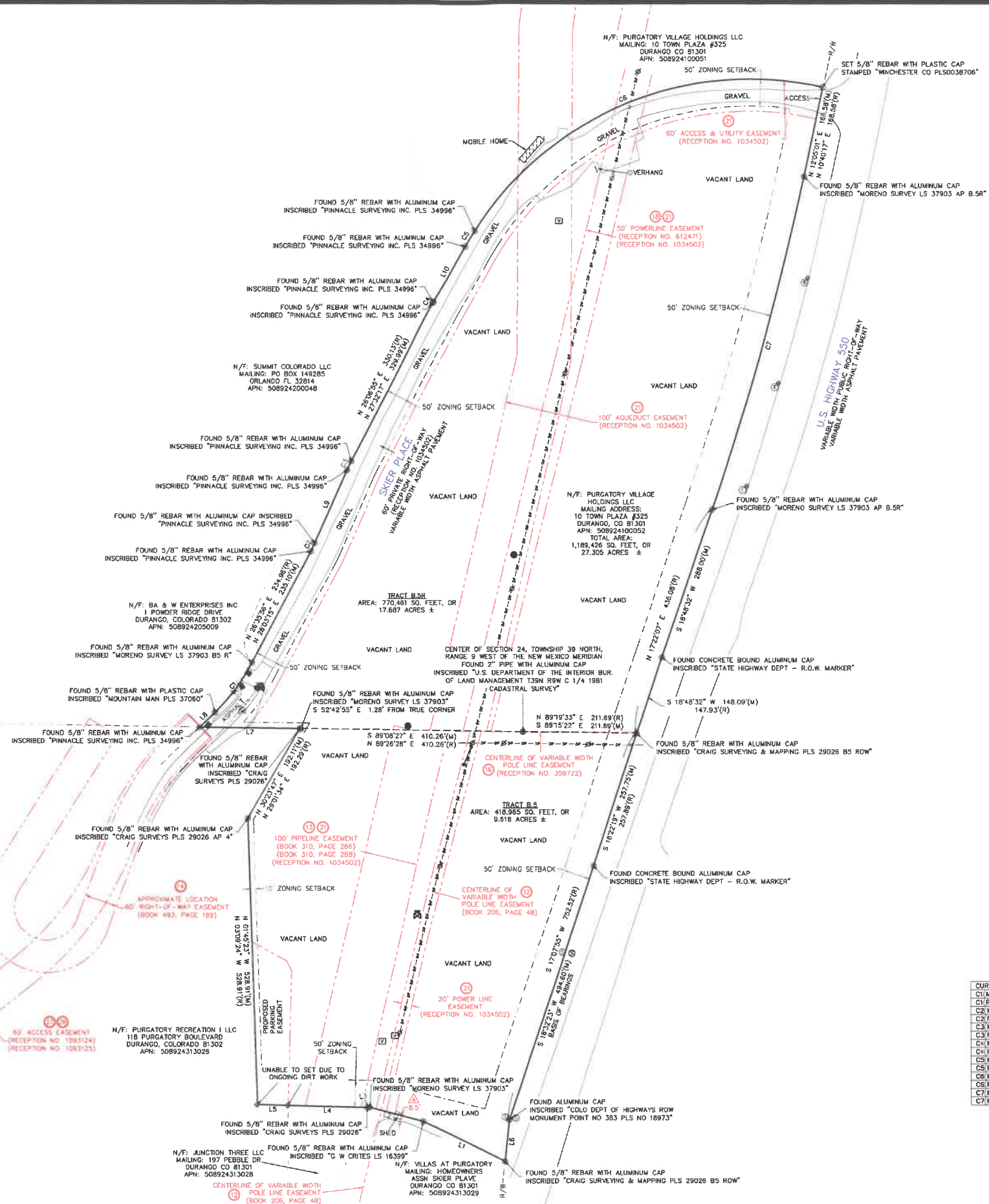


LEGEND	
⊙ FOUND MONUMENT AS NOTED	* LIGHT POLE
○ SET MONUMENT AS NOTED	⌵ UTILITY POLE
⊕ COMPUTED POINT	⌵ GUY ANCHOR
(M) MEASURED/CALCULATED DIMENSION	⊕ ELECTRIC VAULT
(R) RECORD DIMENSION	⌵ FIRE HYDRANT
N/F: NOW OR FORMERLY	⌵ WATER VALVE
SQ.FT. SQUARE FEET	⊕ MONITORING WELL
	⌵ GAS VALVE
	⌵ GRATED INLET
	⊕ SANITARY MANHOLE
	⌵ UTILITY VAULT
	— PROPERTY LINE
	— OVERHEAD UTILITY LINE
	— UNDERGROUND GAS LINE
	— EASEMENT LINE
	— R/W RIGHT-OF-WAY LINE
	— ZONING SETBACK LINE
	— TIE LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 63°36'27\"	165.90
L1(R)	N 65°03'40\"	165.83
L2(M)	N 75°32'55\"	103.95
L2(R)	N 77°00'54\"	104.32
L3(M)	S 87°38'50\"	5.23
L3(R)	S 89°52'06\"	4.88
L4(M)	N 88°27'39\"	145.45
L4(R)	N 89°56'53\"	145.79
L5(M)	N 88°28'01\"	56.43
L5(R)	N 89°49'30\"	56.43
L6(M)	S 05°58'54\"	77.26
L6(R)	S 04°36'42\"	77.26
L7(M)	N 89°18'46\"	185.64
L7(R)	S 89°16'09\"	185.64
L8(M)	N 46°03'18\"	38.98
L8(R)	N 44°23'55\"	38.41
L9(M)	N 23°37'20\"	147.50
L9(R)	N 22°13'15\"	147.48
L10(M)	N 29°16'52\"	117.86
L10(R)	N 27°54'41\"	117.71

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	370.09'	113.16'	112.72'	N 36°52'54\"	173°11'0"
C1(R)	370.09'	113.17'	113.32'	N 38°35'51\"	173°36'47"
C2(M)	220.00'	16.53'	16.52'	N 24°50'07\"	4°18'18"
C2(R)	220.00'	16.60'	16.60'	N 23°31'47\"	4°19'25"
C3(M)	280.00'	17.94'	17.94'	N 25°23'07\"	3°40'18"
C3(R)	280.00'	17.95'	17.95'	N 23°55'48\"	3°40'23"
C4(M)	220.00'	1.47'	1.47'	N 28°53'14\"	0°23'00"
C4(R)	220.00'	1.48'	1.45'	N 29°02'28\"	0°22'37"
C5(M)	458.43'	33.62'	33.62'	N 31°27'05\"	4°12'08"
C5(R)	605.00'	33.58'	33.56'	N 28°48'59\"	3°10'43"
C6(M)	605.00'	740.78'	895.36'	N 67°36'39\"	70°09'15"
C6(R)	605.00'	741.17'	895.66'	N 66°12'32\"	70°11'29"
C7(M)	5,639.87'	637.62'	877.28'	S 15°17'22\"	6°28'40"
C7(R)	5,664.00'	637.57'	877.23'	S 13°53'47\"	6°28'59"

DATE	09/21/23
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CLIENT COMMENTS	
CLIENT COMMENTS	
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## SCHEDULE B-II ITEMS

8. EASEMENT AS DESCRIBED IN INSTRUMENT FROM CHARLES F. HOOVER TO ANIMAS CANAL RESERVOIR, WATER, POWER & INVESTMENT COMPANY, RECORDED JANUARY 18, 1905 IN BOOK 92 AT PAGE 312. (AFFECTS, BLANKET IN NATURE)
9. EASEMENT, AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED THEREIN AS SET FORTH IN RIGHT OF WAY FROM JOHN H. SMITH TO GRAND JUNCTION-DURANGO TOLL LINE, RECORDED NOVEMBER 30, 1929 IN BOOK 208 AT PAGE 25. (AFFECTS, BLANKET IN NATURE)
10. EASEMENT, AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND RESERVATIONS AS CONTAINED THEREIN AS SET FORTH IN EXCHANGE AGREEMENT BETWEEN T-H LAND COMPANY AND THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE FOREST SERVICE, DEPARTMENT OF AGRICULTURE, RECORDED JULY 5, 1980 AS RECEPTION NO. 566883 AND AMENDMENT RECORDED OCTOBER 25, 1990 AS RECEPTION NO. 820233. (AFFECTS, BLANKET IN NATURE)
12. EASEMENT AS GRANTED TO WESTERN COLORADO POWER COMPANY, A COLORADO CORPORATION IN INSTRUMENT RECORDED DECEMBER 18, 1929 IN BOOK 208 AT PAGE 48. (AFFECTS, PLOTTED AS SHOWN, CENTERLINE BASED OFF EXISTING OVERHEAD UTILITY LINE)
13. EASEMENTS AS GRANTED TO THE WESTERN COLORADO POWER COMPANY IN INSTRUMENTS RECORDED APRIL 28, 1952 IN BOOK 310 AT PAGE 266 AND IN BOOK 310 AT PAGE 268. (AFFECTS, PLOTTED AS SHOWN)
14. RIGHT OF WAY, 60 FEET IN WIDTH, AS GRANTED TO THE UNITED STATES OF AMERICA BY RAYMOND T. DUNCAN IN DEED RECORDED SEPTEMBER 16, 1965 IN BOOK 493 AT PAGE 189. (AFFECTS ADJUTING SUBJECT PROPERTY, APPROXIMATE LOCATION PLOTTED AS SHOWN)
16. EASEMENT AS GRANTED TO THE WESTERN COLORADO POWER COMPANY BY EASEMENT RECORDED JUNE 2, 1970 AS RECEPTION NO. 359722. (AFFECTS, PLOTTED AS SHOWN)
17. AN EASEMENT FOR SHOWMAKING PREMISES, 20 FEET IN WIDTH, AS CONVEYED TO DURANGO SHI CORPORATION, A COLORADO CORPORATION, BY RAYMOND T. DUNCAN, IN EASEMENT DEED DATED DECEMBER 13, 1964, RECORDED DECEMBER 14, 1964 AS RECEPTION NO. 300255. (DOES NOT AFFECT SUBJECT PROPERTY)
18. EASEMENT, AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED THEREIN AS SET FORTH IN EASEMENT AGREEMENT, BETWEEN T-H LAND COMPANY, A COLORADO GENERAL PARTNERSHIP AND LA PLATA ELECTRIC ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION, DATED JUNE 28, 1991, RECORDED JULY 1, 1991 AS RECEPTION NO. 612471. (AFFECTS, PLOTTED AS SHOWN)
19. RESERVATIONS, EXCEPTION AS CONTAINED IN U.S. PATENT RECORDED JULY 1, 1991 AS RECEPTION NO. 612470 AND RE-RECORDED JULY 16, 1991 AS RECEPTION NO. 613211. (AFFECTS, BLANKET IN NATURE)
20. EASEMENT, AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED THEREIN AS SET FORTH IN DECLARATION OF EASEMENT, FROM DURANGO SHI CORPORATION, A COLORADO CORPORATION, DATED DECEMBER 28, 1982, RECORDED DECEMBER 31, 1991 AS RECEPTION NO. 839642. (EXCEPTION OF SUCCESSOR RECORDED MAY 4, 2000 AS RECEPTION NOS. 785990 AND 785991. (AFFECTS, BLANKET IN NATURE)
21. ALL EASEMENTS, PLAT NOTES AND NOTICES, BUILDING SETBACKS, RESTRICTIONS AND GENERAL DEDICATIONS PERTAINING TO SUBJECT PROPERTY, AND THAT PART OF SUBJECT PROPERTY WHERE A CONFLICT IN PROPERTY LINES MAY OCCUR, RESULTING FROM FENCE LINES NOT BEING ON THE TRUE OR CORRECT PROPERTY LINE AS HEREIN RECORDED, AS SET FORTH ON THE PLATS OF PURGATORY RESORT SUBDIVISION EXEMPTION, PROJECT NO. 2000-041 RECORDED MAY 1, 2000 AS RECEPTION NO. 785818, REMAINDER PARCELS OF LOTS H-1 AND H-2, DURANGO MOUNTAIN RESORT, PURGATORY VILLAGE AREA "H" BULK PARCEL EXEMPTION PLAT, PROJECT NO. 2000-0207 FILED FOR RECORD AUGUST 31, 2008 AS RECEPTION NO. 841533, DURANGO MOUNTAIN RESORT, YACAZA VILLAGE, UNIT 2, FINAL PLAT, PROJECT NO. 2008-0200 FILED FOR RECORD SEPTEMBER 19, 2008 AS RECEPTION NO. 842330, DURANGO MOUNTAIN RESORT PURGATORY VILLAGE FIRST AMENDED CONCEPTUAL DEVELOPMENT PLAN PROJECT NO. 2007-0063 FILED FOR RECORD NOVEMBER 29, 2007 AS RECEPTION NO. 868477, AND OUR BASE CAMP VILLAGE BOUNDARY ADJUSTMENT PROJECT AND ZONING PLAN FILED FOR RECORD AUGUST 15, 2011 AS RECEPTION NO. 1034502 AND ANY APPURTENANCES THEREIN. (AFFECTS, PLOTTED AS SHOWN)
22. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT, BETWEEN THE BOARDS OF COUNTY COMMISSIONERS OF LA PLATA AND SAN JUAN COUNTIES AND DSC/PURGATORY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ET AL, DATED AUGUST 22, 2002, RECORDED AUGUST 23, 2002 AS RECEPTION NO. 836986 AND AMENDMENT RECORDED AUGUST 7, 2003 AS RECEPTION NO. 864254 AND RE-RECORDED AUGUST 26, 2003 AS RECEPTION NO. 863089, SECOND AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED OCTOBER 4, 2011 AS RECEPTION NO. 1036578, FOURTH AMENDMENT RECORDED JUNE 1, 2016 AS RECEPTION NO. 112485, FIFTH AMENDMENT RECORDED JUNE 15, 2016 AS RECEPTION NO. 114434, SIXTH AMENDMENT RECORDED JULY 1, 2017 AS RECEPTION NO. 1158598 AND SEVENTH AMENDMENT RECORDED APRIL 19, 2021 AS RECEPTION NO. 1200030. (RESOLUTIONS RECORDED JANUARY 11, 2009 AS RECEPTION NO. 800863 SEPTEMBER 14, 2008 AS RECEPTION NO. 817656 AND APRIL 13, 2010 AS RECEPTION NO. 101268). (AFFECTS, BLANKET IN NATURE)
23. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CONSTRUCTION PLAN REVIEW AND CONSTRUCTION OVERSIGHT REIMBURSEMENT AGREEMENT, BETWEEN PURGATORY METROPOLITAN DISTRICT AND DSC/PURGATORY, LLC, D/B/A DURANGO MOUNTAIN RESORT, DATED SEPTEMBER 19, 2003, RECORDED SEPTEMBER 24, 2003 AS RECEPTION NO. 868512. (AFFECTS, BLANKET IN NATURE)
24. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PLAN REVIEW OVERSIGHT REIMBURSEMENT AGREEMENT, BETWEEN PURGATORY METROPOLITAN DISTRICT AND DSC/PURGATORY, LLC, D/B/A DURANGO MOUNTAIN RESORT, DATED SEPTEMBER 17, 2003, RECORDED SEPTEMBER 24, 2003 AS RECEPTION NO. 868513. (AFFECTS, BLANKET IN NATURE)
25. ALL MINERAL AND MINERAL RIGHTS, PATENTED AND UNPATENTED MINING CLAIMS, OIL AND GAS RIGHTS, AND ALL WATER AND WATER RIGHTS, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATER AND TRIBUTARY AND NON-TRIBUTARY WATER RIGHTS, STORMWATER RIGHTS, DITCH AND DITCH RIGHTS, WELL RIGHTS, RESERVOIR AND RESERVOIR RIGHTS, AND WATER AND DITCH EMINENT DOMAIN APPURTENANT TO THE REAL PROPERTY AS RESERVED BY DURANGO MOUNTAIN LAND COMPANY, LLC IN WARRANTY DEED RECORDED JANUARY 19, 2010 AS RECEPTION NO. 1009040 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN AND ANY EASEMENTS OR RIGHTS OF ENTRY WITH RESPECT THEREIN. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
26. EASEMENT, AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED THEREIN AS SET FORTH IN INSTRUMENT FROM UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE FOREST SERVICE, DEPARTMENT OF AGRICULTURE TO DURANGO MOUNTAIN LAND COMPANY, RECORDED AUGUST 31, 2008 AS RECEPTION NO. 841532 AND ACCEPTANCE LETTER RECORDED APRIL 26, 2021 AS RECEPTION NO. 1180824. (DOES NOT AFFECT SUBJECT PROPERTY)
27. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED IN SHI OPERATIONS - DEVELOPMENT COOPERATION AGREEMENT, BETWEEN CAA INVESTMENTS II, LP, PURGATORY RECREATION MANAGEMENT, LLC AND PURGATORY RECREATION I, LLC AND DSC/PURGATORY, LLC, DBA DURANGO MOUNTAIN RESORT, RECORDED FEBRUARY 26, 2015 AS RECEPTION NO. 109324. (AFFECTS, ADJUTING SUBJECT PROPERTY, PLOTTED AS SHOWN)
28. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED IN DURANGO MOUNTAIN UTILITIES SERVICES AGREEMENT, BETWEEN DSC/PURGATORY, LLC DBA DURANGO MOUNTAIN RESORT AND CAA INVESTMENTS II, LP, PURGATORY RECREATION MANAGEMENT, LLC AND DURANGO MOUNTAIN UTILITIES, LLC, RECORDED FEBRUARY 26, 2015 AS RECEPTION NO. 109325. (AFFECTS, ADJUTING SUBJECT PROPERTY, PLOTTED AS SHOWN)
29. EASEMENT, AND THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED THEREIN AS SET FORTH IN PUBLIC ROAD EASEMENT FROM UNITED STATES OF AMERICA TO PURGATORY METROPOLITAN DISTRICT, RECORDED OCTOBER 28, 2021 AS RECEPTION NO. 1201482. (DOES NOT AFFECT SUBJECT PROPERTY)

## SITE PICTURE



## VICINITY MAP



## LAND AREA

1,189,426 SQUARE FEET±  
27.303 ACRES±

## PARKING SPACES

NO MARKED PARKING SPACES  
OBSERVED AT THE TIME OF SURVEY.

## ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	NORTH COUNTRY	NO PARKING REQUIRED FOR VACANT LAND
PERMITTED USE	SEE NOTE 1	HOTEL: 1 SPACE PER UNIT, PLUS PARKING FOR ASSOCIATES USES SUCH AS BAR OR RESTAURANT
MINIMUM LOT AREA (SQ.FT.)	NOT SPECIFIED	
MAX BUILDING COVERAGE	NOT SPECIFIED	
MAX BUILDING HEIGHT	SEE NOTE 2	
BUILDING SETBACKS		CONTACT: TIMOTHY VAN ZANT, MANAGER, ZONING OPERATIONS PHONE/EMAIL: 580.372.2507 TVANZANT@GRS-GLOBAL.COM REPORT DATE: 09/28/2023 PROJECT SITE #: 23-65354.2
FRONT YARD	50 FEET	
SIDE YARD	10 FEET	
REAR YARD	10 FEET	
STREET SIDE	50 FEET	

## FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 0805700005P, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## SIGNIFICANT OBSERVATIONS

SHED APPEARS TO EXTEND OVER PROPERTY LINE BY AS MUCH AS 6.5'

## RECORD DESCRIPTION

## SHEET 1 OF 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LA PLATA, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

TRACT B-5R, TO INCLUDE TRACT B-5, OF DMH BASE CAMP VILLAGE BOUNDARY ADJUSTMENT, PROJECT NO. 2010-019 ACCORDING TO THE PLAT THEREOF FILED FOR RECORD AUGUST 15, 2011 AS RECEPTION NO. 1035402.

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: LP2230744, WITH AN EFFECTIVE DATE OF JULY 5, 2023 AT 5:00 P.M.

## GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- AT THE TIME OF SURVEY, THERE WAS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER COLORADO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S18°32'23"W PER GPS COORDINATE OBSERVATIONS  
LATITUDE: 37°38'01.259"  
LONGITUDE: -107°48'38.2357"  
CONVERGENCE ANGLE: -1°25'02.2231"
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO U.S. HIGHWAY 550, A DEDICATED PUBLIC RIGHT-OF-WAY.
- AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- IN REGARD TO TABLE "A" ITEM 2, THE OBSERVED ADDRESS ON SITE WAS DURANGO, CO PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1170822-CH2.
- IN REGARD TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF SKIER PLACE & U.S. HIGHWAY 550 LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- IN REGARD TO TABLE "A" ITEM 16, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- IN REGARD TO TABLE "A" ITEM 17, AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION & THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- DISTANCES SHOWN ON PLAT ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 0.999936413104.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER INITIAL DISCOVERY OF 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.
- THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."
- THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS AND PLATS AS ADOPTED BY THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS.
- IN REGARDS TO TABLE "A" ITEM 7, NO BUILDINGS WERE OBSERVED ON-SITE.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, WHERE CORNER WAS UNABLE TO BE SET.

## ALTA/NSPS LAND TITLE SURVEY

DURANGO VACANT

DURANGO, CO

LA PLATA COUNTY

DURANGO, COLORADO 81302

## SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; AND GRS GROUP AN NVS COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/18/2023.

DATE OF PLAT OR MAP: 09/18/2023

DENVER WINCHESTER  
PROFESSIONAL LAND SURVEYOR NO. 0038706  
STATE OF COLORADO

DATED 2023 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NVS COMPANY

SURVEYED BY:  
BLEW & ASSOCIATES, P.A.  
3825 N SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
SURVEY@BLEW.COM

GRS GROUP AN NVS COMPANY  
300 SPECTRUM CENTER DRIVE, SUITE 140, IRVING, CALIFORNIA 92618 | FIELD@GRSGROUP.COM | PHONE: 336-779-1167