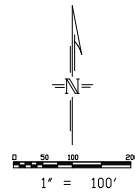


IMPROVEMENT SURVEY PLAT
1650 MCLAIN FLATS ROAD
SECTION 27, TOWNSHIP SOUTH, RANGE 85 WEST 6TH P.M.
PITKIN COUNTY, COLORADO



LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- RPC 1/4" RED PLASTIC CAP ON #5 REBAR
- YPC 1/4" YELLOW PLASTIC CAP ON #5 REBAR
- ALC 1/4" ALUMINUM CAP ON #5 REBAR
- (A) ABOVE GRADE
- (G) AT GRADE
- (B) BELOW GRADE
- (S) SEPTIC LID
- (G) GAS VALVE
- (P) BURIED PROPANE TANK
- (M) WATER MANHOLE
- (C) CURB STOP
- (M) GAS METER
- (M) MECHANICAL PAD
- (R) RECORD
- (F) FIELD
- (T) TELEPHONE RISER
- (E) ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- FENCE LINE
- ROOF OVERHANG
- POWER POLE
- OVERHEAD UTILITY LINE

NOTES

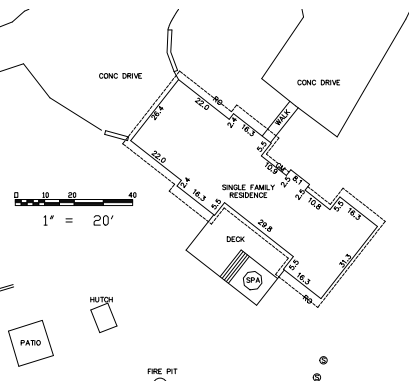
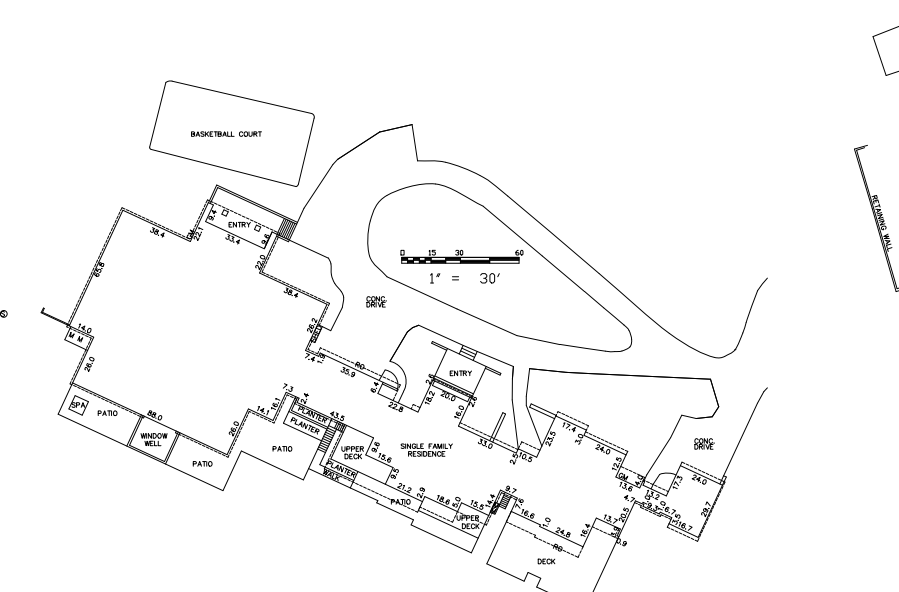
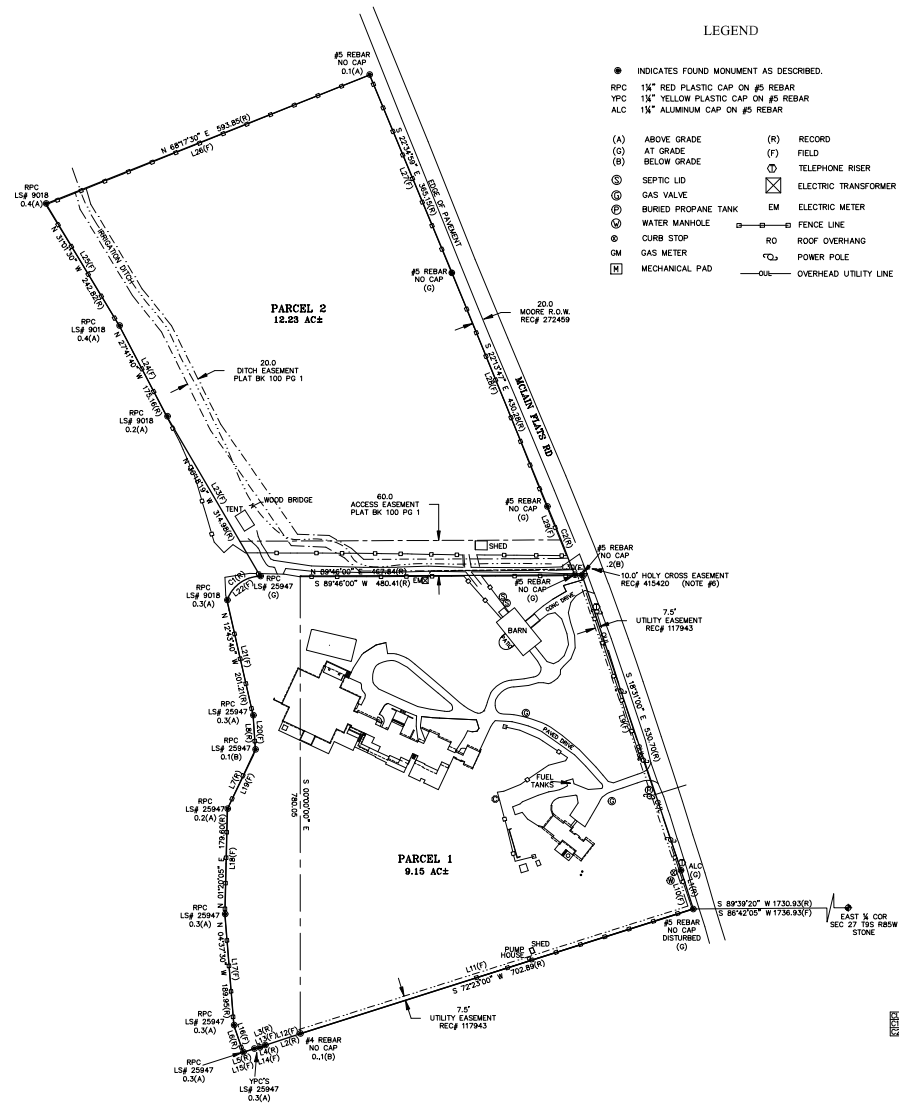
1) LEGAL DESCRIPTION:
 A TRACT OF LAND IN LOTS 9 AND 15, SECTION 27, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY LINE OF COUNTY ROAD WHENCE THE EAST ONE-QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, 1,200.03 FEET; THENCE NORTH 17 DEGREES 37 MINUTES WEST, 68.0 FEET ALONG THE WESTERLY LINE OF COUNTY ROAD;
 THENCE NORTH 18 DEGREES 31 MINUTES WEST, 530.0 FEET ALONG THE WESTERLY LINE OF COUNTY ROAD TO THE NORTH LINE OF SAID LOT 9;
 THENCE SOUTH 89 DEGREES 48 MINUTES WEST, 480.41 FEET ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTHWEST CORNER OF SAID LOT 9;
 THENCE SOUTH 790.05 FEET ALONG THE WESTERLY LINE OF LOTS 9 AND 15;
 THENCE NORTH 72 DEGREES 23 MINUTES EAST, 702.89 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT OF WENGLASS/MOORE LOT LINE ADJUSTMENT RECORDED MAY 8, 2021 AS RECEPTION NO. 58884, COUNTY OF PITKIN, STATE OF COLORADO.

TRACT 2:
 A PARCEL OF LAND BEING LOCATED IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHENCE THE EAST 1/4 CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 39 MINUTES 20 SECONDS EAST, 1,730.93 FEET;
 THENCE SOUTH 72 DEGREES 23 MINUTES WEST, 702.89 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 71 DEGREES 48 MINUTES 02 SECONDS WEST, 63.02 FEET;
 THENCE SOUTH 66 DEGREES 50 MINUTES 35 SECONDS WEST, 10.03 FEET;
 THENCE SOUTH 77 DEGREES 50 MINUTES 35 SECONDS WEST, 9.71 FEET;
 THENCE SOUTH 72 DEGREES 23 MINUTES WEST, 19.89 FEET;
 THENCE NORTH 18 DEGREES 31 MINUTES 00 SECONDS WEST, 48.61 FEET;
 THENCE NORTH 4 DEGREES 37 MINUTES 30 SECONDS WEST, 189.95 FEET;
 THENCE NORTH 01 DEGREE 20 MINUTES 05 FEET EAST, 179.60 FEET; THENCE NORTH 25 DEGREES 43 MINUTES 20 SECONDS EAST, 101.21 FEET;
 THENCE NORTH 20 DEGREES 31 MINUTES 05 SECONDS EAST, 10.34 FEET;
 THENCE NORTH 03 DEGREES 11 MINUTES 58 SECONDS EAST, 58.35 FEET;
 THENCE NORTH 12 DEGREES 43 MINUTES 40 SECONDS WEST, 201.21 FEET;
 THENCE 74.56 FEET AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (THE CHORD OF WHICH BEARS NORTH 54 DEGREES 09 MINUTES 56 SECONDS EAST, 69.86 FEET);
 THENCE NORTH 30 DEGREES 18 MINUTES 19 SECONDS WEST, 314.98 FEET; THENCE NORTH 27 DEGREES 41 MINUTES 40 SECONDS WEST, 175.16 FEET; THENCE NORTH 31 DEGREES 01 MINUTES 30 SECONDS WEST, 242.82 FEET;
 THENCE NORTH 68 DEGREES 17 MINUTES 50 SECONDS EAST, 593.85 FEET;
 THENCE SOUTH 22 DEGREES 14 MINUTES 59 SECONDS EAST, 365.15 FEET;
 THENCE SOUTH 22 DEGREES 13 MINUTES 47 SECONDS EAST, 430.28 FEET;
 THENCE 126.05 FEET AROUND A CURVE HAVING A RADIUS OF 4,055.00 FEET (THE CHORD OF WHICH BEARS SOUTH 21 DEGREES 41 MINUTES 33 SECONDS EAST, 126.05 FEET);
 THENCE SOUTH 89 DEGREES 48 MINUTES WEST, 467.84 FEET;
 THENCE SOUTH 780.05 FEET TO THE TRUE POINT OF BEGINNING,
 ACCORDING TO THE PLAT OF WENGLASS/MOORE LOT LINE ADJUSTMENT RECORDED MAY 8, 2021 AS RECEPTION NO. 58884, COUNTY OF PITKIN, STATE OF COLORADO.

- 2) BASIS OF BEARING:
 A BEARING OF S18°31'00"W BETWEEN A FOUND #5 REBAR NO CAP AT THE N.E. PROPERTY CORNER OF PARCEL 1 AND A FOUND #5 REBAR AND 1/4" ALC BLANK AT THE EASTERLY PROPERTY CORNER OF PARCEL 1. BEARINGS BASED ON THE EAST LINE OF PARCEL 1 ACCORDING TO THE PLAT OF WENGLASS/MOORE LOT LINE ADJUSTMENT RECORDED MAY 8, 2021 AS RECEPTION NO. 58884.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. ATE-2021-44, DATED 10/07/2021. 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 1650 MCLAIN FLATS RD, ASPEN, CO 81611.
- 6) APPROXIMATE LOCATION OF 10.0' WIDE HOLY CROSS UNDERGROUND EASEMENT AS DEPICTED IN RECEPTION NO. 415420.

LINE	BEARING	DISTANCE
1	S 71°48'00" W	83.00
2	S 89°00'00" W	10.03
3	S 77°50'35" W	9.71
4	S 72°23'00" W	19.89
5	N 18°31'00" E	48.61
6	N 4°37'30" W	189.95
7	N 01°20'05" E	179.60
8	N 25°43'20" E	101.21
9	N 20°31'05" E	10.34
10	N 03°11'58" E	58.35
11	N 12°43'40" W	201.21
12	S 74°56'00" E	74.56
13	S 03°18'19" W	314.98
14	S 27°41'40" W	175.16
15	S 31°01'30" W	242.82
16	N 68°17'50" E	593.85
17	S 22°14'59" E	365.15
18	S 22°13'47" E	430.28
19	S 21°41'33" E	126.05
20	S 89°48'00" W	467.84
21	S 78°05'00" E	780.05
22	S 21°23'15" E	126.44
23	S 02°15'00" E	126.88

CHORD	BEARING	DELTA ANGLE
01	S 44°02'40" W	71°12'33"
02	N 21°23'15" W	114°52'



SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 11/2021 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: 11-29-21

ASPEN SURVEY
 DATE SURVEYED: 11/2021
 REVISED: 11/2021
 FILE NO.: 2111208
 CLIENT: WENGLASS

NOTICE: According to Colorado law you must consent to any legal action based upon any defect in this survey within three years after you first discover such defect. We warrant that the information on this plat was prepared by us or by a duly licensed surveyor from the data of the certificate shown hereon.