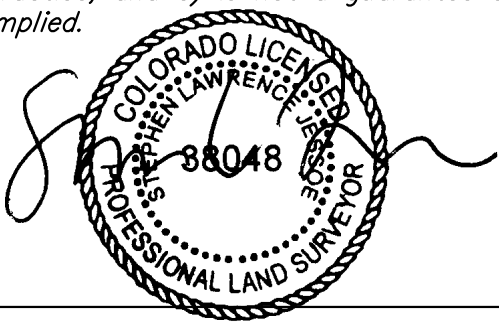


**LAND DESCRIPTION**  
A portion of Ninth Street located between State Street and Quartz Creek, according to the Plat of the Town of Pitkin recorded 16 July 1879 in the Book of Plats, of the records of Gunnison County,

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.  
3) A title commitment was not provided for this survey. This Boundary Survey does not represent a title search by this surveyor. Additional easements and encumbrances may exist.  
4) Dimensions are in U.S. Survey Feet. Contour intervals are 1 foot.  
5) The town setbacks are found in "Ordinance No. 5 2017" recorded as Reception No. 649638 dated October 12, 2017 of the records of Gunnison County. No setbacks from water features were cited in said Zoning Code.  
6) The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No. 08051C013350, bearing an effective date of May 16, 2013. Zone "X" is defined as "Area of minimal flood hazard".

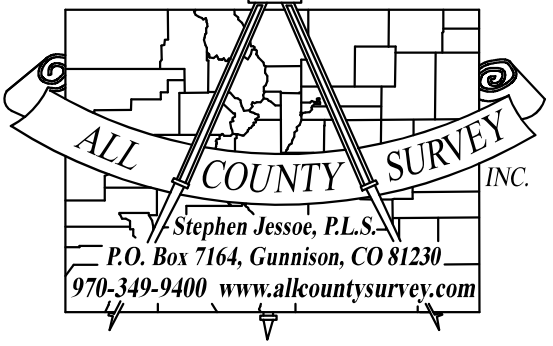
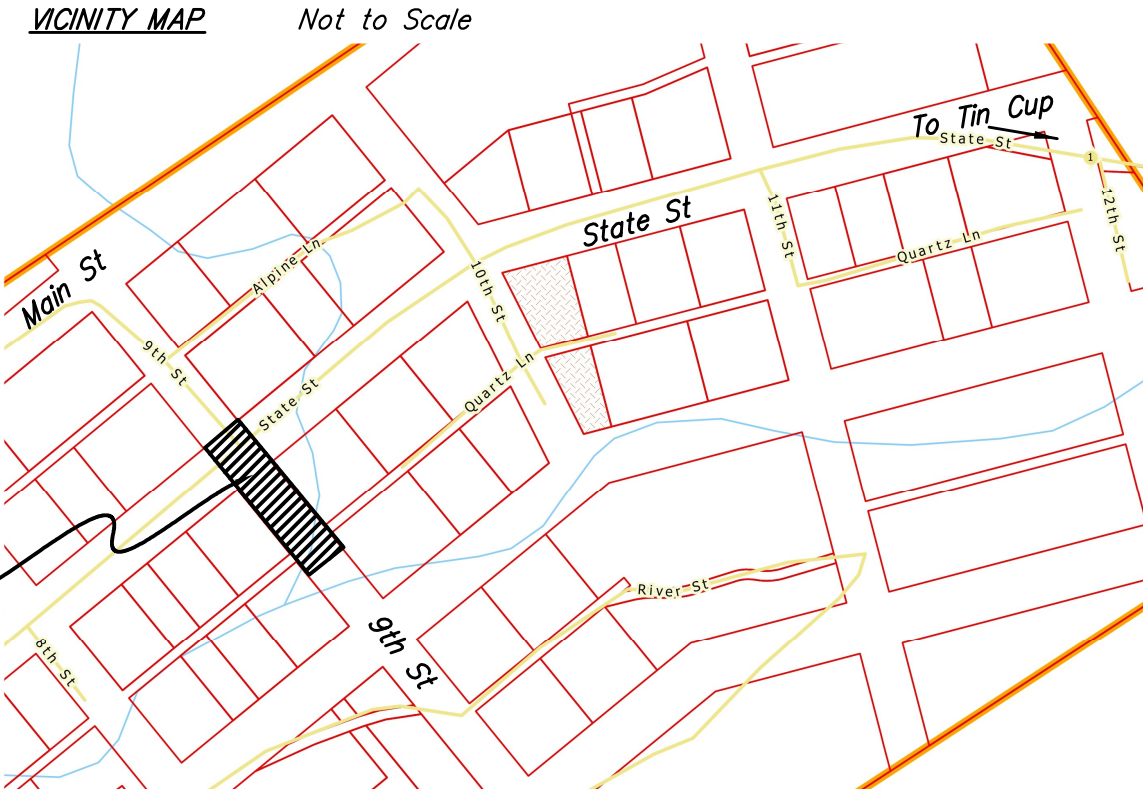
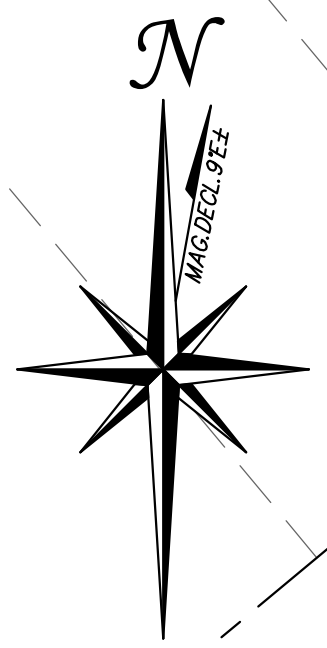
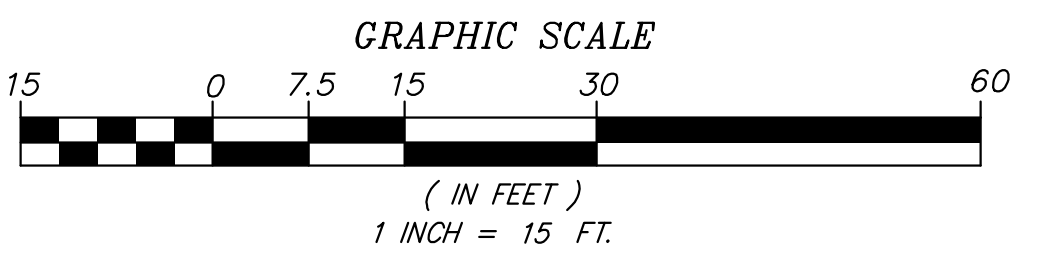
**SURVEYOR'S STATEMENT**  
I, STEPHEN L. JESSOE, for and on behalf of All County Survey, Inc., being a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that this Boundary & Encroachment Survey was prepared by me and under my responsible charge & supervision and a) is accurate 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  
Colorado Licensed Professional Land Surveyor No. 38048  
For and on behalf of All County Survey, Inc.

18 January 2022  
Date

- LEGEND**
- Found Aluminum Cap on No. 5 rebar stamped "LS 37960"
  - Set Pink Plastic Cap on No. 5 Rebar stamped "LS 38048"
  - Found Aluminum Cap on No. 5 rebar stamped "LS 23502"
  - Found Yellow Plastic Cap on No. 5 rebar stamped "LS 9476"
  - Found Steel Post w/ Washer stamped "LS 11250"
  - Electric Meter
  - Power Pole
  - Street Sign
  - Telephone Pedestal
  - Wall, 8" casing only
  - Fence T Post
  - Fence, as Noted
  - Overhead Electric Line
  - Stone Retaining Wall



BOUNDARY & ENCROACHMENT SURVEY  
NINTH STREET BETWEEN STATE STREET AND QUARTZ CREEK  
TOWN of PITKIN  
COUNTY of GUNNISON, STATE of COLORADO

SCALE: 1" = 15'  
CONTOUR INTERVAL: 1 FOOT

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: 18 January 2022  
DRAWN BY: ADJ  
REVIEWED BY: SLJ

BOUNDARY & ENCROACHMENT SURVEY  
9th STREET RIGHT-OF-WAY  
BETWEEN STATE ST. & QUARTZ CREEK  
TOWN of PITKIN  
COUNTY of GUNNISON  
STATE of COLORADO