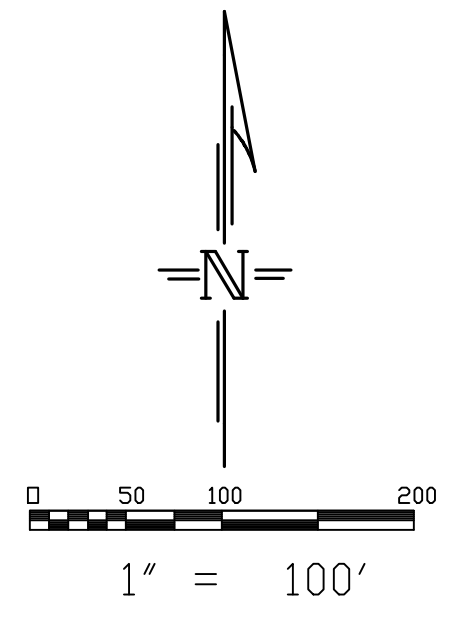


IMPROVEMENT SURVEY PLAT

LOT 2 FEINSINGER LOT SPLIT PITKIN COUNTY, COLORADO



LOT 1A
HARDY

NOTES

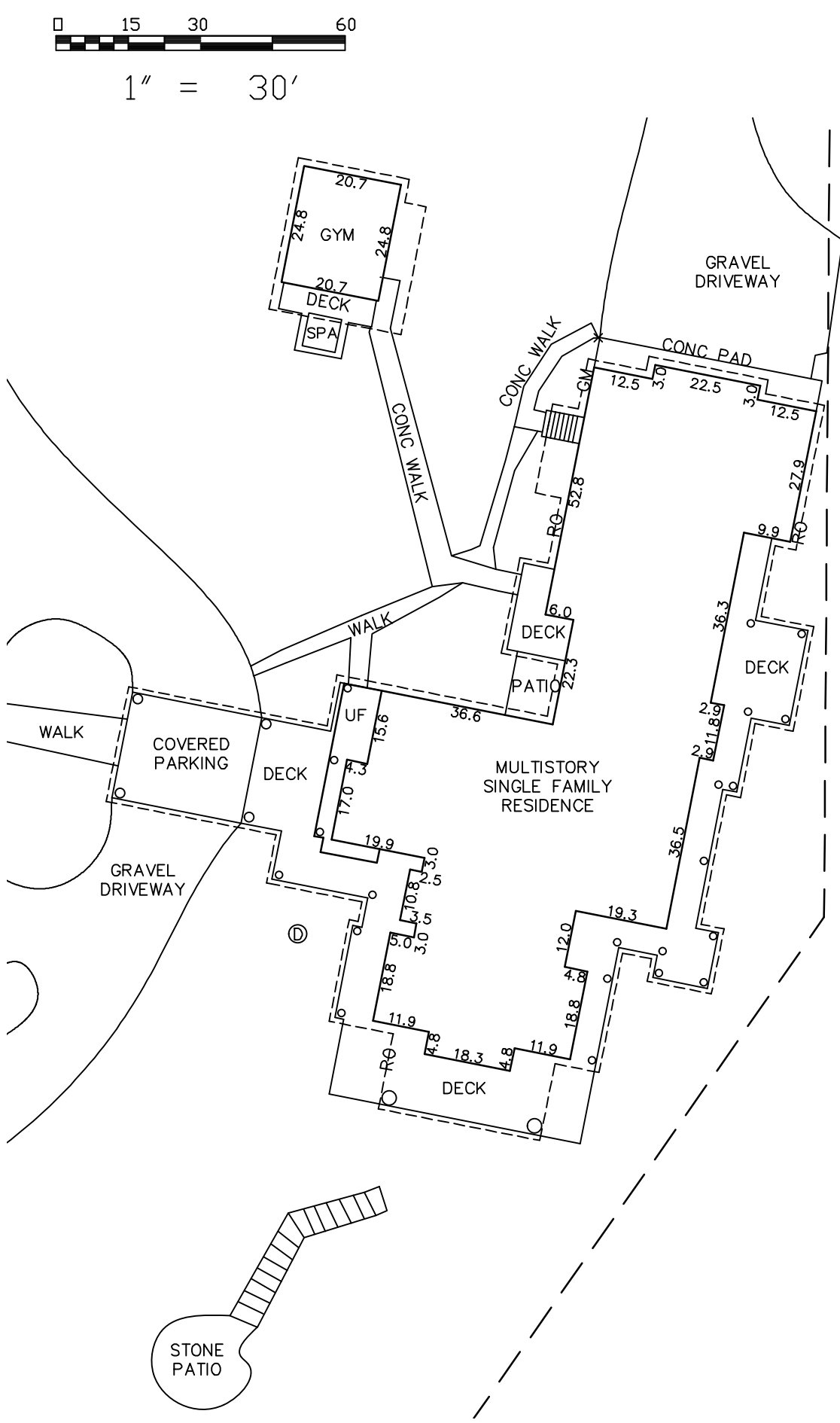
- 1) LEGAL DESCRIPTION:
 PARCEL A:
 ACCORDING TO THE AMENDED PLAT OF FEINSINGER LOT SPLIT RECORDED FEBRUARY 24, 1995 IN PLAT BOOK 36 AT PAGE 49, COUNTY OF PITKIN, STATE OF COLORADO.
 PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES AS SET FORTH IN GRANT OF EASEMENT RECORDED APRIL 12, 1990 IN BOOK 618 AT PAGE 59, COUNTY OF PITKIN, STATE OF COLORADO.
 PARCEL C:
 A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES AS SET FORTH IN GRANT OF EASEMENT RECORDED MAY 16, 1990 IN BOOK 620 AT PAGE 638, AS AMENDED BY AMENDMENT TO GRANT OF EASEMENT RECORDED JANUARY 24, 1992 IN BOOK 667 AT PAGE 626, COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:
 A BEARING OF S00°23'41"E BETWEEN A FOUND #5 REBAR AND 1 1/4" YPC LS# 20151 AT THE N.E. ANGLE POINT PROPERTY CORNER AND A FOUND #5 REBAR AND 1 1/4" YPC LS# 15710 AT THE S.E. ANGLE POINT 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. Q62012763, DATED 05/04/2021. 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 633 N HAYDEN RD, ASPEN, CO 81611.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
 - INDICATES SET MONUMENT 20" #5 REBAR 1 1/4" OPC LS# 37972
 - 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 | ⊠ | ELECTRIC TRANSFORMER |
| GM | GAS METER | ⊕ | DRY WELL |
| RO | ROOF OVERHANG | ⊙ | WELLHEAD |
| UF | UPPER FLOOR | ⊕ | TELEPHONE RISER |
| ⊙ | GAS LINE MARKER | ⊠ | FIBER OPTICS VAULT |
| | | ⊙ | SEPTIC LID |

LINE	BEARING	DISTANCE
L1	N 47°34'05" E	193.78
L2	N 39°11'16" W	338.25
L3	N 45°07'12" E	444.70
L4	S 45°26'31" E	91.13
L5	S 00°23'41" W	277.00
L6	S 34°58'21" W	286.83
L7	S 37°49'46" W	38.20
L8	S 25°41'57" W	39.84
L9	S 25°59'54" E	232.29
L10	S 77°40'03" E	40.45
L11	S 50°36'55" E	113.01
L12	S 00°23'41" W	278.97
L13	S 35°04'36" W	536.59
L14	S 89°56'04" W	99.80

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00	38.57	38.28	S 37°51'01" W	24°33'16"
C2	148.06	267.01	232.27	S 26°00'33" E	103°19'36"
C3	124.24	117.32	113.01	S 50°36'55" E	54°06'16"

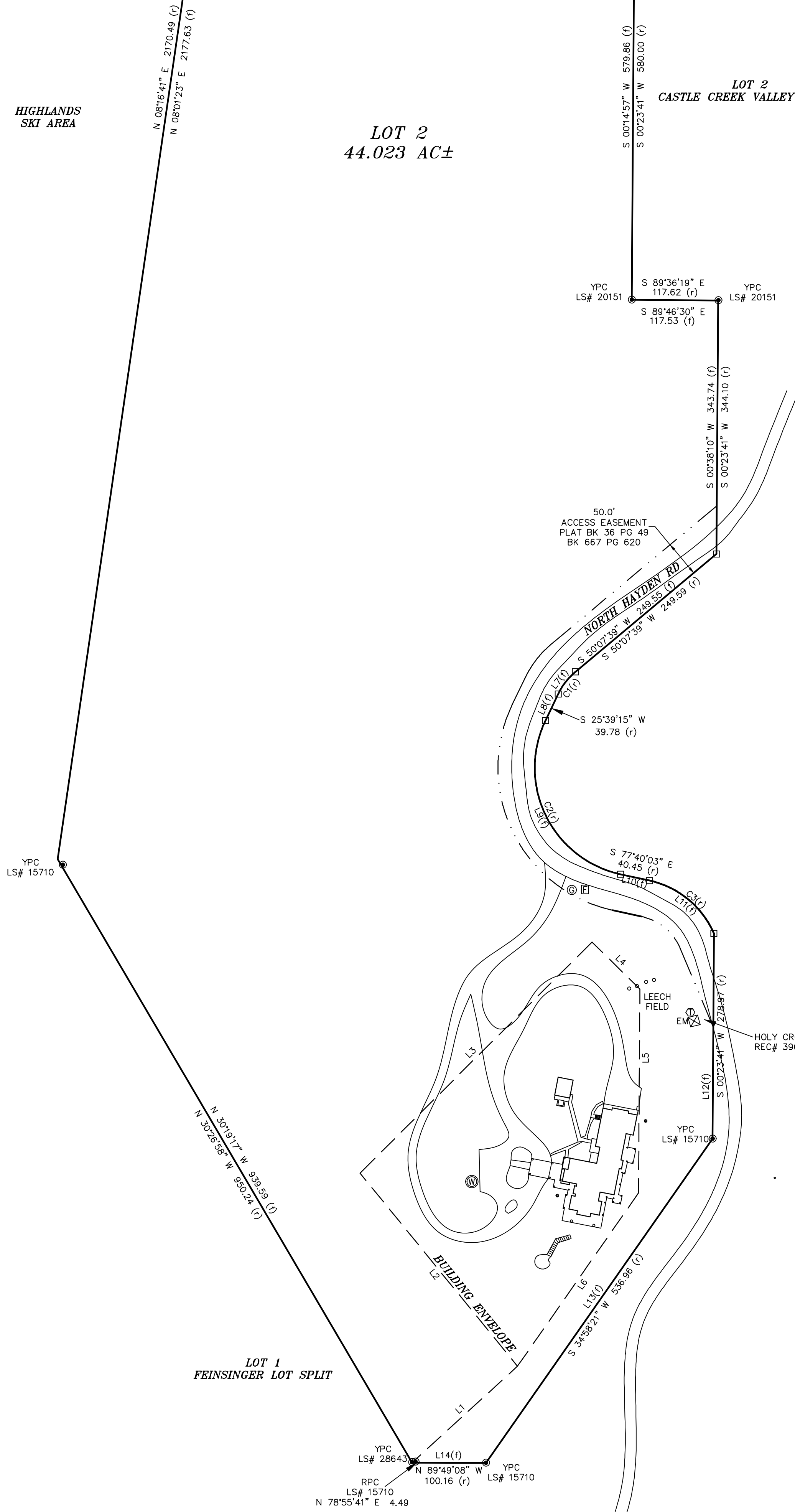


STONE N 88°42'25" E 594.66 (r)
 N 88°50'56" E 597.07 (f)

HIGHLANDS
SKI AREA

LOT 2
44.023 AC±

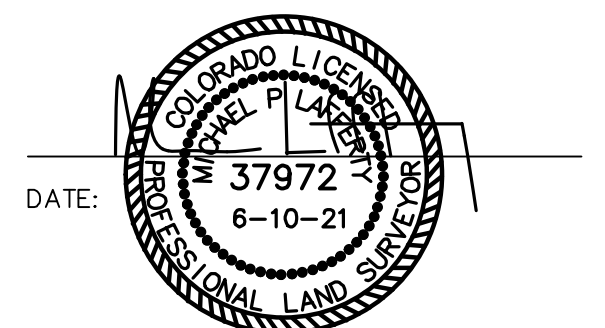
LOT 2
CASTLE CREEK VALLEY RANCH



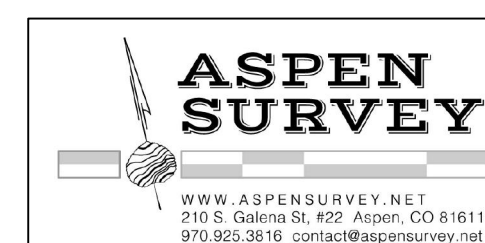
SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 06/2021 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: 6-10-21



DATE SURVEYED: 06/2021
 REVISED:
 FILE NO: 210583
 CLIENT: GILL

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.

YPC LS# 28643 L14(f) YPC LS# 15710
 RPC LS# 15710 N 89°49'08" W 100.16 (r) YPC LS# 15710
 N 78°55'41" E 4.49