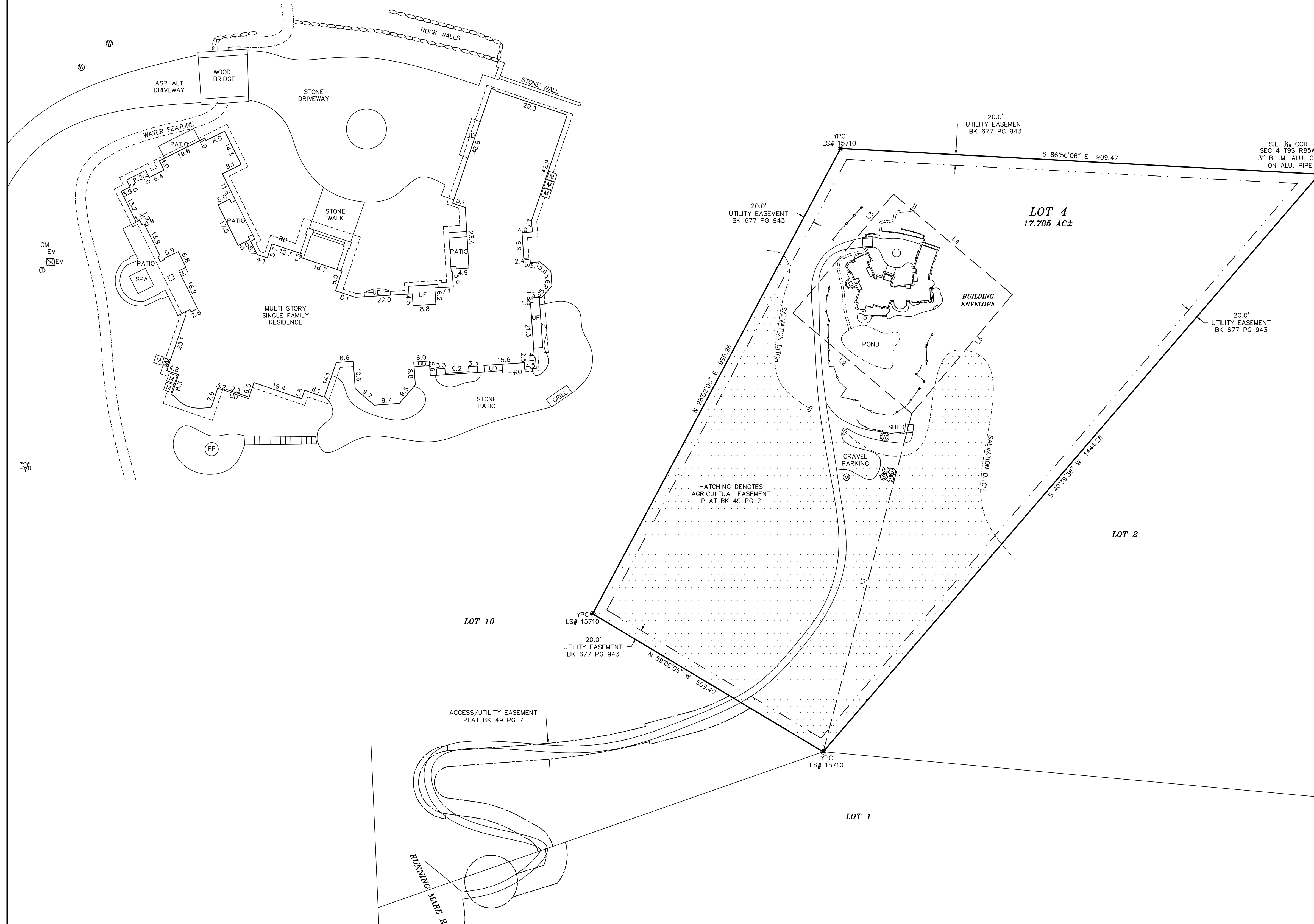
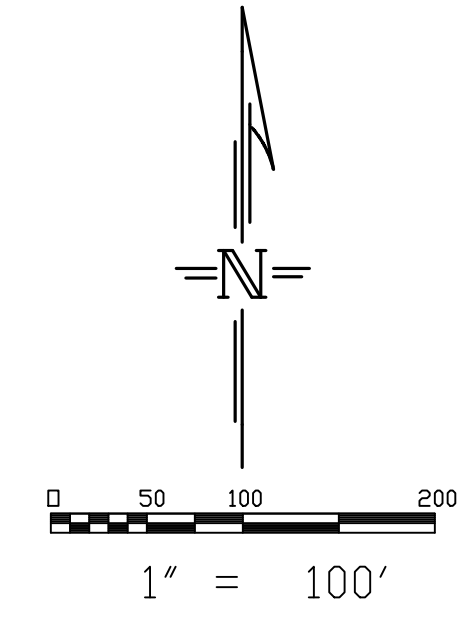
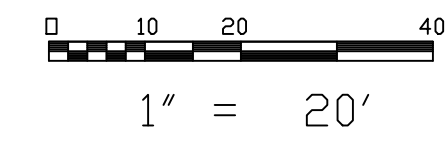


IMPROVEMENT SURVEY PLAT
LOT 4
ASPEN VALLEY DOWNS SUBDIVISION
PITKIN COUNTY, COLORADO



NOTES

- 1) LEGAL DESCRIPTION:
 LOT 4, FIRST AMENDED PLAT OF ASPEN VALLEY DOWNS SUBDIVISION P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1999 IN PLAT BOOK 49 AT PAGE 2. COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:
 A BEARING OF N28°02'00"E BETWEEN A FOUND #5 REBAR AND 1 1/4" YPC LS# 15710 AT THE S.W. PROPERTY CORNER AND A FOUND #5 REBAR AND 1 1/4" YPC LS# 15710 AT THE N.W. 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 PITKIN COUNTY TITLE, INC. ORDER NO. PCT25643W, DATED 03/12/2021. 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 120 RUNNING MARE ROAD.
- 6) ACCORDING TO FIRM MAP 08097C0117E, DATED AUGUST 15, 2019, SAID LOT IS CONSIDERED TO BE IN ZONE X AND OUTSIDE THE 500 YEAR FLOOD PLAN.
- 7) SNOW ON GROUND AT TIME OF SURVEY.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- YPC 1 1/4" YELLOW PLASTIC CAP ON #5 REBAR
- WM WATER METER
- EM ELECTRIC METER
- GM GAS METER
- SC SEPTIC CLEANOUT
- RO ROOF OVERHANG
- UD UPPER DECK
- UF UPPER FLOOR
- FP FIRE PIT
- ⊠ FENCE LINE
- ⊠ ELECTRIC TRANSFORMER
- ⊠ MECHANICAL PAD
- ⊙ SEPTIC LID
- ⊙ MANHOLE
- ⊙ WELLHEAD
- ⊙ TELEPHONE RISER
- ⊙ WATER TANK LID
- ⊙ FIRE HYDRANT

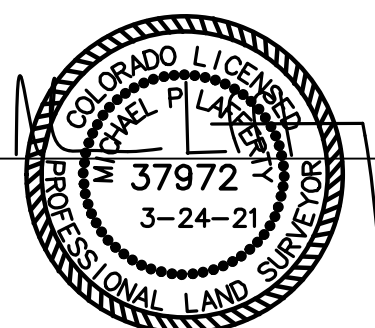
BUILDING ENVELOPE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°39'39" E	663.17
L2	N 49°46'42" W	295.16
L3	N 40°13'18" E	295.16
L4	S 49°46'42" E	295.16
L5	S 40°13'18" W	295.16

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY TO TRACY D. AND STANLEY B. SHOPKORN, RUNNING MARE HOLDINGS, LLC, PITKIN COUNTY TITLE, INC AND WESTCOR LAND TITLE INSURANCE COMPANY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 03/2021 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: 03/2021
 DATE REVISED:
 FILE NO: 210340
 CLIENT: ARNOLD

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.