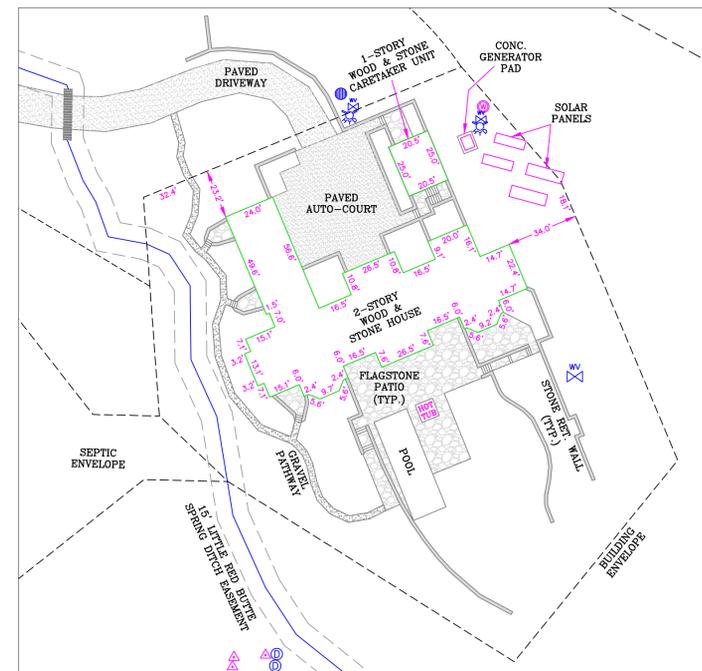
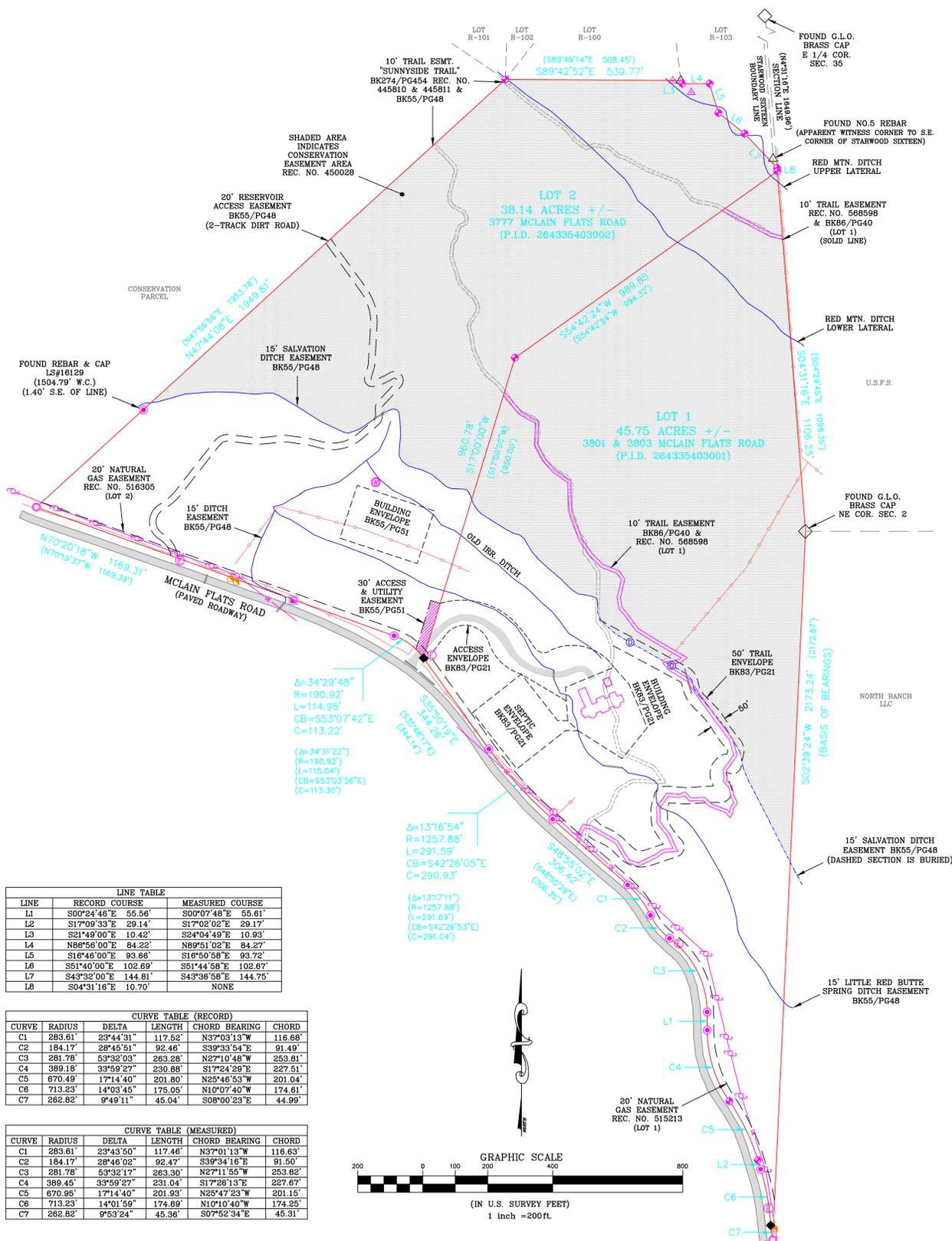


# IMPROVEMENT SURVEY PLAT

LOTS 1 AND 2, STEIN LOT SPLIT SUBDIVISION  
 SOUTH 1/2 SECTION 35, TOWNSHIP 9 SOUTH, RANGE 85 WEST  
 AND THE NORTH 1/2 SECTION 2, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M.  
 COUNTY OF PITKIN, STATE OF COLORADO



### SURVEYOR'S NOTES

- DATE OF FIELD SURVEY: AUGUST 15 TO SEPTEMBER 6 2017.
- BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S2°39'24"W ALONG THE EASTERLY PROPERTY LINE OF LOT 1 BETWEEN THE NORTHEAST CORNER OF SECTION 2, A FOUND G.L.O. BRASS CAP AND THE SOUTHEAST CORNER OF LOT 1, A FOUND REBAR AND PLASTIC CAP L.S. 37935 AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:
  - A) OWNERSHIP OF THE TRACT OF LAND
  - B) COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJOINERS
  - C) RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS PARCEL.
- FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, HIGH COUNTRY ENGINEERING, INC. RELIED UPON TITLE COMMITMENT NO. Q62008657 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: AUGUST 4, 2017.
- ALL DIMENSIONS AND COURSES ARE AS MEASURED IN THE FIELD UNLESS DENOTED IN PARENTHESIS, WHICH DENOTE THE BOUNDARIES OF RECORD ON THE ORIGINAL PLAT OF STEIN LOT SPLIT SUBDIVISION RECORDED AT BOOK 55 PAGE 48 AND THE AMENDED FINAL PLAT OF LOT 1 STEIN LOT SPLIT SUBDIVISION RECORDED AT BOOK 83 PAGE 20 IN THE PUBLIC RECORDS OF PITKIN COUNTY, STATE OF COLORADO.
- SEE EXHIBITS AT RECEPTION NOS. 458806, 481093 AND 473116 FOR APPROXIMATE LOCATIONS OF HOLY CROSS ELECTRIC EASEMENTS, EASEMENTS ARE NOT PLOTTABLE.
- SEE EXHIBIT AT RECEPTION NO. 503780 FOR APPROXIMATE LOCATION OF 30' DRIVEWAY EASEMENT, EASEMENT IS NOT PLOTTABLE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO SECTION 18-4-508 OF THE COLORADO REVISED STATUTES.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AS BASED UPON THE EVIDENCE PRESENTED HEREON, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- NOTICE: THIS PLAT AND THE INFORMATION SHOWN HEREON MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED. THIS DOCUMENT AND THE WORK IT REPRESENTS IS THE PROPERTY OF HIGH COUNTRY ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE STORED, REPRODUCED, DISTRIBUTED OR USED TO PREPARE DERIVATIVE PRODUCTS WITHOUT PRIOR WRITTEN PERMISSION. AN ORIGINAL SEAL AND ORIGINAL SIGNATURE IS REQUIRED TO VALIDATE THIS DOCUMENT AND IS EXCLUSIVE TO HIGH COUNTRY ENGINEERING, INC. AND THE OWNER(S) OF RECORD AS OF THIS DATE, OF THE PROPERTY DELINEATED HEREON AND THE SUBJECT OF THE SURVEY.

### SURVEYOR'S CERTIFICATION

I, BILL W.A. BAKER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO (#23875) DO BY THESE PRESENTS CERTIFY THAT THE DRAWING SHOWN HEREON REPRESENTS A MONUMENTED LAND SURVEY MADE BY ME ON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AN ACCURATE DEPICTION OF SAID SURVEY IS RENDERED BY THIS PLAT. THIS SURVEY WAS CONDUCTED IN CONFORMANCE WITH CURRENT STANDARDS OF PRACTICE PROMULGATED BY THE PROFESSIONAL LAND SURVEYORS OF COLORADO, AND COMPLIES WITH TITLE 38-91-102, COLORADO REVISED STATUTES.

BILL W.A. BAKER, COLORADO PLS #23875

### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AND IS DULY RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_

BY: DEPUTY \_\_\_\_\_



CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 304-06700 IN METRO DENVER

CALL 2 BUSINESS DAYS IN ADVANCE TO ADVISE THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	DATE	REVISION	BY

DRAWN BY: DEW  
 CHECKED: GREGG  
 DATE: 09-18-2017  
 FILE: 1702.DWG

**HIGH COUNTRY ENGINEERING, INC.**  
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 GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-8676 - FAX (970) 945-2555  
 WWW.HCENG.COM

DAVID AND MARY SOLOMON  
 ASPEN, COLORADO

**IMPROVEMENT SURVEY PLAT**  
**LOTS 1 & 2 STEIN LOT SPLIT SUBDIVISION**  
**PITKIN COUNTY, COLORADO**

PROJECT NO. 2171702

SHEET NUMBER SHEET