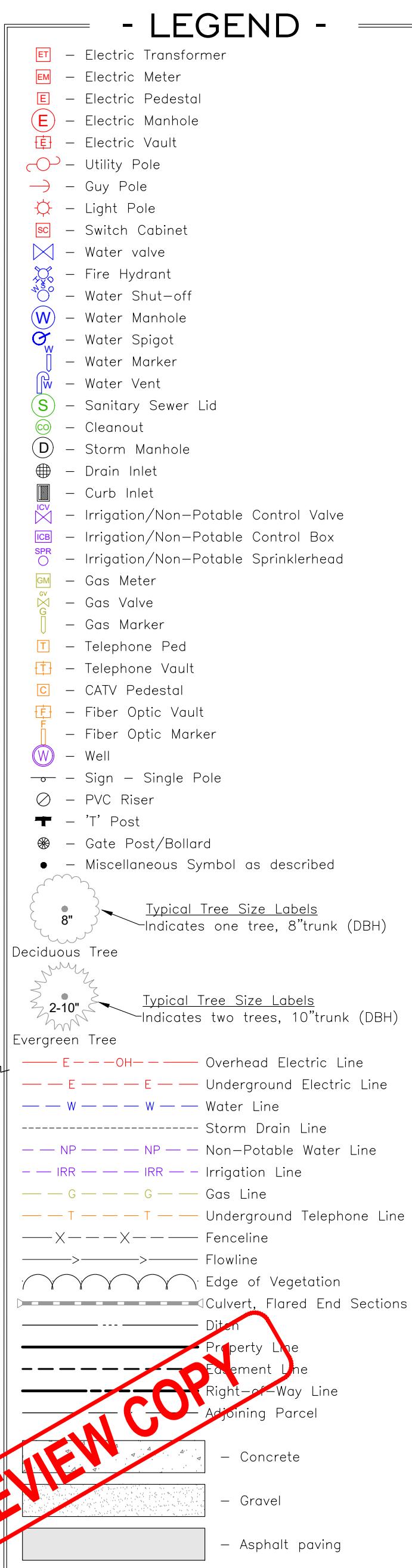
ALTA/NSPS Land Title Survey

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to a Subdivision of the Town of Eagle, Colorado
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
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Eagle County, Colorado



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ALTA/NSPS Land Title Survey Eagle County, Colorado



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