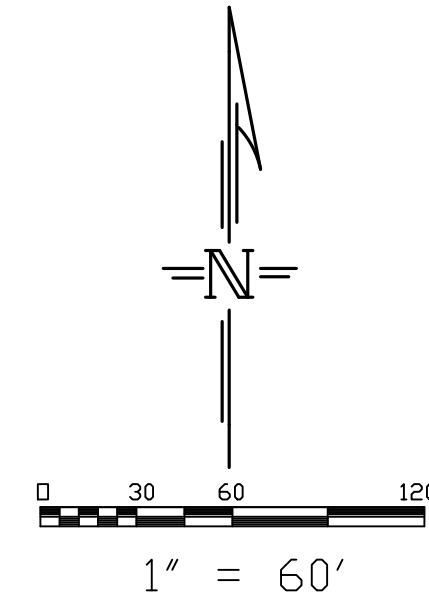


IMPROVEMENT SURVEY PLAT

LOT 1, BLOCK 2

WHITE HORSE SPRINGS RANCH

PITKIN COUNTY, COLORADO



NOTES

- 1) LEGAL DESCRIPTION:
LOT 1, BLOCK 2, WHITE HORSE SPRINGS RANCH, ACCORDING TO THE LOT 1, BLOCK 2, WHITE HORSE SPRINGS RANCH LOTS & TRACTS LOT LINE ADJUSTMENT PLAT RECORDED JUNE 29, 2011 IN PLAT BOOK 97 AT PAGE 22. COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:
BEARINGS BASED ON THE NORTHWEST LINE OF LOT 1, BLOCK 2, WHITE HORSE SPRINGS RANCH, ACCORDING TO THE LOT 1, BLOCK 2, WHITE HORSE SPRINGS RANCH LOTS & TRACTS LOT LINE ADJUSTMENT PLAT RECORDED IN PLAT BOOK 97 AT PAGE 22. BEING A BEARING OF S04°12'53"E BETWEEN A FOUND #5 REBAR 1/4" YPC LS# 19598 AT THE NORTHERLY PROPERTY CORNER AND A FOUND #5 REBAR NO CAP THE N.W. ANGLE POINT.
- 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. 062016272, DATED 06/22/2023. 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 108 TRENTAZ DRIVE, ASPEN, CO 81611.
- 6) CONTOURS SHOWN HEREON PROVIDED BY THE PITKIN COUNTY GIS DEPARTMENT. CONTOUR INTERVAL IS 2(TWO) FEET.

LEGEND

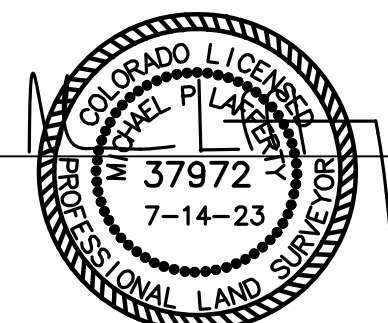
- INDICATES FOUND MONUMENT AS DESCRIBED.
- YPC 1/4" YELLOW PLASTIC CAP ON #5 REBAR
- (R) RECORD FIRE HYDRANT
- (F) FIELD POWER POLE
- (A) ABOVE GRADE WATER VALVE
- (G) AT GRADE TELEPHONE RISER
- (B) BELOW GRADE CABLE RISER
- (P) PUMP ELECTRIC MANHOLE
- EM ELECTRIC METER OVERHEAD UTILITY LINE
- GM GAS METER FENCE LINE
- RO ROOF OVERHANG

SURVEYOR'S CERTIFICATE

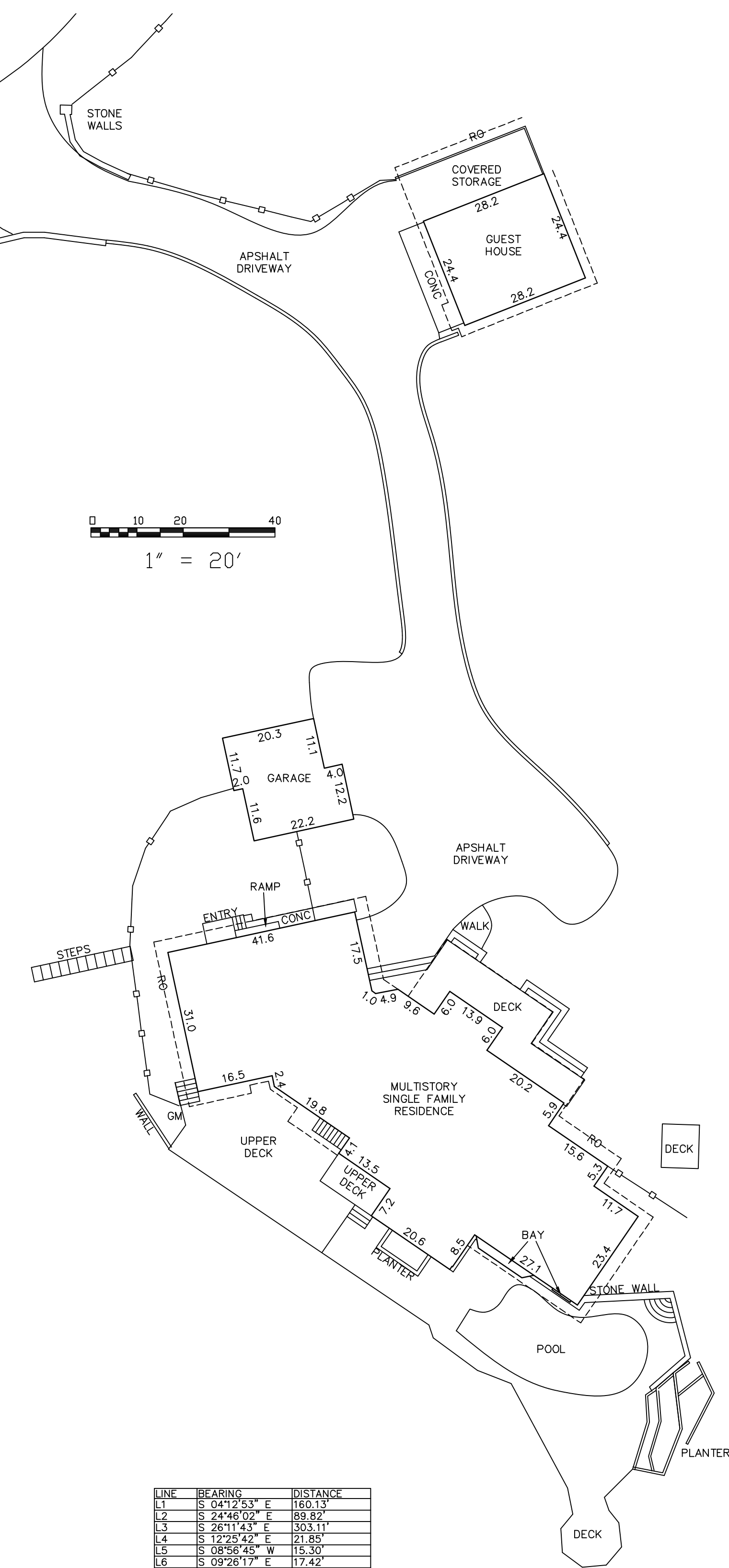
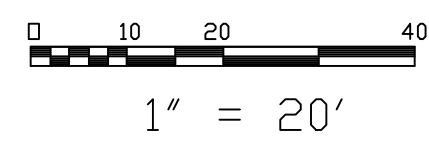
I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 07/2023 OF THE ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THESE PREMISES ARE ACCURATELY SHOWN.

MICHAEL P. LAFFERTY PLS. # 37972

DATE:



DATE SURVEYED: 07/2023
DATE REVISED:
FILE NO: 230655
CLIENT: WILLISKY
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.



LINE	BEARING	DISTANCE
L1	S 04°12'53" E	160.13
L2	S 24°46'02" E	89.82
L3	S 26°11'43" E	303.11
L4	S 12°28'42" E	21.85
L5	S 08°56'45" W	15.30
L6	S 09°26'17" E	17.42
L7	S 28°29'06" E	46.30
L8	S 41°13'33" E	15.30
L9	S 54°39'02" E	14.22
L10	S 36°06'15" E	17.00
L11	S 71°36'42" E	32.29
L12	S 30°21'31" E	50.89
L13	S 16°48'10" E	58.89
L14	S 45°03'20" W	126.04
L15	S 17°40'57" E	275.76
L16	N 89°55'53" W	615.89
L17	N 24°40'46" W	40.13
L18	N 40°37'35" E	102.99
L19	N 25°44'28" E	58.42
L20	N 02°27'06" E	130.06
L21	N 21°02'58" W	66.01
L22	N 22°11'34" E	130.10
L23	N 65°23'31" E	40.32
L24	N 47°28'28" E	66.68
L25	N 37°27'24" E	176.95
L26	N 45°07'48" E	13.78
L27	N 20°40'50" E	139.91

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.14	22.25	17.31	S 12°17'59" E	42°18'58"
C2	26.96	17.65	14.31	S 09°47'00" E	37°28'47"
C3	34.49	15.45	11.32	S 41°20'48" E	25°39'58"
C4	28.09	17.23	16.96	S 36°36'05" E	35°08'40"
C5	200.60	104.86	103.67	N 46°47'38" E	22°57'01"
C6	164.03	133.93	130.24	N 02°25'34" E	46°46'55"
C7	85.24	143.51	130.31	N 24°12'05" E	66°20'05"
C8	108.25	87.80	66.70	N 47°25'38" E	35°52'57"
C9	455.25	127.39	126.97	N 37°30'08" E	16°01'58"
C10	166.42	144.45	139.96	N 20°39'04" E	49°43'55"

