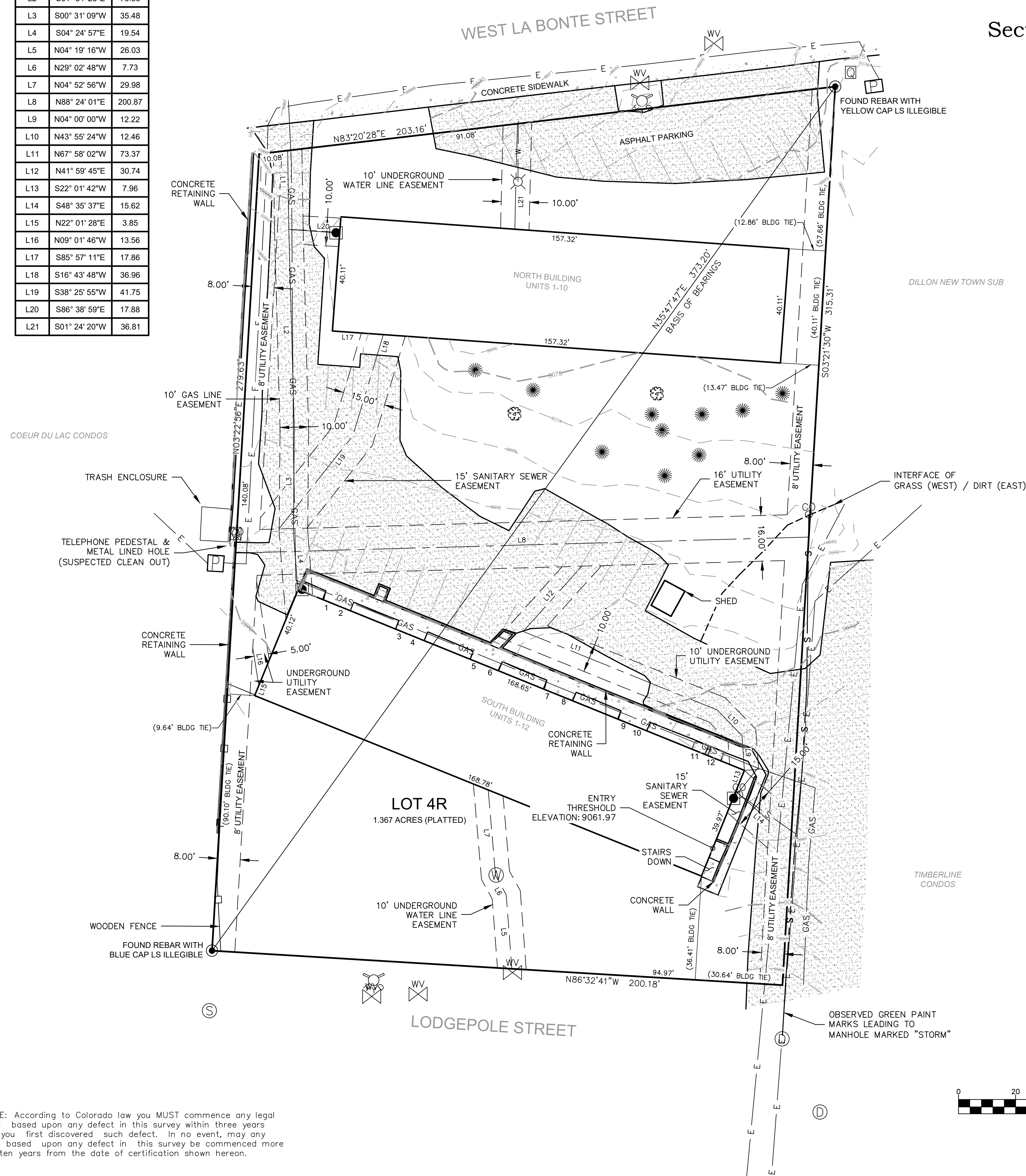


# EXISTING CONDITIONS SITE MAP

## LOT 4R, DILLON PINES TOWNHOMES

Section 7, Township 5 South, Range 77 West of the 6th Principal Meridian  
Town of Dillon, County of Summit, State of Colorado

Line Table		
Line #	Direction	Length
L1	S00° 49' 20"E	27.62
L2	S01° 34' 23"E	70.56
L3	S00° 31' 09"W	35.48
L4	S04° 24' 57"E	19.54
L5	N04° 19' 16"W	26.03
L6	N29° 02' 48"W	7.73
L7	N04° 52' 56"W	29.98
L8	N88° 24' 01"E	200.87
L9	N04° 00' 00"W	12.22
L10	N43° 55' 24"W	12.46
L11	N67° 58' 02"W	73.37
L12	N41° 59' 45"E	30.74
L13	S22° 01' 42"W	7.96
L14	S48° 35' 37"E	15.62
L15	N22° 01' 28"E	3.85
L16	N09° 01' 46"W	13.56
L17	S85° 57' 11"E	17.86
L18	S16° 43' 48"W	36.96
L19	S38° 25' 55"W	41.75
L20	S86° 38' 59"E	17.88
L21	S01° 24' 20"W	36.81



### SYMBOL LEGEND

- FOUND MONUMENT, AS DESCRIBED
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER SPIGOT
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- CONIFEROUS TREE
- DECIDUOUS TREE
- ASPHALT
- CONCRETE

ENTRY THRESHOLDS SOUTH BUILDING	
UNIT	ELEV.
1	9069.53
2	9069.51
3	9069.52
4	9069.51
5	9069.69
6	9069.53
7	9069.59
8	9069.56
9	9069.55
10	9069.54
11	9069.51
12	9069.52

### PROPERTY DESCRIPTION

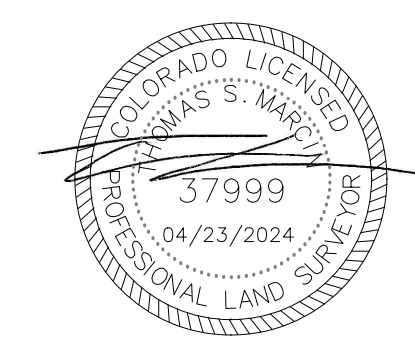
Lot 4R, Dillon Pines Townhomes, as recorded as Reception Number 1205887 on August 23, 2019 at the Office of the Clerk and Recorder, County of Summit, State of Colorado.

### NOTES

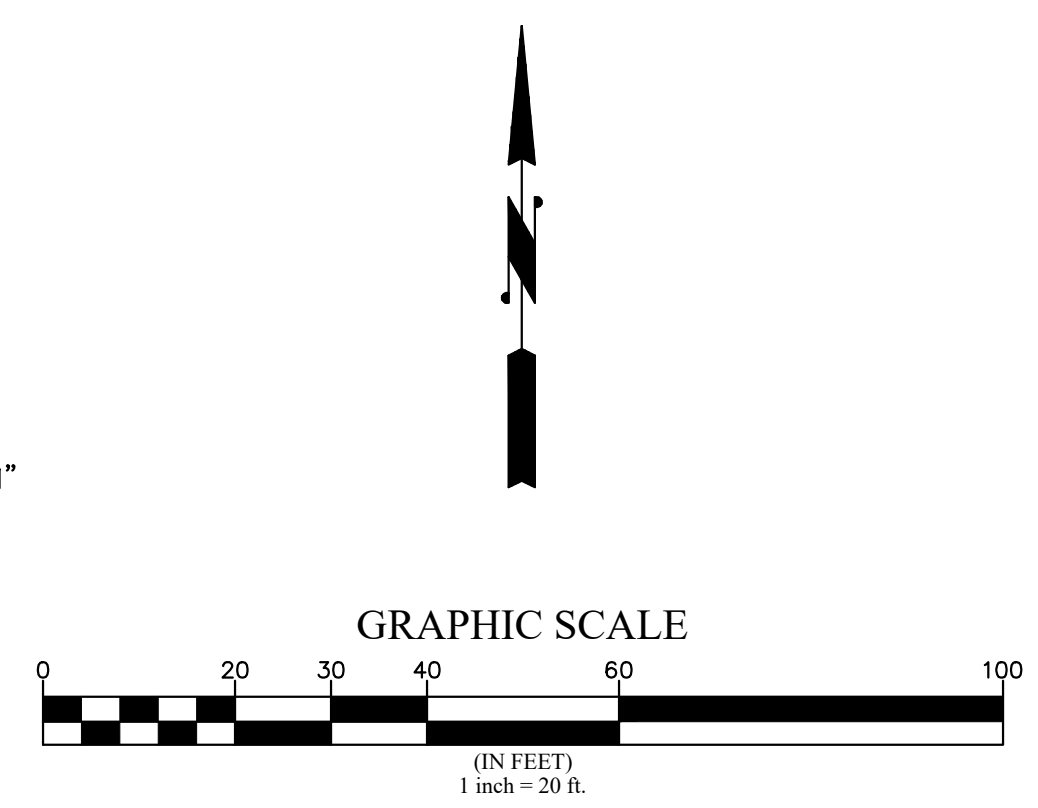
- Survey Date: October 4, 2023.
- Contour interval: 1-foot.
- All lined distances are in units of U.S. survey feet.
- Bearings are based upon the southwest and northeast corners of the subject parcel according to the above referenced plat, monumented by found rebars with blue and yellow plastic caps with illegible LS numbers, respectively, with the bearing being N35°47'47"E a distance of 373.22 feet, with all other bearings hereon relative thereto.
- Elevations are based upon NGS Monument "D 450" with a record elevation of 8,814.51 feet relative to the NAVD88 datum, with all other elevations hereon relative thereto.
- This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor.
- Utilities are shown approximately and should be field verified prior to excavation.
- Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- STREET ADDRESS: 301 La Bonte Street / 306 Lodgepole Street.
- This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon were derived from the above referenced plat, should be considered approximate, and should not be relied upon for the placement of any future improvements.

### SURVEYOR'S CERTIFICATION

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.



Thomas S. Marcin, PLS 37999  
Colorado Professional  
Land Surveyor



EXISTING CONDITIONS SITE MAP LOT 4R, DILLON PINES TOWNHOMES Town of Dillon, County of Summit, State of Colorado	
DRAWN BY: PST	DATE: 10/19/2023
CHECKED BY: TSM	DRAWING NO.: 23072
JOB NO: 23072	SHEET: 1 OF 1

## MARCIN ENGINEERING LLC

P.O. BOX 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three 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 years from the date of certification shown hereon.