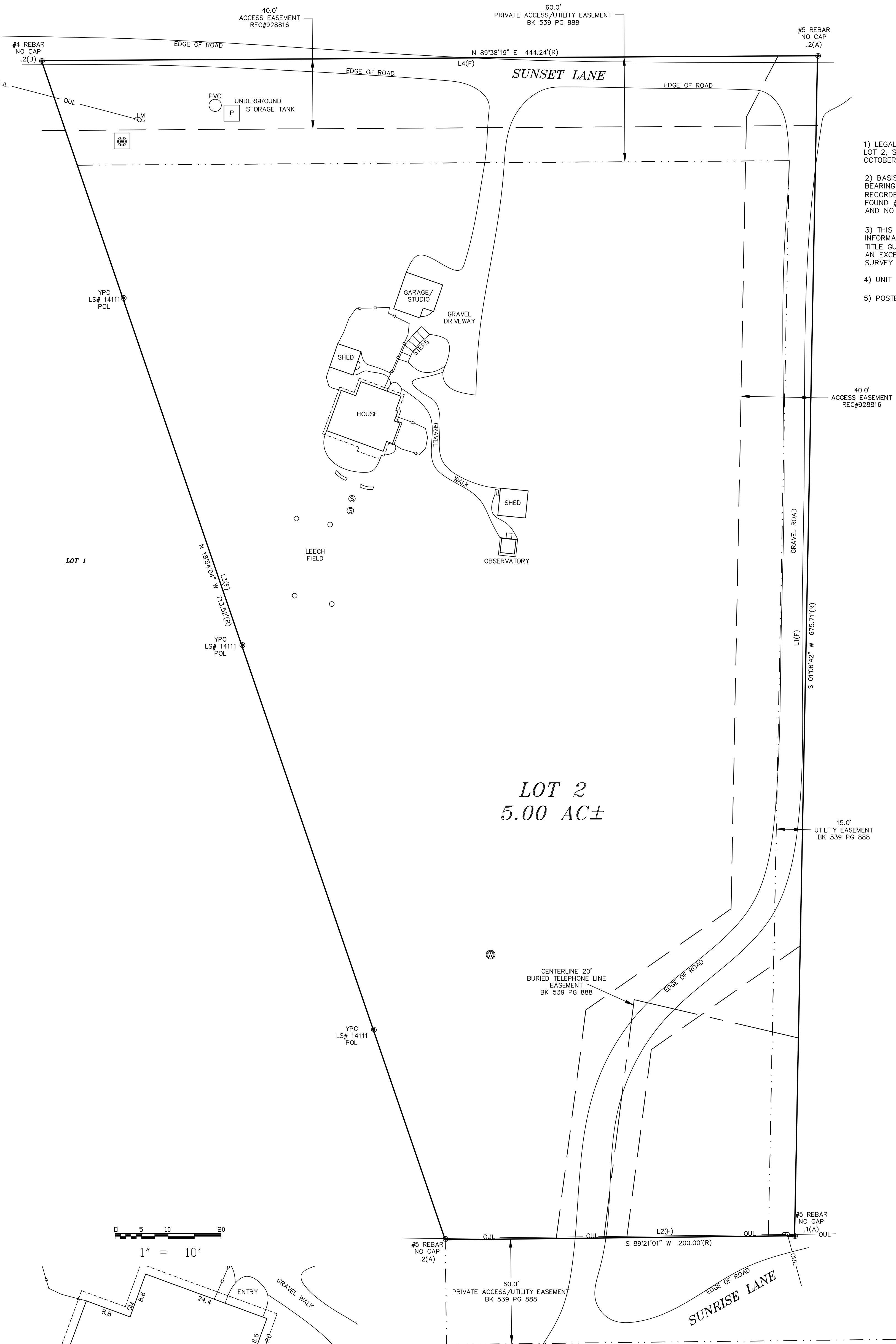
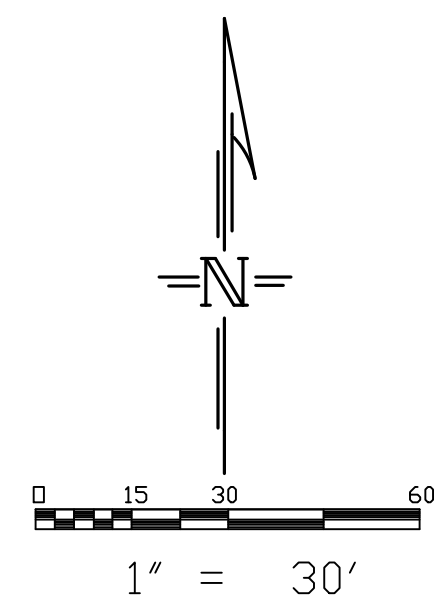


IMPROVEMENT SURVEY PLAT

LOT 2

SODERBERG SUBDIVISION

EAGLE COUNTY, COLORADO



NOTES

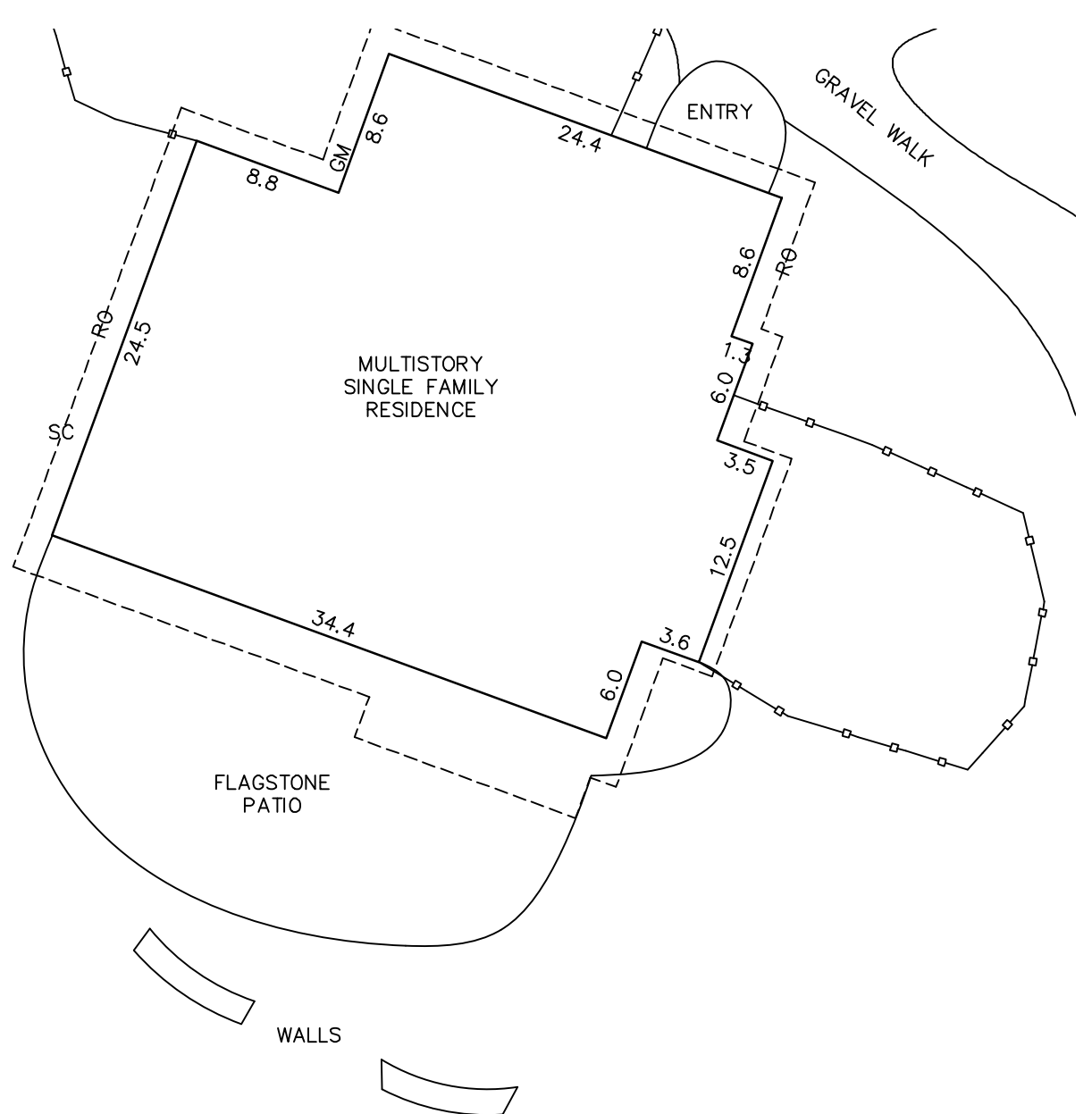
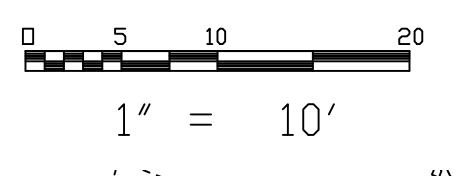
- 1) LEGAL DESCRIPTION: LOT 2, SODERBERG SUBDIVISION, FILING NO. 4, ACCORDING TO THE PLAT RECORDED OCTOBER 11, 1990 IN BOOK 539 AT PAGE 888, COUNTY OF EAGLE, STATE OF COLORADO.
- 2) BASIS OF BEARING: BEARINGS BASED ON EAST LINE OF LOT 2, SODERBERG SUBDIVISION, FILING NO. 4, RECORDED IN BOOK 539 AT PAGE 888. BEING A BEARING OF S01°06'42"W BETWEEN A FOUND #5 REBAR NO CAP AT THE N.E. PROPERTY CORNER AND A FOUND #5 REBAR AND NO CAP AT THE S.E. 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 LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. BAR64004974, DATED 04/08/2022. 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 1200 SUNSET LN, CARBONDALE, CO 81623.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
 - YPC 1" YELLOW PLASTIC CAP ON #4 REBAR
 - (A) ABOVE GRADE (S) SEPTIC LID
 - (B) BELOW GRADE (W) WELLHEAD
 - (R) RECORD (P) PUMP HOUSE
 - (F) FIELD (C) POWER POLE
 - EM ELECTRIC METER SC SEWER CLEANOUT
 - GM GAS METER RO ROOF OVERHANG
- OUL — OVERHEAD UTILITY LINE
 □ — □ — FENCE LINE

LINE	BEARING	DISTANCE
L1	S 01°06'42" W	675.38'
L2	S 89°24'40" W	199.90'
L3	N 18°55'29" W	712.69'
L4	N 89°31'14" E	443.95'

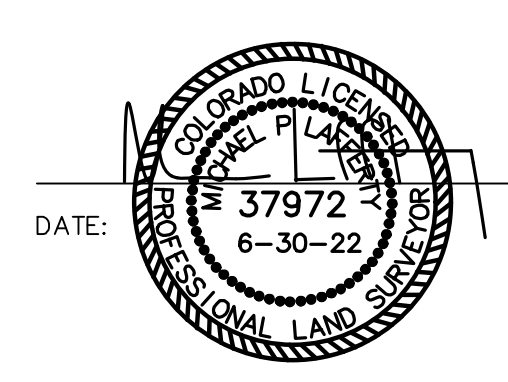
LOT 2
5.00 AC±



SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 06/2022 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



WWW.ASPENSURVEY.NET
 210 S. Galena St. #22 Aspen, CO 81611
 970.825.3816 contact@aspensurvey.net

DATE SURVEYED: 06/2022
 REVISED:
 FILE NO: 220672
 CLIENT: AGUILAR

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.