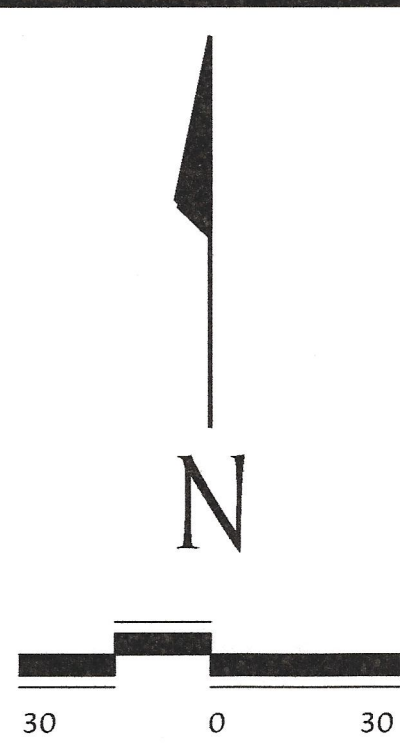
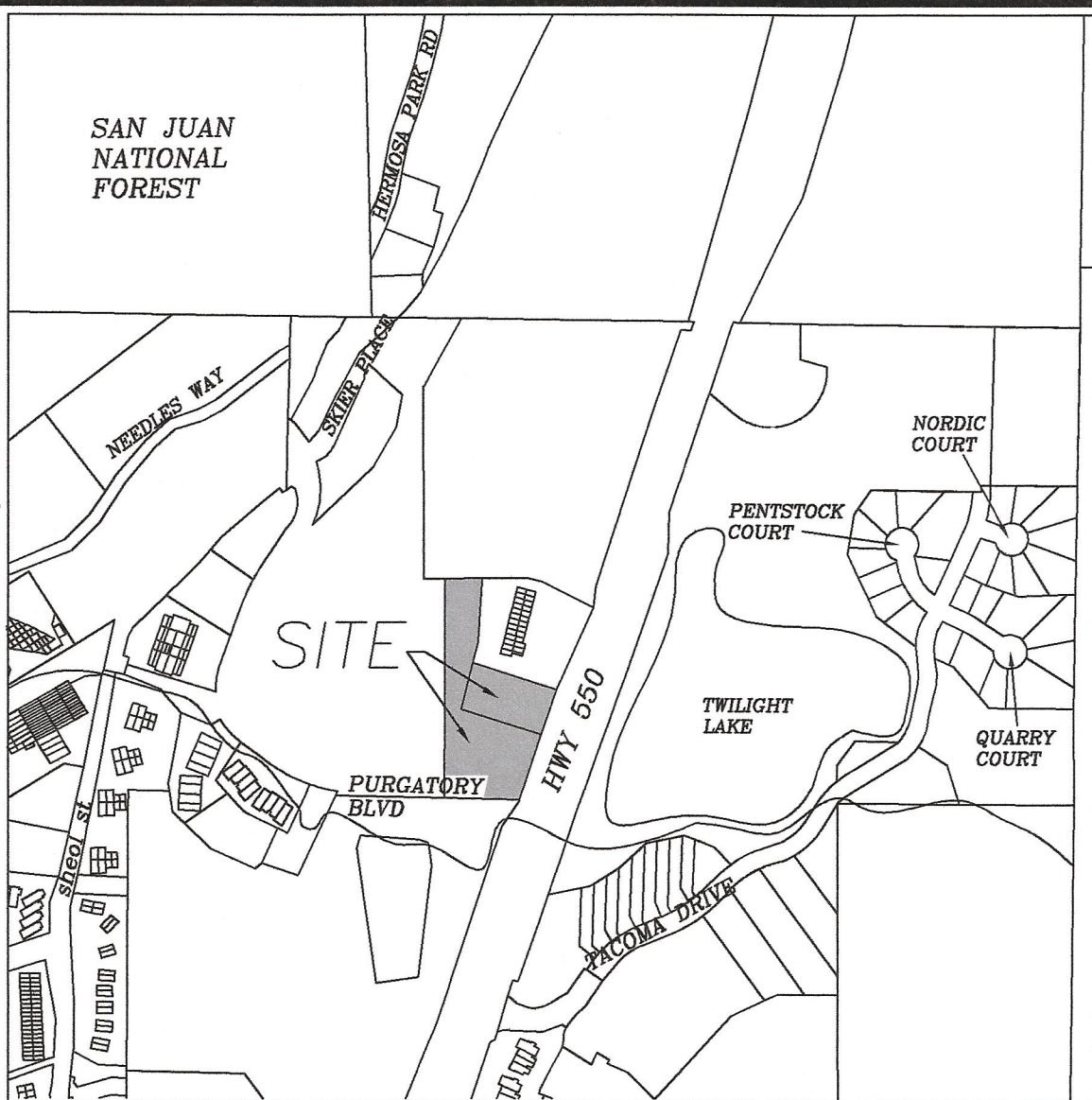


- Legend**
- Found: 1 inch iron pipe
 - Found: 1-1/2 inch aluminum cap on 5/8 inch rebar, stamped "PLS 29026"
 - Found: 3-1/4 inch aluminum CDOT ROW marker, stamped "PLS 18973"
 - Found: 1 inch yellow plastic cap on 5/8 inch rebar, stamped "PLS 37060"
 - Set: 1-1/2 inch aluminum cap on 24 inch long 5/8 inch rebar, stamped "PLS 37903"
 - Electric Guy Anchor
 - Electric Power Pole
 - Electric Box
 - Electric Meter
 - Electric Transformer
 - Gas Meter
 - Light Pole
 - Sign
 - Sanitary Manhole
 - Telecomm Pedestal
 - Telecomm
 - Water Hydrant
 - Water Carsonite Marker
 - Water Valve
 - (M) Measured Dimension
 - (R) Record Dimension per RN 464031
 - (R1) Record Dimension per RN 1079082
 - (R2) Record Dimension per title commitment Order No. DUR18111926-4
- Property Line
- Edge of Asphalt
- Tie
- Overhead Electric Line
- SS Sewer Line
- W Water Line

Vicinity Map
Scale: 1"=1000'



Scale: 1 inch = 30 feet
Lineal Units are U.S. Survey Feet
Contour Interval = 1 foot
Basis of Bearing: Bearings are based on the assumption that the line between the found Southwest corner of Lot 2 and the found South 1/4 corner of Section 24 bears S 7°26'04" W, as shown hereon.

- Table A Notes**
- Monuments are found or set this survey as shown.
 - 49617 US Highway 550
 - Not applicable, per FIRM Panels 08067C0050F
 - As shown.
 - Topographic survey with a 1 foot contour interval NAVD88 vertical datum, provided by Geospatial Applications LLC, as shown.
 - Parcels are located in the North County Planning District and is performance-based zoning. Buildings are as shown.
 - (b)(1). As shown.
 - (b)(2). Driveway is as shown.
 - (c). As shown.
 - As shown.
 - Parking spaces are not clearly marked.
 - Adjacent buildings are shown.
 - (a). No utility plans or reports were provided by the client.
 - (b). A private utility locate request was made. Due to snow no point was provided.
 - As shown.
 - Recent earth work is evident in the Southwest portion of Lot 3 as shown.

Surveyor's Response to Exceptions

- Facts, rights, interests or claims of parties in possession not shown by the public records is not addressed in this survey.
- Easements not shown by public records are not addressed in this survey.
- Encumbrances and encroachments are as shown.
- Liens are not addressed in this survey.
- Defect in liens, encumbrance, adverse claims are not addressed on this survey.
- Taxes or assessments are not addressed in this survey.
- Unpatented mining claims are not addressed in this survey.
- Book 102/Page 19 reserves mineral rights and ditch rights and is not addressed on this survey.
- Book 92/Page 312 Powerline Easement - overhead line runs north through properties.
- RN's 462796, 464667 AND 464804 - Covenants are not addressed in this survey.
- RN's 462796, 464667, 464804, 476586, 526276, 867059, 1064336, 1064358, 1158032, 1158426 Covenants are not researched in this survey.
- RN's 464032 and 523860 Subdivision Improvement Agreements are not addressed in this survey.
- Book 310/Page 266, Book 310/Page 268 and RN 464684 Easements are as shown.
- RN's 464031, 464668, 464669 and 520942 are plats and easements are as shown. Phase 1 (24 Units) was never constructed and is not shown. The pipeline easement is shown incorrectly on these plats.
- RN's 477515, 486674, 474629 and 527468 easements are as shown.
- Book 206/Page 48 Follows the overhead line as shown but does not provide a width for the easement.
- RN 375731 replaces Book 206/Page 48 Easement. This easement description does not follow the existing overhead line and does not provide a width for the easement.
- RN's 35532, 356179, 477515 and 483764 easements are as shown.
- RN 520942 removes Lot 3 as it was not affected. As shown.
- RN's 485604 and 515677 refers to pedestrian access easement and a supply and trash access easement but doesn't grant the easements nor does it provide a location of the easements. Uses are as shown hereon.
- RN 532721 Sewer Easement is on Lot 1. Not shown.
- RN's 507948 and 508327 Easements are as shown.
- RN's 496321 and 505327 Easements are as shown.
- RN 523859 Easements are as shown.
- RN 526275 refers to signage and is not survey related.
- RN 717342 relinquishes and abandons access across Lot 2 for the benefit of Lot 3.
- RN 1007354 is not survey related.
- RN 935016 temporary easement is not shown as it has expired. Additional provisions refer to exchanging a 30' access easement for a 24' access easement, but no location is provided.
- RN 717341 easement is as shown.

Legal Description

PARCEL I:
ALL OF LOT 2 OF THE LODGE AND VILLAS PURGATORY P.L.D. CORRECTION PLAT II, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD SEPTEMBER 11, 1985 AS RECEPTION NO. 520942, BEING A TRACT OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 9 WEST, N.M.P.M., MORE PARTICULARLY DESCRIBED TO WIT:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 550 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 24 BEARS SOUTH 07° 25' 19" EAST, 1525.06 FEET;
THENCE NORTH 77° 09' 42" WEST, 226.48 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2;
THENCE NORTH 12° 50' 18" EAST, 133.62 FEET ALONG THE WESTERLY LINE OF SAID LOT 2;
THENCE SOUTH 77° 09' 42" EAST, 236.50 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 550;
THENCE SOUTH 17° 07' 34" WEST, 134.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 550 TO THE POINT OF BEGINNING.

PARCEL II:
A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 9 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF U. S. HIGHWAY 550, WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 24 BEARS SOUTH 10° 57' 36" EAST, 1353.89 FEET;
THENCE SOUTH 89° 58' 36" WEST, 217.97 FEET;
THENCE NORTH 00° 10' 00" EAST, 628.69 FEET;
THENCE SOUTH 89° 50' 00" EAST, 145.70 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE LODGE AND VILLAS AT PURGATORY P.L.D. CORRECTION PLAT II, ACCORDING TO THE PLAT FILED FOR RECORD SEPTEMBER 11, 1985 AS RECEPTION NO. 520942;
THENCE SOUTH 12° 50' 18" WEST, 404.89 FEET ALONG THE WESTERLY BOUNDARY LINE OF LOTS 1 AND 2 OF SAID LODGE AND VILLAS AT PURGATORY P. L. D., CORRECTION PLAT II;
THENCE SOUTH 77° 09' 42" EAST 223.12 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2 TO THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 550;
THENCE SOUTH 17° 16' 00" WEST, 192.50 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 550, TO THE POINT OF BEGINNING.

Notes Regarding Existing Usage of Lots 2 & 3

- Dirt road is pedestrian skier access and is wide enough for vehicles to access Purgatory Recreation property.
- Access for vehicles through Lots 2 & 3 is open and occupants of Lot 1 uses these driveways.
- There is an enclosed hallway that connects the Lot 1 building with the Lot 2 building. It is locked on the Lot 2 side, which is 5.0 feet from the property line.
- Roof overhangs onto Lot 2. Parking and outside patio area are under the roof. These are for the benefit of the small house in Lot 1.

To Junction Creek, LLC, Junction Three LLC, their successors and/or assigns and Land Title Guarantee 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, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, and 16 of Table A thereof. The field work was completed on January 9, 2024.

Date of Plat or Map: 1/15/24

SURVEYOR'S STATEMENT

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the applicable standards of practice of Professional Land Surveyors in the State of Colorado. I also state that this survey and plat is not a guaranty or warranty, either expressed or implied.

Joshua J. Casselberry, P.L.S.

Colorado Registration No. 37903

- Notes:**
- Title, easement and right-of-way research was conducted by Land Title Guarantee Company per Order No. DUR18111926-4, effective date November 30, 2023 at 5:00 P.M. and not from research conducted by Moreno Surveying & Geographics, Inc.
 - According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.
 - Topography and Aerial Photography provided by Geospatial Applications LLC. Certain topographic and planimetric features may be obscured by the snow.



ALTA/NSPS LAND TITLE SURVEY
DURANGO MOUNTAIN RESORT
LODGE & VILLAS AT PURGATORY
LOTS 2&3

LOCATED IN
S24, T39N, R9W, N.M.P.M.
LA PLATA COUNTY, COLORADO

Moreno
SURVEYING
GEOGRAPHICS

3050 MAIN AVENUE, DURANGO, CO (970) 385-8535

DATE: 1/15/2024 SCALE: 1 INCH = 30 FEET

DRAWN BY: MR CHECKED BY: JC IOB NO: 2023-123

SHEET 1 OF 1