

TOPOGRAPHIC MAP

SOUTH MINTURN ADDITION,

LOTS 29, 31 AND 32,

Town of Minturn, County of Eagle, State of Colorado

NOTES:

- 1) Survey Date: December 08, 2018.
- 2) Basis of Bearing: S 00°02'00" E between found survey monuments marking the East line of Section 35, as shown and described hereon. This Bearing is based off the hereon referenced Annexation Plat of the South Minturn Addition.
- 3) Address: 1251 Main Street (Not Posted) Lot 29 Posted 1207 Main street.
- 4) This Survey does not constitute a boundary survey. Location of Improvements, Lot lines, and Easements are based upon the Annexation Plat of South Minturn Addition recorded March 1, 1978 as Reception No. 163774, the Old Republic National Title Insurance Company title commitment Order No. ABH5005073-4, dated May 8, 2018 and provided by Land Title Guarante Company, and the Stewart Title Company title commitment file No. 207537 dated June 22, 2018, along with Survey Monuments shown hereon.
- NOTICE: Monuments found marking for the North line of Lot 31 were not accepted as shown, due to the right of way location per the defined Right of Way document (TAP M8904001) provided by C.D.O.T) and control ties defined on that document, as shown hereon.
- 5) Elevation Datum: 7928.3 on the monument marking a property corner on the South Line of Highway 24 Right of Way, as shown hereon. This elevation is based on NAVD88 Vertical Datum.
- 6) Contour Interval: 1 feet.
- 7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- 8) This Topographic Map was prepared for the exclusive use of Miners Base Camp LLC, and is valid only if print has original seal and signature of surveyor.
- 9) Lineal Units of the U.S. Survey Foot were used herein.

Surveyor's Certificate:

I, Matthew S. Slagle, a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared by me or under my responsible charge, is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. The Notes hereon are a part of this certification.



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES

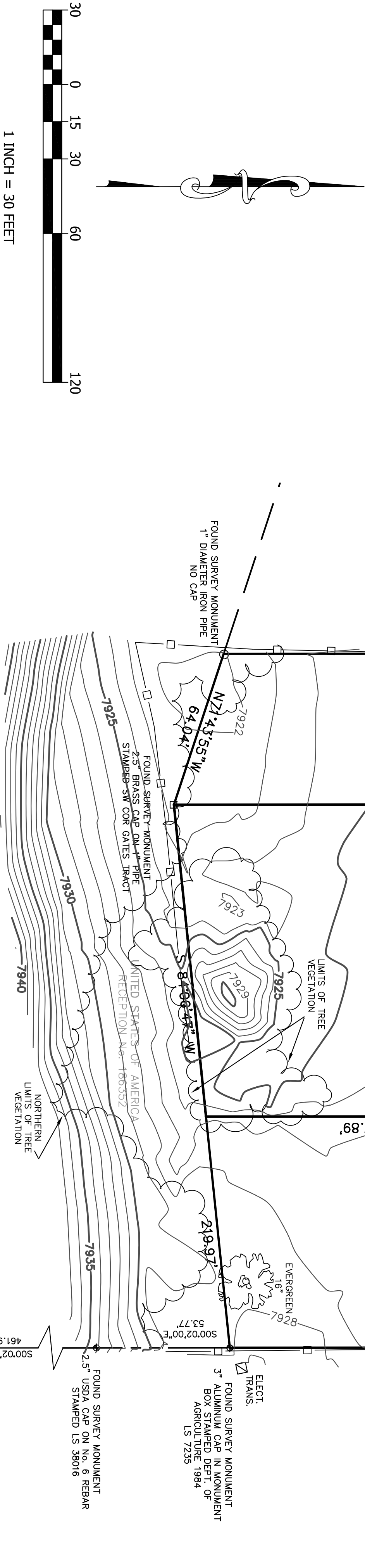
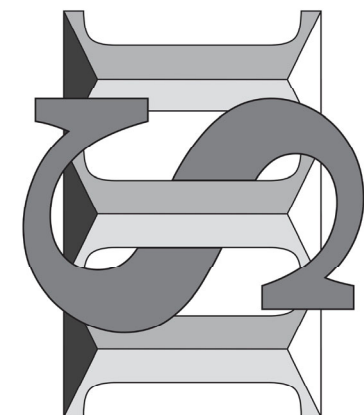
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LOTS 29, 31 AND 32.

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DRAWN BY:	DATE:	SCALE:	FILE:
MSS	1	180/29	18029 Topo.dwg
1	1		12-14-2018



SURVEYED LEGAL DESCRIPTION

Lots 29, 31 and 32, South Minturn Addition, Town of Minturn, Colorado, according to the Annexation Plat of South Minturn Addition as recorded March 1, 1978 as Reception No. 163774 being a portion of the Northeast quarter of Section 35, Township 5 South, Range 81 West of the Sixth Principal Meridian Containing 2.13 Acres more or less.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.