

EXISTING CONDITIONS SURVEY TIMBERLINE CONDOMINIUMS, BUILDINGS A&B TOWN OF MT. CRESTED BUTTE COUNTY OF GUNNISON, STATE OF COLORADO

SURVEY NOTES

- Boundaries are based upon the Plat of Timberline Condominiums at Mt. Crested Butte - Building A, according to the plat recorded November 21, 1980 bearing Reception No. 355278, AND the Plat of Timberline Condominiums at Mt. Crested Butte - Building B, according to the plat recorded January 14, 1982 bearing Reception No. 364902 of the records of Gunnison County, Colorado.
- Setbacks are based upon Mt. Crested Butte Town Code, Sec. 21-151: Setbacks. In the high density multiple-family district, the minimum front setback shall be ten (10) feet, the minimum side setback shall be ten (10) feet and the minimum rear setback shall be ten (10) feet; provided that one (1) foot of additional front, side and rear setback shall be required for each two (2) feet of building height over fifteen (15) feet.
- Encumbrances and restrictions are based upon First Gunnison Title and Escrow Inc.'s Title Commitment No. 11-06-040, dated August 22, 2011.
- Bearings are based upon an assumed bearing of N12°40'45"E between original rebar and washer monuments (LS 6753) found at the northeast corner of Building A parcel and the southwest corner of Mt. Crested Butte Water and San District Parcel, as shown herein.
- Elevations are based upon an elevation of 9339.38' on the finished floor of the 2nd floor, Building B, according to said Plat of Building B, as shown herein.
- Utility locations are approximate and are based upon incomplete information from utility providers. Verify utility locations in the field prior to any construction.
- Distances and dimensions are in U.S. Survey Feet.

LAND DESCRIPTION

Parcel A: Building A, TIMBERLINE CONDOMINIUMS, according to the Condominium Map filed for record November 21, 1980 at Reception No. 355278 and the Condominium Declaration pertaining thereto recorded November 21, 1980 in Book 559 at Page 194;

Parcel B: Building B, TIMBERLINE CONDOMINIUMS, according to the Condominium Map filed for record January 14, 1982 at Reception No. 364902 and the Condominium Declaration pertaining thereto recorded November 21, 1980 in Book 559 at Page 194 and the First Amendment to the Condominium Declaration recorded January 14, 1982 in Book 576 at Page 196, and in the Amendment to Condominium Declaration recorded December 20, 1984 in Book 613 at Page 426;

Parcel C: A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 26, Township 13 South, Range 86 West of the Sixth Principal Meridian, Town of Mt. Crested Butte, Gunnison County, Colorado, described as follows: Commencing at the point of intersection of the South boundary of the said Northeast 1/4 of the Southeast 1/4 with the Northwestly boundary of Hunter Hill Road as extended, from said commencing point, the Southeast corner (brass capped) of said Section 26 bears North 89°36'06" East 1280.74 feet and thence South 2°39'58" East 1324.75 feet; Thence on a curve to the right along said Northwestly road boundary 2.36 feet, said curve having a radius of 400.0 feet and a chord which bears North 27°25'34" East 2.36 feet; Thence North 27°25'41" East along said Northwestly road boundary a distance of 29.87 feet; Thence North 28°14'14" East along said Northwestly road boundary 313.39 feet; Thence North 55°23'42" West 104.35 feet to the point of beginning; Thence North 55°23'42" West 51.0 feet; Thence South 37°21'12" West 218.04 feet to the most Southeastly corner of a tract of land described in Book 397 of the Records of Gunnison County; Thence North 52°41'48" West 100.69 feet to Boundary Point No. 15 of the Replat of Chalet Village Addition No. 3 (plat filed September 14, 1964 at Reception No. 260619); Thence on a curve to the left a distance of 65.74 feet to Boundary Point No. 14 of said Replat, said curve having a radius of 50.0 feet and a chord which bears South 0°18'48" East 61.11 feet; Thence on a curve to the right along the easterly boundary of Hunter Hill Road 72.83 feet, said curve having a radius of 70.53 feet and a chord which bears South 82°3'48" East 69.64 feet; Thence South 22°02'10" West along said easterly road boundary 114.16 feet; Thence North 89°36'06" East 73.0 feet; Thence North 35°56'00" East 201.49 feet; Thence North 31°32'28" East 182.46 feet to the point of beginning;

Parcel D: A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 26, Township 13 South, Range 86 West of the Sixth Principal Meridian, Gunnison County, Colorado, described as follows: Beginning at the point of intersection of the South boundary of the said North 1/2 of the Southeast 1/4 with the Northwestly boundary of Hunter Hill Road as extended, from whence the Southeast corner (brass capped) of said Section 26 bears North 89°36'06" East 1280.74 feet and thence South 2°39'58" East 1324.75 feet; Thence proceeding around the parcel herein described on a curve to the right along said Northwestly road boundary 2.36 feet, said curve having a radius of 400.0 feet and a chord which bears North 27°25'34" East 2.36 feet; Thence North 27°25'41" East along said Northwestly road boundary 29.87 feet; Thence North 28°14'14" East along the above said road boundary 100.0 feet; Thence leaving said road boundary North 60°29'00" West 119.68 feet; Thence South 35°56'00" West 160.99 feet; Thence South 89°36'06" West 73.0 feet to the Easterly boundary of Hunter Hill Road; Thence along said Easterly road boundary South 22°02'10" West 50.0 feet to the South boundary of the said North 1/2 of the Southeast 1/4; Thence North 89°36'06" East along the above said South boundary 228.15 feet to the point of beginning.

TOGETHER WITH an easement encompassing an off-road parking area and access way, said area being described as follows: Beginning at the most Northerly corner of the above described 5942 acre parcel; Thence North 35°56'00" East 40.50 feet; Thence North 31°32'28" East 182.46 feet; Thence North 55°23'42" West 51.0 feet; Thence South 37°21'12" West 218.04 feet to the most Southeastly corner of a tract of land described in Book 397 of the records of Gunnison County; Thence North 52°41'48" West 84.69 feet; Thence South 04°41'26" West 62.99 feet to the Easterly boundary of Hunter Hill Road; Thence on a curve to the right along the above said Easterly road boundary 59.33 feet, said curve having a radius of 70.53 feet and a chord which bears South 02°54'41" East 57.60 feet; Thence South 22°02'10" West along said Easterly road boundary 114.16 feet; Thence North 89°36'06" East 73.0 feet; Thence North 35°56'00" East 160.99 feet to the point of beginning.

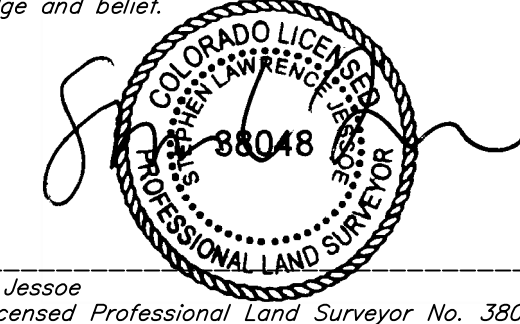
Town of Mt. Crested Butte,
County of Gunnison,
State of Colorado.

LEGEND

- Found original rebar and washer, LS 6753
- Found 3" brass cap 16th corner, LS 2472
- Found rebar and plastic cap, LS 9476
- Found rebar and plastic cap, LS 11250
- Set survey control point
- Set nail and lath
- Lightpost
- Sewer clean-out
- Foundation drain
- Sign
- Aspen tree
- Spruce tree
- Fire hydrant
- Water valve
- Water curb-stop
- Electric transformer
- Telephone pedestal
- Television pedestal
- Gas line, underground
- Electric line, underground
- TV
- Television line, above ground
- SEW
- Sewer line, underground
- W
- Waterline, underground
- TEL
- Telephone line, underground
- Guardrail

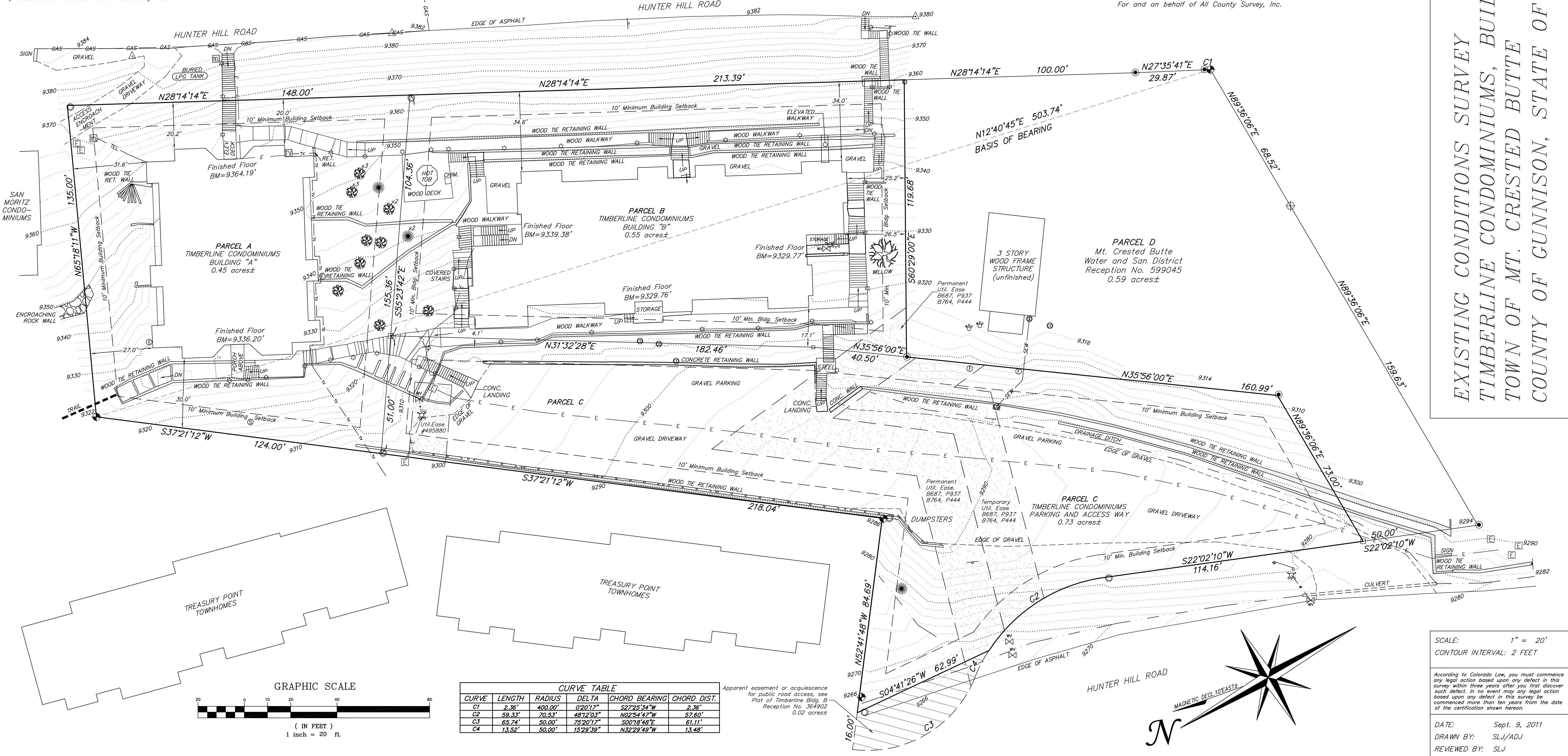
SURVEYOR'S STATEMENT

I, STEPHEN L. JESSOE, being a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that this Existing Conditions Survey was prepared by me and under my supervision and that both the survey, conducted on July 4-7, 2011, and map are true and accurate to the best of my knowledge and belief.

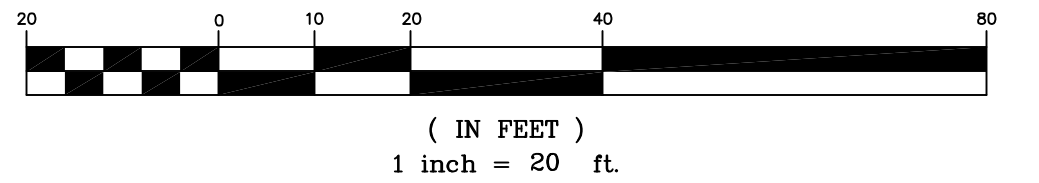


Stephen L. Jessoe
Colorado Licensed Professional Land Surveyor No. 38048
For and on behalf of All County Survey, Inc.

9 September 2011
Date



GRAPHIC SCALE



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	2.36'	400.00'	02°01'17"	S27°25'34"W	2.36'
C2	59.33'	70.53'	48°12'03"	N02°54'47"W	57.60'
C3	65.74'	50.00'	75°20'17"	S00°18'48"E	61.11'
C4	13.52'	50.00'	15°29'39"	N32°29'49"W	13.48'

Apparent easement or acquiescence for public road access, see Plat of Timberline Bldg. B Reception No. 364902 0.02 acres±

SCALE: 1" = 20'
CONTOUR INTERVAL: 2 FEET

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 herein.

DATE: Sept. 9, 2011
DRAWN BY: SLJ/ADJ
REVIEWED BY: SLJ

EXISTING CONDITIONS SURVEY
TIMBERLINE CONDOMINIUMS, BUILDINGS A&B
TOWN OF MT. CRESTED BUTTE
COUNTY OF GUNNISON, STATE OF COLORADO