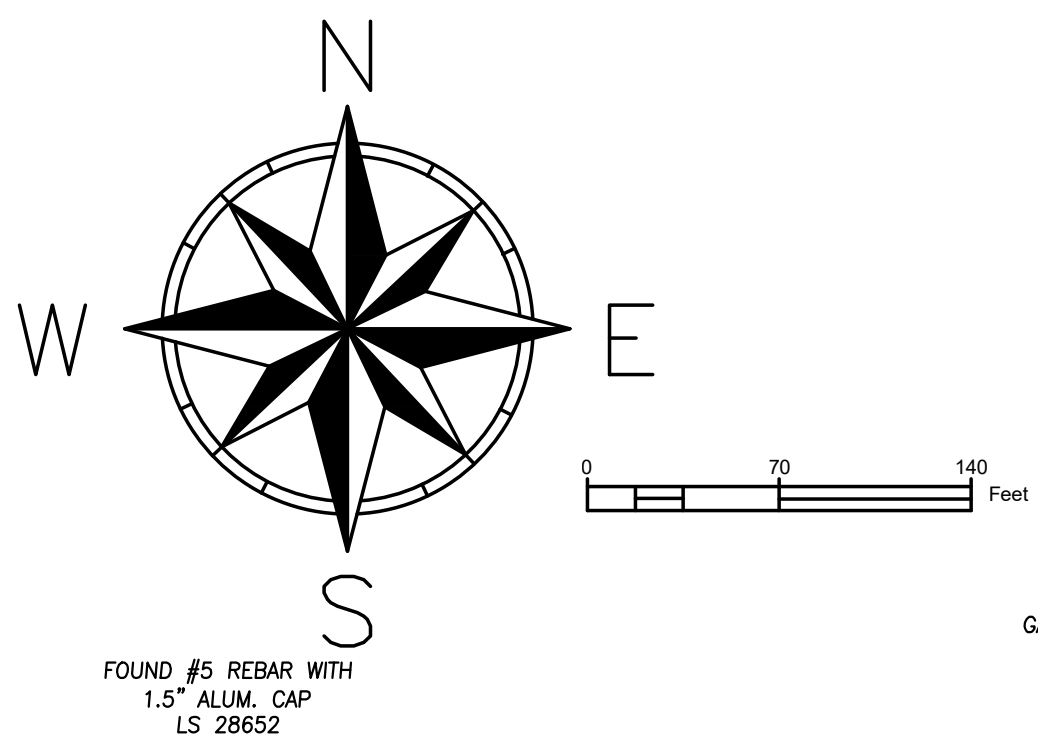


Improvement Survey Plat

Lot 9, Sunnyside Ranch at Telluride West, within Section 28 T43N R9W NMPM San Miguel County, State of Colorado



U.S.F.S.

FOUND 2.5" PIPE WITH 3.25" BLM BRASS CAP DATED 1976 NE CORNER SECTION 28

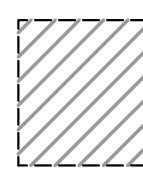
Centerline Curve Information

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	180.00	83.32	43.73	92.28	N 40°24'4" E	29°22'38"
C-2	140.00	64.12	32.63	63.58	N 47°20'50" E	26°14'28"
C-3	140.00	78.31	40.39	77.48	N 43°22'13" E	32°07'48"
C-4	130.00	68.24	34.92	67.48	N 43°22'13" E	30°04'28"
AR4	100.00	28.37	19.42	38.13	N 19°28'18" E	21°58'58"
AR5	100.00	43.72	21.17	41.42	N 27°51'21" W	23°54'01"
AR6	45.00	65.45	40.04	59.53	N 61°28'21" W	83°19'59"
AR7	35.00	73.17	41.34	60.80	S 42°00'13" E	122°35'54"
AR8	50.00	11.81	5.93	11.78	N 10°41'46" E	13°31'59"
AR9	100.00	60.08	48.58	67.39	S 89°44'59" E	51°58'44"
AR10	75.00	35.78	18.23	35.42	N 41°53'01" E	21°19'01"
AR11	300.00	126.33	84.12	126.40	N 16°09'40" E	24°07'41"
AR12	50.00	43.48	23.22	42.12	N 22°48'55" W	49°48'00"
AR13	50.00	19.78	10.00	19.62	S 34°24'49" E	22°37'42"
AR14	100.00	51.87	32.18	54.12	S 42°00'13" E	65°31'44"
AR15	100.00	72.90	38.18	71.30	S 67°44'58" E	41°48'13"
AR16	100.00	30.10	15.18	30.08	S 38°14'10" E	17°14'41"
AR17	25.00	41.24	27.05	36.72	S 17°38'39" W	84°30'58"
AR18	20.00	48.82	30.98	37.86	N 68°27'17" W	142°42'48"
AR19	150.00	78.98	38.77	75.09	S 63°12'05" E	28°59'12"
AR20	25.00	38.33	25.00	35.00	S 18°01'02" E	133°41'02"
AR21	18.00	45.48	32.97	34.60	N 10°54'24" E	141°24'04"
AR22	35.00	16.47	8.39	16.32	N 78°31'17" W	26°57'25"
AR23	50.00	78.89	50.33	70.84	S 44°48'40" E	65°22'50"
AR24	25.00	31.87	16.38	29.59	S 39°40'03" E	72°44'25"
AR25	100.00	47.21	24.05	46.77	N 59°25'55" E	27°03'00"

Centerline Information

LINE	LENGTH	BEARING
L-1	48.75	N 83°58'33" E
L-2	5.96	N 28°19'59" E

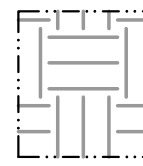
LEGEND



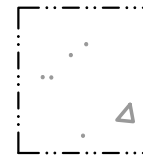
Tract A - (Common Area) Access, Utility and Construction Easement (PLAT BOOK 1 AT PAGE 3294)



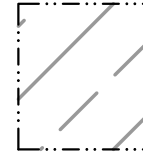
Tract B - (Common Area) Access, Utility, Construction and Recreational Trail Easement (PLAT BOOK 1 AT PAGE 3294)



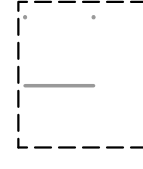
Tract C - (Common Area) Recreational Trail and Construction Easement (PLAT BOOK 1 AT PAGE 3294)



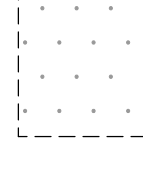
Tract F - (Common Area) Water Line and Well Easement (PLAT BOOK 1 AT PAGE 3294)



Tract G - (Common Area) Water Storage Tank and Treatment Facility Easement (PLAT BOOK 1 AT PAGE 3294)



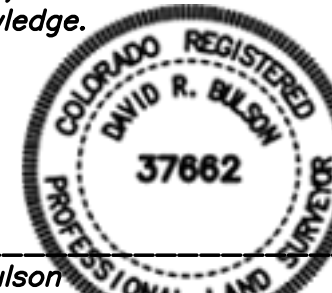
Tract H - (Limited Common Area) Private Driveway Easement (PLAT BOOK 1 AT PAGE 3294)



Denotes Earthwork Easement (PLAT BOOK 1 AT PAGE 3294)

SURVEYOR'S STATEMENT:

I, David R. Bulson a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Bulson Surveying to Land Title Guarantee Company, that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on January 19, 2021 that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



David R. Bulson

L.S. 37662

PROPERTY DESCRIPTION:

LOT 9, SUNNYSIDE RANCH AT TELLURIDE WEST, ACCORDING TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNNYSIDE RANCH AT TELLURIDE WEST, AS RECORDED NOVEMBER 9, 1999 AT RECEPTION NO. 330513, AND ACCORDING TO THE SECOND AMENDED AND RESTATED SUNNYSIDE RANCH AT TELLURIDE WEST COMMUNITY MAP, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER ON JUNE 8, 2004 IN PLAT BOOK 1 AT PAGE 3294, SAN MIGUEL COUNTY, STATE OF COLORADO.

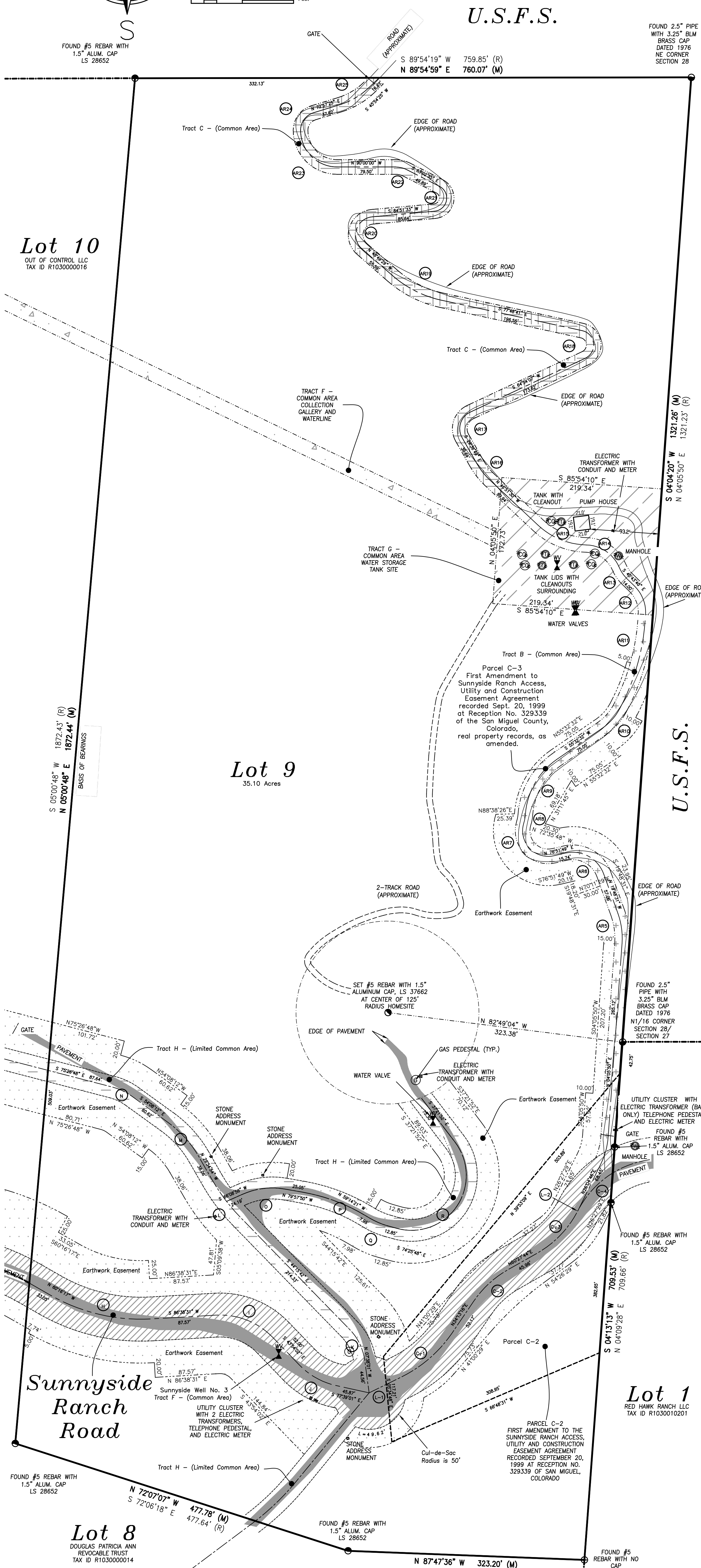
NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86011036-2, dated January 11, 2021 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.
- The Basis of Bearings for this survey is based on the found rebar and aluminum caps monuments along the West Line of Lot 9 of Sunnyside Ranch West. All bearings noted hereon are relative to a measured bearing of S05°00'48"W between the Northwest corner and the Southwest property corner of Lot 9, as the same are depicted and described hereon. This reference bearing was according to the Plat filed on June 8, 2004 in Plat Book 1 at page 3294, San Miguel County, State of Colorado.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-50B.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- (R) Denotes recorded distances, bearings, and acreage from plat recorded at Plat Book 1, page 3294
- (M) Denotes field measured distances, bearing, and acreage from this survey
- Due to winter conditions only visible improvements are shown on this survey
- 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.

CERTIFICATE OF DEPOSIT

Deposited this _____ day of _____, 2020
in the County Surveyor's Land Survey Plats and Right of Way Surveys at Page _____ File Number _____

San Miguel County Clerk and Recorder



Lot 10
OUT OF CONTROL LLC
TAX ID R1030000016

Lot 9
35.10 Acres

Lot 8
DOUGLAS PATRICIA ANN
REVOCABLE TRUST
TAX ID R1030000014

Lot 1
RED HAWK RANCH LLC
TAX ID R1030010201

MARC CABRERA TBD Sunnyside Ranch Road Telluride CO 81435	Lot 9 Sunnyside West Section 28 T43N R9W NMPM
DATE: 01/25/2021	
PROJECT NUMBER: 21010	