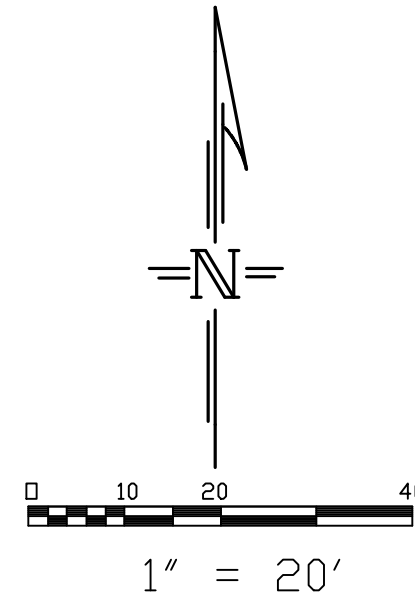


IMPROVEMENT SURVEY PLAT  
LOTS A & B,  
AMENDED MOORES LOT SPLIT  
PITKIN COUNTY, COLORADO



NOTES

- 1) LEGAL DESCRIPTION:  
LOTS A AND B, MOORES LOT SPLIT, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1995 IN PLAT BOOK 35 AT PAGE 99 AND AMENDED MOORES LOT SPLIT RECORDED APRIL 25, 1996 IN PLAT BOOK 39 AT PAGE 58 AND AMENDED MOORES LOT SPLIT-II RECORDED JUNE 6, 1996 IN PLAT BOOK 39 AT PAGE 87.  
COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:  
A CALCULATED BEARING OF N 87°35'21" E BETWEEN A FOUND #5 REBAR AND 1 1/4" YPC LS# 9184 AT THE S.W. PROPERTY CORNER AND A FOUND #5 REBAR AND 1 1/4" YPC LS# 9184 AT THE S.E. 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. 062013256, DATED 08/19/2021. 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 400 & 410 LAVE AVE, ASPEN, CO 81611.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- RPC 1 1/4" RED PLASTIC CAP ON #5 REBAR  
YPC 1 1/4" YELLOW PLASTIC CAP ON #5 REBAR  
ALC 1 1/2" ALUMINUM CAP ON #5 REBAR  
ALT 3/4" ALUMINUM TAG
- ☑ WATER METER      WW WINDOW WELL  
Ⓜ ELECTRIC METER      UF UPPER FLOOR  
Ⓜ GAS METER      Ⓜ SEWER MANHOLE  
— — — FENCE LINE      Ⓜ DRYWELL/DRAIN  
RO ROOF OVERHANG      ⊗ WATER VALVE

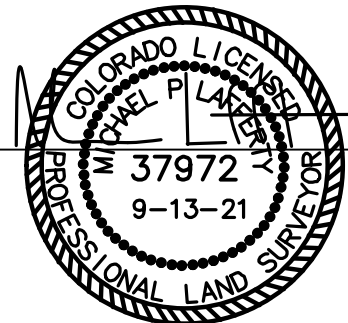
LINE	BEARING	DISTANCE
L1	N 89°52'00" W	13.50'
L2	N 90°00'00" W	48.76'
L3	N 59°35'51" E	34.04'
L4	S 89°52'00" E	14.83'
L5	S 00°00'00" E	5.91'
L6	N 87°07'00" E	16.35'

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 09/2021 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:



DATE SURVEYED: 08/2021  
DATE REVISED:  
FILE NO: 2108142  
CLIENT: RIVERSIDE AVE LLC  
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.