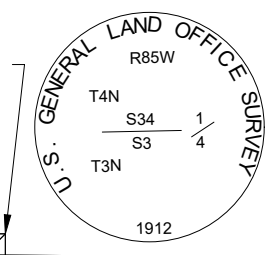


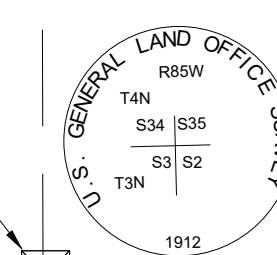
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PLOT DATE:
DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR\PROJ\DD SURVEYING\SMR TEAM FOLDER\495-001 STETSON RANCH FP SHEETS.DWG

RECOVERED AND ACCEPTED
A 2.25 INCH DIAMETER GLO GOVT
BRASS CAP PROPERLY MARKED
FOR SECTION CORNER (1912)
0.40 FT ABOVE GROUND
35± LEAN AT A FENCE CORNER



LOTS 6 & 7, SW 1/4 LYING NW OF THE
YAMPA RIVER SEC 3-3-85, LOTS 4 TO
7 & 9 TO 11, PT OF LOT 8,
PT OF SEC 24 SEC 4-3-85, LOT 1 SEC
5-3-85, LOTS 5-8, SW 1/4 SEC 3-4-
85, LOTS 8 TO 15
SEC 3-4-85, TOTAL: 1090.9 (CE
#636183) (SMR REC#23889)
OWNER: WWR ENTERPRISES, LLC
(NOT A PART)

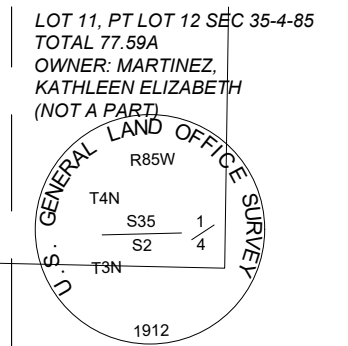
RECOVERED AND ACCEPTED
A 3.5 INCH DIAMETER GLO GOVT
BRASS CAP ON A 3 INCH
DIAMETER IRON PIPE
PROPERLY MARKED FOR
SECTION CORNER (1912)
0.70 FT ABOVE GROUND



TR OF LAND SW 1/4 35-4-85W
TOTAL: 35 AC
OWNER: FERRIER, KENNETH ENOS &
LONG, WYNTH VIOLET (JT)
(NOT A PART)

LOT 2 SMITH SUBD TOTAL: TSAC
OWNER: BAXTER, GARY &
MICHELE MALONEY BAXTER
2023 TRUST D
(NOT A PART)

RECOVERED AND ACCEPTED
A 2.25 INCH DIAMETER GLO GOVT
BRASS CAP PROPERLY MARKED
FOR SECTION CORNER (1912)
0.90 FT ABOVE GROUND



NO.	DATE	REVISION HISTORY
1	12/29/24	UPDATED COVER PAGE TITLE & CERTS

Contour Interval = N/A

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

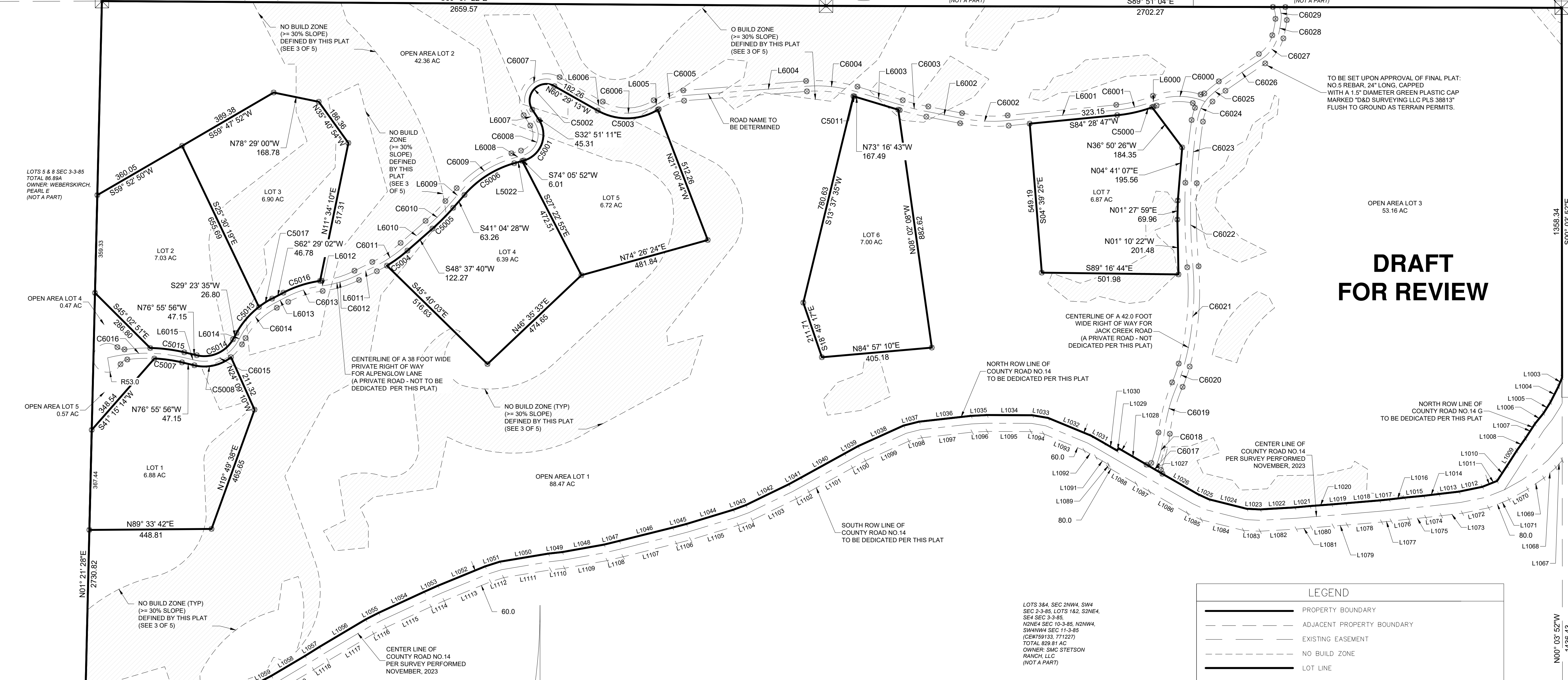
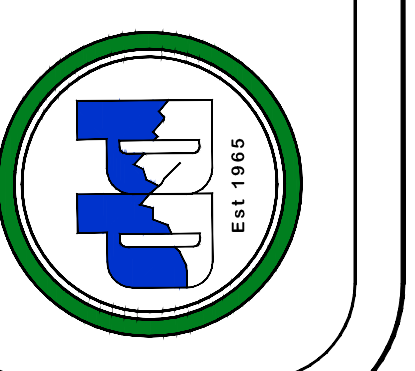
STETSON RANCH
OAK CREEK, CO 80467

DISCOVERY LAND COMPANY

HORIZONTAL SCALE
0 200' 400'
SCALE: 1" = 200'

DATE: 10/28/24
CLIENT: DISCOVERY
PROJECT NO.: 4995-001
DWG FILE NAME:
4995-001 STETSON RANCH FP SHEETS.DWG
DWG FILE REF:
4995-001 STETSON SHEETS ALTA BLOCK-EX.DWG
FILE NAME:
4995-001 STETSON SHEETS SURVEY
DRAWN BY / CHECKED BY:
TIA/TFK

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



DRAFT
FOR REVIEW

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- NO BUILD ZONE
- LOT LINE
- CENTER LINE OF ROAD
- RIGHT OF WAY
- EXISTING ELECTRICAL
- POWER POLE
- PROPERTY CORNER MONUMENTS (NOT TO SCALE)

ROAD CENTERLINE TABLES

CURVE TABLE					LINE TABLE			
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction
C6000	189.00	250.00	43.32	N89° 03' 30"W	184.53	L6000	11.69	S69° 17' 00"W
C6001	132.61	500.00	15.20	S76° 52' 54"W	132.22	L6001	400.54	S84° 28' 47"W
C6002	173.74	600.00	16.59	N87° 13' 29"W	173.14	L6002	126.51	N78° 55' 44"W
C6003	98.62	1000.00	5.65	N76° 06' 13"W	98.58	L6003	173.58	N73° 16' 43"W
C6004	183.91	500.00	21.08	N83° 48' 58"W	182.88	L6004	452.20	S85° 38' 47"W
C6005	106.95	220.00	27.85	S71° 43' 10"W	105.90	L6005	1.33	S57° 47' 32"W
C6006	215.45	200.00	61.72	S88° 39' 10"W	205.18	L6006	182.26	N60° 29' 13"W
C6007	212.74	80.00	152.37	S43° 19' 48"W	155.37	L6007	45.31	S32° 51' 11"E
C6008	149.33	80.00	106.95	S20° 37' 21"W	128.58	L6008	36.42	S74° 05' 52"W
C6009	230.55	400.00	33.02	S57° 35' 10"W	227.37	L6009	63.26	S41° 04' 28"W
C6010	105.46	800.00	7.55	S44° 51' 04"W	105.38	L6010	122.27	S48° 37' 40"W
C6011	130.67	500.00	14.97	S56° 06' 52"W	130.30	L6011	73.02	S63° 36' 04"W
C6012	132.58	400.00	18.99	S73° 05' 49"W	131.98	L6012	1.35	S82° 35' 33"W
C6013	140.38	400.00	20.11	S72° 32' 17"W	139.67	L6013	46.78	S62° 29' 02"W
C6014	173.26	100.00	33.69	S45° 56' 19"W	170.86	L6014	26.80	S29° 23' 35"W
C6015	180.02	140.00	73.07	S66° 13' 50"W	167.87	L6015	47.15	N76° 55' 56"W
C6016	279.84	599.87	26.73	S89° 42' 18"W	277.31			
C6017	11.71	31.00	21.64	N31° 12' 17"E	11.64			
C6018	126.61	533.47	13.60	N13° 35' 01"E	126.31			
C6019	185.22	629.46	16.88	N15° 12' 52"E	184.55			
C6020	76.22	504.13	8.66	N19° 18' 46"E	76.15			
C6021	364.07	1052.00	19.83	N5° 04' 01"E	362.25			
C6022	308.26	2469.10	7.15	N1° 16' 15"W	308.06			
C6023	229.38	2164.01	6.07	N5° 43' 57"E	229.27			
C6024	96.72	154.67	154.67	N25° 21' 30"E	95.15			
C6025	65.74	476.82	7.90	N50° 17' 28"E	65.69			
C6026	177.53	8948.12	1.14	N55° 32' 32"E	177.53			
C6027	101.29	143.34	40.49	N35° 51' 57"E	99.20			
C6028	64.91	381.95	9.74	N10° 45' 09"E	64.84			
C6029	48.75	93.45	28.66	N8° 26' 52"W	46.26			

SOUTH ROW LINE CR 14 TABLES

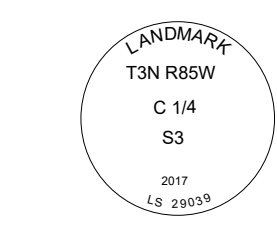
LINE TABLE		LINE TABLE		LINE TABLE				
Line #	Length	Direction	Line #	Length	Direction			
L1067	35.51	S40° 42' 25"W	L1087	56.38	N59° 44' 27"W	L1108	59.96	S76° 27' 22"W
L1068	58.54	S49° 02' 32"W	L1088	122.60	N59° 45' 07"W	L1109	159.33	S79° 56' 06"W
L1069	72.26	S55° 24' 26"W	L1089	10.00	N30° 15' 00"E	L1110	51.51	S83° 21' 26"W
L1070	78.32	S60° 49' 42"W	L1091	55.40	N59° 45' 07"W	L1111	174.89	S80° 34' 44"W
L1071	80.71	S68° 10' 58"W	L1092	49.50	N60° 20' 57"W	L1112	50.27	S72° 27' 40"W
L1072	98.22	S78° 20' 36"W	L1093	161.07	N67° 37' 33"W	L1113	183.99	S67° 41' 07"W
L1073	78.02	S83° 20' 26"W	L1094	47.43	N80° 17' 40"W	L1114	53.47	S60° 00' 29"W
L1074	57.25	S83° 15' 38"W	L1095	160.10	N89° 44' 35"W	L1115	182.41	S65° 14' 04"W
L1075	63.36	S84° 31' 51"W	L1096	55.21	S87° 12' 43"W	L1116	50.53	S62° 56' 26"W
L1076	64.34	S83° 28' 34"W	L1097	185.91	S83° 36' 57"W	L1117	195.10	S59° 18' 33"W
L1077	35.65	S84° 28' 20"W	L1098	49.23	S75° 40' 24"W	L1118	61.96	S57° 58' 40"W
L1078	126.87	S85° 12' 04"W	L1099	175.69	S65° 42' 10"W	L1119	145.96	S59° 19' 25"W
L1079	51.51	S85° 14' 12"W	L1100	54.20	S61° 02' 37"W	L1120	58.60	S62° 32' 13"W
L1080	80.13	S85° 39' 12"W	L1101	182.67	S61° 08' 53"W	L1121	172.56	S67° 08' 40"W
L1081	55.98	S84° 54' 03"W	L1102	182.80	S73° 04' 27"W	L1122	64.58	S68° 53' 10"W
L1082	133.09	S86° 41' 45"W	L1103	179.94	S64° 07' 32"W	L1123	164.31	S69° 56' 47"W
L1083	61.18	N87° 12' 26"W	L1104	54.43	S69° 54' 07"W	L1124	51.43	S71° 34' 25"W
L1084	159.34	N75° 53' 06"W	L1105	182.80	S73° 04' 27"W	L1125	188.39	S72° 55' 01"W
L1085	56.40	N64° 52' 54"W	L1106	54.07	S75° 23' 41"W	L1126	53.53	S75° 41' 04"W
L1086	160.53	N60° 14' 18"W	L1107	201.99	S75° 56' 18"W	L1127	12.18	S77° 00' 17"W

LOT CURVE TABLES

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Length	
C5000	131.59	519.00	14.53	N77° 12' 59"E	131.23
C5001	184.80	99.00	106.95	N20° 37' 21"E	159.11
C5002	162.22	61.00	152.37	S43° 19' 48"W	118.47
C5003	231.30	219.00	60.51	N89° 15' 24"E	220.70
C5004	93.77	519.00	10.35	N53° 48' 14"E	93.65
C5005	107.97	819.00	7.55	N44° 51' 04"E	107.89
C5006	219.59	381.00	33.02	S57° 35' 10"W	216.57
C5007	102.74	581.00	10.13	N81° 59' 53"W	102.61
C5008	142.17	159.00	51.23	N77° 27' 07"E	137.48
C5011	4.40	481.00	0.52	N73° 32' 26"W	4.40
C5013	126.88	319.00	22.79	S40° 47' 08"W	126.02
C5014	155.59	121.00	73.67	N66° 13' 50"E	145.09
C5015	126.35	619.00	11.70	S82° 46' 48"E	126.14
C5016	142.25	419.00	19.45	S72° 12' 35"W	141.57

RECOVERED AND ACCEPTED
A 2 INCH DIAMETER
LANDMARK GOVERNMENT
ALUMINUM CAP, PROPERLY
MARKED FOR SECTION CORNER.
RLS 20039 (0017)
0.35 FT ABOVE GROUND

TIE LINE FROM
SECTION CORNER
TO NORTH R.O.W.
FOR CR-14
N01° 21' 28"E
91.05



DD-BW.CTB 12/3/2024 2:02 PM:Y: USER PLOT DATE: C:\USERS\USER\DD SURVEYING\SMR DROPOVA\DD SURVEYING\SMR TEAM FOLDER\4995-001 STETSON RANCH FP SHEETS.DWG

NO.	DATE	REVISION HISTORY
1	12/29/24	UPDATED COVER PAGE TITLE & CERTS

Contour Interval = N/A

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

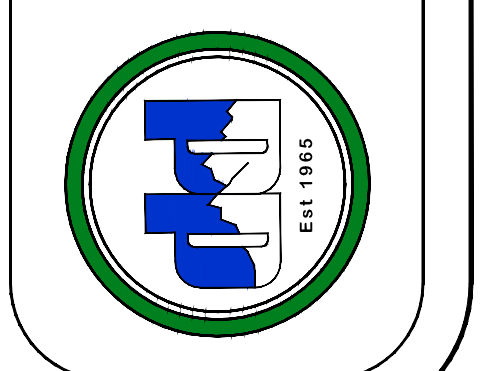
**STETSON RANCH
OAK CREEK, CO 80467
NON-BUILDABLE AREA DETAIL**

DISCOVERY LAND COMPANY

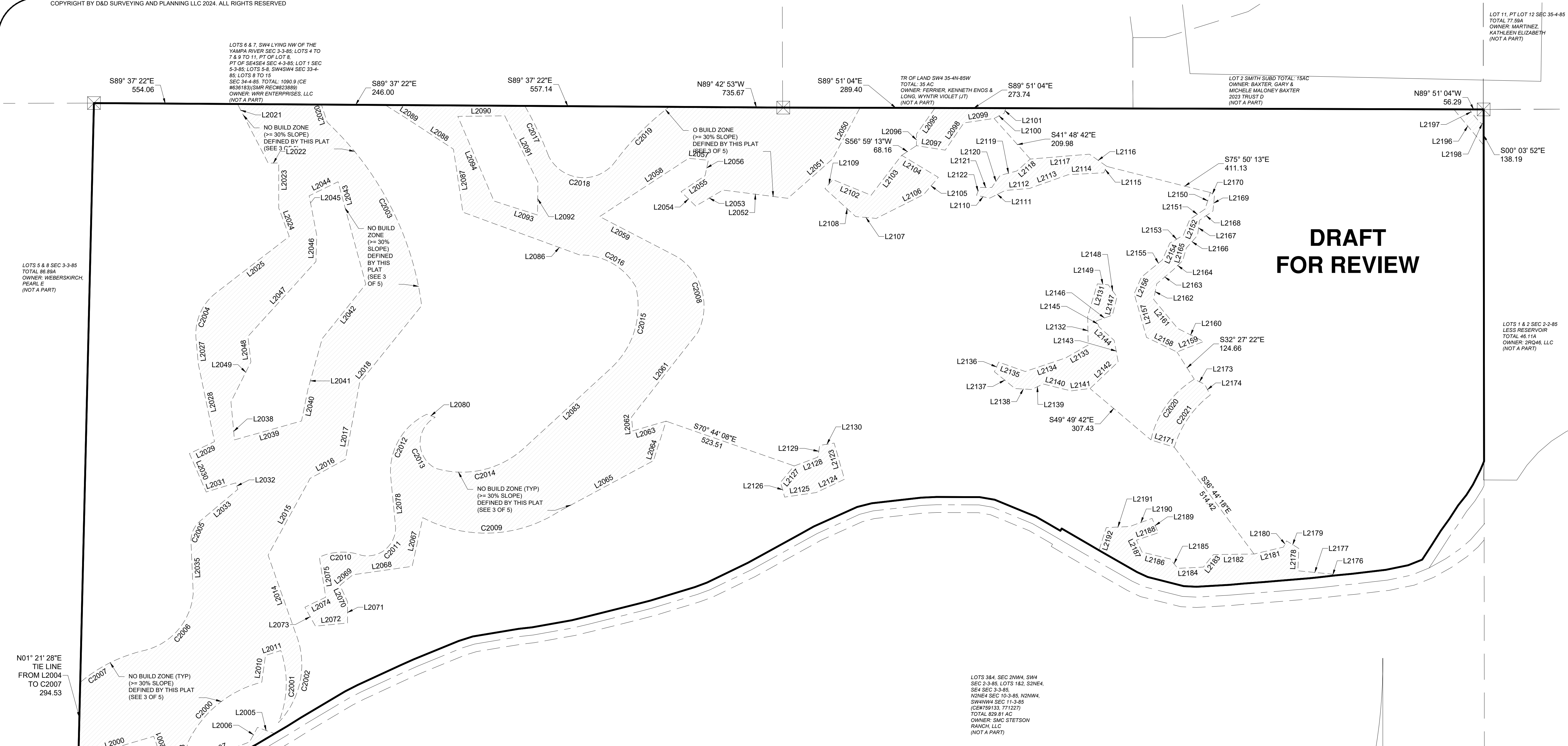
HORIZONTAL SCALE
0 200' 400'
SCALE: 1" = 200'

DATE: 10/28/24
CLIENT: DISCOVERY
PROJECT NO.: 4995-001
DWG FILE NAME: 4995-001 STETSON RANCH FP SHEETS.DWG
DWG FILE REF: 4995-001 STETSON SHEETS ALTA BLOCK-EX.DWG
FILE NAME: 4995-001 STETSON SHEETS SURVEY
DRAWN BY / CHECKED BY: TIA/TFK

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



DRAFT FOR REVIEW



NO BUILD LINE TABLES

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE													
Line #	Length	Direction	Line #	Length	Direction													
L2000	303.17	N73° 32' 28"E	L2038	147.33	S5° 21' 35"E	L2070	70.52	S24° 44' 01"E	L2107	79.70	N84° 48' 34"W	L2137	102.49	S50° 48' 11"E	L2167	58.30	N7° 07' 48"E	
L2001	62.11	S19° 11' 31"E	L2039	268.66	N74° 17' 02"E	L2071	81.33	S0° 00' 00"E	L2108	160.31	N47° 34' 26"W	L2138	64.01	S86° 43' 55"E	L2168	63.42	N55° 14' 32"E	
L2002	104.48	S61° 34' 29"W	L2040	124.75	N11° 26' 40"E	L2072	124.72	S84° 23' 12"W	L2109	46.00	N41° 12' 28"E	L2139	49.41	N64° 52' 18"E	L2169	61.02	N5° 26' 39"E	
L2003	98.71	S32° 53' 16"W	L2041	203.33	N15° 43' 18"E	L2073	83.75	N29° 04' 22"W	L2110	51.81	S77° 08' 03"E	L2140	110.93	S76° 12' 08"E	L2170	19.09	N57° 03' 19"W	
L2004	184.95	S66° 43' 45"W	L2042	269.06	N38° 39' 41"E	L2074	89.18	N64° 19' 42"E	L2111	67.75	N63° 27' 07"E	L2141	73.61	N82° 52' 49"E	L2171	94.41	N72° 38' 33"W	
L2005	70.52	N70° 01' 49"W	L2043	409.86	N15° 08' 22"W	L2075	156.80	N9° 03' 34"W	L2112	92.64	N85° 32' 10"E	L2142	149.77	N46° 30' 09"E	L2173	44.36	S64° 04' 30"E	
L2006	64.61	S28° 30' 40"W	L2044	123.98	S64° 03' 28"W	L2076	185.76	N5° 31' 55"W	L2113	159.28	N70° 25' 46"E	L2143	84.46	N10° 35' 21"W	L2174	46.73	S27° 50' 33"E	
L2007	253.17	S69° 49' 46"W	L2045	155.25	S10° 53' 36"E	L2078	34.39	S69° 47' 28"E	L2114	137.28	N86° 59' 22"E	L2144	78.22	N48° 19' 55"W	L2176	10.38	N56° 19' 45"W	
L2008	80.32	N1° 59' 09"W	L2046	101.19	S1° 39' 42"W	L2083	441.10	N47° 21' 50"E	L2115	27.74	N27° 54' 51"E	L2145	24.92	N23° 45' 54"W	L2177	131.14	N84° 21' 36"W	
L2010	103.92	N7° 50' 15"E	L2047	390.94	S42° 13' 51"W	L2086	480.22	N69° 52' 44"W	L2116	82.85	N54° 56' 45"W	L2146	66.14	N69° 49' 41"E	L2178	86.09	N2° 30' 25"E	
L2011	62.32	N72° 00' 10"E	L2048	98.91	S6° 48' 50"E	L2087	246.15	N8° 31' 29"W	L2117	228.78	S85° 17' 59"W	L2147	72.36	N13° 52' 14"E	L2179	55.82	N58° 13' 59"W	
L2014	314.93	N19° 25' 09"W	L2049	172.51	S26° 34' 14"W	L2088	220.81	N56° 42' 55"W	L2118	69.49	S48° 23' 14"W	L2148	57.50	N35° 58' 49"W	L2180	26.96	S26° 34' 57"W	
L2015	337.97	N28° 41' 54"E	L2050	223.13	S28° 01' 50"W	L2089	220.81	N56° 42' 55"W	L2119	67.20	S75° 04' 45"W	L2149	42.16	N85° 02' 02"W	L2181	116.47	S76° 50' 12"W	
L2016	154.75	N61° 35' 11"E	L2051	230.85	S48° 36' 53"W	L2090	180.74	N89° 16' 31"E	L2120	56.01	S34° 31' 42"W	L2150	66.79	S17° 39' 44"W	L2182	156.87	S89° 07' 09"W	
L2017	300.41	N10° 30' 08"E	L2052	252.47	N82° 44' 31"W	L2091	286.30	S26° 34' 55"E	L2121	47.62	N90° 00' 00"W	L2151	71.84	S55° 41' 22"W	L2183	61.78	S38° 40' 50"W	
L2018	382.56	N38° 47' 04"E	L2053	121.81	S59° 33' 11"W	L2092	126.94	S0° 42' 30"W	L2122	32.41	S20° 52' 06"W	L2152	65.54	S22° 03' 04"W	L2184	90.05	S87° 12' 34"W	
L2020	72.39	N18° 22' 38"W	L2054	79.33	N45° 32' 48"W	L2093	176.13	N72° 13' 20"W	L2123	144.98	S15° 52' 38"E	L2153	60.31	S59° 45' 43"W	L2185	46.33	N38° 40' 50"W	
L2021	256.82	S27° 23' 17"E	L2055	111.34	N66° 19' 46"E	L2094	355.44	N23° 07' 01"W	L2124	120.23	S64° 42' 13"W	L2154	71.23	S23° 58' 41"W	L2186	111.78	N76° 16' 24"W	
L2022	40.93	N89° 28' 35"E	L2056	60.94	N11° 41' 51"E	L2095	123.48	S35° 12' 50"W	L2125	123.19	S81° 46' 45"W	L2155	104.86	S50° 37' 12"W	L2187	50.70	N25° 21' 45"W	
L2023	174.56	S0° 00' 00"E	L2057	76.53	N84° 36' 00"W	L2096	44.57	S0° 00' 00"E	L2126	59.48	N15° 45' 44"W	L2156	69.32	S23° 22' 16"W	L2188	89.28	N71° 05' 18"E	
L2024	116.20	S20° 25' 55"E	L2058	409.96	S56° 46' 35"W	L2097	112.12	S81° 08' 54"E	L2127	82.34	N39° 57' 26"E	L2157	175.28	S15° 49' 11"E	L2189	60.48	N23° 30' 51"W	
L2025	357.12	S52° 22' 18"W	L2059	341.81	S62° 32' 32"E	L2098	127.24	N34° 25' 41"E	L2128	97.13	N69° 39' 38"E	L2158	130.10	S64° 18' 23"E	L2190	91.97	S70° 01' 24"W	
L2027	100.10	S5° 14' 53"E	L2061	414.27	S38° 06' 03"W	L2099	117.81	N81° 34' 45"E	L2129	46.09	N9° 10' 08"E	L2159	110.45	N48° 29' 30"E	L2191	90.54	S87° 21' 55"W	
L2028	304.40	S11° 47' 43"E	L2062	53.88	S5° 11' 53"E	L2100	43.75	N62° 36' 35"E	L2130	56.51	N81° 02' 02"E	L2160	111.96	N63° 07' 15"W	L2192	91.94	S17° 36' 48"W	
L2029	107.11	S64° 38' 41"W	L2063	133.89	N73° 46' 44"E	L2101	20.81	N19° 07' 34"E	L2131	130.47	S16° 40' 21"W	L2161	144.85	N39° 45' 11"W	L2196	180.19	S39° 46' 13"E	
L2030	162.12	S23° 35' 04"E	L2064	160.07	S17° 44' 30"W	L2102	159.17	S67° 38' 05"E	L2132	111.32	S0° 56' 24"E	L2162	61.84	N10° 47' 31"E	L2197	64.36	S39° 09' 53"E	
L2031	119.15	N72° 45' 22"E	L2065	413.01	S61° 42' 50"W	L2103	194.45	N37° 29' 07"E	L2133	98.96	S60° 08' 32"W	L2163	81.60	N49° 47' 26"E	L2198	17.56	S63° 27' 07"E	
L2032	26.18	S17° 45' 23"E	L2067	192.20	S12° 15' 50"W	L2104	165.04	S58° 58' 08"E	L2134	165.71	S71° 22' 41"W	L2164	52.19	N46° 08' 41"E				
L2033	189.75	S49° 52' 50"W	L2068	231.22	S81° 54' 41"W	L2105	86.99	S40° 18' 46"W	L2135	108.57	N70° 21' 34"E	L2165	51.26	N16° 24' 03"E				
L2035	200.86	S2° 26' 00"E	L2069	64.34	S50° 47' 41"W	L2106	205.20	S63° 16' 18"W	L2136	40.86	S23° 43' 07"W	L2166	65.60	N41° 26' 40"E				

NO BUILD CURVE TABLES

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2000	386.32	431.76	51.27	N50° 23' 30"E	373.56
C2001	284.18	396.05	41.11	S1° 51' 04"W	278.12
C2002	375.89	321.98	66.89	N10° 27' 50"E	354.90
C2003	811.47	1182.29	39.33	N27° 14' 54"W	795.64
C2004	201.13	200.00	57.62	S23° 33' 42"W	192.76
C2005	91.30	100.00	52.31	S23° 43' 25"W	88.17
C2006	304.48	245.80	70.97	S40° 21' 25"W	285.38
C2007	282.76	592.05	27.36	S63° 44' 24"W	280.08
C2008	327.36	227.03	82.62	S14° 33' 23"E	299.73
C2009	552.34	521.56	60.68	S87° 20' 04"W	526.89
C2010	168.59	218.92	44.12	N87° 46' 40"E	164.46
C2011	191.74	109.18	100.63	N50° 46' 55"E	168.03
C2012	309.37	243.80	72.71	N28° 32' 14"E	289.03
C2013	240.88	111.73	123.52	S0° 23' 52"E	196.86
C2014	376.67	355.38	60.73	N76° 21' 55"E	359.28
C2015	348.81	324.71	61.55	N17° 23' 22"E	332.28
C2016	261.10	244.12	61.28	N60° 23' 40"W	248.83
C2017	216.03	1367.70	9.05	S25° 19' 20"E	215.81
C2018	303.53	150.96	115.20	S84° 42' 26"E	254.92
C2019	302.25	1034.28	16.74	N44° 28' 18"E	301.18
C2020	295.73	367.60	46.09	N35° 32' 47"E	287.82
C2021	248.98	394.09	36.20	S34° 34' 07"W	244.86

LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - NO BUILD ZONE
- LOT LINE
- - - CENTER LINE OF ROAD
- - - RIGHT OF WAY
- - - EXISTING ELECTRICAL
- ⊙ POWER POLE
- ⊙ PROPERTY CORNER MONUMENTS (NOT TO SCALE)

