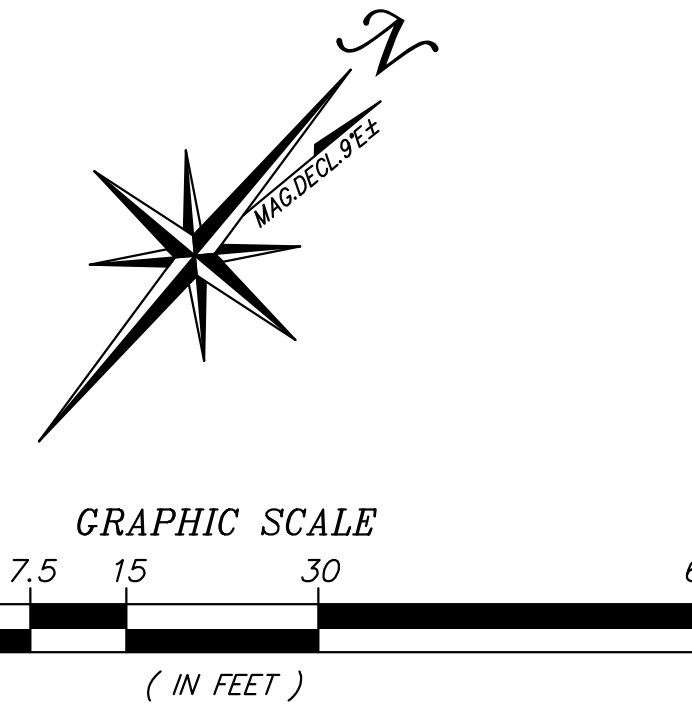
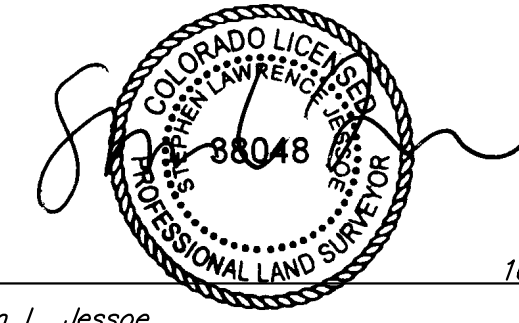


**TOPOGRAPHIC SURVEY – ELEVATED VACATIONS, LLC**  
**RECEPTION No. 685936**  
 a.k.a. T.B.D. MAIN STREET, TOWN of PITKIN  
 COUNTY of GUNNISON, STATE of COLORADO

- LEGEND**
- ⊕ – Found Aluminum Cap Monument "Furey LS 11250"
  - ⊙ – Found Yellow Plastic Cap Monument "LS 8684 Tabin"
  - ⊙ – Found Pink Plastic Cap Monument "LS 38048"
  - ⊙ – Found Yellow Plastic Cap Monument "LS 33647"
  - ⊙ – Found No. 4 Rebar Monument, bent
  - ⊙ – Found Steel Monument – flat, as indicated
  - ⊖ – Electric Meter & Panel
  - – Electric Outlet
  - – Guy Wire
  - ⊖ – Septic 4" Clean-out
  - ⊖ – Septic Vault
  - ⊖ – Telephone Pedestal
  - – Utility Pole
  - ⊖ – Well
  - – Overhead Utility Lines



**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 Topographic 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.



16 August 2022  
 Stephen L. Jessoe Date  
 Colorado Licensed Professional Land Surveyor No. 38048  
 For and on behalf of All County Survey, Inc.

CURVE	ARC LENGTH	RADIUS	DELTA ANG.	CHORD BRG.	CHORD LEN.
C1	80.24'	834.58'	5°30'31"	N69°47'20"E	80.21'
C2	5.45'	834.58'	0°22'27"	S72°43'49"W	5.45'
C3	89.49'	1406.31'	3°58'46"	S71°27'11"W	89.47'
C4	52.62'	1406.31'	2°08'58"	S68°43'29"W	52.62'
C5	171.33'	864.58'	11°21'15"	N67°13'31"E	171.05'
C6	58.45'	1436.31'	2°19'54"	S72°06'37"W	58.45'
C7	145.35'	804.58'	10°21'03"	S67°22'04"W	145.15'
C8	5.25'	804.58'	0°22'27"	S72°43'49"W	5.25'
C9	3.37'	864.58'	0°13'24"	S72°16'10"W	3.37'
C10	87.75'	1376.31'	3°39'11"	S71°27'24"W	87.74'
C11	42.01'	1376.31'	1°44'55"	S68°45'21"W	42.00'

**LAND DESCRIPTION – Rec. No. 685936**  
 Lots 17 through 26, both inclusive, Block 48, TOWN OF PITKIN.

TOGETHER WITH a tract of land within Main Street, Town of Pitkin, being more particularly described as follows:  
 Beginning at a point which is the southwest corner of Block 48 in the Town of Pitkin, thence the following courses around said tract:

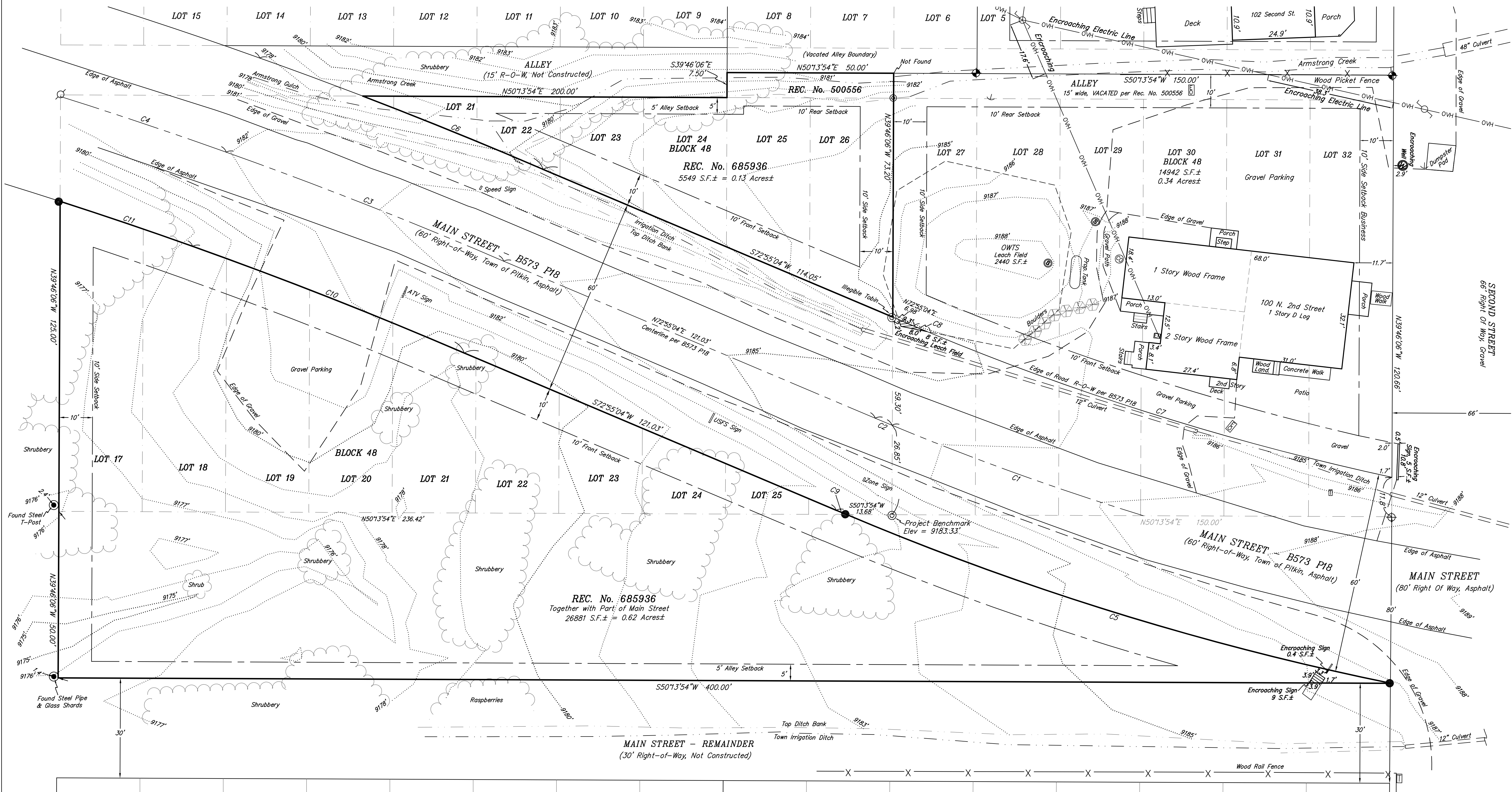
1. North 50°10'10" East 236.42 feet along the southerly boundary of said Block 48 to a point,
2. 171.33 feet along the arc of a 864.58 foot radius curve to the left, said curve having a chord of North 67°00'47" East 171.05 feet, said curve being a line parallel to and 30.00 feet southerly from the centerline of County Road 76, said curve ending to the northeasterly boundary (extended) of said Block 48,
3. South 50°10'10" West 400.00 feet to a point on the southwest boundary (extended) of said Block 48,
4. North 39°58'50" West 50.00 feet to the Point of Beginning;

EXCEPTING THEREFROM that portion of the above described property conveyed to the Town of Pitkin, Colorado, a municipal corporation in Quit Claim Deed recorded October 20, 1981 in Book 573 at page 18,

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 "US GLO, Cor1, TR38, S9, T50N, R4E, 1927" found at Corner No. 1 of the Pitkin Townsite and a 3" brass cap monument stamped "USGLO, Cor2, TR38, S9, T50N, R4E, 1927" found at Corner No. 2 of the Pitkin Townsite as recorded by the 1933 "Plat of Township 50 North, Range 4 East or the New Mexico Principal Meridian, Supplemental Plat of Sections, Sheet 2, dated July 26, 1933.
- 2) Land descriptions are based on the Warranty Deed recorded July 14, 2022 at Reception No. 685936 of the records of Gunnison County.
- 3) Easements and encumbrances are based on Gunnison County Abstract Company's File No. G22-193 dated June 10, 2022. This Topographic Survey does not represent a title search by this surveyor. Additional easements and encumbrances exist.
- 4) Measurements and dimensions are in U.S. Survey Feet, ground distance. Contour intervals are 1 foot. Measurements were taken using GNSS observations on August 4, 2022 in NAD 83, NAVD 88, State Plane Coordinates – Colorado Central Zone 0502, Geoid 18 applied. A yellow plastic cap monument stamped "LS 8684" was used as a project benchmark. It has an elevation of 9163.3', as shown hereon.
- 4) This parcel is located in the Town of Pitkin and is zoned "Business". The Building Setbacks for this zone are shown hereon. Please contact the Town of Pitkin for more information.
- 5) The subject parcel is not located in a flood zone, according to National Flood Insurance Program Flood Insurance Rate Map 08051C1335D effective May 16, 2013.
- 6) Underground utilities were not located at the time of survey. Please verify all utilities prior to construction.
- 7) The leach field located on Lots 27 & 28, Block 48 encroaches into Lot 26, as shown hereon.



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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: 16 August 2022  
 DRAWN BY: ADJ  
 REVIEWED BY: SLJ

TOPOGRAPHIC SURVEY  
 ELEVATED VACATIONS, LLC  
 REC. No. 685936  
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