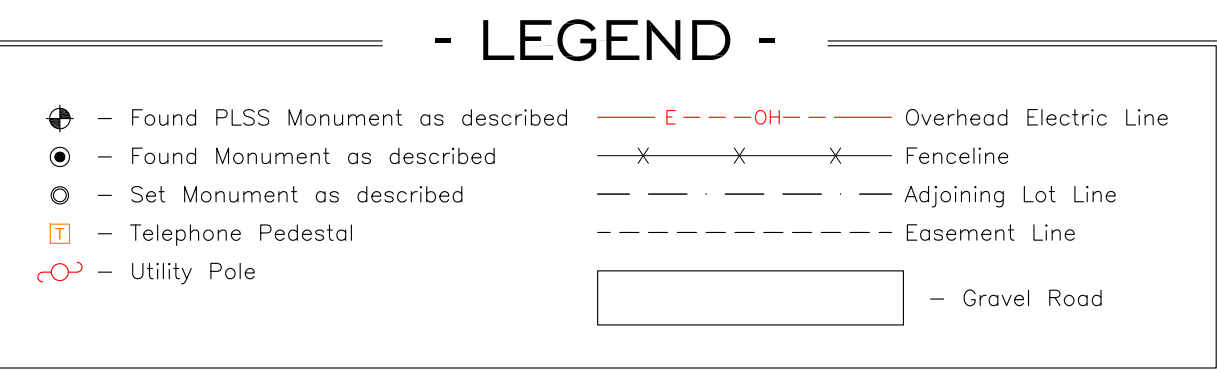
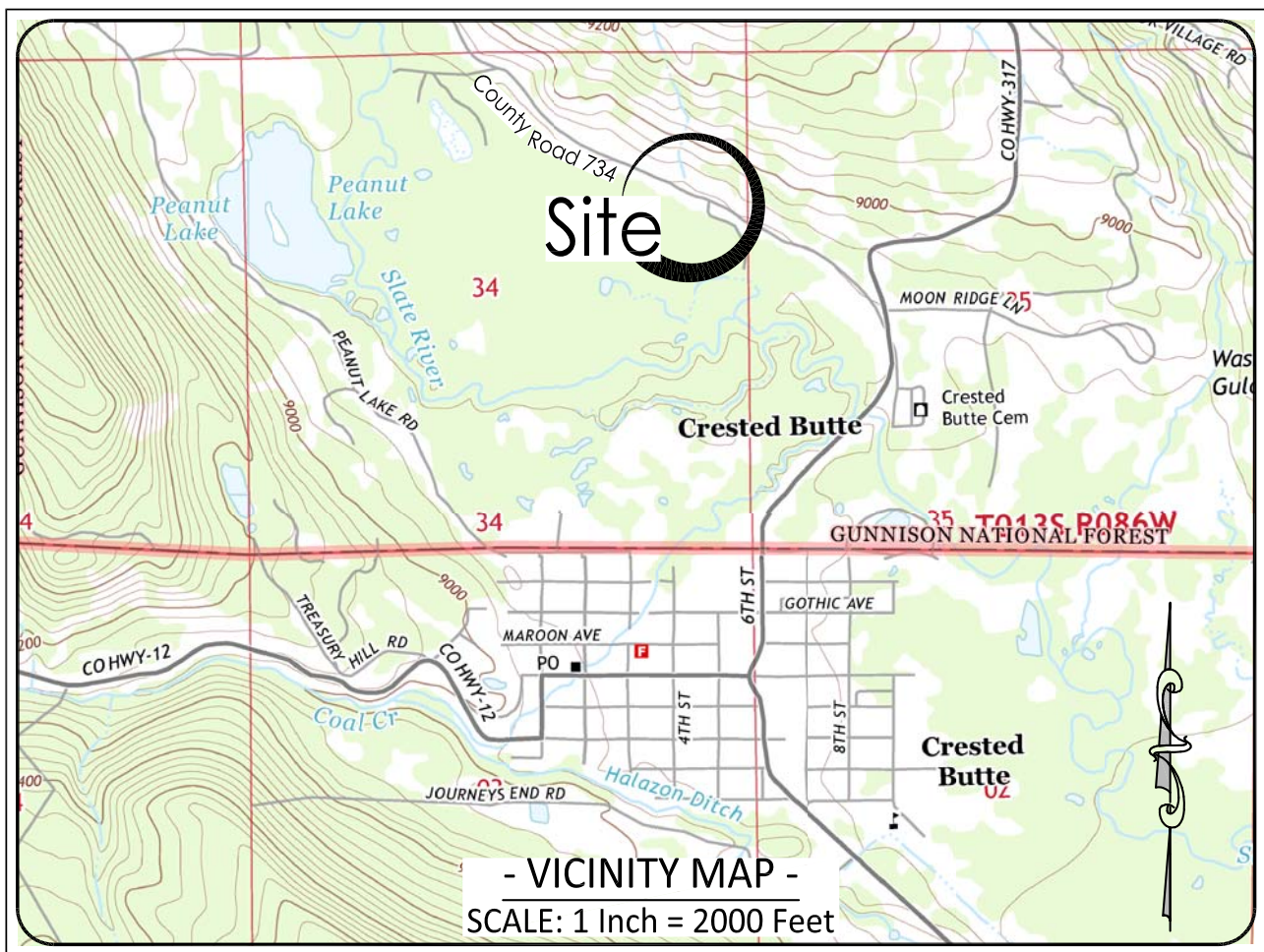


Improvement Survey Plat
Irma L. Kapushion Revocable Trust Parcel

Situated within the NE1/4 Section 34, Township 13 South, Range 86 West of the 6th Principal Meridian
Gunnison County, Colorado



PROPERTY DESCRIPTION:

A parcel of land in the NE1/4 of section 34, Township 13 South, Range 86 West, 6th P.M., beginning at the NE section corner of said Section 34, a standard GLO brass cap marker, being corner number one; thence along the East line of the NE1/4 South 0°35' East a distance of 2,626.55 feet to corner number 2, the East 1/4 corner of the said Section 34, being marked by a standard GLO brass cap marker; thence along the East-West 1/4 line of said Section 34 South 89°19'27" West a distance of 893.83 feet to corner number 3; thence North 0°43' West a distance of 2,636.02 feet to corner number 4, being located on the north line of said section 34; thence following the North line N 89°55'38" E a distance of 900.00 feet to corner number one, the place of beginning; containing 54.18 acres less the area taken out or reserved for County Road 734, the Slate River Road.

County of Gunnison,
State of Colorado.

NOTES:

- Basis of Bearings: Bearings shown hereon are based on an assumed bearing of S00°35'00"E, between the Northeast Quarter Corner of Section 34, being monumented by a 2.5" GLO Brass Cap on a 1" Pipe dated 1946 and the East Quarter Corner of Section 34, being monumented by a 2.5" GLO Brass Cap on a 1" Pipe dated 1946, as shown hereon.
- This map has been prepared pursuant to client request for an Improvement Survey Plat.
- Date of field survey: November 29, 2022
- Units of linear measurements are displayed in US Survey Feet.
- SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- Subsurface utilities not shown were not marked by appropriate utility providers at the time of this survey. Client/contractor must contact specific utility providers to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
- Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
- Due to current snow cover on this property, it is possible that some ground level features may not be shown, or the locations shown hereon may be approximate (i.e. edge of drives, walks, water valves, etc.). The Slate River was frozen and under snow at the time of this survey. While every effort was taken to depict it accurately, the location shown hereon should be considered approximate.
- The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. Some such items may not be shown (i.e. items 1-7) if they are standard title commitment exceptions, or if not easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Land Title Guarantee Company, Commitment No. GUR88004576-4, having an effective date of July 5th, 2022.

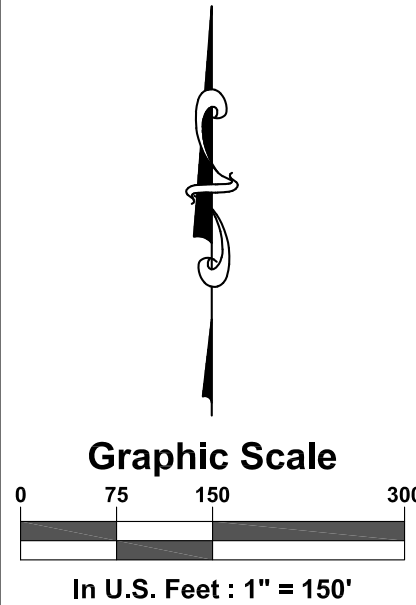
Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. items 1-7) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. in regards to other such items:

- Right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in united states patent recorded February 24, 1883 in Book 45 at Page 18 affects the subject parcel, the effects of which cannot be graphically depicted.
- Easement granted to Gunnison County Electric Association, Inc., for utilities, and incidental purposes, by instrument recorded march 04, 1993, in book 720 at page 930 affects the subject parcel as shown hereon.
- Any tax, lien or fee resulting from inclusion in Gunnison County Metropolitan Recreation District as evidenced by instrument recorded December 7, 2021 under Reception No. 661553 affects the subject parcel, the affects of which cannot be graphically depicted.
- Right of Way for Slate River Road, a/k/a County Road 734, as disclosed on the Gunnison County GIS map stored in land title's system as image 49309861 affects the property. County Road 734 is shown hereon as surveyed on November 29th, 2022. No legal description for County Road 734 was provided in this title commitment.
- Any matters shown on Improvement Location Certificate certified May 31, 2022 prepared by Wilmore & Company. job #ilc22113 said document stored as our image 49911408 affects the property but cannot be graphically depicted.

SURVEYOR'S CERTIFICATE:

I, Erik E. Bjornstad, being a registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify to Land Title Guarantee Company, Marvin G. Kapushion and Kapushion Land Co. LLC, that this is an Improvement Survey Plat as defined by CRS 38-51-102(9), resulting from a monumented land survey, showing the current location of all significant visible structures, utilities, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, and also any visible conflicting boundary evidence or encroachments, and all easements and rights-of-way of a public or private nature that are visible, or apparent, or of record, and underground utilities described in or other sources as specified in the title commitment referenced hereon, and that this Improvement Survey Plat was prepared by SGM, on this date, January 27th, 2023, based on site conditions as they existed during a field survey performed November 29, 2022, under my direct supervision and checking and that it is true and correct to the best of my knowledge and belief.

Erik E. Bjornstad
Colorado PLS # 38697
For, and on behalf of SGM



SGM
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Gunnison, CO 81230
970.641.5355
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**Irma L. Kapushion
Revocable Trust Parcel
Gunnison County, Colorado**

Revision	Date	By
1		
2		
3		
4		
5		
6		
7		
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9		

Job No. 2022-512.001
Drawn by: MH
Date: 01/13/2023
Approved: J. PLS: EB
File: KapushionSP.dwg
Location:

**Improvement
Survey
Plat**

Sheet No. **1**
Of: 1