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CERTIFICATE OF OWNERSHIP AND DEDICATION BE IT HEREBY MADE KNOWN: THAT LAND DESCRIBED AS FOLLOWS:

("COMPANY") BEING THE OWNER OF THE

A TRACT OF LAND SITUATED IN THE WEST HALF OF SECTION 2, THE EAST HALF OF SECTION 3, BOUNDED ON THE SOUTH BY COUNTY ROAD 14 AND 14G, ALL LOCATED IN TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRIME MERIDIAN, STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

BEGINNING AT THE N1/4 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

THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 89°51'04" EAST, 2702.27 FEET TO THE N1/4 CORNER OF SAID SECTION 2, A FOUND GLO GOVERNMENT THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 2 TO THE NORTH RIGHT OF WAY LINE FOR COUNTY ROAD 14, SOUTH 00°03'52" EAST, 1358.34

THENCE ALONG THE NORTH RIGHT OF WAY LINE FOR SAID COUNTY ROAD 14G THE FOLLOWING 8 COURSES, TO-BE SET PINS:

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1. SOUTH 22° 26' 37" WEST 35.29 FEET; 2. SOUTH 26° 54' 05" WEST 64.74 FEET;

3. SOUTH 32° 18' 40" WEST 47.61 FEET 4. SOUTH 38° 42' 06" WEST 50.31 FEET

5. SOUTH 33° 03' 37" WEST 63.58 FEET

6. SOUTH 35° 30' 33" WEST 55.82 FEET 7. SOUTH 32° 34' 40" WEST 64.85 FEET

8. SOUTH 33° 12' 29" WEST 67.60 FEET TO THE NORTH RIGHT OF WAY LINE FOR SAID COUNTY ROAD 14, A SET PIN;

THENCE ALONG THE NORTH RIGHT OF WAY LINE FOR SAID COUNTY ROAD 14 THE FOLLOWING 54 COURSES, TO-BE SET PINS;

1. SOUTH 68° 10' 58" WEST 58.42 FEET;

2. SOUTH 78° 20' 36" WEST 87.61 FEET 3. SOUTH 83° 20' 26" WEST 74.59 FEET;

4. SOUTH 83° 15' 38" WEST 56.42 FEET;

5. SOUTH 84° 31' 51" WEST 63.24 FEET 6. SOUTH 83° 26' 34" WEST 64.38 FEET;

7. SOUTH 84° 28' 20" WEST 35.70 FEET;

8. SOUTH 85° 12' 30" WEST 125.07 FEET; 9. SOUTH 85° 14' 12" WEST 51.18 FEET;

10. SOUTH 85° 39' 12" WEST 80.36 FEET;

11. SOUTH 84° 54' 03" WEST 55.25 FEET; 12. SOUTH 86° 41' 45" WEST 127.57 FEET

13. NORTH 87° 12' 26" WEST 48.99 FEET;

14. NORTH 75° 53' 06" WEST 143.70 FEET

15. NORTH 64° 52' 54" WEST 45.45 FEET; 16. NORTH 60° 14' 18" WEST 156.94 FEET

NORTH 59° 44' 27" WEST 56.03 FEET;

18. NORTH 59° 45' 07" WEST 122.61 FEET

19. SOUTH 30° 15' 00" WEST 10.00 FEET;

NORTH 59° 45' 07" WEST 55.72 FEET; NORTH 60° 20' 57" WEST 53.63 FEET;

22. NORTH 67° 37' 33" WEST 171.55 FEET 23. NORTH 80° 17' 40" WEST 59.05 FEET;

NORTH 89° 44' 35" WEST 166.65 FEET

25. SOUTH 87° 12' 43" WEST 58.69 FEET;

26. SOUTH 83° 36' 57" WEST 191.96 FEET

27. SOUTH 75° 40' 24" WEST 58.63 FEET; 28. SOUTH 65° 42' 10" WEST 183.36 FEET

29. SOUTH 61° 02' 37" WEST 56.59 FEET;

30. SOUTH 61° 08' 53" WEST 182.54 FEET

31. SOUTH 61° 17' 42" WEST 51.13 FEET; 32. SOUTH 64° 07' 32" WEST 175.43 FEET

SOUTH 69° 54' 07" WEST 49.74 FEET;

34. SOUTH 73° 04' 27" WEST 179.93 FEET; 35. SOUTH 75° 23' 41" WEST 52.57 FEET;

36. SOUTH 75° 56' 18" WEST 201.43 FEET;

37. SOUTH 76° 27' 22" WEST 57.87 FEET;

38. SOUTH 79° 56' 06" WEST 155.72 FEET;

39. SOUTH 83° 21' 26" WEST 51.17 FEET;

40. SOUTH 80° 34' 44" WEST 180.60 FEET;

41. SOUTH 72° 27' 40" WEST 57.03 FEET; 42. SOUTH 67° 41' 07" WEST 187.37 FEET;

43. SOUTH 66° 00' 29" WEST 54.75 FEET;

44. SOUTH 65° 14' 04" WEST 184.02 FEET; 45. SOUTH 62° 56' 26" WEST 53.63 FEET;

46. SOUTH 59° 18' 33" WEST 197.70 FEET;

47. SOUTH 57° 58' 40" WEST 61.95 FEET; 48. SOUTH 59° 19' 25" WEST 143.57 FEET;

49. SOUTH 62° 32' 13" WEST 54.51 FEET;

50. SOUTH 67° 08' 40" WEST 169.23 FEET 51. SOUTH 68° 53' 10" WEST 63.11 FEET;

52. SOUTH 69° 56' 47" WEST 162.90 FEET 53. SOUTH 71° 34' 25" WEST 49.87 FEET;

54. SOUTH 72° 55' 01" WEST 186.24 FEET THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 75° 41' 04" WEST 47.51 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, A SET PIN, LYING NORTH 01° 21' 28" EAST 91.05 FEET FROM THE C 1/4 CORNER OF SAID SECTION 3, A FOUND LANDMARK GOVERNMENT ALUMINUM CAP;

INDEX OF SHEETS:

SHEET 1: COVER PAGE, VICINITY MAP, AND

SHEET 3: DETAIL OF NON-BUILDABLE AREAS

SHEET 2: BOUNDARY, LOTS, AND NON-BUILDABLE AREAS

DEDICATIONS/CERTIFICATIONS

SHEET 4: GENERAL PLAT NOTES

GLO GOVERNMENT BRASS CAP, THE POINT OF BEGINNING. CONTAINING 238.79 ACRES MORE OR LESS IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF STETSON RANCH, HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT AND PURSUANT TO ALL ACCOMPANYING DOCUMENTS REFERENCED HEREON, AND DOES HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC BY AND THROUGH THE COUNTY OF ROUTT, STATE OF COLORADO, COUNTY ROAD 14 AND 14-G, AS SHOWN AND NOTED HEREON AND ALSO DOES HEREBY IRREVOCABLY DEDICATE TO AND FOR THE PERPETUAL USE OF THE PUBLIC THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, SNOW REMOVAL AND STORAGE, AS SHOWN HEREON.

THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 TO THE N1/4 CORNER OF SAID SECTION 3, NORTH 01°21'28" EAST, 2730.82 FEET, A FOUND

FURTHER THE COMPANY DECLARES AND ESTABLISHES PERPETUAL AND NON-EXCLUSIVE EASEMENTS BURDENING AND BENEFITING THE LOTS CREATED ON THIS PLAT (INDIVIDUALLY A "LOT" AND COLLECTIVELY THE "LOTS") AS MORE PARTICULARLY DESCRIBED BELOW FOR THE PURPOSES OF INGRESS AND EGRESS OF VEHICLES, DOMESTIC ANIMALS AND PEDESTRIANS, AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, RECONSTRUCTION, REMOVAL, REPLACEMENT, OPERATION AND USE OF ROADWAY AND RELATED IMPROVEMENTS (INCLUDING DRAINAGE STRUCTURES), AND FOR DRAINAGE, CONSTRUCTION INSTALLATION, MAINTENANCE, REPAIR, RECONSTRUCTION, REMOVAL, REPLACEMENT, OPERATION AND USE OF UNDERGROUND UTILITIES AND APPURTENANT SURFACE FACILITIES. THE EASEMENTS HEREIN DECLARED AND ESTABLISHED ARE PRIVATE AND DO NOT CONSTITUTE A DEDICATION TO ANY GOVERNMENTAL ENTITY OR TO THE PUBLIC. FURTHER, THE ACCESS AND DRIVEWAY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY DEDICATED AS EMERGENCY VEHICLE AND PERSONNEL EASEMENTS TO ROUTT COUNTY ON BEHALF OF THE PUBLIC.

42.0 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT FOR JACK CREEK ROAD FOR THE BENEFIT OF ALL OF THE LOTS, 38.0 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT FOR ALPENGLOW LANE FOR THE BENEFIT OF ALL OF THE LOTS,

N WITNESS WHEREOF, THE SAID			HAS CAUSED ITS NAME TO BE
IEREUNTO SUBSCRIBED THIS	DAY OF _	, A.D., 20	

COUNTY OF ROUTT)

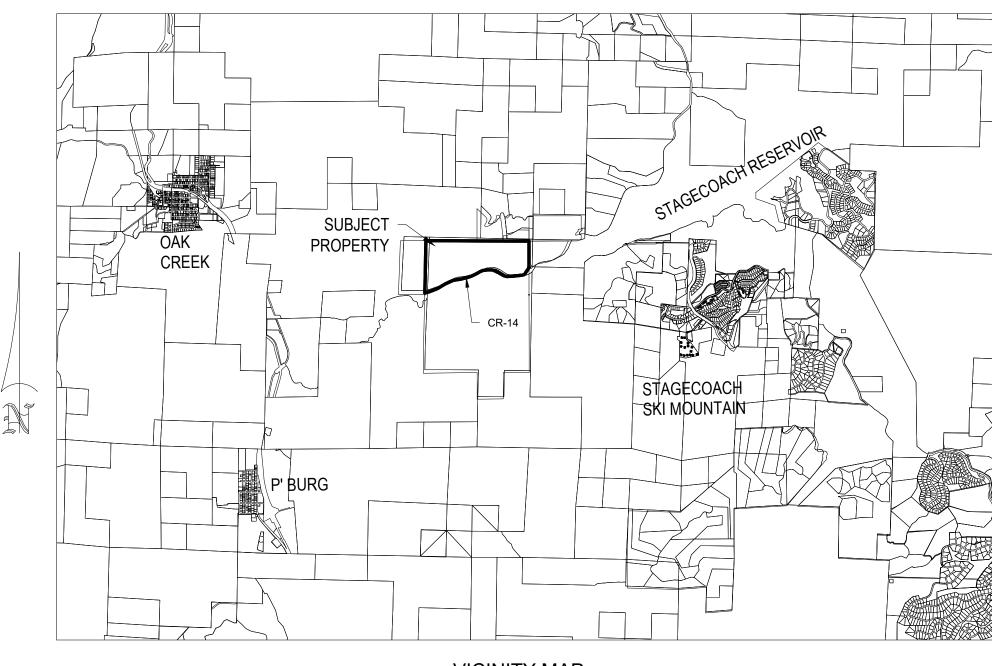
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

(OWNER)

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

STETSON RANCH

A LAND PRESERVATION SUBDIVISION EXEMPTION LOCATED IN SECTIONS 2 AND 3 TOWNSHIP 3 NORTH, RANGE 85 WEST **6TH P.M., ROUTT COUNTY, COLORADO**



VICINITY MAP SCALE: 1" = 5000'

ATTORNEYS CERTIFICATE

I, JOHN A. VANDERBLOEMEN, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF THE TITLE COMMITMENT NO. 597-N0041051-010-TO2, DATED 12/19/2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ("TITLE COMMITMENT") AND THAT TITLE TO SUCH LANDS IS IN THE ("THE OWNER"), FREE AND CLEAR OF ALI LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS:

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

3. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.

4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT

5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOTE: UPON SATISFACTION OF ALL REQUIREMENTS HEREIN, THE ABOVE EXCEPTION WILL NOT BE REFLECTED ON ANY PROPOSED TITLE POLICY

6. WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT THESE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.

7. ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. NOTE: THIS TAX EXCEPTION WILL BE AMENDED AT POLICY UPON SATISFACTION AND EVIDENCE OF PAYMENT OF TAXES.

8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTEREST THE PREMISES, AND RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED NOVEMBER 23, 1900 IN BOOK 28 AT PAGE 49 AND RECORDED DECEMBER 11, 1901 IN BOOK 28 AT PAGE 79 AND RECORDED NOVEMBER 23, 1900 IN BOOK 28 AT PAGE 205 AND RECORDED JANUARY 8, 1901 IN BOOK 28 AT PAGE 208 AND RECORDED FEBRUARY 11, 1907 IN BOOK 49 AT PAGE 32.

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTEREST THE PREMISES, AND RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENTS RECORDED OCTOBER 20, 1904 IN BOOK 28 AT PAGE 502.

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.

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.

12.RIGHT OF WAY DEED FROM CHARLES E. RATHBURN TO ROUTT COUNTY RECORDED JANUARY 30, 1935 IN BOOK 184 AT PAGE 10.

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.

14. QUIT CLAIM DEED FROM FRANKLIN O. STETSON TO ROUTT COUNTY RECORDED MAY 19, 1992 IN BOOK 674 AT PAGE 2.

15.RIGHT OF WAY EASEMENT FROM JAMES F. STETSON TO YAMPA VALLEY ELECTRIC ASSOCIATION RECORDED FEBRUARY 28, 1994 AT RECEPTION NO. 433232.

16. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN CONSERVATION EASEMENT RECORDED JUNE 23, 2015 AT RECEPTION NO. 759133 AND AFFIDAVIT RECORDED AUGUST 12, 2016 AT RECEPTION NO. 771277.

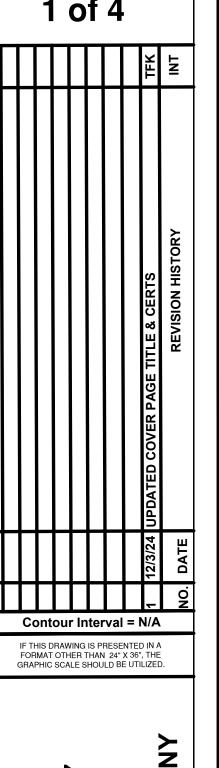
17. TRAVERSE AND RIGHTS OF WAY FOR ROUTT COUNTY ROADS NO. 14 AND 14G AS THEY EXIST AND AS SHOWN ON THE ROUTT COUNTY ASSESSOR'S MAP. DATED THIS _____ DAY OF _____

JOHN A. VANDERBLOEMEN, ATTORNEY AT LAW

DRAFT **FOR REVIEW**

	Y PLANNING COMMISSION APPROVAL
	DUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLA RANCH SUBDIVISION ON THE DAY OF, A.D., 20
BY: KRISTY \	WINSER, ROUTT COUNTY PLANNING DIRECTOR
BOARD OF CO	UNTY COMMISSIONERS APPROVAL
COUNTY PURS THIS PLAT HAS	IAS BEEN REVIEWED AND IS HEREBY APPROVED FOR FILING BY ROUTT SUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS. NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTIBDIVISION REGULATIONS.
	NTY HEREBY ACCEPTS COUNTY ROAD 14 AND 14-G RIGHT OF WAY AND S SHOWN ON THIS PLAT.
DISCRETION OF THIS PLAT,	ENANCE OF COUNTY ROAD 14 AND 14-G SHOWN ON THIS PLAT IS SUBJECT TO FEETHE BOARD OF COUNTY COMMISSIONERS AND THE BOARD, BY THE APPROMAKES NO COMMITMENT EITHER EXPRESS OR IMPLIED REGARDING ANY LEVER MAINTENANCE OF SUCH ROAD, RIGHT-OF-WAY, OR EASEMENT AS DEDICATED HEREIN.
4) THE PRIVAT THE COUNTY.	E ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED TO, OR ACCEPTED BY
-	BILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HERE IOT BEEN ESTABLISHED.
DATED THIS _	DAY OF, 20
BY: JENNY L. THO	MAS, ROUTT COUNTY CLERK AND RECORDER
NOTICE OF RE	SEARCH
PURSUANT TO EASEMENTS A 597-N0041051- DECEMBER 20	SEARCH C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND S SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 010-TO2, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS C 22 AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY, A L LAND SURVEYOR IN THE STATE OF COLORADO.
PURSUANT TO EASEMENTS A 597-N0041051-I DECEMBER 20 PROFESSIONA	C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND S SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 010-TO2, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS C 22 AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY, A
PURSUANT TO EASEMENTS A 597-N0041051-DECEMBER 20 PROFESSIONAL LAND SURVEY I, THOMAS F. K HEREBY STATIUNDER MY DIF SAID PLAT AND	C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND S SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 010-TO2, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS C 22 AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY, A L LAND SURVEYOR IN THE STATE OF COLORADO.
PURSUANT TO EASEMENTS A 597-N0041051-DECEMBER 20 PROFESSIONAL LAND SURVEY I, THOMAS F. K HEREBY STATI UNDER MY DIF SAID PLAT AND MARKERS, MA	C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND S SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 010-TO2, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS C 22 AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY, A L LAND SURVEYOR IN THE STATE OF COLORADO. OR'S CERTIFICATE ELLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, E THAT THIS PLAT AND SURVEY OF STETSON RANCH WAS MADE BY ME OR RECT RESPONSIBILITY SUPERVISION, AND CHECKING, AND FURTHER STATE TO SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. SURVEY PINS,
PURSUANT TO EASEMENTS A 597-N0041051-DECEMBER 20 PROFESSIONAL LAND SURVEY I, THOMAS F. K HEREBY STATI UNDER MY DIF SAID PLAT AND MARKERS, AND DATED THIS	C.R.S. S 38-51-106(1)(B)(I), RESEARCH REGARDING THE RIGHTS-OF-WAY AND S SHOWN HEREON WAS OBTAINED BY TITLE COMMITMENT NO. 010-TO2, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS C 22 AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY, A L LAND SURVEYOR IN THE STATE OF COLORADO. OR'S CERTIFICATE ELLY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, I E THAT THIS PLAT AND SURVEY OF STETSON RANCH WAS MADE BY ME OR RECT RESPONSIBILITY SUPERVISION, AND CHECKING, AND FURTHER STATE TO SURVEY ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. SURVEY PINS, D/OR MONUMENTS WERE SET AS REQUIRED AND SHOWN HEREON.

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

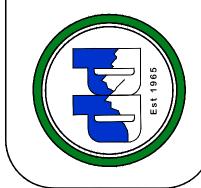


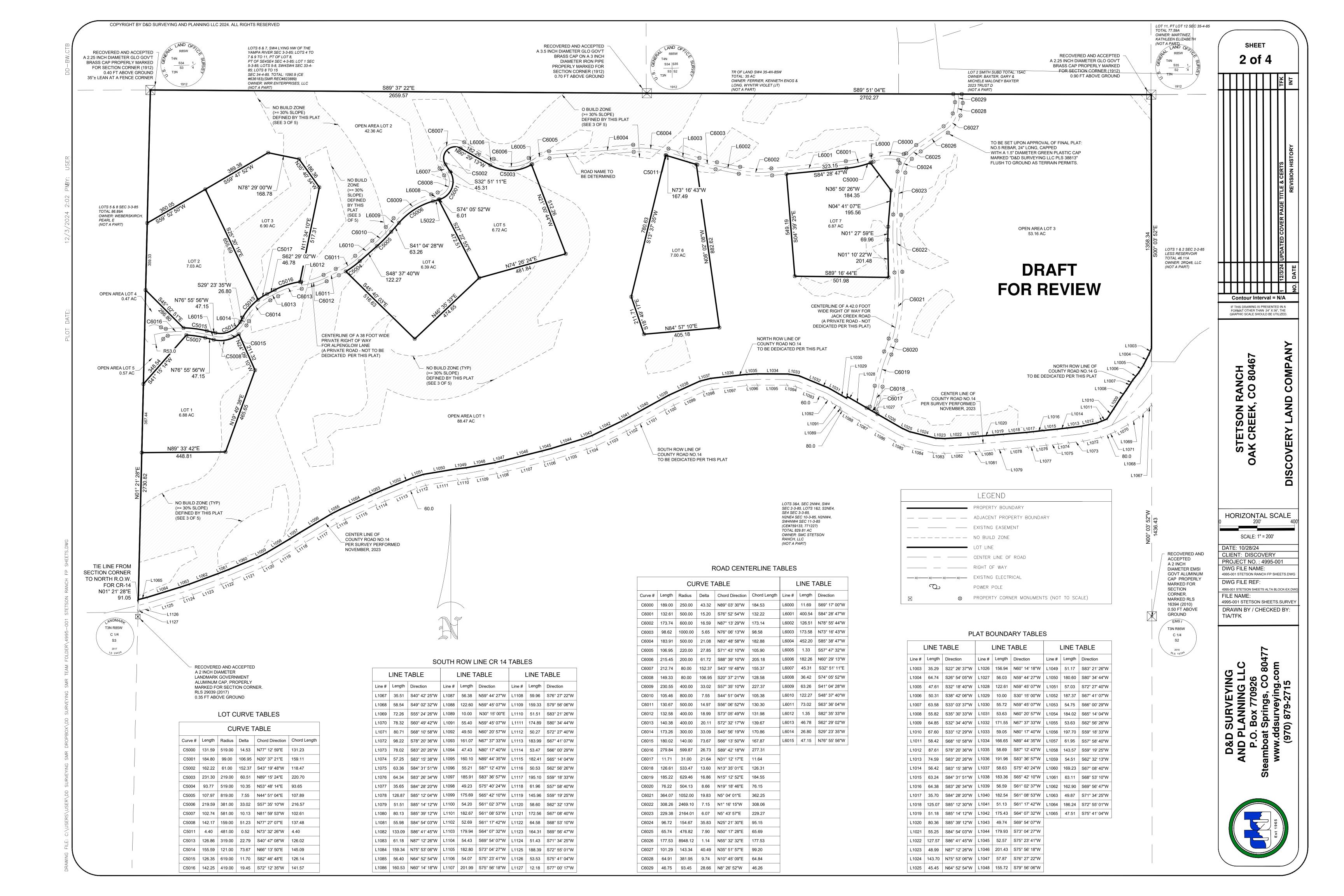
SHEET

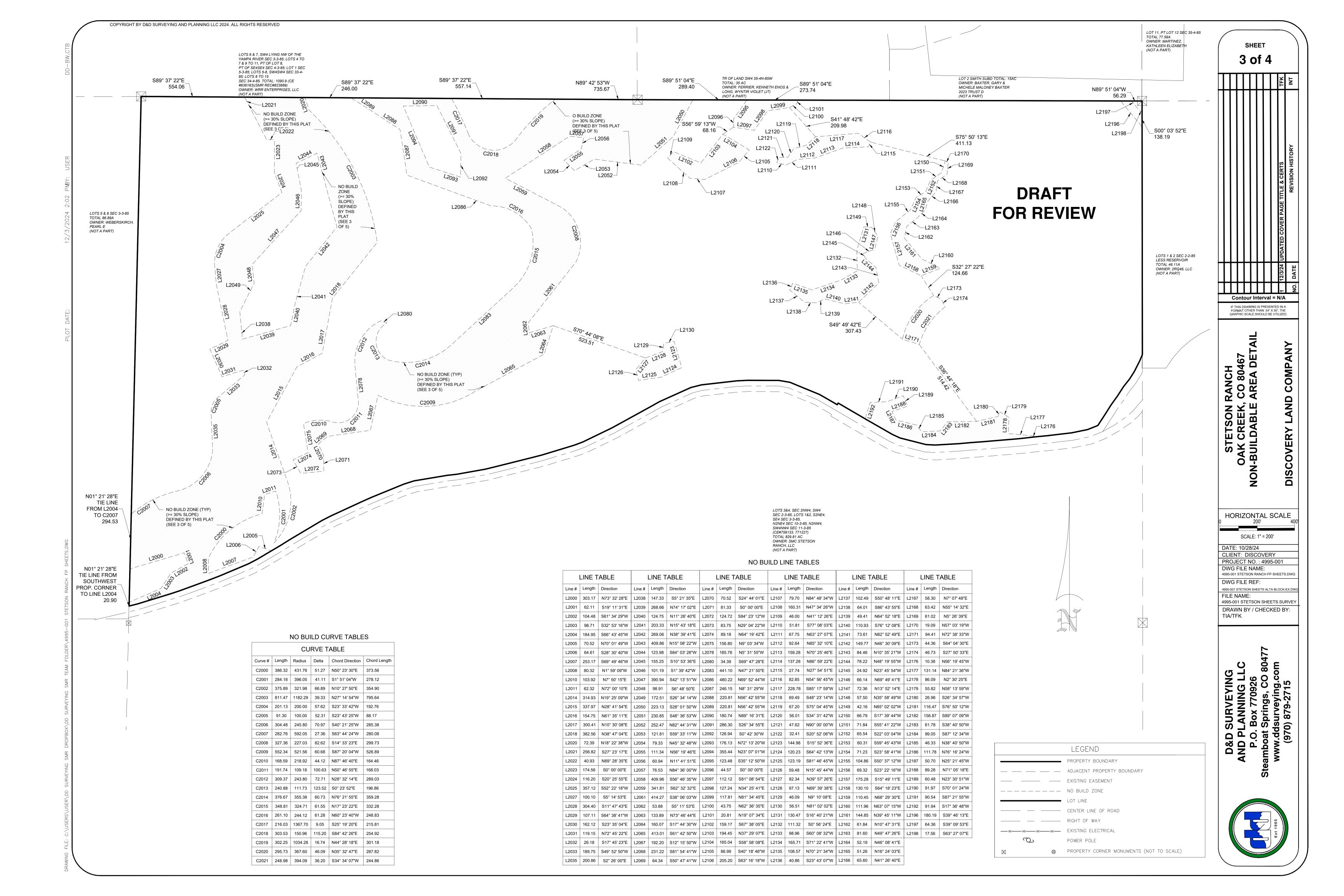
DATE: 10/28/24 CLIENT: DISCOVERY PROJECT NO.: 4995-001 DWG FILE NAME: 4995-001 STETSON RANCH FP SHEETS.DWG DWG FILE REF: 4995-001 STETSON SHEETS ALTA BLOCK-EX.DWG

4995-001 STETSON SHEETS.SURVEY DRAWN BY / CHECKED BY: TIA/TFK

kD SURVEYING PLANNING LLC O. Box 770926 oat Springs, CO 80 v.ddsurveying.con (970) 879-2715







GENERAL PLAT NOTES:

1) NOTICE OF RESEARCH:

PURSUANT TO C.R.S. 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.

2) LEGAL DESCRIPTION OF ADJACENT LOTS PROVIDED BY ROUTT COUNTY ASSESSOR GIS SITE.

3) 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

4) 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.

5) PROPERTY MONUMENTS FOUND AS SHOWN HEREIN.

6) 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.

7) 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.

8) DEPICTIONS OF GOVERNMENT MONUMENTS SHOWN HEREIN ARE FOR LOCATION ORIENTATION ONLY AND DO NOT DETAIL THE ACTUAL APPEARANCE OF SAID MONUMENTS.

9) LINEAL UNITS ARE U.S. SURVEY FEET.

10) NO BUILD ZONES BASED OFF OF LIDAR / TOPO DATA OBTAINED BY ROUTT COUNTY OPEN LIDAR DATA PROJECT 2015 & 2016. ANY LAND DISTURBANCE SINCE 2015-2016 MAY CHANGE THESE ZONES.

11) BENCHMARKS USED TO ACQUIRE THE LIDAR DATA; (A) BASE_YVRA (2015), NAD(83) (2011) CO NORTH; VERTICAL DATUM: NAVD 1988 (GEOID 12A), 6,576.70' (B) BASE_KHDN (2016), NAD(83) (2011) CO NORTH; VERTICAL DATUM: NAVD 1988 (GEOID 12A), 6,573.75' (C) 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 TO MATCH PROJECT LOCALIZED BEARINGS.

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

13) 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)

14) 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.

15) PROPERTY DESCRIPTION ADDITIONAL NOTES:

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.

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.

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.

REFERENCES TO TO-BE SET PINS ARE 24 INCH LONG, NO.5 (5/8") DIAMETER IRON REBARS, CAPPED BY A 1.5 INCH DIAMETER GREEN PLASTIC CAP STAMPED "D&D SURVEYING LLC PLS 38813"

16) ANY EASEMENT RIGHTS OVER EXISTING ROADS, OR PER THE RECORDED EASEMENTS SHOWN HEREON, ARE NOT IMPACTED BY THE RECORDING OF THIS PLAT.

SPACE RESERVED FOR CR-14 NEW ROW DESCRIPTION IF GREEN LIGHT GIVEN BY THE COUNTY TO VACATE EXISTING BUSTED ROWS AND RE-DEDICATE.

DRAFT **FOR REVIEW**

SHEET 4 of 4 Contour Interval = N/A

DATE: 10/28/24

CLIENT: DISCOVERY PROJECT NO.: 4995-001 DWG FILE NAME:

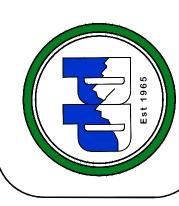
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4995-001 STETSON RANCH FP SHEETS.DWG DWG FILE REF:

4995-001 STETSON SHEETS ALTA BLOCK-EX.DWG FILE NAME:

4995-001 STETSON SHEETS.SURVEY DRAWN BY / CHECKED BY: TIA/TFK

YING IG LLC SURVEYINA PLANNING L D. Box 770926 t Springs, CC Idsurveying.o D& ND ND ... AN



FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

