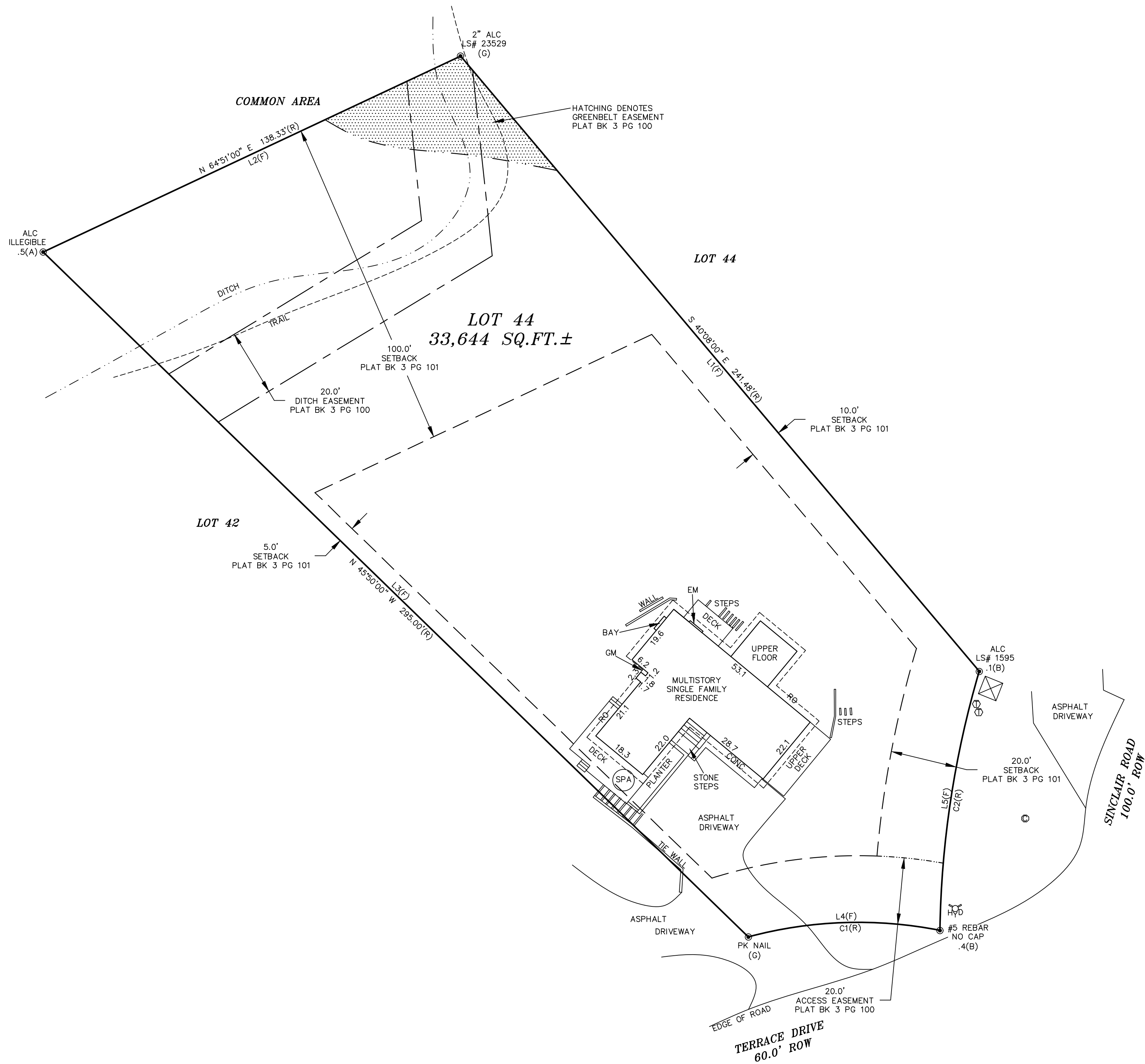
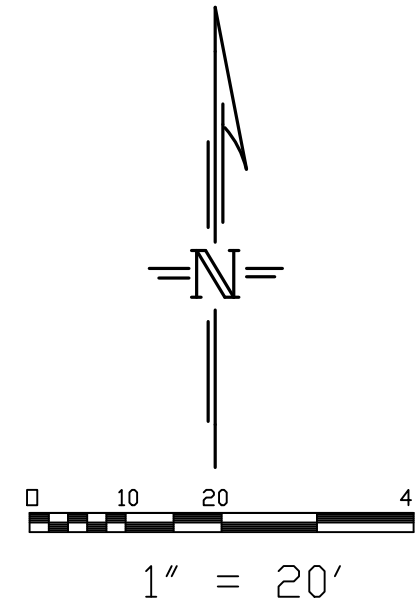


IMPROVEMENT SURVEY PLAT
LOT 44
MELTON RANCH UNIT ONE
PITKIN COUNTY, COLORADO



NOTES

- 1) LEGAL DESCRIPTION:
LOT 44, MELTON RANCH UNIT ONE, ACCORDING TO THE PLAT RECORDED JULY 26, 1966 IN PLAT BOOK 3 AT PAGE 100. COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:
BEARINGS BASED ON EASTERLY LINE OF LOT 44, MELTON RANCH UNIT ONE RECORDED IN PLAT BOOK 3 AT PAGE 100. BEING A BEARING OF N40°08'00"W BETWEEN A FOUND #5 REBAR AND 1 1/4" ALC LS# 1595 AT THE EASTERLY PROPERTY CORNER AND A FOUND #5 REBAR AND 1 1/4" ALC LS# 23529 AT THE NORTHERLY PROPERTY CORNER.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. 062018461, DATED 07/24/2025. IF AN EXCEPTION IS NOT SHOWN HEREON, IT EITHER DOES NOT AFFECT THE PARCEL, NOT A SURVEY MATTER OR IS NOT PLOTTABLE.
- 4) UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- 5) POSTED ADDRESS IS 15 TERRACE DR, SNOWMASS VILLAGE, CO 81615.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- ALC 1 1/4" ALUMINUM CAP ON #5 REBAR
2" ALC 2" ALUMINUM CAP ON #5 REBAR
- (A) ABOVE GRADE
(G) AT GRADE
(B) BELOW GRADE
(R) RECORD
(F) FIELD
EM ELECTRIC METER
GM GAS METER
- ⊠ ELECTRIC TRANSFORMER
Ⓢ TELEPHONE RISER
Ⓢ CABLE RISER
Ⓢ FIRE HYDRANT
RO ROOF OVERHANG

LINE	BEARING	DISTANCE
L1	N 40°08'00" W	241.81'
L2	S 64°20'48" W	138.39'
L3	S 45°55'31" E	234.05'
L4	N 88°27'00" E	57.72'
L5	N 08°30'01" E	78.88'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	126.69'	58.00'	57.49'	N 88°03'27" E	26°13'50"
C2	290.38'	78.69'	78.65'	N 08°37'35" E	15°33'58"

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 07/2025 OF THE ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THESE PREMISES ARE ACCURATELY SHOWN.

MICHAEL P. LAFFERTY PLS. # 37972 _____
DATE: _____



DATE SURVEYED: 07/2025
DATE REVISED:
FILE NO: 250669
CLIENT: ROUPP

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.