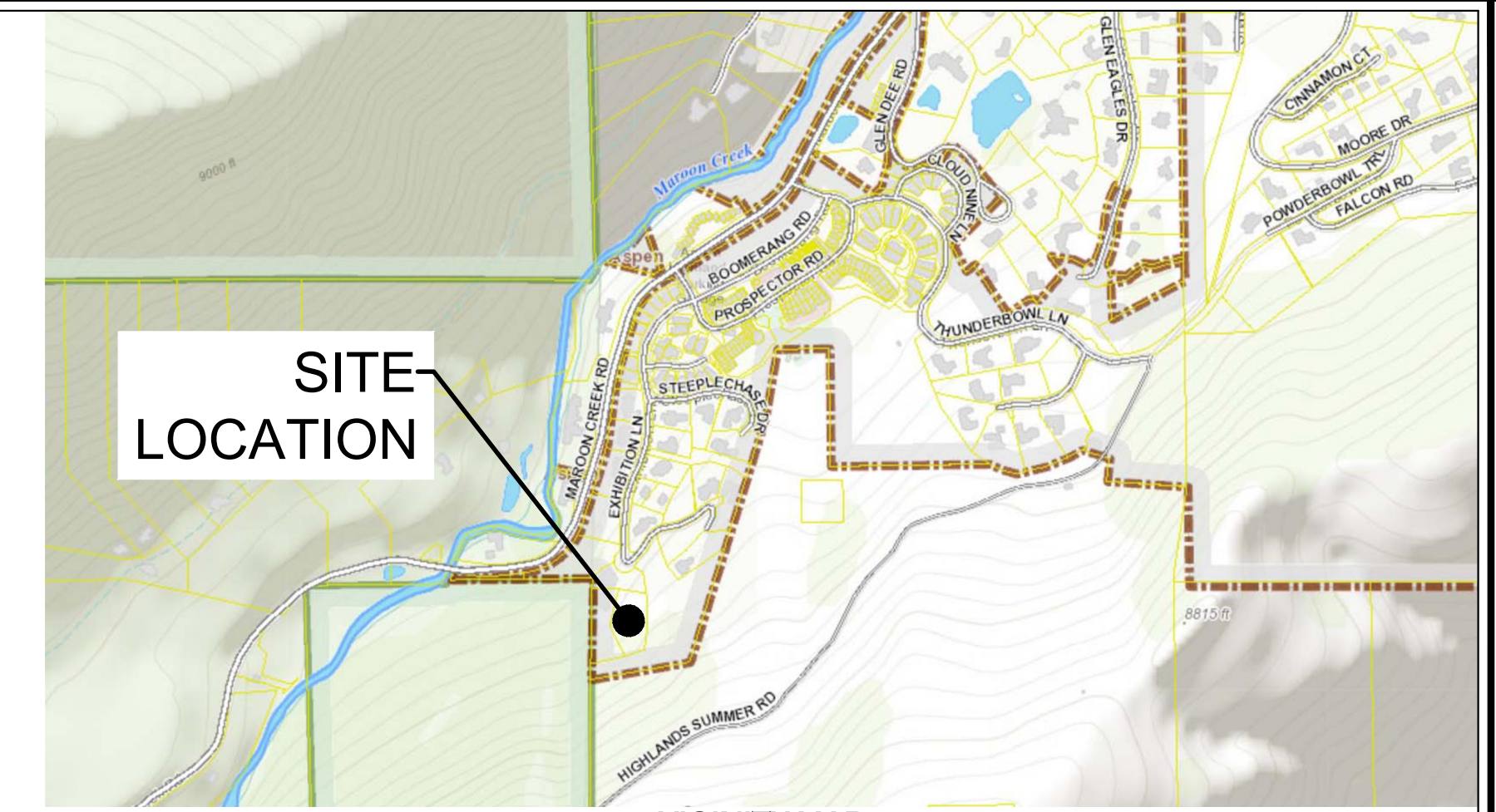
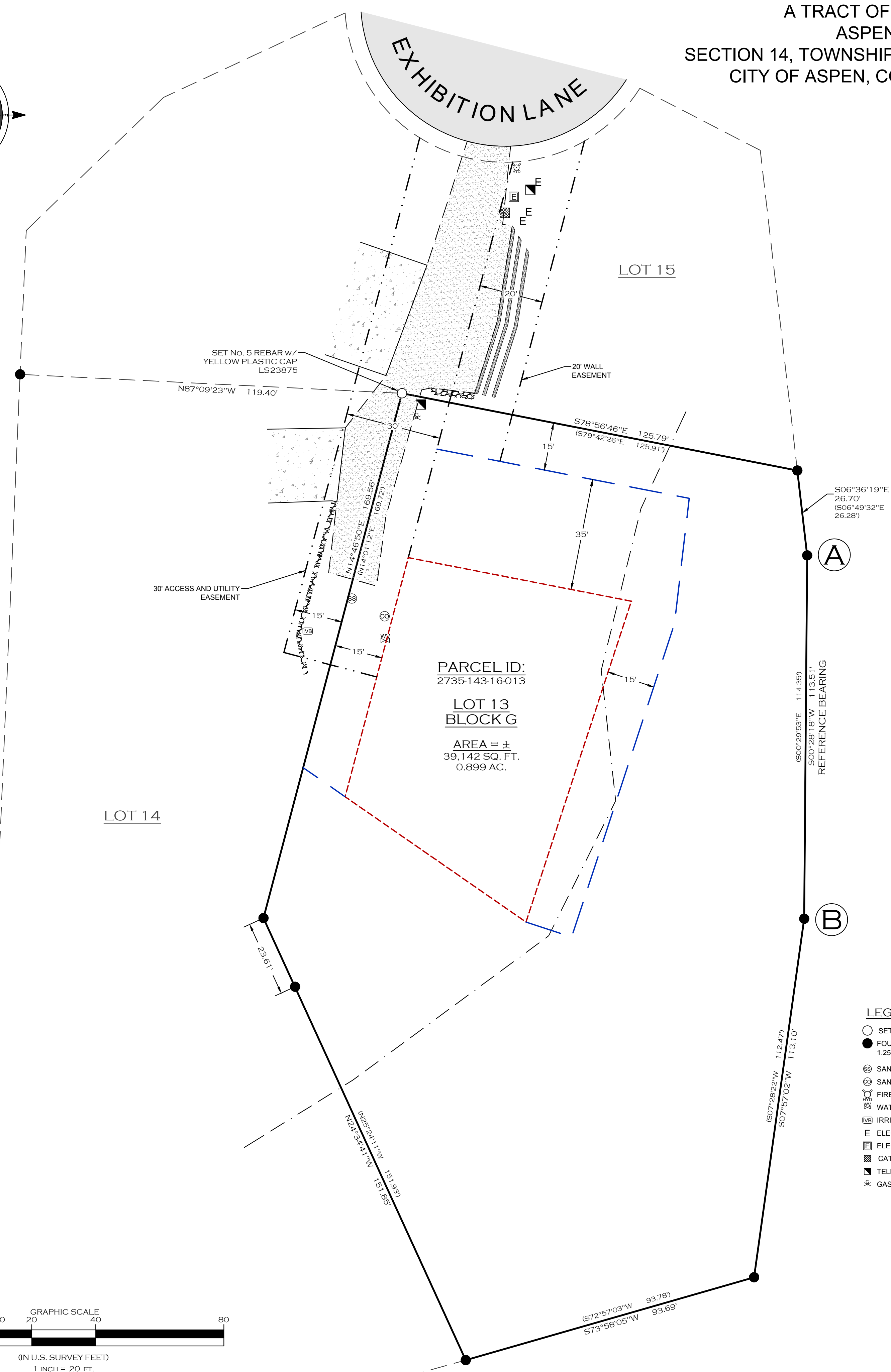


# IMPROVEMENT SURVEY PLAT

A TRACT OF LAND SITUATED IN LOT 13 OF THE  
 ASPEN HIGHLANDS VILLAGE P.U.D.  
 SECTION 14, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M.  
 CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO



VICINITY MAP



PARCEL ID:  
 2735-143-16013  
 LOT 13  
 BLOCK G  
 AREA = ±  
 39,142 SQ. FT.  
 0.899 AC.

COMMON AREA  
 3G

### LEGAL DESCRIPTION

LOT 13, BLOCK G, THE ASPEN HIGHLANDS VILLAGE P.U.D., ACCORDING TO THE PLAT THEREOF FILED OCTOBER 15, 1998 IN PLAT BOOK 47, PAGE 1.

### NOTES

- DATE OF FIELD SURVEY: JUNE 26, 2019.
- ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE REFERENCE BEARING BETWEEN "A" (A FOUND #5 REBAR WITH RED PLASTIC CAP) AND "B" (A FOUND #5 REBAR WITH RED PLASTIC CAP) IS S00°28'18"W. ALL DISTANCES ARE GROUND DISTANCES BASED ON A COMBINED SCALE FACTOR.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
  - A) OWNERSHIP OF THE TRACT OF LAND
  - B) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJOINERS
  - C) RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS PARCEL.
- FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, HIGH COUNTRY ENGINEERING, INC. RELIED UPON TITLE COMMITMENT NO. 0705977-C ISSUED BY TITLE COMPANY OF THE ROCKIES, EFFECTIVE DATE: JUNE 10, 2019. THIS PROPERTY IS SUBJECT TO ALL CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.
- THE CLIENT DID NOT REQUEST THAT ANY ADDITIONAL EASEMENTS, RIGHTS-OF-WAY AND/OR IMPROVEMENTS BE RESEARCHED OR SHOWN ON THIS PLAT.
- ALL DIMENSIONS AND COURSES ARE AS MEASURED IN THE FIELD UNLESS DENOTED IN PARENTHESES, WHICH DENOTE THE BOUNDARIES OF RECORD ON THE ORIGINAL PLAT OF THE ASPEN HIGHLANDS VILLAGE P.U.D. IN THE PUBLIC RECORDS OF PITKIN COUNTY, STATE OF COLORADO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO SECTION 18-4-508 OF THE COLORADO REVISED STATUTES.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- NOTICE: THIS PLAT AND THE INFORMATION SHOWN HEREON MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED. THIS DOCUMENT AND THE WORK IT REPRESENTS IS THE PROPERTY OF HIGH COUNTRY ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE STORED, REPRODUCED, DISTRIBUTED OR USED TO PREPARE DERIVATIVE PRODUCTS WITHOUT PRIOR WRITTEN PERMISSION. AN ORIGINAL SEAL AND ORIGINAL SIGNATURE IS REQUIRED TO VALIDATE THIS DOCUMENT AND IS EXCLUSIVE TO HIGH COUNTRY ENGINEERING, INC. AND THE OWNER(S) OF RECORD AS OF THIS DATE. OF THE PROPERTY DELINEATED HEREON AND THE SUBJECT OF THE SURVEY. THIS PLAT IS RESTRICTED TO THE INTENT OF TITLE 38, ARTICLE 50, §101, 5 (a) AND (b) C.R.S.

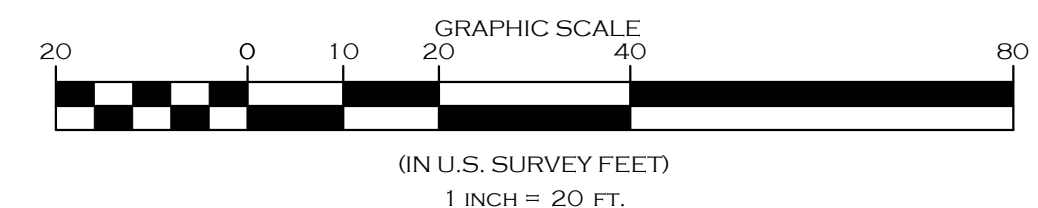
### LEGEND

- SET PROPERTY CORNER - AS DESCRIBED
- FOUND PROPERTY CORNER, #5 REBAR WITH 1.25" RED PLASTIC CAP, LS #20133
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEAN-OUT
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ IRRIGATION VALVE BOX
- E ELECTRICAL METER
- ⊙ ELECTRICAL TRANSFORMER
- ⊙ CATV PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- \* GAS MARKER
- PROPERTY BOUNDARY LINE
- - - BUILDING ENVELOPE
- - - ACTIVITY ENVELOPE
- - - EASEMENT LINE
- - - ADJOINER LINE
- - - DITCH LINE
- ▨ ASPHALT
- ▨ ROCK RETAINING WALL
- ▨ ROCK RETAINING WALL
- ▨ CONCRETE
- ▨ GRAVEL

### SURVEYOR'S CERTIFICATION

I, BILL W.A. BAKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO (#23875) DO BY THESE PRESENTS CERTIFY THAT THE DRAWING SHOWN HEREON, WITH NOTES ATTACHED HERETO AND MADE A PART HEREOF, REPRESENTS A MONUMENTED LAND SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AN ACCURATE DEPICTION OF SAID SURVEY IS RENDERED BY THIS PLAT. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS SURVEY PLAT COMPLIES WITH TITLE 38-51-102, COLORADO REVISED STATUTES.

BILL W.A. BAKER, COLORADO PROFESSIONAL LAND SURVEYOR #23875  
 CERTIFIED FEDERAL SURVEYOR #1699



CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 934-06700 IN METRO DENVER	BY	REVISION	NO.	DATE
CALCULATED BY: B.A.B. CHECKED BY: B.A.B. DATE: 06.27.19 FILE: 2191657.DWG				

HIGH COUNTRY ENGINEERING, INC.  
 1517 BLAKE AVENUE, STE 101  
 GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-8676 - FAX (970) 945-2555  
 WWW.HCENG.COM

JAMES PAYNE  
 ASPEN, COLORADO  
 IMPROVEMENT SURVEY PLAT  
 LOT 13  
 ASPEN HIGHLANDS VILLAGE P.U.D.

PROJECT NO.  
 2191657

SHEET NUMBER  
 1 OF 1