

IMPROVEMENT SURVEY PLAT  
LOT 4  
ASPEN VALLEY DOWNS SUBDIVISION  
PITKIN COUNTY, COLORADO

0 10 20 40  
1" = 20'

0 50 100 200  
1" = 100'

NOTES

- 1) LEGAL DESCRIPTION:  
LOT 4, FIRST AMENDED PLAT OF ASPEN VALLEY DOWNS SUBDIVISION P.U.D., ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1999 IN PLAT BOOK 49 AT PAGE 2. COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:  
BEARINGS BASED ON THE WEST LINE OF LOT 4, FIRST AMENDED PLAT OF ASPEN VALLEY DOWNS SUBDIVISION P.U.D., RECORDED IN PLAT BOOK 49 AT PAGE 2. BEING A BEARING OF N28°02'00"E BETWEEN A FOUND #5 REBAR AND 1 1/4" YPC LS# 15710 AT THE S.W. PROPERTY CORNER AND A FOUND #5 REBAR AND 1 1/4" YPC LS# 15710 AT THE N.W. 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 PITKIN COUNTY TITLE, INC. ORDER NO. PCT25643W, DATED 03/12/2021. 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 120 RUNNING MARE ROAD.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.  
YPC 1 1/4" YELLOW PLASTIC CAP ON #5 REBAR
- (R) RECORD (F) FIELD
- WM WATER METER ☒ ELECTRIC TRANSFORMER
- EM ELECTRIC METER [M] MECHANICAL PAD
- GM GAS METER (S) SEPTIC LID
- SC SEPTIC CLEANOUT (M) MANHOLE
- RO ROOF OVERHANG (W) WELLHEAD
- UD UPPER DECK (T) TELEPHONE RISER
- UF UPPER FLOOR (W) WATER TANK LID
- FP FIRE PIT (H) FIRE HYDRANT
- — — FENCE LINE

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY TO TRACY D. SHOPKORN, THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 03/2021 AND REVISED ON 07/2024 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:

BUILDING ENVELOPE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°39'33" E	663.17
L2	N 49°46'42" W	295.16
L3	N 40°13'18" E	295.16
L4	S 49°46'42" E	295.16
L5	S 40°13'18" W	295.16

LINE	BEARING	DISTANCE
L6	N 28°02'00" E	999.56
L7	S 86°55'12" E	909.37
L8	S 40°40'18" W	1443.71
L9	N 59°05'39" W	509.24



DATE SURVEYED: 03/2021  
DATE REVISED: 07/2024  
FILE NO: 210340  
CLIENT: SHOPKORN

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.