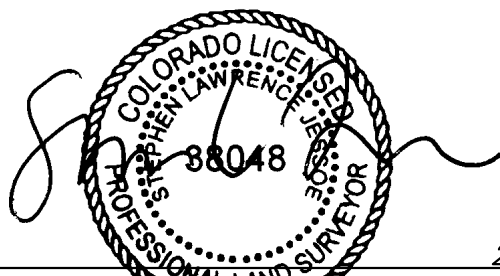


EXISTING CONDITIONS SURVEY – ELEVATED VACATIONS LLC
LOTS 1-4, BLOCK 2; LOTS 1-4, BLOCK 3; LOTS 1-32, BLOCK 4
TOWN of PITKIN
COUNTY of GUNNISON, STATE of COLORADO

LAND DESCRIPTION
Lots 1 through 4, Block 2; Lots 1 through 4, Block 3; Lots 1 through 32, Block 4; Town of Pitkin, County of Gunnison, State of Colorado.

SURVEY NOTES
1) Basis of Bearing is based on a record bearing of N55°44'E between a 3" brass cap monument stamped "USGLO, C1, TR38, S9, 50, 4, 1927" found at Corner No. 1 of the Pitkin Townsite and a 3" brass cap monument stamped "USGLO, C2, TR38, S9, 50, 4, 1927" found at Corner No. 2 of the Pitkin Townsite as recorded by the 1934 "Plat of Township 50 North, Range 4 East of the New Mexico Principal Meridian, Supplemental Plat of Sections", Sheet 2 of 3, dated March 2, 1934.
2) Lot and Block boundaries are based on the Plat of the Town of Pitkin dated 16 July 1879, recorded in the Book of Plats of the records of Gunnison County, Colorado. The bearing of Blocks 1 through 6 and part of Blocks 7 through 12 is unlabeled on the Original Plat of Pitkin. Both the Geddes Boundary Survey dated 3 May 2003 (PLS 12776), and the Pearson Survey Plat of Blocks 2, 3 and 4 dated July 1, 2016 (PLS 34979), honor and accept the bearings established by monuments set by Bigelow (PLS 6753), as shown hereon. Neither Plat is of record in Gunnison County.
3) Land description, easements, and encumbrances are based on Gunnison County Abstract Company's Title Commitment No. 621-293 dated May 20, 2021. This Existing Conditions Survey does not represent a title search by this surveyor. Additional easements and encumbrances may exist.
4) Dimensions are in U.S. Survey Feet.
5) Blocks 1, 2, 3, and 4 of the Town of Pitkin are zoned "Residential". The setbacks for this zone are 10 feet from all property lines. These setbacks are found in the Town of Pitkin's "2012 Zoning Code Official Map" and were amended on July 14, 2015. No setbacks from water features were cited in said Zoning Code.
6) The head gate for the Town of Pitkin's irrigation ditch is located on Lot 1, Block 2, as shown hereon. An easement for this head gate was not cited in the Title Commitment. A pedestrian foot trail encroaches onto the southern half of Block 2 and Block 4, as shown hereon.

SURVEYOR'S STATEMENT
I, STEPHEN L. JESSOE, for and on behalf of All County Survey, Inc., being a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that this Existing Conditions Survey was prepared by me and under my responsible charge & supervision and a) is accurate to the best of my knowledge, information and belief, b) is in accordance with applicable standards of practice, and c) is not a guarantee or warranty either expressed or implied.



Stephen L. Jessoe Date 28 July 2021
Colorado Licensed Professional Land Surveyor No. 38048
For and on behalf of All County Survey, Inc.

- LEGEND**
- Found 3" Brass Cap Monument stamped "USGLO - TR38 - 1927", as noted
 - Found Rebar & Washer Monument or Red Plastic Cap Monument stamped "LS 6753"
 - Found Aluminum Cap Monument stamped "Geddes LS 12766"
 - Found Yellow or Red Plastic Cap Monument stamped "LS 34979"
 - Found No. 4 Rebar
 - Found Steel Post & Washer Monument "LS 11250"
 - Set Spike & Lath as Boundary Line
 - Electric Meter
 - Electric Pedestal
 - Guy Wire
 - Utility Pole
 - Telephone Pedestal
 - Septic Vault or Clean-out
 - Septic Vault
 - Well
 - Fence T Post
 - OVH - Overhead Utility Lines

SCALE: 1" = 30'

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE: 28 July 2021
DRAWN BY: ADJ
REVIEWED BY: SLJ

EXISTING CONDITIONS SURVEY
LOTS 1 through 4, BLOCK 2;
LOTS 1 through 32, BLOCK 4
TOWN of PITKIN
COUNTY of GUNNISON
STATE of COLORADO