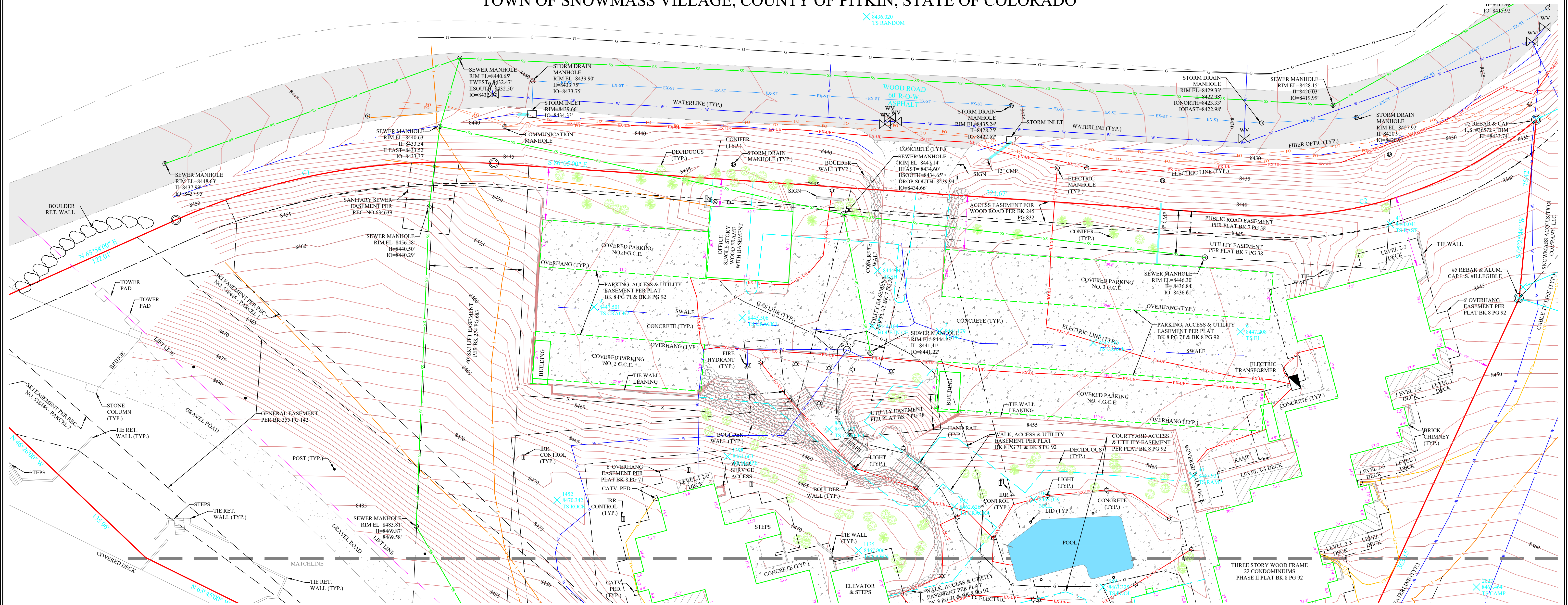


# IMPROVEMENT SURVEY PLAT & TOPOGRAPHIC SURVEY

## THE ENCLAVE CONDOMINIUMS

ACCORDING TO THE PHASE I CONDOMINIUM MAP RECORDED JANUARY 18, 1980 IN PLAT BOOK 8 AT PAGE 71  
AND THE PHASE II SUPPLEMENTAL CONDOMINIUM MAP RECORDED MARCH 11, 1980 IN PLAT BOOK 8 AT PAGE 92  
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



### NOTES:

- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 0706925, DATED EFFECTIVE JANUARY 04, 2021.
- THE DATE OF THIS SURVEY WAS AUGUST - OCTOBER, 2015, JUNE 12, 2017, NOVEMBER 02, 2017 AND FEBRUARY 04, 2021.
- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S24°50'58"W BETWEEN THE NORTHERLY ANGLE POINT IN THE EASTERLY BOUNDARY, A #5 REBAR & CAP L.S. # ILLEGIBLE FOUND IN PLACE AND THE SOUTHERLY ANGLE POINT IN THE EASTERLY BOUNDARY, A #5 REBAR & CAP L.S. # ILLEGIBLE FOUND IN PLACE.
- UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON THE PARCEL N PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 38, THE PHASE I PLAT OF THE ENCLAVE CONDOMINIUMS RECORDED JANUARY 18, 1980 IN PLAT BOOK 8 AT PAGE 71 AND THE PHASE II PLAT OF THE ENCLAVE CONDOMINIUMS RECORDED MARCH 11, 1980 IN PLAT BOOK 8 AT PAGE 92 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- ELEVATIONS ARE BASED ON A GPS OBSERVATION UTILIZING THE MESA COUNTY RTVRN GPS NETWORK (1988 ORTHO DATUM) YIELDING AN ON-SITE ELEVATION OF 8433.74' ON THE NORTHEASTERLY CORNER AS SHOWN. CONTOUR INTERVAL EQUALS 1 FOOT.
- THERE WAS APPROXIMATELY 36" OF SNOW AND ICE ON THE GROUND AT THE TIME OF SURVEY.
- THE SKING EASEMENT AS DESCRIBED IN PLAT 274 AT PAGE 683 WAS MOSTLY UNREADABLE AND IS SHOWN BASED ON SCALING, ROTATING AND DIGITIZING EASEMENT LINES FROM PLAT BOOK 7 PAGE 38.
- THE COMCAST EASEMENT RECORDED AT RECEPTION NO. 572955 DOES NOT SPECIFICALLY DESCRIBE THE EASEMENT LOCATION AND APPEARS TO BE A BLANKET EASEMENT ACROSS THE SUBJECT PROPERTY.
- ACCORDING TO PLAT BOOK 7 AT PAGE 38 THE BUILDING AREA EXISTS ALONG THE EASTERLY BOUNDARY AND OUTSIDE THE EASEMENT LINES AS SHOWN. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY PLANNING OR CONSTRUCTION.
- ACCORDING TO RECEPTION NO. S 572955 AND 623341, THIS PROPERTY IS SUBJECT TO A COMCAST EASEMENT, THE LOCATION OF WHICH IS NOT DESCRIBED.

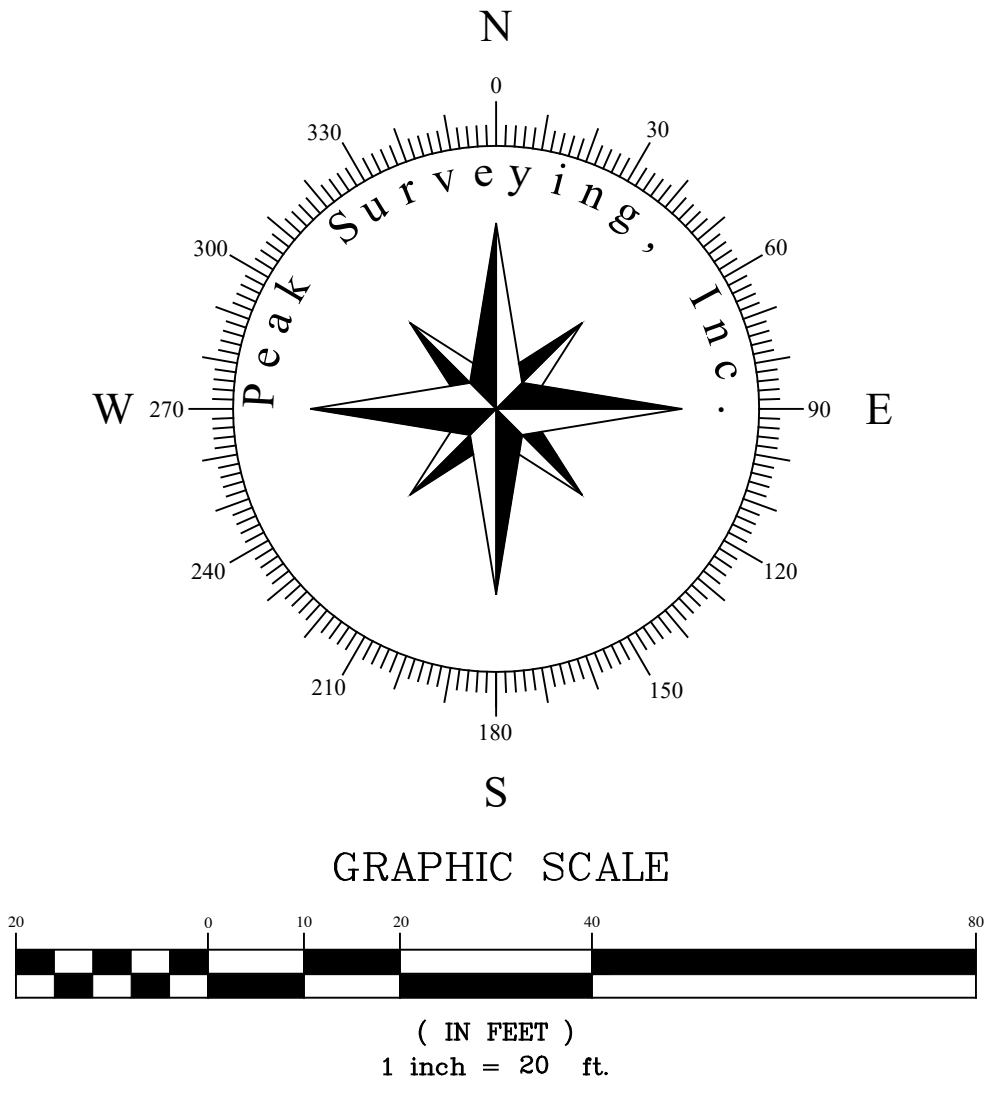
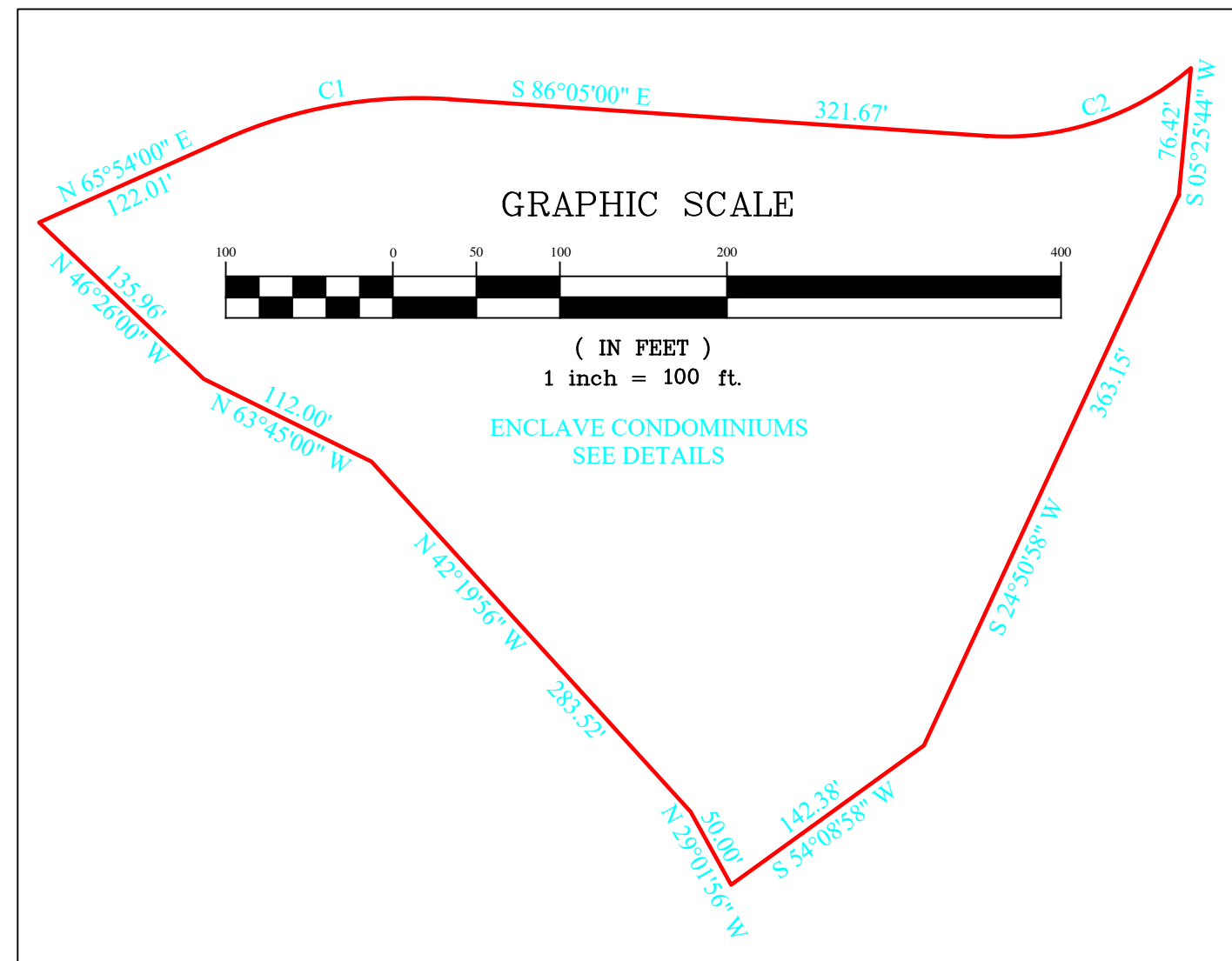
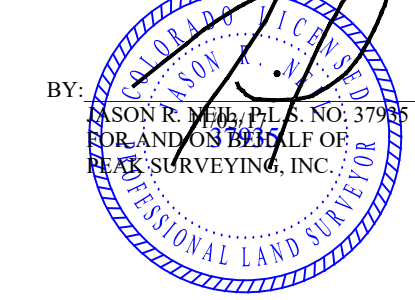
### PROPERTY DESCRIPTION

THE ENCLAVE CONDOMINIUMS  
ACCORDING TO THE PARCEL N SUBDIVISION PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 38, ACCORDING TO THE MAP THEREOF RECORDED JANUARY 18, 1980 IN PLAT BOOK 8 AT PAGE 71 AS RECEPTION NO. 221163 AND THE SUPPLEMENTAL CONDOMINIUM MAP FOR THE ENCLAVE CONDOMINIUMS PHASE II RECORDED MARCH 11, 1980 IN PLAT BOOK 8 AT PAGE 92 AS RECEPTION NO. 222424, AND AS FURTHER DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE ENCLAVE CONDOMINIUMS, RECORDED JANUARY 18, 1980 IN BOOK 382 AT PAGE 369 AS RECEPTION NO. 221162 AND THE SUPPLEMENTAL DECLARATION FOR THE ENCLAVE CONDOMINIUMS PHASE II RECORDED MARCH 14, 1980 IN BOOK 384 AT PAGE 926.

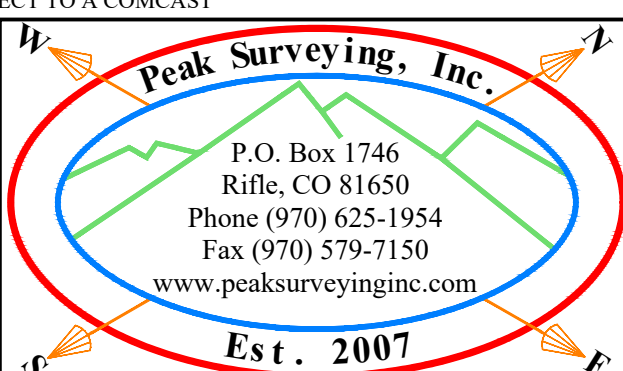
### IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO THE ENCLAVE ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION; THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST - OCTOBER, 2015, JUNE 12, 2017, NOVEMBER 02, 2017 AND FEBRUARY 04, 2021; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 0706925, DATED EFFECTIVE JANUARY 04, 2021; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-1-102(9).

DATED: MARCH 08, 2021



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	282.52'	138.15'	70.49'	136.78'	S 79°54'30" W	28°01'04"
C2	170.26'	132.31'	69.70'	129.01'	N 71°39'19" E	44°31'35"



Drawn By:	NO.	Date	Revision	By
JRN	1	11/15/16	REMOVE VACATED EASEMENT	JRN
JRN	2	11/21/16	UPDATE EASEMENT NOTE	JRN
JRN	3	03/08/21	UPDATE SURVEY	JRN

Checked By: JRN  
Date: DECEMBER 14, 2015  
Computer File: 061-2021

THE ENCLAVE ASSOCIATION, INC. SNOWMASS VILLAGE, COLORADO	Project NO. 15061
IMPROVEMENT & TOPO SURVEY PHASE I, PHASE II, ENCLAVE CONDOS 360 WOOD ROAD	1 OF 2

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. NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

