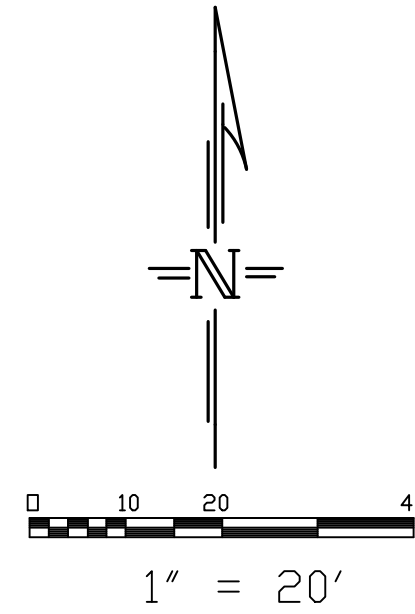
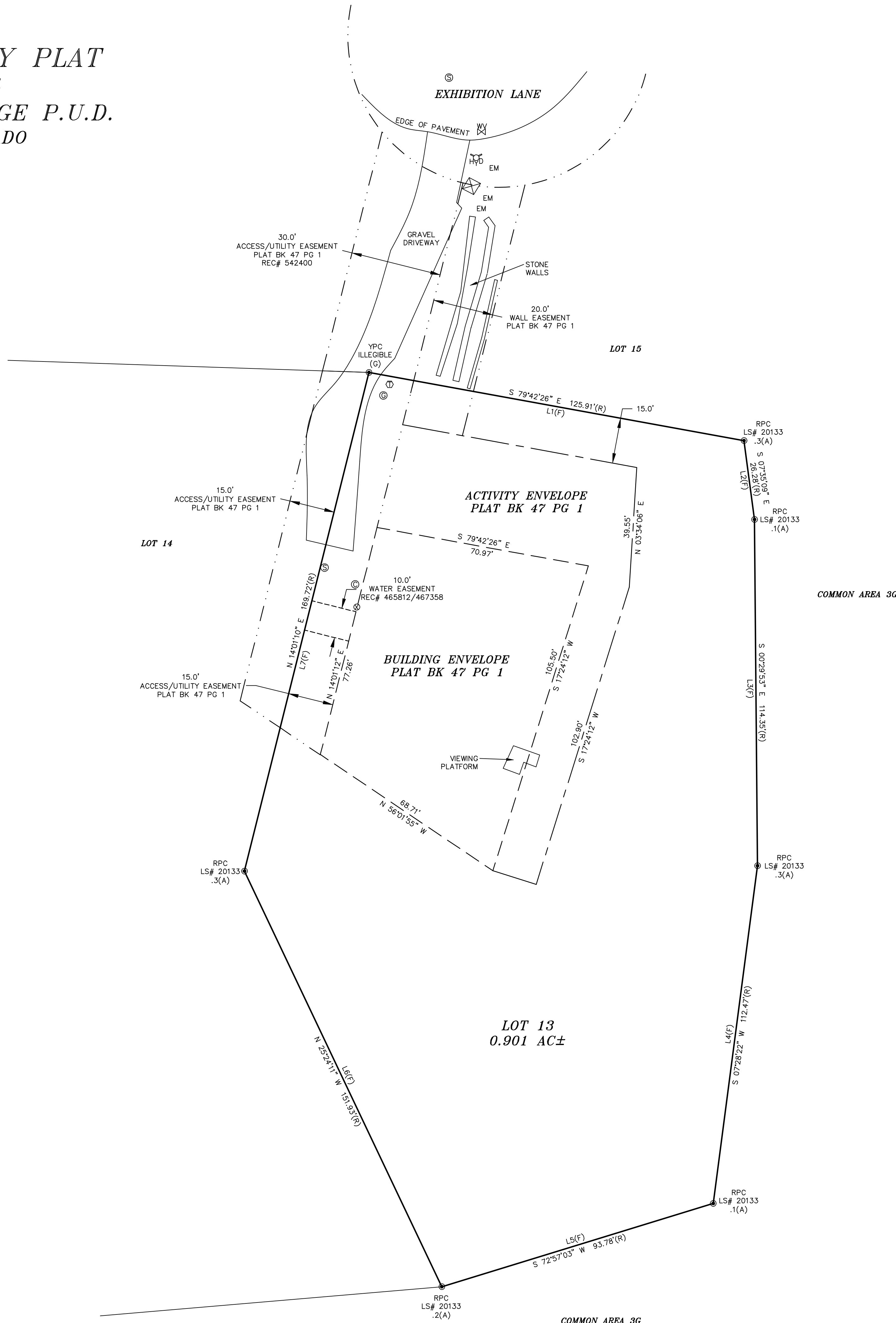


IMPROVEMENT SURVEY PLAT
LOT 13, BLOCK G
ASPEN HIGHLANDS VILLAGE P.U.D.
PITKIN COUNTY, COLORADO



NOTES

- LEGAL DESCRIPTION:
LOT 13, BLOCK G, THE ASPEN HIGHLANDS VILLAGE P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1998 IN PLAT BOOK 47 AT PAGE 1, PITKIN COUNTY, COLORADO.
- BASIS OF BEARING:
BEARINGS BASED ON THE NORTH LINE OF LOT 13, BLOCK G, THE ASPEN HIGHLANDS VILLAGE P.U.D., RECORDED IN PLAT BOOK 47 AT PAGE 1, BEING A BEARING OF S79°42'26"E BETWEEN A FOUND #5 REBAR AND 1 1/4" YPC ILLEGIBLE AT THE N.W. PROPERTY CORNER AND A FOUND #5 REBAR AND 1 1/4" RPC LS# 20133 AT THE N.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 ATTORNEYS TITLE INSURANCE COMPANY, LLC, COMMITMENT NO. 23005182, DATED 09/29/2023. 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.

LEGEND

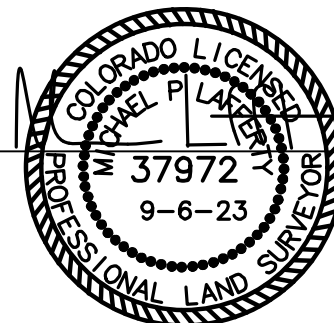
- | | |
|-----|--|
| ● | INDICATES FOUND MONUMENT AS DESCRIBED. |
| RPC | 1 1/4" RED PLASTIC CAP ON #5 REBAR |
| YPC | 1 1/4" YELLOW PLASTIC CAP ON #5 REBAR |
| (R) | RECORD |
| (F) | FIELD |
| EM | ELECTRIC METER |
| Ⓢ | SEWER MANHOLE |
| ⓐ | GAS LINE MARKER |
| Ⓣ | TELEPHONE RISER |
| ⓐ | CLEAN OUT |
| (A) | ABOVE GRADE |
| (G) | AT GRADE |
| ⊗ | CURB STOP |
| ⋈ | WATER VALVE |
| ⋈ | FIRE HYDRANT |
| ⊠ | ELECTRIC TRANSFORMER |

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY TO MICHAEL BEYER, CARYN BEYER, ATTORNEYS TITLE INSURANCE AGENCY OF ASPEN, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 09/2023 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: 09/2023
DATE REVISED:
FILE NO: 230886
CLIENT: CHOPIVSKY

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.