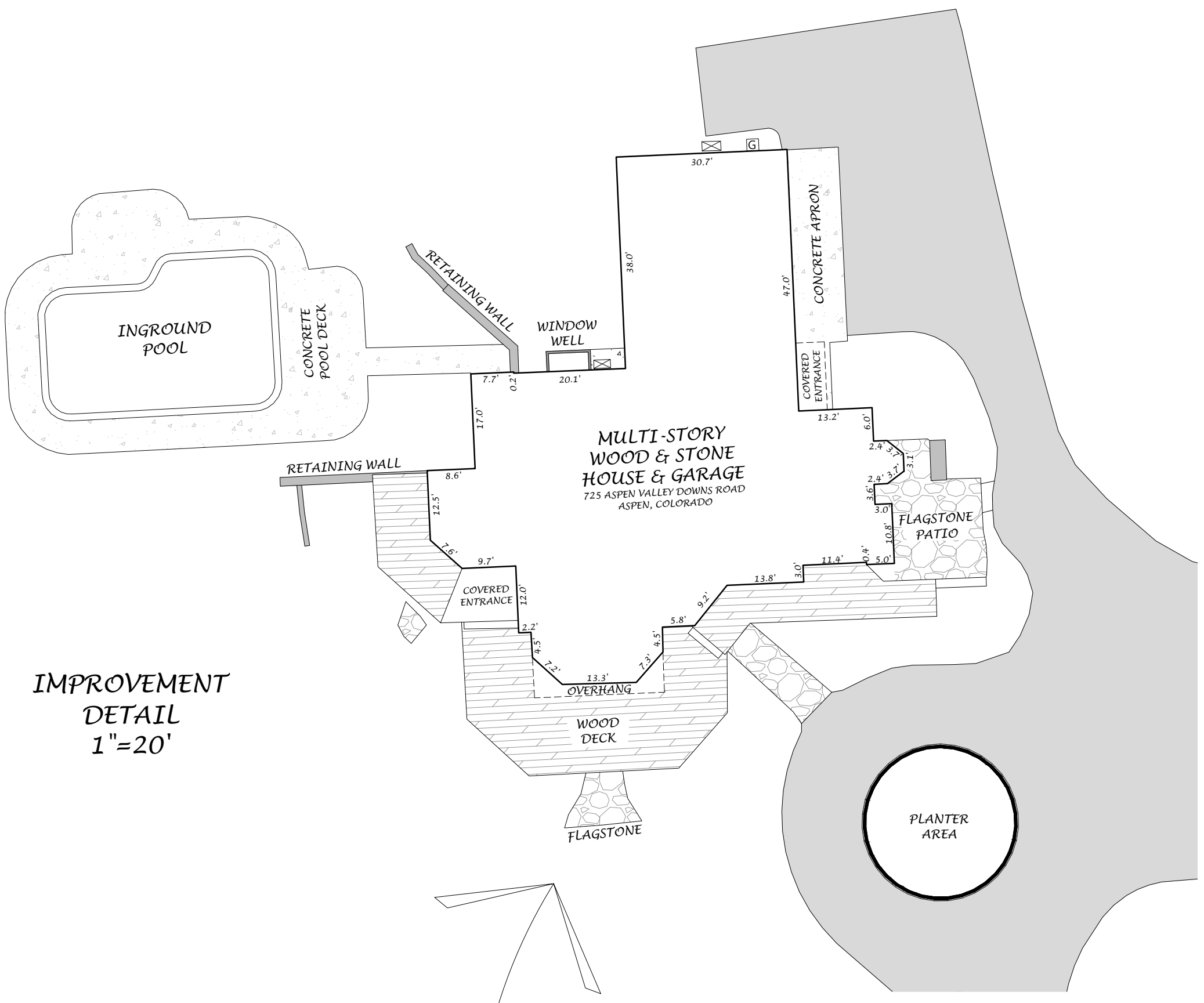
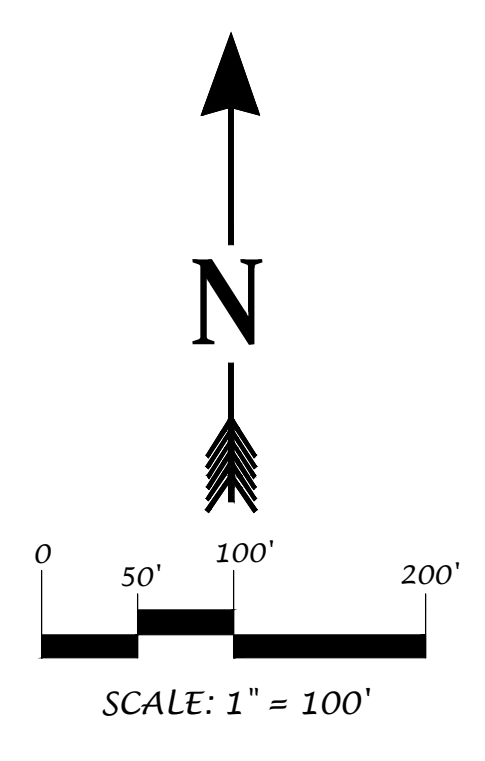


IMPROVEMENT SURVEY PLAT

LOT 5 & LOT 10 - ASPEN VALLEY DOWNS SUBDIVISION P.U.D.
SECTION 4, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PM
COUNTY OF PITKIN, STATE OF COLORADO
PARCEL NO. 264304301005 & 264304301006

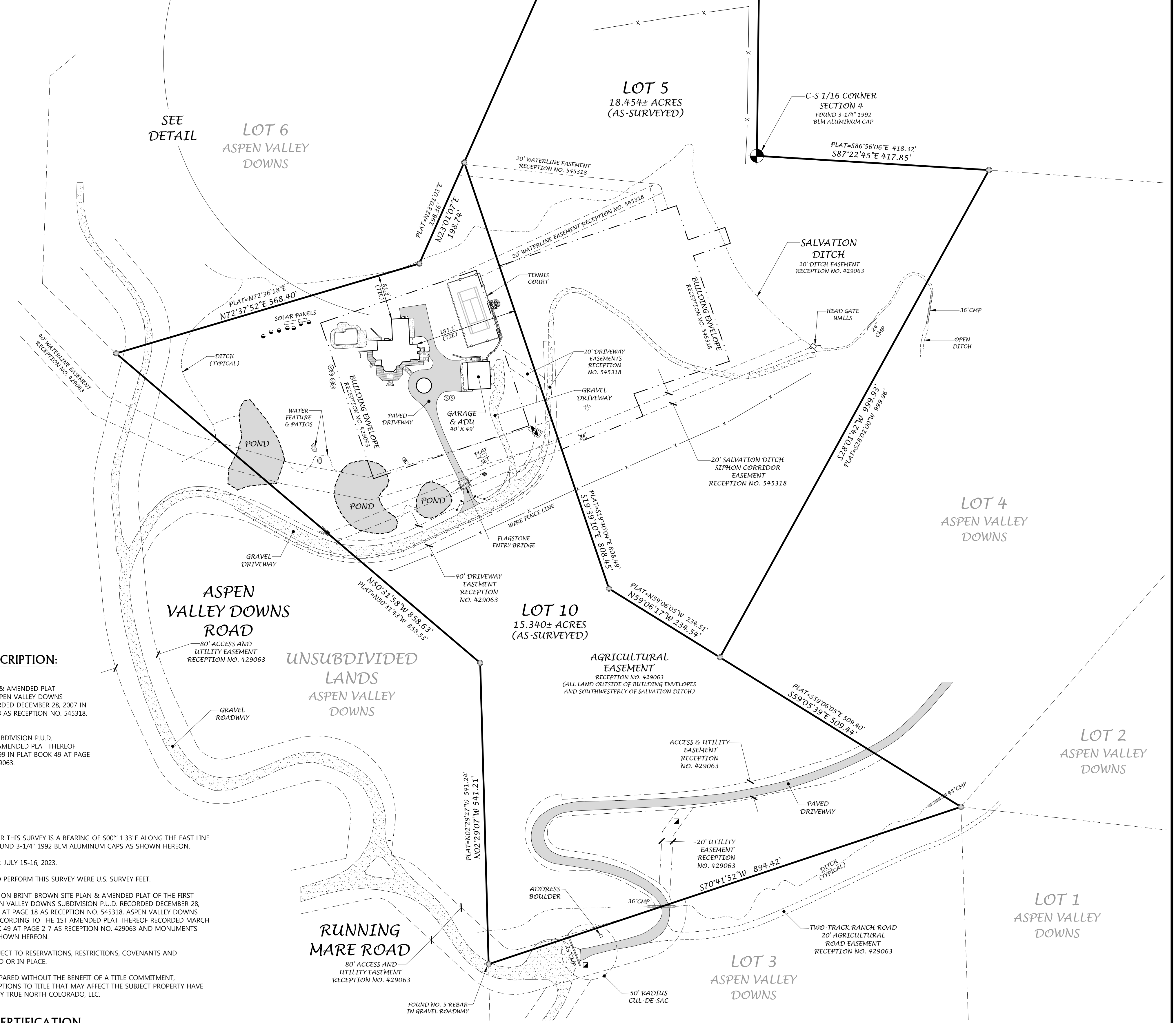


IMPROVEMENT
DETAIL
1"=20'



LEGEND

- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- AC UNIT
- GAS METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SEPTIC LID
- LEACHFIELD PORT
- IRRIGATION RISER
- IRRIGATION PUMP
- WATER SPIGOT
- FOUND NO. 5 REBAR & 1-1/2" YELLOW PLASTIC CAP SGM PL515710 UNLESS OTHERWISE NOTED
- WIRE FENCE LINE
- WOOD-RAIL FENCE
- CHAIN-LINK FENCE



PROPERTY DESCRIPTION:

LOT 5
BRINT-BROWN SITE PLAN & AMENDED PLAT
FIRST AMENDMENT OF ASPEN VALLEY DOWNS
SUBDIVISION P.U.D. RECORDED DECEMBER 28, 2007 IN
PLAT BOOK 86 AT PAGE 18 AS RECEPTION NO. 545318.

LOT 10
ASPEN VALLEY DOWNS SUBDIVISION P.U.D.
ACCORDING TO THE 1ST AMENDED PLAT THEREOF
RECORDED MARCH 23, 1999 IN PLAT BOOK 49 AT PAGE
2-7 AS RECEPTION NO. 429063.

COUNTY OF PITKIN
STATE OF COLORADO

NOTES:

- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S00°11'33"E ALONG THE EAST LINE OF LOT 5 BETWEEN FOUND 3-1/4" 1992 BLM ALUMINUM CAPS AS SHOWN HEREON.
- DATE OF FIELD SURVEY: JULY 15-16, 2023.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON BRINT-BROWN SITE PLAN & AMENDED PLAT OF THE FIRST AMENDMENT OF ASPEN VALLEY DOWNS SUBDIVISION P.U.D. RECORDED DECEMBER 28, 2007 IN PLAT BOOK 86 AT PAGE 18 AS RECEPTION NO. 545318, ASPEN VALLEY DOWNS SUBDIVISION P.U.D. ACCORDING TO THE 1ST AMENDED PLAT THEREOF RECORDED MARCH 23, 1999 IN PLAT BOOK 49 AT PAGE 2-7 AS RECEPTION NO. 429063 AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN REVIEWED BY TRUE NORTH COLORADO, LLC.

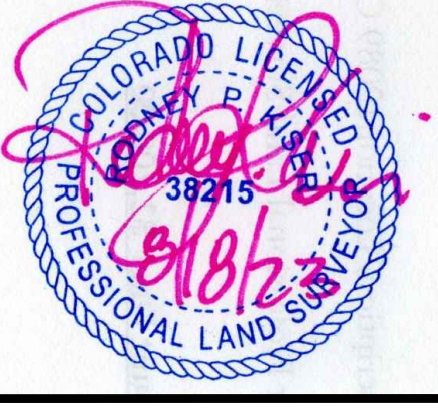
SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO CAROL DONNALLY, 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 PLATTED EASEMENTS, 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.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.



CAROL DONNALLY
IMPROVEMENT SURVEY PLAT
725 ASPEN VALLEY DOWNS ROAD - WOODY CREEK
COUNTY OF PITKIN - STATE OF COLORADO



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: 2023-280	DRAWN RPK	SHEET 1 OF 1
DATE: August 18, 2023	SURVEYED DJB-GBL	

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.