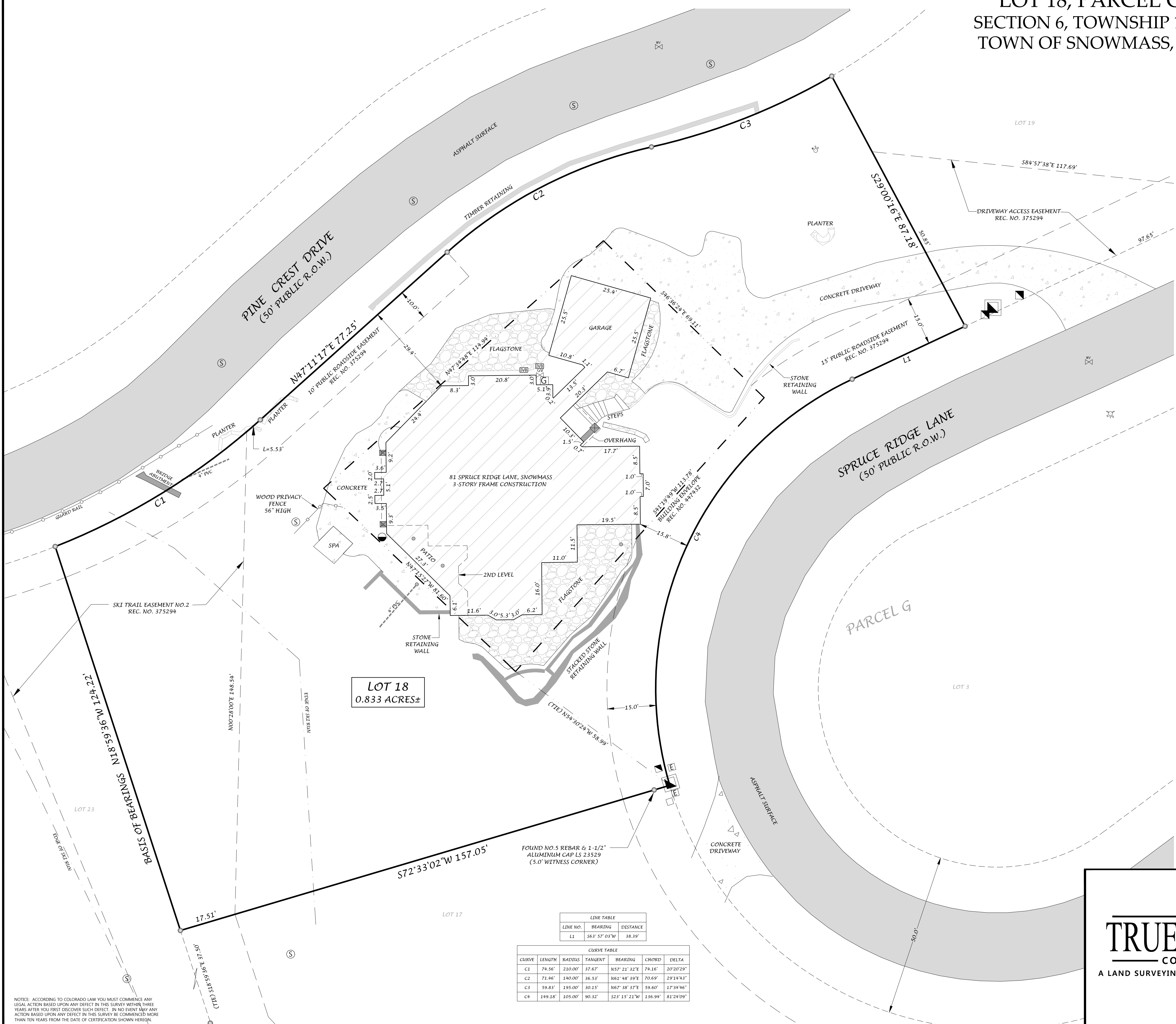


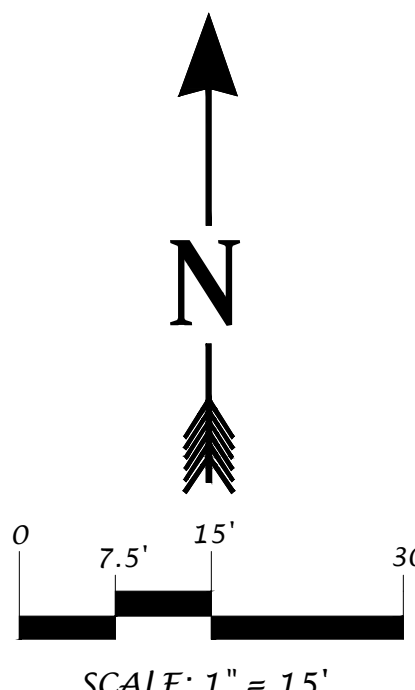
# IMPROVEMENT SURVEY PLAT

LOT 18, PARCEL G-THE PINES, EAST VILLAGE P.U.D.  
SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M.  
TOWN OF SNOWMASS, COUNTY OF PITKIN, STATE OF COLORADO



## LEGEND

- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- DRAIN INLET
- FIRE HYDRANT
- WATER VALVE
- WATER SHUTOFF
- SANITARY MANHOLE
- CLEAN-OUT
- CATV PEDESTAL
- COLUMN
- FOUND NO.5 REBAR & 1-1/2" ALUMINUM CAP LS 23529



## PROPERTY DESCRIPTION:

LOT 18, PARCEL G-THE PINES, EAST VILLAGE PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1994, IN PLAT BOOK 35 AT PAGE 54 AS RECEPTION NO. 375294, AND ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAST VILLAGE PUD RECORDED ON OCTOBER 14, 1994 IN BOOK 764 AT PAGE 285, AND ACCORDING TO THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PINES RECORDED ON OCTOBER 14, 1994 IN BOOK 764 AT PAGE 344.

COUNTY OF PITKIN,  
STATE OF COLORADO

## NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N18°59'36"W ALONG THE WESTERLY PROPERTY LINE BETWEEN A FOUND NO.5 REBAR & 1-1/2" ALUMINUM CAP LS23529 AND A FOUND NO.5 REBAR & 1-1/2" ALUMINUM CAP LS23529 AS SHOWN HEREON.
- DATE OF FIELD SURVEY: OCTOBER 05, 2025.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON SAID EAST VILLAGE PLANNED UNIT DEVELOPMENT PLAT RECORDED OCTOBER 14, 1994, IN PLAT BOOK 35 AT PAGE 54 AS RECEPTION NO. 375294 AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC, FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD. TRUE NORTH COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO.7003735-C ISSUED BY TITLE COMPANY OF THE ROCKIES, EFFECTIVE DATE: SEPTEMBER 17, 2025.
- BUILDING DIMENSIONS SHOWN HEREON ARE TO THE EXTERIOR FINISHED MATERIALS AND DO NOT REPRESENT THE MEASUREMENTS TO THE FOUNDATION WALLS.

## SURVEYOR'S CERTIFICATION

I, LAUREN D. VANCE, HEREBY CERTIFY TO WATERLAND RESOURCES LIMITED, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL EASEMENTS, UNDERGROUND UTILITIES, AND TUNNELS DESCRIBED IN THE TITLE COMPANY OF THE ROCKIES COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 7003735-C, OR OTHER SOURCES AS SPECIFIED ON THE IMPROVEMENT SURVEY PLAT. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LAUREN D. VANCE  
LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTRATION NO. 38790  
TRUE NORTH COLORADO, LLC.

REVISED: OCTOBER 27, 2025; ADDED WOOD PRIVACY FENCE HEIGHT.

**TRUE NORTH**  
COLORADO  
A LAND SURVEYING AND MAPPING COMPANY

**WATERLAND RESOURCES LIMITED**  
**IMPROVEMENT SURVEY PLAT**  
81 SPRUCE RIDGE LANE - SNOWMASS  
COUNTY OF PITKIN - STATE OF COLORADO

38790  
10/27/25

**TRUE NORTH COLORADO LLC.**  
A LAND SURVEYING AND MAPPING COMPANY  
P.O. BOX 614 - 386 MAIN STREET UNIT 3  
NEW CASTLE, COLORADO 81647  
(970) 984-0474  
www.truenorthcolorado.com

PROJECT NO: 2025-356	DRAWN LDV	SHEET 1 OF 1
DATE: OCTOBER 21, 2025	SURVEYED MAN/RS	

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 CERTIFICATION SHOWN HEREON.

LINE TABLE					
LINE NO.	BEARING	DISTANCE			
L1	S83°57'03"W	38.39'			

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	79.56'	210.00'	37.67'	N57°21'32"E	79.16'
C2	71.46'	140.00'	36.53'	N61°48'39"E	70.69'
C3	59.83'	195.00'	30.15'	N67°38'37"E	59.60'
C4	149.18'	105.00'	90.32'	S23°15'21"W	136.99'