

LEGEND

- FOUND #6 REBAR WITH 3 1/4" BRASS CAP, LS 37662
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- SET 18/24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- SET CHISEL MARK ON TOP OF WALL
- W.C. WITNESS CORNER
- ( ) BEARINGS & DISTANCES PER PLAT BOOK 1 at page 3230.
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- CABLE PEDESTAL
- GAS VALVE
- SEWER MANHOLE
- 4" CALIPER, ASPEN TREE
- LOT 3 SIGN
- CONCRETE

267 EAST GREGORY, LLC

MONUMENT AT THE INTERSECTION OF COLORADO AVENUE & WILLOW STREET



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.

NOTES:

- According to Flood Insurance Rate Map 08113C0291 D dated September 30, 1992, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
- According to the Town of Telluride Flood Plain and Geological Hazard Map this parcel lies with the designated Geological Hazard zone for potentially unstable slopes, consult the Town of Telluride for further information.
- Easement research from Land Title Guarantee Company, Commitment No. TLR86004183-5, Effective Date 09-08-2014 at 17:00:00.
- Lineal Units U.S. Survey Feet

TABLE A, OPTIONAL ITEMS:

The following optional items are included in this ALTA/ACSM LAND TITLE SURVEY, from TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS (MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS):

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.
- Address(es) if disclosed in Record Documents, or observed while conducting the survey.
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
- Gross land area (and other areas if specified by the client).
- Vertical relief with the source of information (e.g. ground survey or aerial map), contour interval, datum, and originating benchmark identified.
- Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.
- Location of utilities (representative examples of which are listed below) existing on or serving the surveyed property as determined by: Observed evidence.
- Names of adjoining owners of platted lands according to current public records.

PROPERTY DESCRIPTION:

Lot 3, North and East Telluride Investment Company, L.L.P. Subdivision, P.U.D. and Replat, according to the Plat Recorded February 10, 2004, in Plat Book 1 at page 3230.

County of San Miguel,  
State of Colorado

BASIS OF BEARINGS:

The Basis of Bearings for this ALTA/ACSM Land Title Survey for Lot 3, North and East Telluride Investment Company, L.L.P. Subdivision, was derived from 4 Monuments at the Intersection of Colorado Avenue & Willow Street, and Columbia Avenue & Willow Street, said bearing being assumed as the Historic Town of Telluride Bearing **N 17°54' E**, both being found monuments.

SURVEYOR'S CERTIFICATE:

To Land Title Guarantee Company, MC Blasdel and Ryan Blasdel, and Fred A. Wagner and Dale F. Halton:

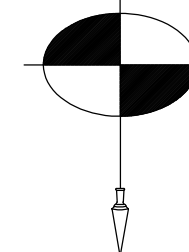
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof (1-5, 8, 11 (Observed Evidence), & 13 (Lot #s)). The field work was completed on September 4 & 5, 2014.

I Further Certify: I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, this ALTA/ACSM Land Title Survey for Lot 3, North and East Telluride Investment Company, L.L.P. Subdivision was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy, P.L.S. 36577  
09/09/2014

ALTA/ACSM LAND TITLE SURVEY

LOT 3, NORTH AND EAST TELLURIDE INVESTMENT COMPANY, L.L.P. SUBDIVISION



SAN JUAN SURVEYING  
SURVEYING \* PLANNING  
102 SOCIETY DRIVE TELLURIDE, CO. 81435  
(970) 728 - 1128 (970) 728 - 9201 fax  
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DATE: 09/08/2014  
JOB: 14028  
DRAWN BY: CRK  
CHECKED BY: SDH  
REVISION DATES:  
SHEET: 1 OF 1