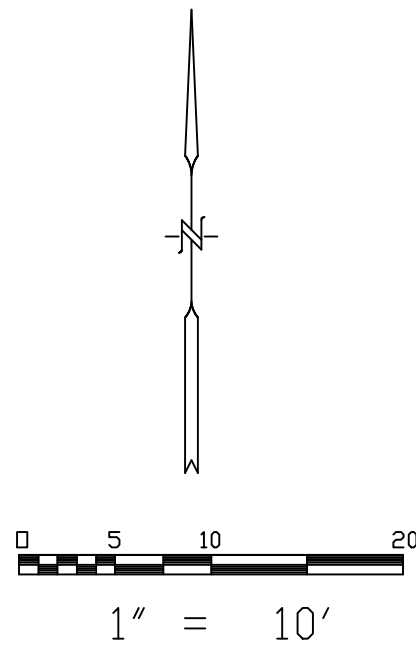
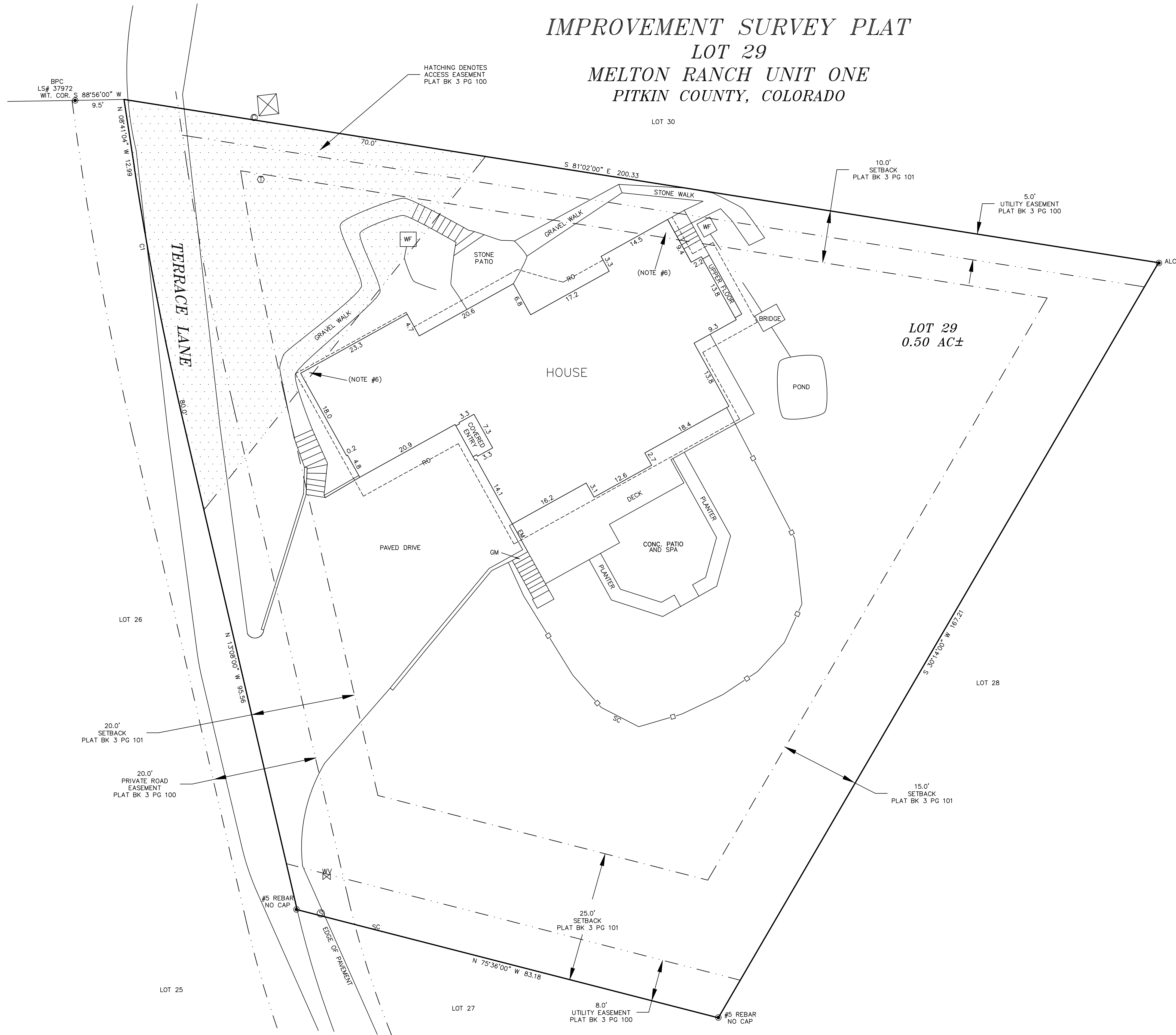


IMPROVEMENT SURVEY PLAT
LOT 29
MELTON RANCH UNIT ONE
PITKIN COUNTY, COLORADO



NOTES

- LEGAL DESCRIPTION:
LOT 29, MELTON RANCH UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 100 OF THE RECORDS OF PITKIN COUNTY, STATE OF COLORADO.
- BASIS OF BEARING:
A BEARING OF S34°14'00"W BETWEEN A FOUND #5 REBAR AND 1¼" ALU. CAP AT THE N.E. PROPERTY CORNER AND A FOUND #5 REBAR NO CAP AT THE S.E. PROPERTY CORNER.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 20004379, DATED 04/23/2020. IF AN EXCEPTION IS NOT SHOWN HEREON, IT EITHER DOES NOT AFFECT THE PARCEL, NOT A SURVEY MATTER OR IS NOT PLOTTABLE.
- UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- POSTED ADDRESS IS 100 TERRACE LANE, SNOWMASS VILLAGE, CO 81615
- NO VARIANCE LISTED IN SAID TITLE COMMITMENT FOR HOUSE ENCROACHMENTS SHOWN HEREON.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- ALC 1¼" ALUMINUM CAP ON #5 REBAR
- BPC 1¼" BLUE PLASTIC CAP ON #5 REBAR
- SC SEWER CLEANOUT
- RO ROOF OVERHANG
- EM ELECTRIC METER
- GM GAS METER
- WF WATER FEATURE
- — — FENCE LINE
- ⊠ ELECTRIC TRANSFORMER
- ⊙ SEWER MANHOLE
- ⊕ TELEPHONE RISER
- ⊖ CABLE RISER
- ⊗ WATER VALVE

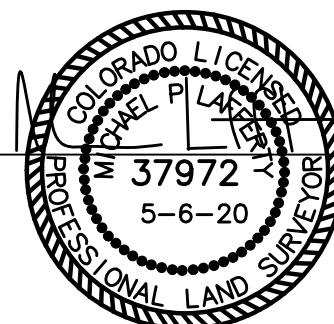
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	643.58	150.00	49.99	N 10°54'30" W	4°27'05"

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY JOAN D. HOFFMAN TRUST, WILLIAM D. FABROCINI, ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND WELLS FARGO BANK THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON DATE 04/2020 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: 05/2020
REVISED:
FILE NO: 200444
CLIENT: HOFFMAN

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.