

- LEGEND AND NOTES**
- SURVEY MONUMENT AS DESCRIBED
  - ORIGINAL 1959 BLOCK CORNER, 1" CAPPED IRON PIPE
  - UTILITY RISER, W-WATER, G-GAS, E-ELECTRIC, P-PHONE
  - △ SURVEY CONTROL
  - X—X— FENCE

TITLE INFORMATION FURNISHED BY:  
 STEWART TITLE COMPANY  
 COMMITMENT NUMBER: 185222  
 COMMITMENT DATE: MARCH 16, 2018

PROPERTY ADDRESS: 105 E. HALLAM STREET

THIS PROPERTY IS ZONED MEDIUM DENSITY RESIDENTIAL (R-6), HISTORIC

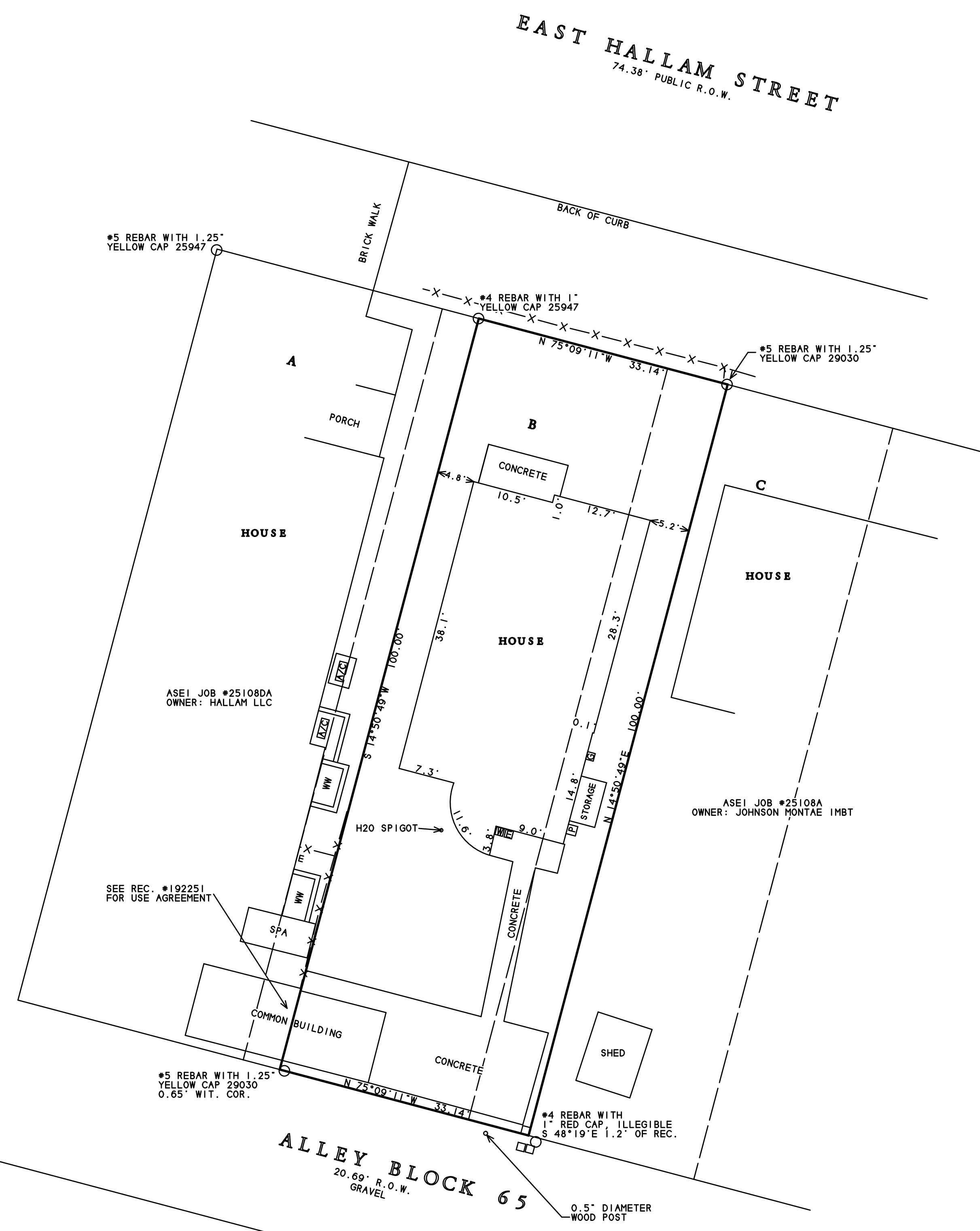
SETBACKS (TO BE VERIFIED BY LAND USE PROFESSIONAL):  
 MINIMUM FRONT YARD: 10'  
 MINIMUM SIDE YARD: 5'  
 MINIMUM REAR YARD: 10'

\*SEE RECEPTION NO. 461105 FOR HPC SETBACK VARIANCES

BASIS OF BEARINGS BETWEEN FOUND CITY MONUMENTS AT THE SW CORNER OF BLOCK 64 AND THE SW CORNER OF BLOCK 65 CITY AND TOWNSITE OF ASPEN ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ASPEN, COUNTY OF PITKIN, FILED AS RECEPTION NO. 109023 (S 14°50'49"E). BOTH ENDS OF LINE ARE ORIGINAL 1959 MONUMENTS.

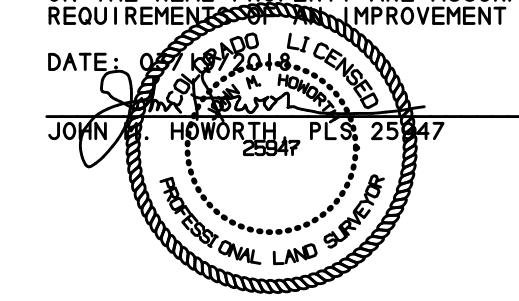
PROPERTY COVERED IN SNOW AND ICE AT TIME OF SURVEY, 03/12/2018

**NORTH GARMISCH STREET**  
 101.00' PUBLIC R.O.W.



**CERTIFICATION:**

I, JOHN M. HOWORTH, HEREBY CERTIFY TO DONALD PAUL KRUMM REVOCABLE TRUST, STEWART TITLE COMPANY AND 105 EAST HALLAM LLC, A COLORADO LIMITED LIABILITY COMPANY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE AS LAID OUT AND SHOWN HEREON; THAT THIS PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN MARCH OF 2018. THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS, BY OR ON THE REAL PROPERTY ARE ACCURATELY SHOWN, AND THAT THIS PLAT MEETS THE REQUIREMENTS OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. 38-51-102(19).



**IMPROVEMENT SURVEY PLAT**

OF

THE EAST 25.14 FEET OF LOT B AND THE WEST 8.00 FEET OF LOT C,  
 BLOCK 65,

CITY AND TOWNSITE OF ASPEN,  
 COUNTY OF PITKIN,  
 STATE OF COLORADO.

CONTAINING: 3,314 SQ. FT. +/-  
 0.08 AC. +/-

PREPARED BY  
**ASPEN SURVEY ENGINEERS, INC.**  
 210 SOUTH GALENA STREET  
 ASPEN, COLORADO 81611  
 PHONE/FAX (970) 925-3816  
 WWW.ASPENSURVEYENGINEERS.COM

DATE 03/18 JOB 48071

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 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 WET STAMPED WITH THE SEAL OF THE SURVEYOR.