

- LEGEND
- Found USGLO brass cap
 - Found rebar with aluminum cap "LS 11250"
 - Found rebar with metal washer "LS 6753"
 - Utility pedestal
 - Fence

PROPERTY DESCRIPTION

Parcel No. 1

Township 50 North, Range 3 East, N.M.P.M.

A parcel of land located in Tracts 43, 44 and 45, said Township and Range, described as follows: Commencing at angle Point No.2 of said Tract No. 42 from whence a brass capped witness corner for said angle Point No.2 bears South 89°58'16" West 330 feet; thence along the North boundary of said Tract No. 42 North 89°58'16" East 921.23 feet to the northerly boundary of the Gunnison County Quartz Creek Road; thence along said road boundary South 84°17'31" West 976.44 feet; thence South 87°47'20" West 443.49 feet; thence on a curve to the right 206.39 feet, said curve having a radius of 775.71 feet and a chord which bears North 84°35'20" West 205.78 feet; thence North 76°58'00" West 102.5 feet to the Point of Beginning of the parcel herein described; thence proceeding around the parcel continuing North 76°58'00" West 269.61 feet; thence on a curve to the left 554.71 feet, said curve having a radius of 2086.63 feet and a chord which bears North 84°36'10" West 553.07 feet to the southeast corner of that property described in Book 573 at page 996 of the Gunnison County records; thence leaving the said northerly boundary of Quartz Creek Road North 6°05'41" West 1282.17 feet more or less, being along the East boundary of that property described in Book 573 at page 996, to the North boundary of said Tract No. 44; thence Easterly along the North boundary of said Tract No. 44 and Tract No. 43 a distance of 960 feet more or less to a point which is North 0°26'11" East from the Point of Beginning, and also being the Northwest corner of that property described in Book 568 at page 902; thence South 0°26'11" West 1389.69 feet along the West boundary of the property described in Book 568 at page 902 to the Point of Beginning.

Parcel No. 2

Township 50 North, Range 3 East, N.M.P.M.

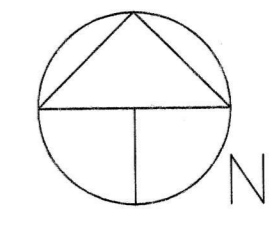
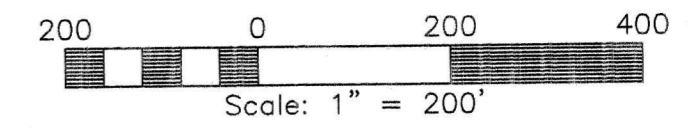
A tract of land located in Tract No. 44 of Section 25, more particularly described as follows: Commencing at Angle Point No.2 of Tract No. 42, said Township 50 North, Range 3 East, from whence a brass capped witness corner for said Angle Point No.2 bears S 89°58'16" West 330 feet; thence along the north boundary of said Tract No. 42 N 89°58'16" East 921.23 feet to the northerly boundary of the Gunnison County Quartz Creek Road; thence along said road boundary S 84°17'31" West 976.44 feet; thence on a curve to the right 206.39 feet, said curve having a radius of 775.71 feet and a chord which bears N 84°35'20" West 205.78 feet; thence N 76°58'00" West 372.11 feet; thence on a curve to the left 554.71 feet to the Point of Beginning of the parcel herein described, said curve having a radius of 2086.63 feet and a chord which bears N 84°36'10" West 553.07 feet; thence proceeding around the Parcel S 88°32'38" West 979.74 feet; thence leaving said northerly road boundary and proceeding N 2°31'24" East 334.48 feet; thence due North 283.64 feet, thence N 1°07'52" West 680.49 feet more or less to the north boundary of said Tract No. 44; thence easterly along the north boundary of said Tract No. 44 and Tract No. 43 a distance of 842 feet more or less to a point which is N 6°05'41" West from the Point of Beginning; thence S 6°05'41" East 1282.17 feet more or less to the Point of Beginning.

County of Gunnison
State of Colorado

GENERAL NOTES: Property located by field measurements to found monuments shown. Record bearings and distances are shown in parentheses where they differ from or calculated bearings and distances.

The location of the ditch as shown is approximate.

Deed recorded in Book 573 at page 996 (Thornton to Piloni) describes both Parcel No. 1 and Parcel No. 2 as one parcel. Said deed contains a call for the southeast corner of the Thornton to Pearson 10.0 acre tract which was apparently omitted from subsequent conveyances. For purposes of this survey, this omitted call was honored.



SURVEYOR'S CERTIFICATE

I, Timothy E. Pearson, a registered land surveyor in the State of Colorado, certify that this survey and plat were made under my direction and control, and that both are true and correct to the best of my knowledge. I further certify that this plat accurately depicts the location of the existing improvements located within the boundaries of the subject parcel, that there are no visible encroachments upon the subject parcel by the improvements of any adjoining parcel, except as shown, that there is no apparent evidence of any easement crossing or burdening the subject parcel, except as shown, and that monuments have been set or found as shown.

Date: 6-17-24

Timothy E. Pearson
Timothy E. Pearson
Colorado L. S. No. 34979

IMPROVEMENT SURVEY	
WHITE PROPERTY WITHIN SECTION 25, T50N, R3E, N.M.P.M. GUNNISON COUNTY, COLORADO STREET ADDRESS: 9437 COUNTY ROAD 76	
PEARSON SURVEYING P.O. BOX 652 GUNNISON, CO 81230 970-641-2910 PROJECT # 23-1-6	DATE : 6/10/24 LATEST REVISION DATE : SHEET 1 OF 1