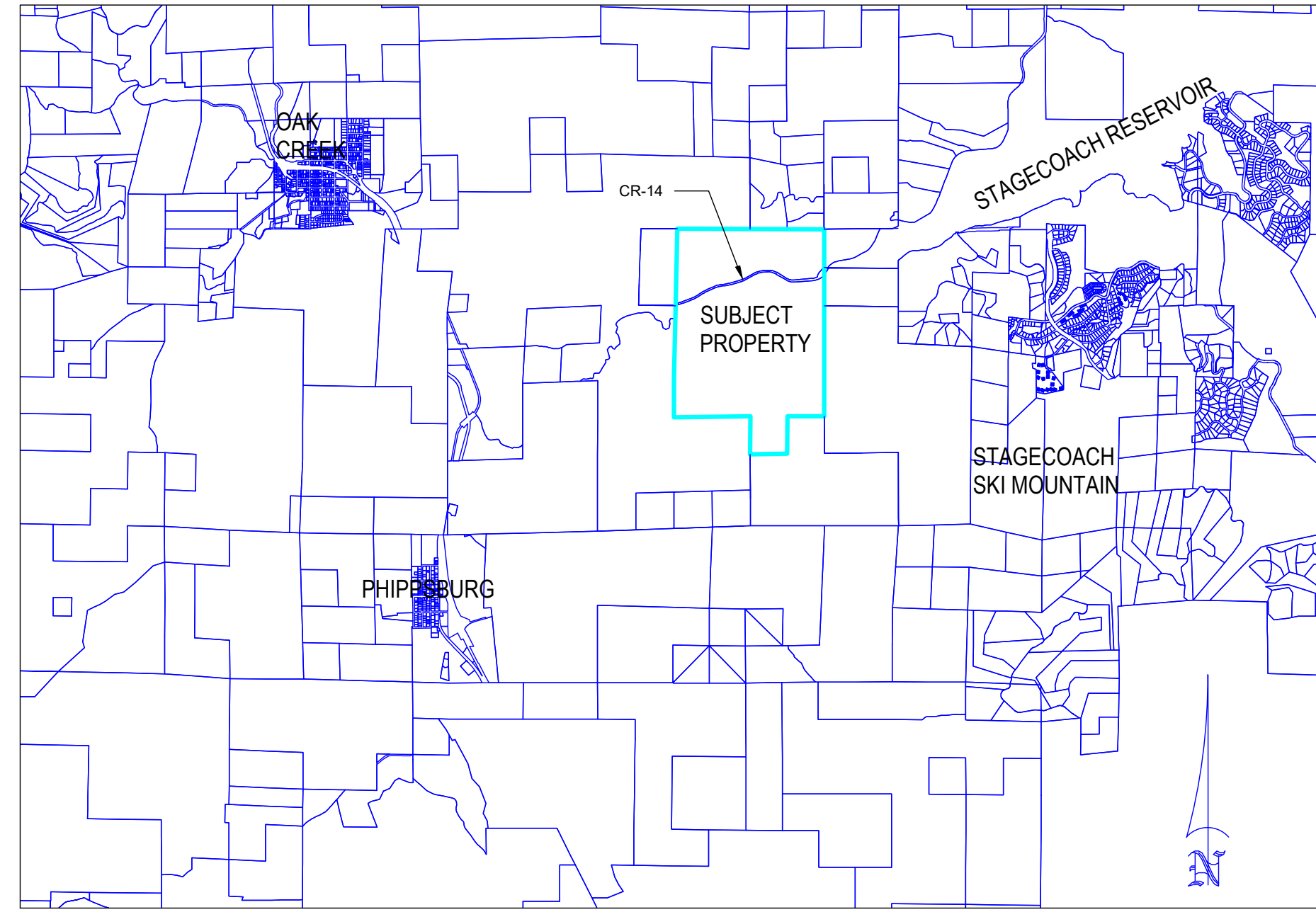


# ALTA/NSPS LAND TITLE SURVEY FOR PORTIONS OF LAND LOCATED IN THE W<sub>2</sub> SECTION 2, E<sub>2</sub> SECTION 3, N<sub>2</sub> NE <sup>1</sup>/<sub>4</sub> SECTION 10, N<sub>2</sub> NW<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> SECTION 11; TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



VICINITY MAP  
SCALE: 1" = 5000'

### TABLE A - ALTA/NSPS OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- FLOOD ZONE CLASSIFICATION - ACCORDING TO COMMUNITY PANEL N008107C1050D, DATED FEBRUARY 3, 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED". THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF THE UNDERSIGNED.
- GROSS LAND AREA; 900.39 AC± - INCLUDES ALL RIGHTS OF WAY LISTED HEREON (RIGHTS OF WAY ACREAGE NOT SUBTRACTED FROM THIS GROSS LAND AREA FIGURE).
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION; SHOWN ON SHEET 3 OF 5 HEREIN
- NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR BY CLIENT - NOT APPLICABLE.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK; GIVEN THE LAND SURVEY WAS STARTED/PAUSED IN 2023 PER THE CLIENTS REQUEST OF PRIORITIES, FEATURES TIED IN SUMMER OF 2023 MAY HAVE BEEN MODIFIED BY CONTINUED OBSERVED EXCAVATION IMPROVEMENTS THROUGH THE SUMMER OF 2024 WHEN THIS SURVEY WAS COMPLETED. MORE LIKELY THAN NOT, SOME NEW FEATURES INSTALLED MAY NOT APPEAR ON THIS SURVEY, AND SOME FEATURES PRESENT IN 2023 MAY BE MISSING AS OF THE DATE OF THIS SURVEY. ANY VISIBLE FEATURES AT TIME OF FIELD SURVEY DATES ARE SHOWN ON THE APPROPRIATE SHEETS HEREIN. HOWEVER, THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ITEMS. AN UPDATED SURVEY IS RECOMMENDED IF SUBSTANTIAL FEATURES ARE FOUND TO DIFFER AT TIME OF CERTIFICATION.
- (11)(b) - MARKINGS COORDINATED BY SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST; SEE GENERAL SURVEY PROJECT NOTES #5
- INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. NO PLOTTABLE OFFSITE EASEMENTS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR.

- INDEX:**
- SHEET 1: COVERPAGE, VICINITY MAP, PROPERTY DESCRIPTION, SURVEY NOTES
  - SHEET 2: BOUNDARY & MONUMENTS, EXISTING RIGHTS OF WAY AND EASEMENTS, GENERAL SURVEY
  - SHEET 3: TOPOGRAPHIC CONTOUR DETAIL
  - SHEET 4: DETAIL OF EXISTING STRUCTURES
  - SHEET 5: DETAIL OF EXISTING EASEMENTS AND EXISTING CR-14/14G RIGHT OF WAY

**TITLE COMMITMENT NOTES:**

**SUMMARY OF SCHEDULE B, PART II EXCEPTIONS**

COMMITMENT NO. 597-N0041051-010-TO2, DATED 12/19/2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. PROPERTY ADDRESS LISTED ON SAID COMMITMENT; VACANT LAND IRON SPRINGS RANCH, STEAMBOAT SPRINGS, CO.

RECEIVED BY D&D SURVEYING AND PLANNING LLC ON 1/19/23 VIA EMAIL FROM DLD.

**TITLE COMMITMENT LEGAL DESCRIPTION:**  
TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH P.M.,  
SECTION 2: LOT 4, S1/2NW1/4, N1/2SW1/4, SE1/4SW1/4 AND LOT 3, ALSO DESCRIBED AS NE1/4NW1/4 LESS A 30 FOOT STRIP OFF WEST SIDE, CONVEYED IN DEEDS IN BOOK 108 AT PAGE 562 AND BOOK 207 AT PAGE 322.  
SECTION 3: LOTS 1 AND 2, S1/2NE1/4, N1/2SE1/4, S1/2SE1/4  
SECTION 10: N1/2NE1/4  
SECTION 11: N1/2NW1/4, SW1/4NW1/4  
COUNTY OF ROUTT, STATE OF COLORADO

**ITEMS THAT ARE LISTED AS "NOT A SURVEY MATTER(S)" ARE ITEMS FOR MGT/MGT COUNSEL REVIEW.**

**SUMMARY OF SCHEDULE B, PART II EXCEPTIONS**

ITEMS 1-9 ARE NOT A SURVEY MATTER.

ITEM 10: RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 14, 1911 IN BOOK 77 AT PAGE 221. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE.

ITEM 11: RIGHT OF WAY 30 FEET ON THE WEST OF LOT 3 IN SECTION 2 FROM FRED H. HINKSON TO GEORGE A. CRAWFORD AND FRANK R. CRAWFORD IN WARRANTY DEED RECORDED APRIL 8, 1920 IN BOOK 108 AT PAGE 562. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 12: RIGHT OF WAY DEED FROM CHARLES E. RATHBURN TO ROUTT COUNTY RECORDED JANUARY 30, 1935 IN BOOK 184 AT PAGE 10. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON. **THIS RIGHT OF WAY, AS MAPPED, DOES NOT CURRENTLY ALIGN WITH THE EXISTING CR-14 AND IN SURVEYOR'S OPINION, SHOULD BE SUBMITTED TO BE FULLY VACATED THROUGH THE CURRENT COUNTY PROCESS. SEE SHEET 5 FOR MORE DETAIL.**

ITEM 13: RIGHT OF WAY IN WARRANTY DEED FROM A.W. BLACK TO GEORGE A. CRAWFORD RECORDED OCTOBER 14, 1941 IN BOOK 207 AT PAGE 322. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 14: QUIT CLAIM DEED FROM FRANKLIN O. STETSON TO ROUTT COUNTY RECORDED MAY 19, 1992 IN BOOK 674 AT PAGE 2. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON. **THIS RIGHT OF WAY FOR CR-14/CR-14G, AS PLATTED, DOES NOT ALIGN TO FOUND GOVT SECTION CORNERS OR SECTION LINES, AND THE 80 FOOT PORTION "PARCEL B" DOES NOT CLOSE MATERIALLY, NOR DOES IT JOIN BACK WITH THE 60 FOOT RIGHT OF WAY "PARCEL A". IT IS THIS SURVEYORS OPINION THAT THE ENTIRE RIGHT OF WAY FOR CR-14/CR14G BE VACATED/ QUIT CLAIMED TO A TITLE HOLDER, AND A NEW, CORRECTED 60FT/80FT WIDE RIGHT OF WAY BE DESCRIBED AND RE-DEEDED TO THE COUNTY THAT ALIGNS WITH THE EXISTING CENTER OF ROAD FOR CR-14 AND CR-14G AND TIES CORRECTLY WITH EXISTING GOVT FOUND CORNERS. SEE SHEET 5 FOR MORE DETAIL.**

ITEM 15: RIGHT OF WAY EASEMENT FROM JAMES F. STETSON TO YAMPA VALLEY ELECTRIC ASSOCIATION RECORDED FEBRUARY 28, 1994 AT RECEPTION NO. 433232. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN HEREON.

ITEM 16: TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN CONSERVATION EASEMENT RECORDED JUNE 23, 2015 AT RECEPTION NO. 759133 DOES AFFECT ALL OF THE SUBJECT PROPERTY SOUTH OF THE COUNTY ROAD 14 RIGHT OF WAY. THE 20± AC CABIN BUILDING AREA IS SHOWN HEREON. THE AFFIDAVIT RECORDED AUGUST 12, 2016 AT RECEPTION NO. 771277 DOES NOT AFFECT SUBJECT PROPERTY; IT AFFECTS LAND LOCATED IN SECTION 17, NOT A PART OF THIS SURVEY.

ITEM 17: TRAVERSE AND RIGHTS OF WAY FOR ROUTT COUNTY ROADS NO. 14 AND 14G AS THEY EXIST AND AS SHOWN ON THE ROUTT COUNTY ASSESSOR'S MAP. DOES AFFECT SUBJECT PROPERTY. SEE NOTES ABOVE FOR ITEMS 12 AND 14.

### PROPERTY METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 2, THE EAST HALF OF SECTION 3, THE NORTH <sup>1</sup>/<sub>2</sub> OF THE NORTHEAST <sup>1</sup>/<sub>4</sub> OF SECTION 10, THE NORTH <sup>1</sup>/<sub>2</sub> OF THE NORTHWEST <sup>1</sup>/<sub>4</sub> OF SECTION 11, DIVIDED FULLY BY COUNTY ROAD 14, ALL LOCATED IN TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRIME MERIDIAN, STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

**BEGINNING** AT THE N<sup>1</sup>/<sub>4</sub> CORNER OF SECTION 3, A FOUND GLO GOVERNMENT BRASS CAP;

**THENCE** ALONG THE NORTH LINE OF SAID SECTION 3 TO THE NORTHEAST CORNER OF SAID SECTION 3, SOUTH 89°37'22" EAST, 2659.57 FEET, A FOUND GLO GOVERNMENT BRASS CAP;

**THENCE** ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 89°51'04" EAST, 2702.27 FEET TO THE N<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 2, A FOUND GLO GOVERNMENT BRASS CAP;

**THENCE** ALONG THE EAST LINE OF THE NORTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 2 TO THE C<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 2, SOUTH 00°03'52" EAST, 2794.76 FEET, A FOUND EMSI GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE EAST LINE OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 2 TO THE S<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 2, SOUTH 00°04'05" EAST, 2694.50 FEET, A FOUND GLO GOVERNMENT BRASS CAP;

**THENCE** ALONG THE EAST LINE OF THE NORTHEAST <sup>1</sup>/<sub>4</sub> NORTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 11 TO THE C-N 1/16 CORNER OF SAID SECTION 11, SOUTH 00°06'37" EAST, 1351.70 FEET, A FOUND EMSI GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE SOUTH LINE OF THE NORTHEAST <sup>1</sup>/<sub>4</sub> NORTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 11 TO THE NW 1/16 CORNER OF SAID SECTION 11, SOUTH 89°58'55" WEST, 1352.44 FEET, A FOUND EMSI GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE EAST LINE OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> NORTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 11 TO THE C-W 1/16 CORNER OF SAID SECTION 11, SOUTH 00°03'14" WEST, 1370.28 FEET, A FOUND EMSI GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE SOUTH LINE OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> NORTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 11 TO THE W<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 11, SOUTH 89°11'43" WEST, 1356.57 FEET, A FOUND EMSI GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE WEST LINE OF THE SOUTHWEST <sup>1</sup>/<sub>4</sub> NORTHWEST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 11 TO THE N1/16 CORNER OF SAID SECTION 11, NORTH 00°13'22" EAST, 1389.14 FEET, A FOUND LANDMARK GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE SOUTH LINE OF THE NORTH <sup>1</sup>/<sub>2</sub> NORTHEAST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 10 TO THE C-N 1/16 CORNER OF SAID SECTION 10, SOUTH 89°14'42" WEST, 2800.99 FEET, A FOUND LANDMARK GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE WEST LINE OF THE NORTH <sup>1</sup>/<sub>2</sub> NORTHEAST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 10 TO THE N<sup>1</sup>/<sub>4</sub> OF THE SAID SECTION 10, NORTH 00°10'13" EAST, 1374.17 FEET A FOUND GLO GOVERNMENT BRASS CAP;

**THENCE** ALONG THE WEST LINE OF THE SOUTHEAST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 3 TO THE C<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 3, NORTH 01°21'01" EAST, 2708.54 FEET A FOUND LANDMARK GOVERNMENT ALUMINUM CAP;

**THENCE** ALONG THE WEST LINE OF THE NORTHEAST <sup>1</sup>/<sub>4</sub> OF SAID SECTION 3 TO THE N<sup>1</sup>/<sub>4</sub> CORNER OF SAID SECTION 3, NORTH 01°21'28" EAST, 2821.86 FEET, A FOUND GLO GOVERNMENT BRASS CAP, THE POINT OF BEGINNING.

BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE N1/4 CORNER AND NORTHEAST CORNER OF SAID SECTION 3 BEING SOUTH 89°37'22" EAST, SAID MONUMENTS BEING CORRECTLY MARKED GOVERNMENT BRASS CAPS AS INDICATED HEREON D&D SURVEY FILE NO. 4995-001.

CONTAINING 900.39 ACRES ±

REFERENCES TO FOUND GLO GOVERNMENT BRASS CAPS ARE 2-1/4", 2-1/2", 3" OR 3-1/2" DIAMETER GOVERNMENT BRASS CAPS ON IRON PIPES, MARKED WITH THE APPROPRIATE GOVERNMENT CORNER MARKINGS BY THE GENERAL LAND OFFICE, AS SPECIFIED HEREON D&D SURVEY FILE NO. 4995-001.

REFERENCES TO FOUND EMSI GOVERNMENT ALUMINUM CAPS ARE 2" OR 21/2" DIAMETER GOVERNMENT ALUMINUM CAPS ON NO 6 REBARS, MARKED WITH THE APPROPRIATE GOVERNMENT CORNER MARKINGS BY EMSI INC RLS 16394, AS SPECIFIED HEREON D&D SURVEY FILE NO. 4995-001.

REFERENCES TO FOUND LANDMARK GOVERNMENT ALUMINUM CAPS ARE 2" DIAMETER GOVERNMENT ALUMINUM CAPS ON NO 6 REBARS, MARKED WITH THE APPROPRIATE GOVERNMENT CORNER MARKINGS BY LANDMARK INC LS 29039, AS SPECIFIED HEREON D&D SURVEY FILE NO. 4995-001.

THE ABOVE LEGAL DESCRIPTION PREPARED BY THOMAS F KELLY, A COLORADO STATE PROFESSIONAL LAND SURVEYOR #38813 ON OCTOBER 16, 2024

### GENERAL SURVEY PROJECT NOTES:

ALTA/NSPS LAND TITLE SURVEY PLAT OF: PROPERTY KNOWN AS "STETSON RANCH"

- FIELD SURVEYING STARTED: JUNE 26, 2023  
FIELD SURVEYING COMPLETED: OCTOBER 4, 2024
- NOTICE OF RESEARCH:  
PURSUANT TO C.R.S. § 38-51-106(1)(b)(i), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS OBTAINED BY COMMITMENT NO.597-N0041051-010-TO2, DATED 12/19/2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.
- LEGAL DESCRIPTION OF ADJACENT LOTS PROVIDED BY ROUTT COUNTY ASSESSOR GIS SITE.
- ENGINEERING LOCATES FOR PUBLIC UTILITIES WERE NOT REQUESTED AND OBTAINED BY D&D SURVEYING AND PLANNING LLC UNDER 811.ORG PER CLIENTS REQUEST. EXCAVATION UTILITY LOCATES SHOULD BE RE-ORDERED PRIOR TO PERFORMING ANY EXCAVATION WORK IN THE REFERENCED AREA, OR FOR DETAILED CIVIL ENGINEERING/PLANNING USE.
- PRIVATE UTILITY LOCATES WERE ORDERED BY D&D SURVEYING AND PLANNING LLC UNDER INVOICE # 2852 BY UULC-LLC. 6/22/23. LIMITED TO THE AREA WHERE EXISTING STRUCTURES ARE SHOWN, PER CLIENTS REQUEST. AND NOT WITHIN THE PUBLIC RIGHTS OF WAY OF CR-14. EXCAVATION UTILITY LOCATES SHOULD BE RE-ORDERED PRIOR TO PERFORMING ANY EXCAVATION WORK IN THE REFERENCED AREA, OR FOR DETAILED CIVIL ENGINEERING/PLANNING USE.
- PROPERTY MONUMENTS FOUND AS SHOWN HEREIN.
- DISTANCES AND BEARINGS IN ITALICS ARE AS-MEASURED BETWEEN FOUND MONUMENTS, IF DIFFERENT FROM RECORDED (PLAT) MEASUREMENTS. STANDARD FONT DISTANCES AND BEARINGS ARE PER THE RECORDED (PLAT) MEASUREMENTS.
- BEARINGS ARE BASED UPON THE MONUMENTED LINE BETWEEN THE N1/4 CORNER AND NORTHEAST CORNER OF SAID SECTION 3 BEING SOUTH 89°37'22" EAST, SAID MONUMENTS BEING CORRECTLY MARKED GOVERNMENT BRASS CAPS AS INDICATED HEREIN.
- OWNERSHIP OF BOUNDARY FENCELINES NOT DETERMINED. NOT ALL INTERIOR FENCES ARE SHOWN.
- THE PARCEL (STETSON) LEGAL DESCRIPTION AS DESCRIBED IN THE SUPPLIED LAND TITLE GUARANTEE COMPANY. TITLE COMMITMENT NO.597-N0041051-010-TO2, DATED 12/19/2022, DID NOT HAVE A BASIS OF BEARING STATED.
- DEPICTIONS OF GOVERNMENT MONUMENTS SHOWN HEREIN ARE FOR LOCATION ORIENTATION ONLY AND DO NOT DETAIL THE ACTUAL APPEARANCE OF SAID MONUMENTS.
- LINEAL UNITS ARE U.S. SURVEY FEET.
- STREET ADDRESS: 23860 COUNTY ROAD 14, OAK CREEK, CO 80467
- AREA VEGETATIVE OUTLINES TRACED BY KIMLEY-HORN, PER BINGMAPS, 2024 MICROSOFT CORP, 2024 MAXAR, CNES (2024) DISTRIBUTION AIRBUS DS LICENSED BY AUTODESK
- WETLANDS DATA PROVIDED BY: WESTERN BIONOMICS INC. DATUM IS NSRS 2011 COLORADO STATE PLANE, NORTH ZONE, US FOOT, EPSG CODE 6430. THE DATA CAME FROM A 2022 & 2023 GPS SURVEY OF THE BOUNDARIES INDICATED USING A TRIMBLE DA2 GPS ANTENNAE WITH 60CM ACCURACY.
- SURVEY DATUM: COLORADO STATE PLANE GRID, CO NORTH 0501; HORIZONTAL NAD83 (2011), VERTICAL NAVD 88 (GEOID 12B). PROJECT COMBINED AVERAGE FACTOR (CAF) = 1.000394571. TO DERIVE GROUND DISTANCES, MULTIPLY GRID DISTANCES SHOWN HEREIN BY THE CAF.

### SURVEYOR'S CERTIFICATE

TO DISCOVERY LAND COMPANY LLC AND FIDELITY NATIONAL TITLE INSURANCE 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 3,4,5,6,8,11)(b) & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 4, 2024.

DATE OF PLAT OR MAP: 11-17-24 (REV 2)

*Thomas F. Kelly III*  
THOMAS F. KELLY III, PROFESSIONAL LAND SURVEYOR, PLS 38813  
STATE OF COLORADO, FOR AND BEHALF OF D&D SURVEYING AND PLANNING LLC.

THERE ARE FIVE (5) SHEETS IN THIS COMBINED PDF. IF THE NUMBER OF SHEETS DIFFER, OR THE DIGITAL SIGNATURE FOR THE PDF IS MISSING PLEASE EMAIL THE SURVEYOR FOR VALIDATION. TOMK@DSDSURVEYING.COM

IF THE PDF DOCUMENT HAS BEEN SIGNED WITH DIGITAL ENCRYPTION TECHNOLOGY BELOW, IF THE DIGITAL SIGNATURE IS MISSING IN THE BLOCK IT MAY INDICATE THAT THE PDF HAS BEEN ALTERED IN SOME FASHION. PLEASE EMAIL THE SURVEYOR FOR VALIDATION IF THERE IS A QUESTION TO THE AUTHENTICITY OF THE PDF. TOMK@DSDSURVEYING.COM



### ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP \_\_\_\_\_ ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

ROUTT COUNTY SURVEYOR

THOMAS H. EFFINGER JR. REG NO.17651

SHEET  
1 of 5

NO.	DATE	REVISION HISTORY
1	11-3-24	DELIMITED EXISTING OVERHEAD ELECTRIC VS UNDERGROUND
2	11-17-24	ADDED WETLANDS BOUNDARIES
		TKF
		TKF
		INT

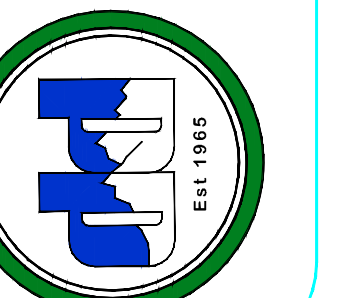
Contour Interval = N/A

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

STETSON RANCH PARCEL  
OAK CREEK, CO 80467  
DISCOVERY LAND COMPANY LLC

DATE: 10/15/24  
CLIENT: DISCOVERY  
PROJECT NO.: 4995-001  
DWG FILE NAME:  
4995-001 STETSON RANCH SHEETS ALTA.DWG  
DWG FILE REF:  
4995-001 SMR STET\_CCR\_BASE.DWG  
FILE:  
4995-001 9-2-24 TEST SOLVE SURVEY  
DRAWN BY / CHECKED BY:  
TH/TFK

D&D SURVEYING  
AND PLANNING LLC  
P.O. Box 770926  
Steamboat Springs, CO 80477  
www.ddsurveying.com  
(970) 879-2715

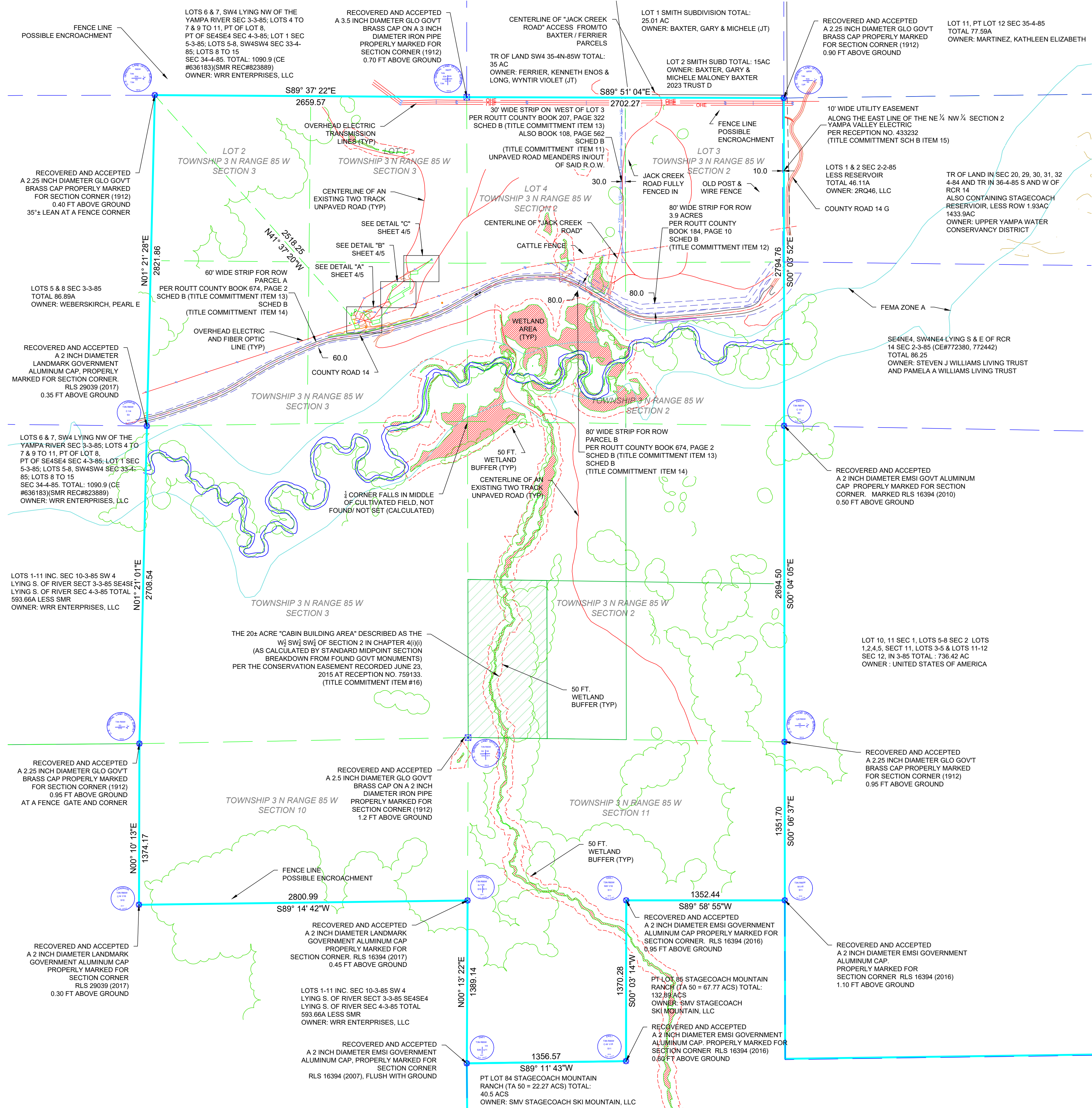


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR\_DROPBOX\DD SURVEYING\SMR\_TEAM\_FOLDER\9995-001 STETSON RANCH SHEETS ALTA BLOCK-EX.DWG PLOT DATE: 11/6/2024 4:03 PM BY: USER DD.CTB

# ALTA/NSPS LAND TITLE SURVEY FOR PORTIONS OF LAND LOCATED IN THE W<sub>2</sub> SECTION 2, E<sub>2</sub> SECTION 3, N<sub>2</sub> NE <sub>4</sub> SECTION 10, N<sub>2</sub> NW<sub>4</sub>, SW<sub>4</sub> NW<sub>4</sub> SECTION 11; TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



### LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING NO-BUILD ZONE (±30% SLOPE)
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF TIE RAILS
- EXISTING 5 FT CONTOUR
- EXISTING 25 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EX CURB STOP, SPRING, TANK, HYDRANT (NOT TO SCALE)
- EXISTING SEWER LINE
- EXISTING MANHOLE AND CLEANOUTS (NOT TO SCALE)
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING TELEPHONE
- UTILITY PEDESTALS (NOT TO SCALE)
- POWER POLE
- POWER POLE WITH LIGHT
- EXISTING GAS
- EXISTING FENCE
- EXISTING EDGE OF CONCRETE
- DECK
- EXISTING BUILDING
- OVERHANG
- EXISTING POND
- EXISTING STAIRS
- WALL
- VEGETATION OUTLINE / CALLOUT
- PROPERTY CORNER MONUMENTS (NOT TO SCALE)
- EX CULVERT CMP OR HDPE
- EX FIBER OPTIC LINE

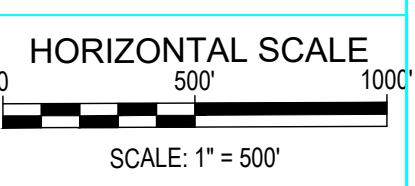
SHEET  
**2 of 5**

NO.	DATE	REVISION HISTORY
2	11-17-24	ADDED WETLANDS BOUNDARIES
1	11-3-24	DELIMITED EXISTING OVERHEAD ELECTRIC VS UNDERGROUND

Contour Interval = N/A

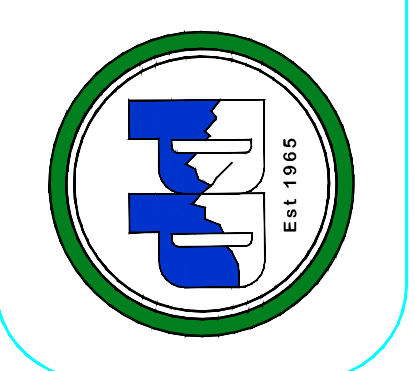
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

STETSON RANCH PARCEL  
OAK CREEK, CO 80467  
DISCOVERY LAND COMPANY LLC



DATE: 10/15/24  
CLIENT: DISCOVERY  
PROJECT NO.: 4995-001  
DWG FILE NAME:  
4995-001 STETSON RANCH SHEETS ALTA.DWG  
DWG FILE REF:  
4995-001 SMR STET CCR\_BASE.DWG  
FILE:  
4995-001 9-2-24 TEST SOLVE SURVEY  
DRAWN BY / CHECKED BY:  
TH/TFK

D&D SURVEYING  
AND PLANNING LLC  
P.O. Box 770926  
Steamboat Springs, CO 80477  
www.ddsurveying.com  
(970) 879-2715

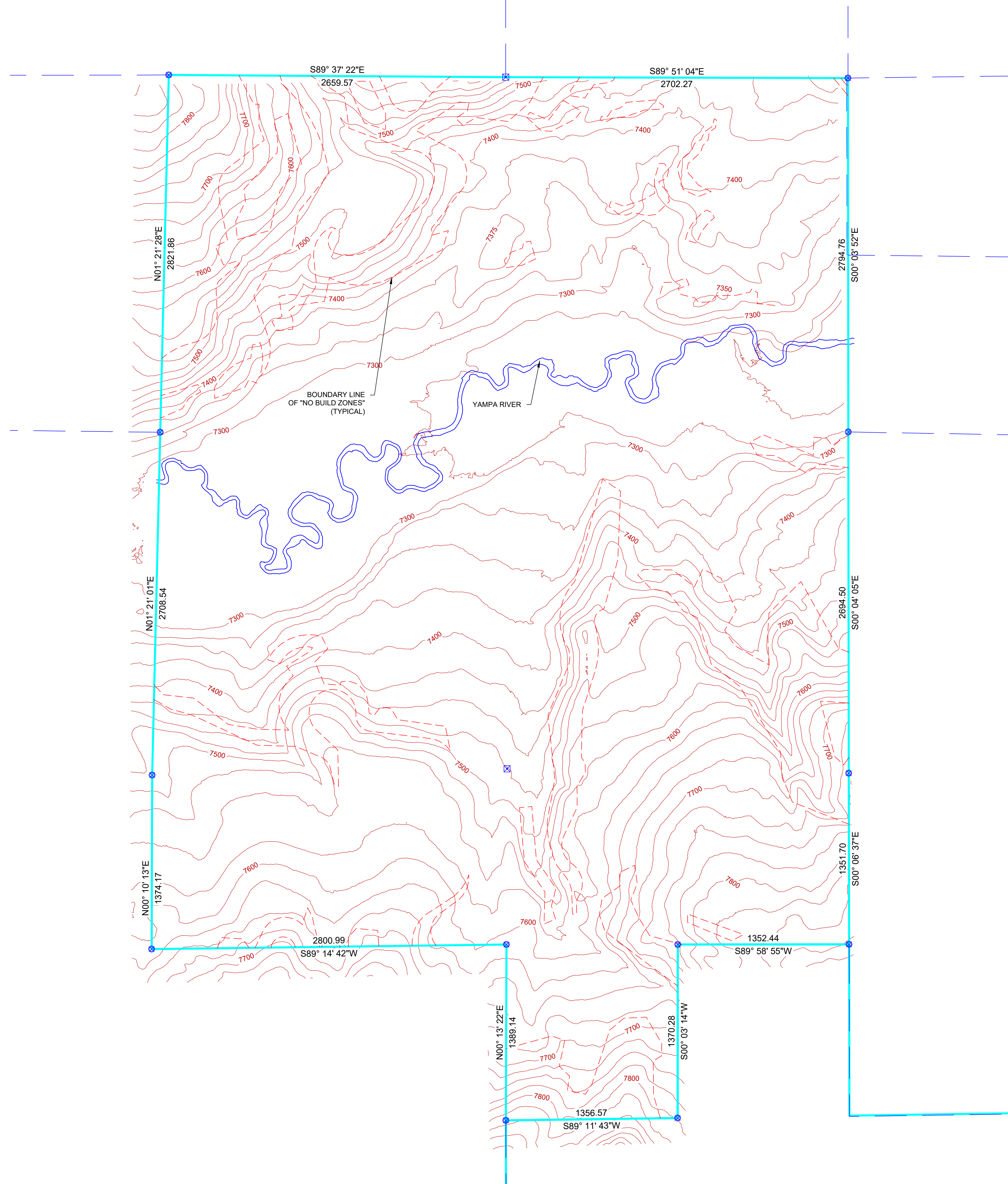


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DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR DROPBOX\DD SURVEYING\SMR TEAM FOLDER\4995-001 STETSON RANCH SHEETS\ALTA BLOCK-EX.DWG DD.CTB PLOT DATE: 11/17/2024 1:35 PM BY: USER

# ALTA/NSPS LAND TITLE SURVEY FOR PORTIONS OF LAND LOCATED IN THE W<sub>2</sub> SECTION 2, E<sub>2</sub> SECTION 3, N<sub>2</sub> NE <sub>4</sub> SECTION 10, N<sub>2</sub> NW<sub>4</sub>, SW<sub>4</sub> NW<sub>4</sub> SECTION 11; TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING NO-BUILD ZONE (>=30% SLOPE)
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF TIE RAILS
	EXISTING 5 FT CONTOUR
	EXISTING 25 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EX CURB STOP, SPRING, TANK, HYDRANT (NOT TO SCALE)
	EXISTING SEWER LINE
	EXISTING MANHOLE AND CLEANOUTS (NOT TO SCALE)
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD ELECTRICAL
	EXISTING TELEPHONE
	UTILITY PEDESTALS (NOT TO SCALE)
	POWER POLE
	POWER POLE WITH LIGHT
	EXISTING GAS
	EXISTING FENCE
	EXISTING EDGE OF CONCRETE
	DECK
	EXISTING BUILDING
	OVERHANG
	EXISTING POND
	EXISTING STAIRS
	WALL
	VEGETATION OUTLINE / CALLOUT
	PROPERTY CORNER MONUMENTS (NOT TO SCALE)
	EX CULVERT CMP OR HDPE
	EX FIBER OPTIC LINE

**TOPOGRAPHIC RELIEF NOTES:**

1) LIDAR / TOPO DATA OBTAINED BY ROUTT COUNTY OPEN LIDAR DATA PROJECT 2015 & 2016. ANY LAND DISTURBANCE SINCE 2015-2016 MAY NOT BE EVIDENT ON CONTOURS HEREON.

BENCHMARKS USED TO ACQUIRE THE LIDAR DATA:  
 1A) BASE\_YVRA (2015), NAD(83) (2011) CO NORTH; VERTICAL DATUM : NAVD 1988 (GEOID 12A), 6.576.70'  
 1B) BASE\_KHDN (2016), NAD(83) (2011) CO NORTH; VERTICAL DATUM : NAVD 1988 (GEOID 12A), 6.573.75'  
 1C) TOPOGRAPHICAL DATA SHOWN MEETS/EXCEEDS ACCURACY STANDARDS AS DEFINED BY: SECTION E, NSPS MODEL STANDARDS FOR TOPOGRAPHIC SURVEYS APPROVED 3/12/02.

LOCALIZED ON-GROUND/AERIAL CONFIRMATION OF ELEVATIONS SHOULD BE CONDUCTED IN THE TARGET AREAS BEFORE CIVIL ENGINEERING PLANNING BEGINS, AND AFTER ANY SNOW HAS RECEDED.

LIDAR DATA ROTATED +1° 1' 27.3" (+1.02425°) (COUNTER-CLOCKWISE) TO MATCH LOCALIZED SYSTEM. TOPO DATA PROVIDED AND ROTATED BY KIMLEY-HORN.

2) ELEVATIONS FOR THIS SURVEY ARE ON NAVD 88 DATUM / GEOID 12A AND ARE IN FEET.

3) COLORADO WATER CONSERVATION BOARD (CWCB) IS THE OWNER AND THE PROJECT COORDINATOR FOR COLLECTING THE LIDAR DATA. ROUTT COUNTY GIS IS HOUSING THE DATA AND SHARING THE DERIVED DATA.

4) PER ROUTT COUNTY SUBDIVISION CODE, ANY LAND AREA WITH A SLOPE >30% IS DEEMED UN-BUILDABLE AND SHOULD REMAIN OPEN/UNIMPROVED OR FOR GENERAL RECREATION AND IS CALLED OUT IN RED ON THIS SHEET (WITHIN SUBJECT PARCEL BOUNDARIES ONLY)

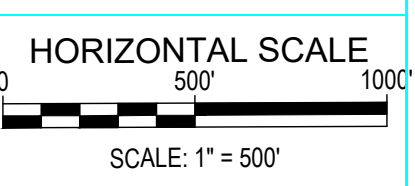
DUE TO THE AGE AND GENERAL OBSERVED RELIABILITY OF THE LIDAR DATA DUE TO VEGETATION, SITE SPECIFIC TOPOGRAPHY SHOULD BE CONDUCTED ON ANY PARCEL SUBDIVIDED FROM THIS SURVEY TO VERIFY THE ACTUAL NO-BUILD AREAS THAT CONTAIN SLOPE >=30%. THE NO-BUILD AREAS ARE SUBJECT TO CHANGE.

SHEET  
3 of 5

NO.	DATE	REVISION HISTORY

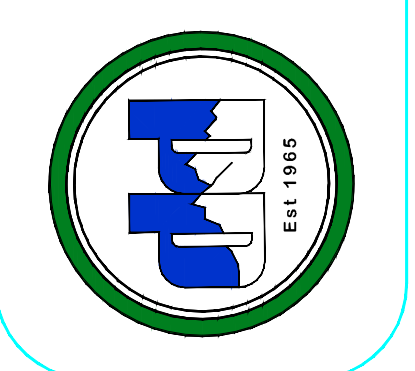
Contour Interval = 25'  
 IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**STETSON RANCH PARCEL**  
**OAK CREEK, CO 80467**  
**DISCOVERY LAND COMPANY LLC**



DATE: 10/15/24  
 CLIENT: DISCOVERY  
 PROJECT NO.: 4995-001  
 DWG FILE NAME:  
 4995-001 STETSON RANCH SHEETS ALTA.DWG  
 DWG FILE REF:  
 4995-001 SMR STET OOR\_BASE.DWG  
 FILE:  
 4995-001 9-2-24 TEST SOLVE SURVEY  
 DRAWN BY / CHECKED BY:  
 TH/TFK

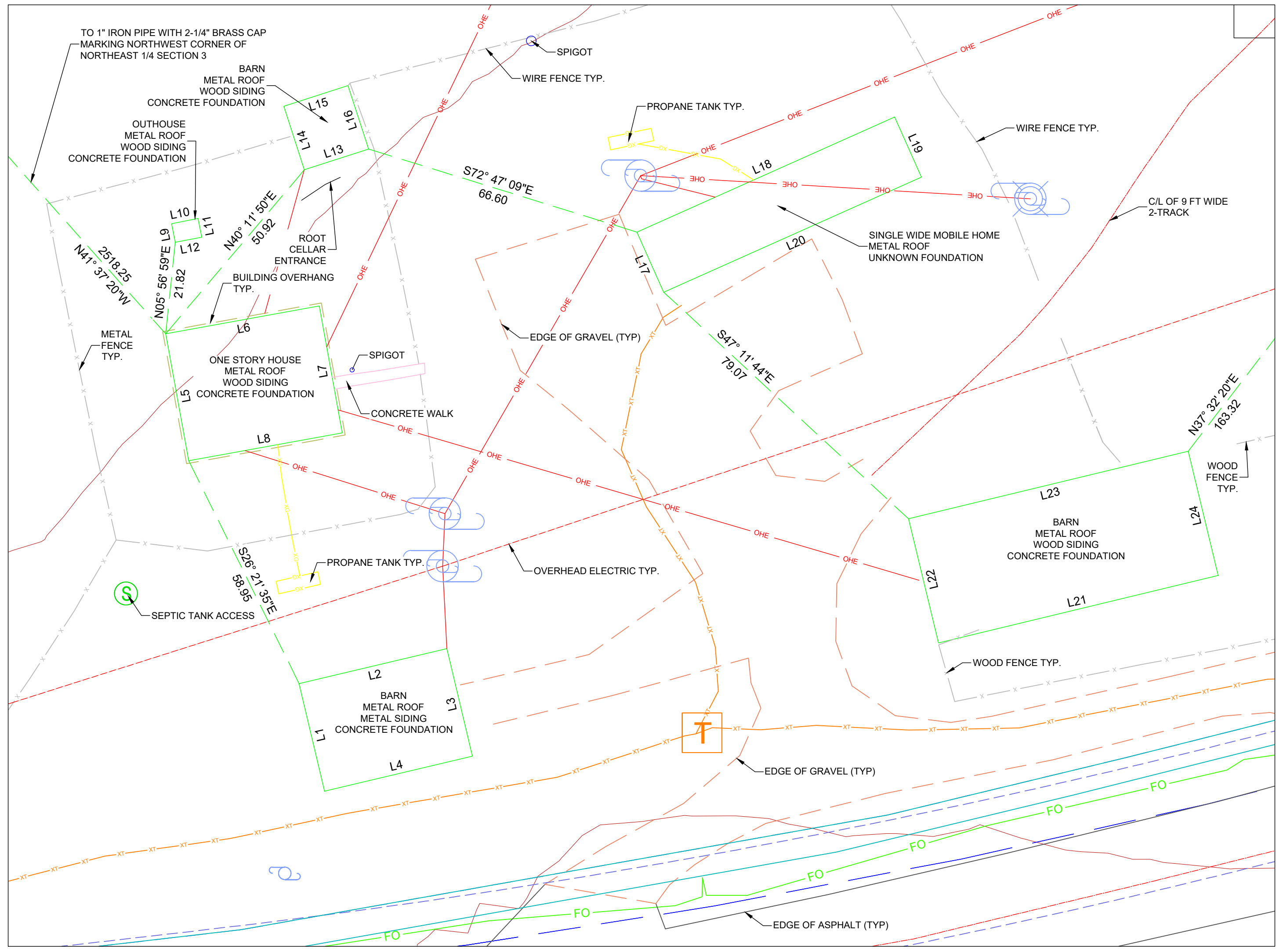
**D&D SURVEYING**  
**AND PLANNING LLC**  
 P.O. Box 770926  
 Steamboat Springs, CO 80477  
 www.ddsurveying.com  
 (970) 879-2715



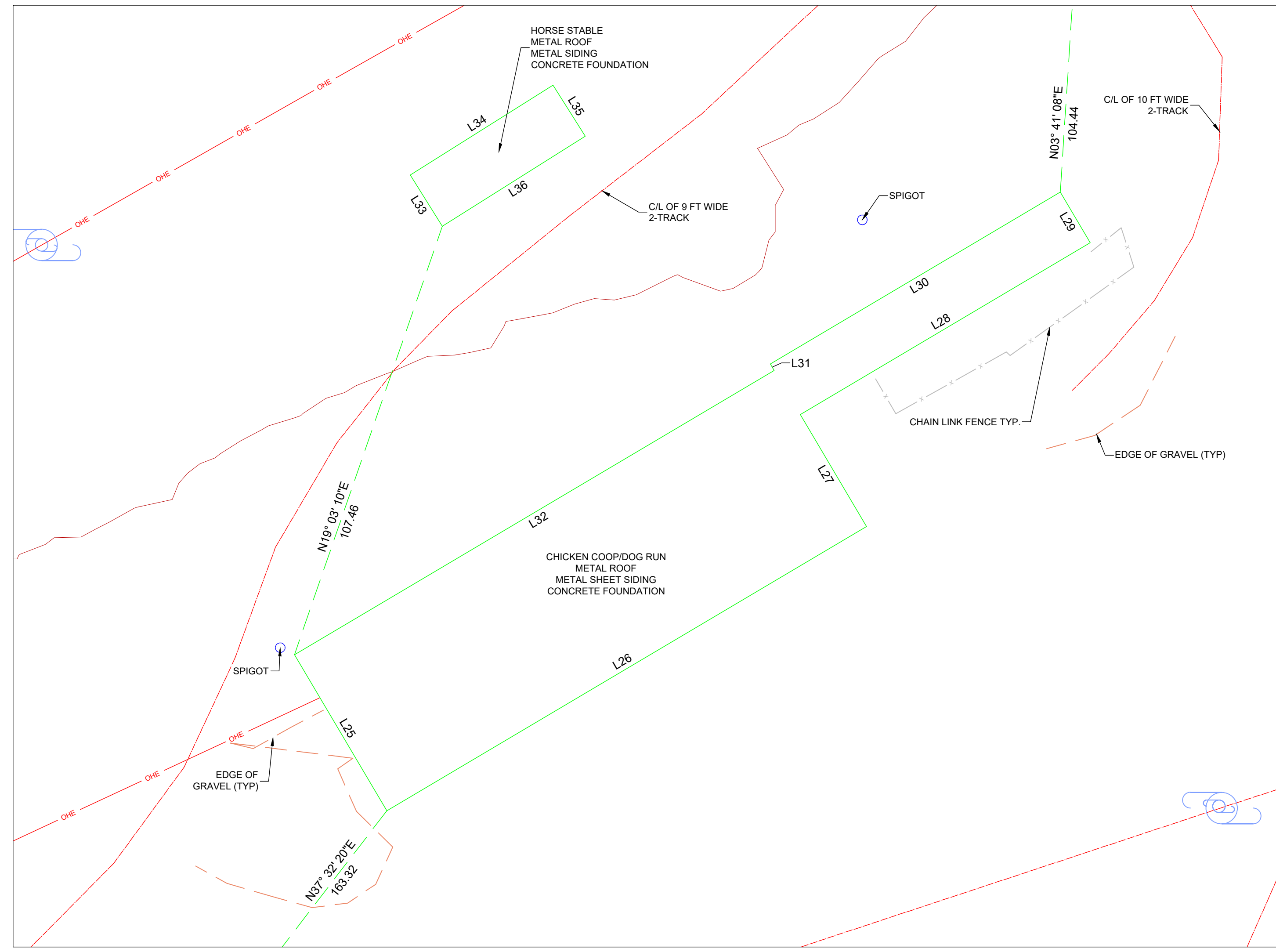
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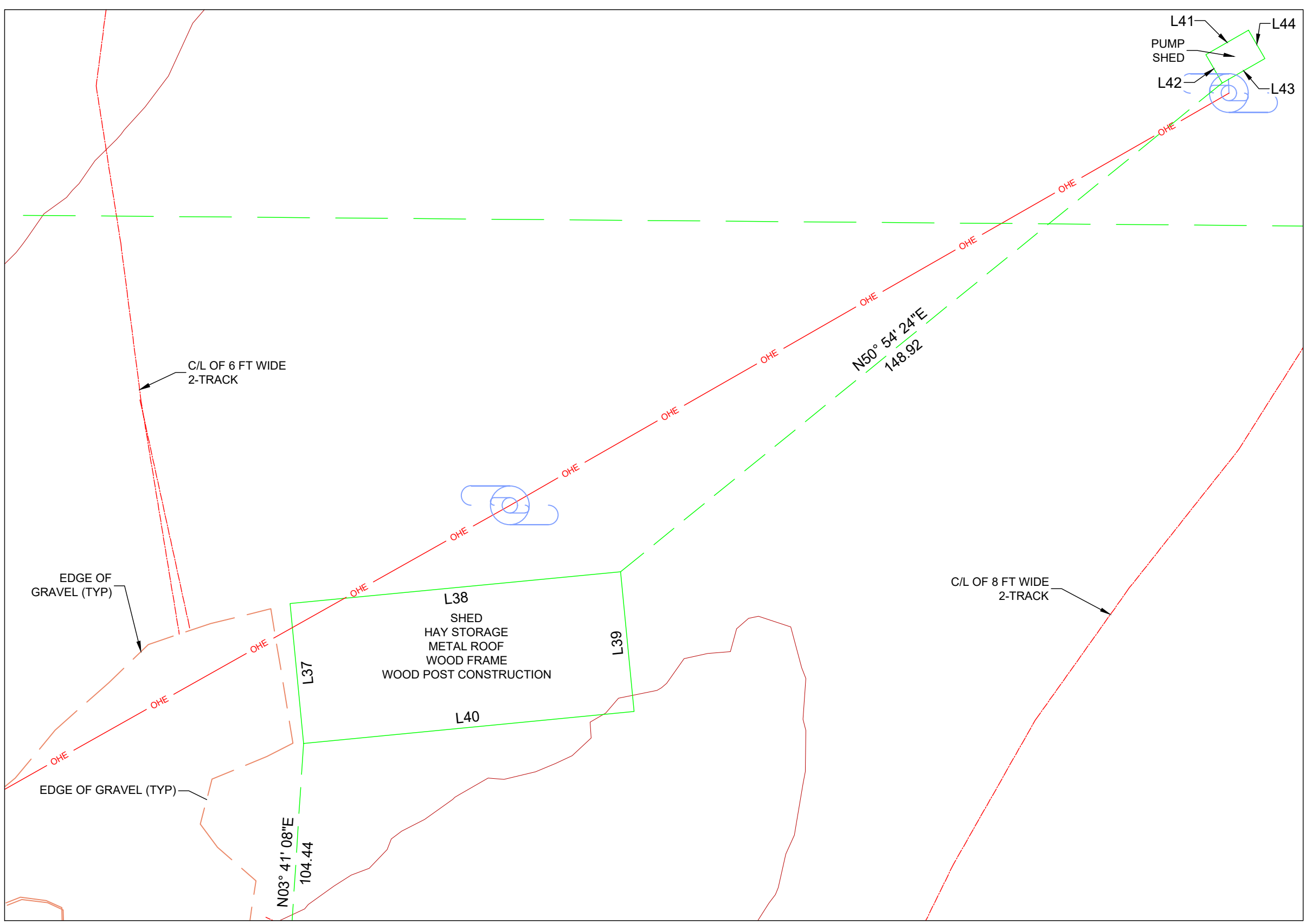
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DETAIL "A"



DETAIL "B"



DETAIL "C"

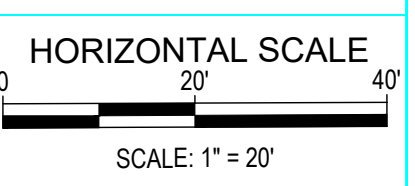
Line #	Length	Direction
L1	26.20	N13° 19' 57"W
L2	36.00	N76° 40' 03"E
L3	26.20	S13° 19' 57"E
L4	36.00	S76° 40' 03"W
L5	30.60	N10° 16' 06"W
L6	37.00	N79° 43' 54"E
L7	30.60	S10° 16' 06"E
L8	37.00	S79° 43' 54"W
L9	4.50	N10° 59' 38"W
L10	6.40	N79° 00' 22"E
L11	4.50	S10° 59' 38"E
L12	6.40	S79° 00' 22"W
L13	16.00	S72° 03' 49"W
L14	15.80	N17° 56' 11"W
L15	16.00	N72° 03' 49"E
L16	15.80	S17° 56' 11"E
L17	15.80	N24° 04' 14"W
L18	66.90	N65° 55' 46"E
L19	15.60	S24° 04' 14"E
L20	66.90	S65° 55' 46"W
L21	68.20	S76° 25' 08"W
L22	30.30	N13° 34' 52"W

Line #	Length	Direction
L23	68.20	N76° 25' 08"E
L24	30.30	S13° 34' 52"E
L25	43.00	S30° 38' 12"E
L26	132.20	N59° 21' 48"E
L27	30.85	N30° 38' 12"W
L28	79.90	N59° 21' 48"E
L29	13.95	N30° 38' 12"W
L30	79.90	S59° 21' 48"W
L31	1.80	S30° 38' 12"E
L32	132.20	S59° 21' 48"W
L33	14.30	N32° 11' 02"W
L34	40.00	N57° 48' 58"E
L35	14.30	S32° 11' 02"E
L36	40.00	S57° 48' 58"W
L37	27.00	N5° 30' 28"W
L38	63.80	N84° 29' 32"E
L39	27.00	S5° 30' 28"E
L40	63.80	S84° 29' 32"W
L41	9.45	S60° 22' 15"W
L42	6.31	S30° 09' 05"E
L43	9.45	N60° 22' 15"E
L44	6.31	N30° 09' 05"W

NO.	DATE	REVISION HISTORY	TFK	INT
1	11-2-24	DELIMITED EXISTING OVERHEAD ELECTRIC VS UNDERGROUND		

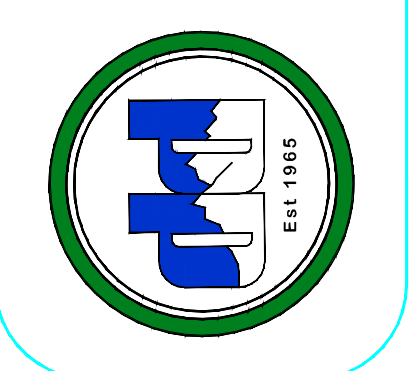
Contour Interval = 25'  
If this drawing is presented in a format other than 24" x 36", the graphic scale should be utilized.

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OAK CREEK, CO 80467  
DISCOVERY LAND COMPANY LLC



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DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR DROPBOX\DD SURVEYING\SMR TEAM FOLDER\4995-001 STETSON RANCH SHEETS ALTA BLOCK-EX.DWG

NO.	DATE	REVISION HISTORY
1	11-3-24	DELIMITED EXISTING OVERHEAD ELECTRIC VS UNDERGROUND

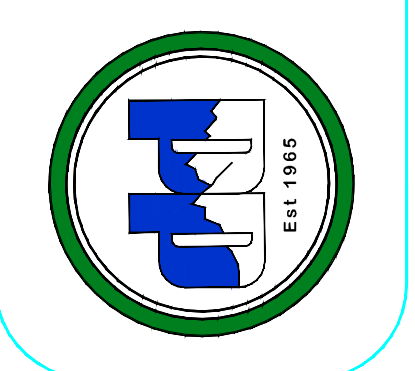
Contour Interval = 4'  
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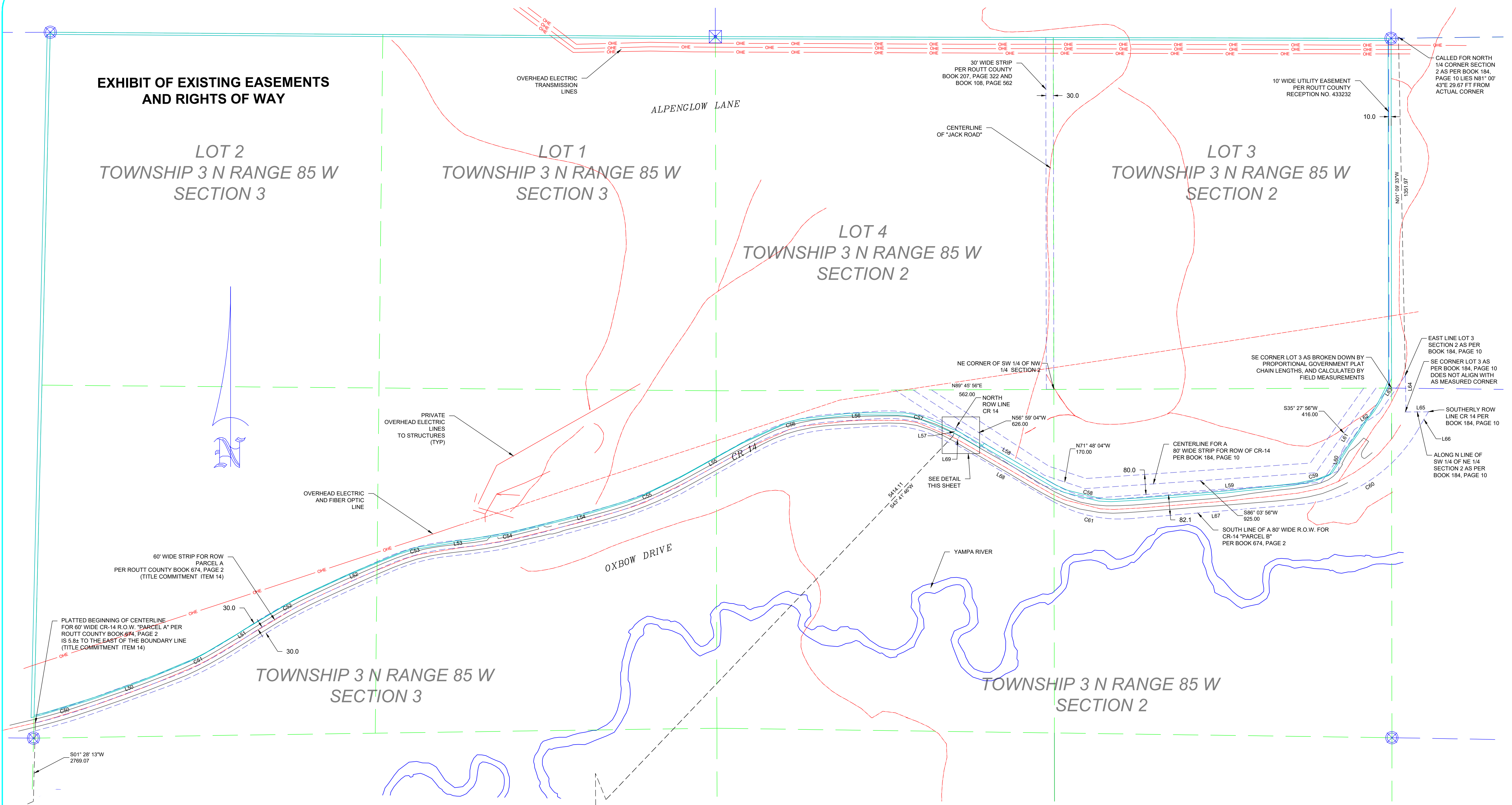
HORIZONTAL SCALE  
0 200' 400'  
SCALE: 1" = 200'

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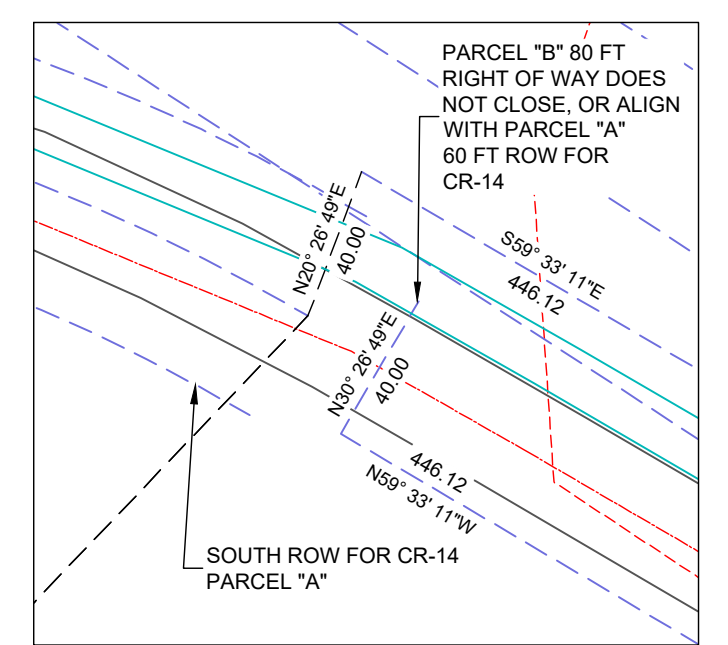


"PARCEL A" 60 FT WIDE RIGHT OF WAY LINE AND CURVE TABLE (CR-14)

LINE TABLE			CURVE TABLE					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L50	295.18	N69° 57' 51"E	C50	253.69	2304.44	6.31	N73° 07' 05"E	253.56
L51	112.67	N57° 12' 41"E	C51	298.76	1342.32	12.75	N63° 35' 17"E	298.14
L52	273.32	N65° 45' 12"E	C52	313.42	2102.33	8.54	N61° 28' 57"E	313.13
L53	99.58	N83° 28' 23"E	C53	246.93	798.46	17.72	N74° 36' 47"E	245.95
L54	309.55	N74° 26' 29"E	C54	302.38	1918.31	9.03	N78° 57' 25"E	302.07
L55	347.67	N60° 54' 31"E	C55	248.24	1969.17	7.22	N67° 40' 30"E	248.08
L56	184.48	N86° 25' 17"E	C56	337.41	757.75	25.51	N73° 39' 54"E	334.63
			C57	306.63	516.33	34.03	S76° 33' 57"E	302.14

PARCEL "B" 80 FT WIDE RIGHT OF WAY LINE AND CURVE TABLE (CR-14 / 14G)

LINE TABLE			CURVE TABLE					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L58	446.12	S59° 33' 11"E	C58	282.86	460.00	35.23	S77° 10' 08"E	278.42
L59	679.75	N85° 12' 57"E	C59	201.83	520.00	22.24	N74° 05' 46"E	200.57
L60	82.69	N10° 53' 34"E	C60	572.47	600.00	54.67	N57° 52' 57"E	551.00
L61	97.37	N30° 17' 06"E	C61	332.05	540.00	35.23	S77° 10' 07"E	326.84
L62	120.00	N56° 15' 06"E						
L63	182.24	N34° 49' 27"E						
L64	146.00	S1° 09' 33"E						
L65	89.42	N89° 38' 40"E						
L66	89.49	S30° 32' 58"W						
L67	679.65	S85° 12' 57"W						
L68	446.12	N59° 33' 11"W						
L69	40.00	N30° 26' 49"E						



DETAIL  
SCALE: 1"=50'

S01° 28' 13"W  
2769.07  
(TIE LINE FROM THE SOUTH 1/4 CORNER OF SECTION 3 TO THE BEGINNING OF THE DESCRIBED CENTERLINE FOR THE RIGHT OF WAY OF COUNTY ROAD 14 PER BOOK 674 PAGE 2, "PARCEL A".)

"A" AND "B" BEARINGS PER BOOK 674 PAGE 2 ROTATE BY +1°19'58" TO ALIGN WITH THE FIELD MEASURED LINE BETWEEN THE SW CORNER OF SECTION 3 AND THE S1/4 CORNER OF SECTION 3

S43° 41' 46"W  
5414.11  
(TIE LINE FROM THE SOUTH 1/4 CORNER OF SECTION 3 TO THE BEGINNING OF THE DESCRIBED CENTERLINE FOR THE RIGHT OF WAY OF COUNTY ROAD 14 PER BOOK 674 PAGE 2, "PARCEL B".)

"A" AND "B" BEARINGS PER BOOK 674 PAGE 2 ROTATE BY +1°19'58" TO ALIGN WITH THE FIELD MEASURED LINE BETWEEN THE SW CORNER OF SECTION 3 AND THE S1/4 CORNER OF SECTION 3