

- LEGEND AND NOTES**
- SURVEY MONUMENT AS DESCRIBED
 - UTILITY RISER, G-GAS, E-ELECTRIC, P-PHONE, C-CABLE
 - △ SURVEY CONTROL
 - X—X— FENCE
 - ☆ YARD LIGHT
 - ⋯ 2nd STORY DECKS
 - MANHOLE COVER

TITLE INFORMATION FURNISHED BY:
 STEWART TITLE GUARANTY COMPANY
 COMMITMENT NUMBER: 235415
 COMMITMENT DATE: JUNE 8, 2018

PROPERTY ADDRESS: 1108 WATERS AVE

FLOOD BOUNDARY IS BASED ON FLOOD INSURANCE RATE MAP PREPARED BY F.E.M.A. FOR PITKIN COUNTY COLORADO, COMMUNITY-PANEL NUMBER 08097C0204 C, EFFECTIVE DATE: JUNE 4, 1987

THIS PROPERTY LIES ENTIRELY OUTSIDE OF THE CITY OF ASPEN MUDFLOW ZONE AREA AS DEPICTED ON THE MAP OF ASPEN MOUNTAIN MUD FLOW ZONES, FIG. 7.1, SURFACE DRAINAGE MASTER PLAN.

THIS PROPERTY IS ZONED MODERATE DENSITY RESIDENTIAL (R-15)

SETBACKS (TO BE VERIFIED BY LAND USE PROFESSIONAL):

- MINIMUM FRONT YARD: 25'
- MINIMUM SIDE YARD: 10'
- MINIMUM REAR YARD: 10'

BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 70°32'00"W ALONG THE NORTHERLY PROPERTY LINE OF LOT 12 BETWEEN FOUND #5 REBAR WITH 1.25" YELLOW CAP 24312 AT THE NW CORNER OF SAID LOT AND A #4 REBAR.

ELEVATIONS BASED ON CITY OF ASPEN GPS CONTROL MONUMENT #1. ELEVATION OF 7,945.54', 1988 NAVD.

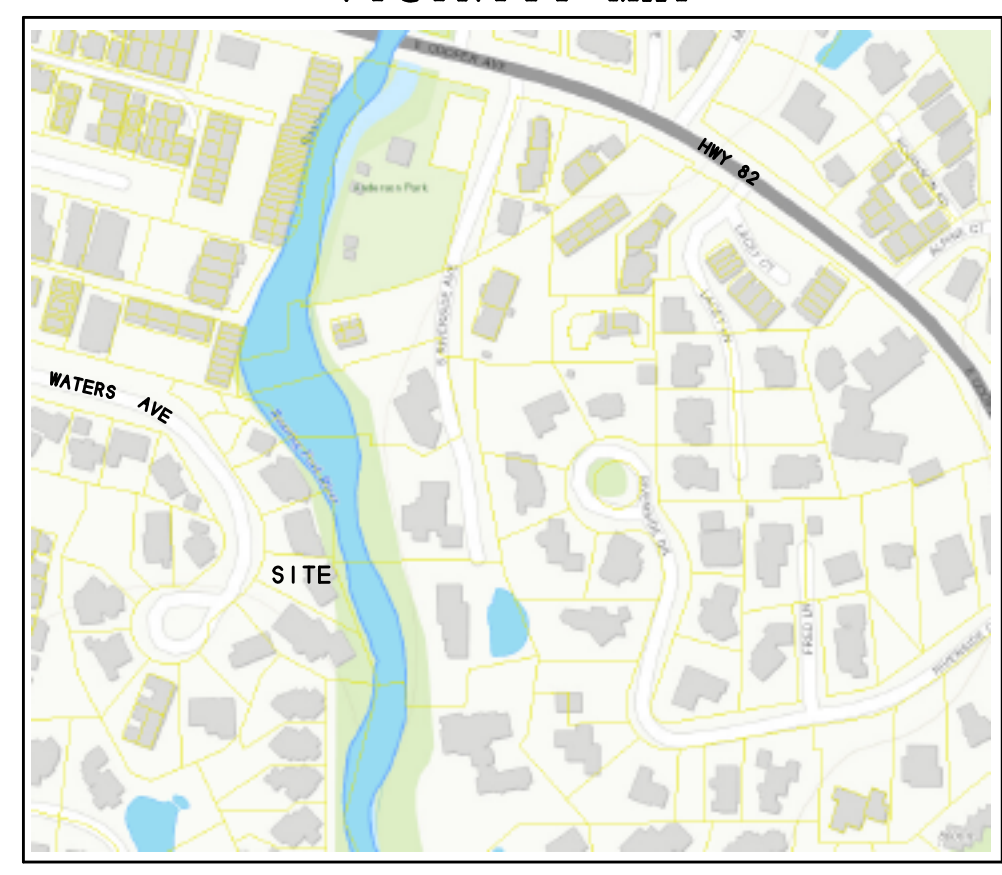
THIS SURVEY IS BASED ON THE CALDERWOOD SUBDIVISION PLAT FILED DECEMBER 29, 1961 IN PLAT BOOK 2, AT PAGE 264 AND CORNERS FOUND IN PLACE AS SHOWN HEREON.

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES HOWEVER LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- G - GAS
 - W - WATER
 - S - SEWER
 - ph - PHONE
 - TV - CABLE
 - EW - ELECTRIC
- UNDERGROUND UTILITY EASEMENT RECORDED IN BOOK 2A AT PAGE 285 DEPICTED HEREON IS ALSO GRANTED PER DEED RECORDED IN BOOK 203 AT PAGE 479

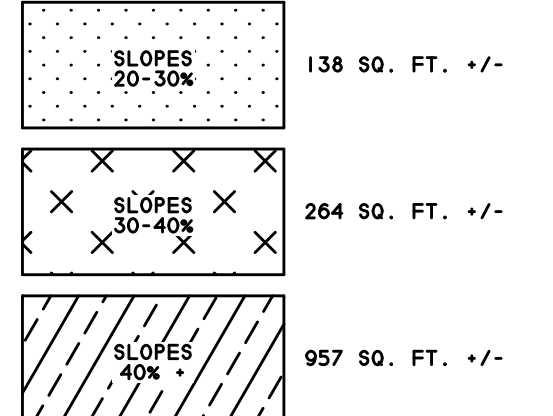
TREE TABLE
 DIAMETER IN INCHES, DRIFLINE IN FEET
 A- ASPEN, C- CONIFER, CW- COTTONWOOD

PT#	TREE#	TREE TYPE	DIAMETER	DRIP
341	1	A	6	7
342	2	A	7	7
343	3	A	8	8
344	4	A	10	10
345	5	C	6	6
346	6	C	5	5
347	7	A	8	10
348	8	A	6	9
349	9	A	9	12
391	10	A	7	7
392	11	A	7	8
393	12	A	7	9
394	13	A	6	9
395	14	A	9	9
396	15	A	6	9
397	16	A	6	8
398	17	A	8	11
399	18	A	7	9
400	19	A	7	7
401	20	A	6	9
402	21	CW	10	15
459	22	C	9	10
460	23	C	8	8
461	24	C	9	9
462	25	C	10	9
463	26	C	13	11
464	27	CW	8	10
465	28	CW	10	9
466	29	CW	10	9
467	30	C	5	6
468	31	CW	12	15
469	32	CW	13	11
470	33	CW	10	9
471	34	CW	14	15
472	35	CW	12	12
473	36	CW	13	11
512	37	CW	13	11
513	38	CW	13	15
514	39	CW	11	17
515	40	CW	14	10
516	41	CW	12	12
517	42	CW	11	11
518	43	CW	10	15
519	44	CW	9	12



SLOPE ANALYSIS

SLOPES UNDER DECKS CANNOT BE ACCURATELY MEASURED AND THUS, WERE NOT ANALYZED (AREA AMOUNTS TO 920 SQ. FT. +/-)



138 SQ. FT. +/-

264 SQ. FT. +/-

957 SQ. FT. +/-

CURVE	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
RECORDED: C1	41.34'	21°08'54"	41.11'	N 17°25'18"E	112.00'	20.91'
CALCULATED:	41.45'	21°12'19"			112.00'	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON THIS PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. THE CERTIFICATION IS VOID IF NOT STAMPED WITH THE SEAL OF THE SURVEYOR.