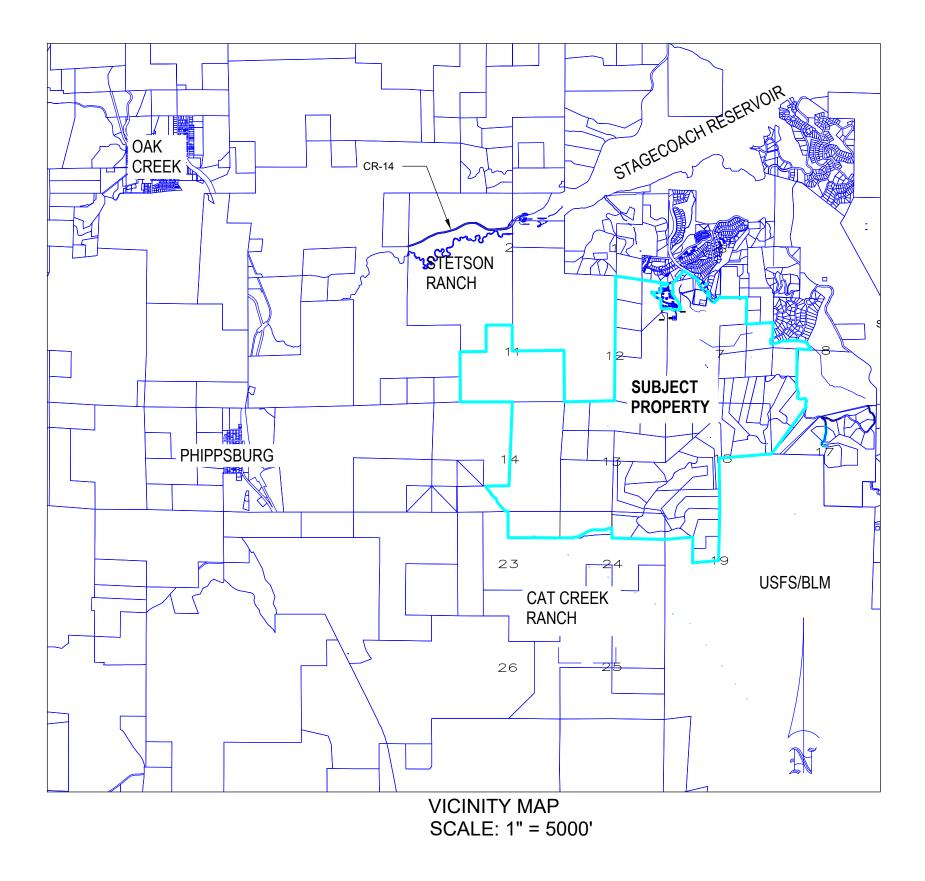
COPYRIGHT BY D&D SURVEYING AND PLANNING LLC 2024/25. ALL RIGHTS RESERVED COMMITMENT NO.ABS30032692, DATED 10/23/2024, PREPARED BY LAND TITLE GUARANTEE COMPANY Property Address: VACANT LAND, OAK CREEK, CO RECEIVED BY D&D SURVEYING AND PLANNING LLC ON 10/28/24 VIA EMAIL LEGAL DESCRIPTION OF LAND PER TITLE COMMITMENT: PARCEL 1 LOTS 1 THROUGH 93, INCLUSIVE, CABIN LOT AND POND LOT, STAGECOACH MOUNTAIN RANCH. ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2023 AT RECEPTION NO. 844548, AS CORRECTED BY SURVEYORS AFFIDAVIT RECORDED SEPTEMBER 25, 2023 AT RECEPTION NO. 848529 AND NOVEMBER 27, 2023 AT RECEPTION NO. 849790 COUNTY OF ROUTT, STATE OF COLORADO PARCEL 2: LOTS 1 AND 2, STAGECOACH MARKETPLACE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2006 AT RECEPTION NO. 641786 AT FILE NO 13634 AS CORRECTED BY SURVEYORS AFFIDAVIT RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 652109, COUNTY OF ROUTT, STATE OF COLORADO PARCEL 3: SKI BASE AT STAGECOACH, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1972 AT RECEPTION NO. 235519, COUNTY OF ROUTT, STATE OF COLORADO PARCEL 4: NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN. A PORTION OF THE "UNDEDICATED" LANDS AS SHOWN ON THE SECOND REPLAT OF PROJECT I & II AT STAGECOACH, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1972 AT RECEPTION NO. 238639, COUNTY OF ROUTT, STATE OF COLORADO PARCEL 5: NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN. PART OF LOTS 6, 11 AND E1/2SW1/4 SECTION 6, TOWNSHIP 3N, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN AND PART OF LOT 8 SECTION 12, TOWNSHIP 3N, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN LABELED "NOT A PART 55.97 ACRES" ON THE PLAT OF STAGECOACH MOUNTAIN RANCH RECORDED MARCH 24, 2023 AT RECEPTION NO. 844458 COUNTY OF ROUTT, STATE OF COLORADO TITLE COMMITMENT NOTES: SUMMARY OF SCHEDULE B, PART II EXCEPTIONS ITEMS THAT ARE LISTED AS "NOT A SURVEY MATTER(S)" ARE ITEMS FOR MGT/MGT COUNSEL DUE DILIGENCE REVIEW. ITEMS 1 THROUGH 8: THESE ARE NOT SURVEY MATTERS. ITEMS 9-15. 17 & 37 : ARE GENERAL RESERVATIONS FOR THE RIGHT TO EXTRACT AND REMOVE THE ORE FROM THE VEIN OR LODE, RIGHTS OF WAY FOR DITCHES AND CANALS, AND RIGHTS TO EXTRACT COAL AND MINERALS ARE ESSENTIALLY BLANKET ENCUMBRANCES ON ALL OF THE LAND DESCRIBED IN THE PROPERTY DESCRIPTION. SEE PATENT ANALYSIS MAP ON SHEET 13. LETTERS A-I FOR LOT/ALIQUOT/SECTION IMPACT OF EACH ITEM. ALSO ON SAID PATENT ANALYSIS MAP, SHEET 13, THERE ARE ADDITIONAL RESERVATIONS, LETTERS J-N, THAT WERE IDENTIFIED ON OTHER EARLIER TITLE COMMITMENTS FROM 2022-2023; THIS SURVEYOR BELIEVES THEY SHOULD BE ADDED TO CURRENT TITLE COMMITMENT AND APPLY TO SUBJECT PARCEL. ITEM 16: NOT A SURVEY MATTER. ITEM 17: INCLUDED IN PATENT ANALYSIS ON SHEET 13 ITEM 18: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN QUIT CLAIM DEED RECORDED JANUARY 11, 1978 IN BOOK 445 AT PAGE 663. THIS ITEM SHOULD HAVE "EASEMENTS" ADDED IN. EASEMENTS CONCERN EXISTING UNDERGROUND WATER. SANITARY LINES TO/FROM/WITHIN EAGLES WATCH BOOSTER STATION #2. THERE ARE NO DESCRIBED BEARINGS/DISTANCES THUS NOT SHOWN HEREON. ITEM 19: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED RECORDED DECEMBER 12, 1979 IN BOOK 493 AT PAGE 646. THIS ITEM SHOULD HAVE "EASEMENTS" ADDED IN. EASEMENT FOR WATER/SEWER LINE SHOWN HEREON. ITEM 20: TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT RECORDED OCTOBER 10, 1984 IN BOOK 601 AT PAGE 258. SHOWN HEREON. ITEM: 21TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED FEBRUARY 13, 1985 IN BOOK 604 AT PAGE 62. ITEM 22: TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT RECORDED FEBRUARY 27, 1986 IN BOOK 604 AT PAGE 453. ITEM 23: TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED MARCH 18, 1997 IN BOOK 730 AT PAGE 1375. THIS SHOULD HAVE "EASEMENTS" ADDED TO THIS EXCEPTION ITEM, HOWEVER THIS DOCUMENT DOES NOT AFFECT SUBJECT PROPERTY. ITEM 24: TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF ACCESS EASEMENT RECORDED OCTOBER 21, 2005 UNDER RECEPTION NO. 627807. ITEM 25: TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF ROAD AND UTILITY EASEMENT RECORDED NOVEMBER 16, 2005 UNDER RECEPTION NO. 629233. ITEM 26: TERMS, CONDITIONS AND PROVISIONS OF MUTUAL ACCESS EASEMENT AGREEMENT RECORDED AUGUST 07, 2007 AT RECEPTION NO. 661914. ITEM 27: TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING CONSTRUCTION OF ROAD SERVING STAGECOACH MOUNTAIN MEADOWS RECORDED MAY 18, 2007 AT RECEPTION NO. 657347. ITEM 28: TERMS, CONDITIONS AND PROVISIONS OF DECLARATION AND ASSIGNMENT OF ROAD EASEMENT RECORDED JULY 18, 2008 AT RECEPTION NO. 676823. ITEM 29: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF STAGECOACH MOUNTAIN MEADOWS RECORDED MAY 18, 2007 AT RECEPTION NO. 657346 ITEM 30: TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED SEPTEMBER 08, 2006 UNDER RECEPTION NO. 644431. ITEM 31: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SKI BASE AT STAGECOACH RECORDED AUGUST 08, 1972 UNDER RECEPTION NO. 235519. ITEM 32: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SECOND REPLAT OF PROJECTS 1 AND 2 AT STAGECOACH RECORDED NOVEMBER 30, 1972 UNDER RECEPTION NO. 238639. ITEM 33: NOT A SURVEY MATTER. ITEM 34: EASEMENT AND RIGHT OF WAY AS CONTAINED IN INSTRUMENT RECORDED JULY 25, 1994 AT RECEPTION NO. 438398 ITEM 35: TERMS, CONDITIONS AND PROVISIONS OF CORPORATE EASEMENT RECORDED JUNE 04, 1997 UNDER RECEPTION NO. 478532. ITEM 36: NOT A SURVEY MATTER ITEM 37: INCLUDED IN PATENT ANALYSIS ON SHEET 13. ITEM 38: TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED AUGUST 27, 1968 IN BOOK 334 AT PAGE 77. - THIS IS AN AGREEMENT ALLOWING THE DRILLING OF WELLS OVER 1,353 ACRES OF LAND OVERLAPPING SAID STAGECOACH MOUNTAIN RANCH WITH RIGHTS OF INGRESS/EGRESS/ACCESS TO WELLS DRILLED. IF NO WELLS WERE DRILLED BETWEEN 8/27/1968 AND 8/27/1973 THEN AGREEMENT EXPIRED. COUNSEL SHOULD VALIDATE IF WELLS WERE DRILLED WITHIN THIS TIME FRAME. ITEM 39: NOT A SURVEY MATTER. ITEM 40: NOT A SURVEY MATTER. ITEM 41: NOT A SURVEY MATTER. ITEM 42: ARTICLE IV RECIPROCAL EASEMENTS LISTED HEREIN ARE BLANKET USE AND RIGHT EASEMENTS FOR FUTURE OWNERS OF STAGECOACH MARKETPLACE; AND ARE NOT ABLE TO BE MAPPED SPECIFICALLY. ITEM 43: TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED JULY 26, 2006 AT RECEPTION NO. 641790. ITEM 44: EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF STAGECOACH MARKETPLACE RECORDED JULY 26, 2006 UNDER RECEPTION NO. 641786. (ITEMS 37 THROUGH 44 AFFECT PARCEL 2)' ADDITIONAL NOTES: 1. SCHEDULE B PART II : TITLE SHOULD CONSIDER ADDING AN LINE ITEM THAT SAYS TO THE EFFECT; "....SUBJECT TO EASEMENTS CONTAINED IN PLAT OF STAGECOACH MOUNTAIN RANCH RECORDED AT RECEPTION NO.844548". THIS SAID PLAT AT RECEPTION NO.844548 IS REFERENCED IN THE LEGAL DESCRIPTION OF PARCEL 1. IT DID NOT DEDICATE ANY NEW PUBLIC EASEMENTS BUT DOES SHOW PUBLIC EASEMENTS PER THE PLAT OF THE MEADOWS AT STAGECOACH, RECORDED AT RECEPTION NO.531675. 2. THIS PLAT ALSO DID NOT CONTAIN ANY DEDICATION OR ACCEPTANCE LANGUAGE BUT REFERRED TO SOME EXISTING RECORDED EASEMENTS AND HAD NOTES SUCH AS "CENTERLINE OF A 60 FOOT WIDE INGRESS- EGRESS AND UTILITY EASEMENT FROM THE MEADOWS AT STAGECOACH TO ROUTT COUNTY ROAD #16) AND (60' INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT ALONG GREEN RIDGE DRIVE." 3. THE MEADOWS AT STAGECOACH PLAT RECITES A TRAIL EASEMENT RECORDED AT RECEPTION NO.531678 AND AT 531679. THE TRAIL EASEMENT IS IN THE COMMITMENT.

ALTA/NSPS LAND TITLE SURVEY FOR PORTIONS OF LAND LOCATED IN SECTIONS 11,12, 13,14, 23 & 24 T3N, R85W AND IN SECTIONS 6,7,8,17,18 &19 T3N, R84W; OF THE 6TH P.M., ROUTT COUNTY, COLORADO



INDEX: SHEET 1: COVERPAGE, VICINITY MAP, SURVEY NOTES

SHEET 2: PROPERTY DESCRIPTION

SHEET 3: OVERVIEW, MAP OF DETAIL SHEETS

SHEET 4: TOPOGRAPHIC CONTOUR DETAIL SHEETS 5-12: BOUNDARY & MONUMENTS, EXISTING RIGHTS OF WAY AND EASEMENTS, GENERAL SURVEY

SHEET 13: PATENT ANALYSIS SHEETS 14-15 : (RESERVED)

TABLE A - ALTA/NSPS OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

3. FLOOD ZONE CLASSIFICATION - ACCORDING TO COMMUNITY PANEL NO. 08107C1225D. DATED FEBRUARY 4. 2005 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM). THE ENTIRETY OF SUBJECT PARCEL IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AND "PANEL UNPUBLISHED" 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.

4. GROSS LAND AREA; 3,588.67 ACRES± - INCLUDES ALL RIGHTS OF WAY LISTED HEREON (RIGHTS OF WAY ACREAGE NOT SUBTRACTED FROM THIS GROSS LAND AREA FIGURE.

5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION; SHOWN ON SHEET 3 OF 8 HEREIN

6. NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR BY CLIENT - NOT APPLICABLE.

8. 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 & 2024 MAY HAVE BEEN MODIFIED BY CONTINUED OBSERVED EXCAVATION IMPROVEMENTS THROUGH THE FALL 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 2023/24 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. SURVEY WAS REQUESTED TO BEGIN IN JANUARY 2023 UNDER RECORD SNOWFALL AND DEPTH. APPROXIMATELY 4-6 FEET OF SNOW WAS PRESENT. FEATURES NORMALLY VISIBLE WERE NOT OBSERVED AND DO NOT APPEAR ON THIS SURVEY.

11(b) - MARKINGS COORDINATED BY SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST: SEE GENERAL SURVEY PROJECT NOTES #5

18. 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.

GENERAL SURVEY PROJECT NOTES:

ALTA/NSPS LAND TITLE SURVEY PLAT OF: "STAGECOACH MOUNTAIN RANCH"

1) FIELD SURVEYING STARTED: DECEMBER 22, 2022 FIELD SURVEYING COMPLETED: DECEMBER 18, 2024

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.ABS30032692, DATED 10/23/2024, PREPARED BY LAND TITLE GUARANTEE COMPANY AND NOT FROM THE PERSONAL SEARCH OF THOMAS F KELLY III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

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

4) ENGINEERING LOCATES FOR PUBLIC UTILITIES REQUESTED AND OBTAINED BY D&D SURVEYING AND PLANNING LLC UNDER 811.ORG TICKET NUMBER B432401687-00B IN CONJUNCTION WITH THIS SURVEY. 811.ORG INDICATED THAT NO LISTED MEMBERS SERVICE THE MOUNTAIN TOP AREA. HIGH POWER TRANSMISSION LINE CROSSING PROPERTY AS MAPPED HEREIN THE ONLY VISIBLE UTILITY PRESENT. 811.ORG SHOULD BE CALLED AGAIN PRIOR TO ANY EXCAVATION WORK, AS NOT ALL ENGINEERING MAPS WERE PROVIDED BY ALL UTILITIES UNDER THIS TICKET

5) PRIVATE UTILITY LOCATES WERE REQUESTED AND OBTAINED BY D&D SURVEYING AND PLANNING LLC PER CLIENTS REQUEST IN THE AREA OF THE SKI BASE, MARKETPLACE, AND THE TOP CABIN BY CLIENTS REQUEST BY UULLC INVOICE NUMBER 2875 ON 8-8-23.

6) PROPERTY MONUMENTS FOUND AND SET AS SHOWN HEREIN

7) DISTANCES AND BEARINGS IN ITALICS ARE AS-MEASURED BETWEEN FOUND MONUMENTS. STANDARD FONT DISTANCES AND BEARINGS ARE THE AS-MEASURED/CALCULATED FOR THE NEW PROPERTY DESCRIPTION (PLAT) MEASUREMENTS.

8) BEARINGS ARE BASED UPON THE MONUMENTED NORTH LINE OF LOT 5 AND LOT 6 OF SAID SECTION 24, BEING SOUTH 88° 30' 04" EAST, BETWEEN MONUMENTS DESCRIBED HEREON. SAID MONUMENTS BEING CORRECTLY MARKED GOVERNMENT ALUMINUM CAPS AS INDICATED HEREIN, UNLESS OTHERWISE SPECIFIED.

9) OWNERSHIP OF BOUNDARY FENCELINES NOT DETERMINED. NOT ALL INTERIOR FENCES ARE SHOWN. 4-6 FEET OF DEEP SNOW DURING THE 2022/2023 SURVEY PERIOD, AND LOGFELL, PREVENTED SAFE ACCESS TO SEVERAL BOUNDARY LINES. DURING THE SURVEY PERIOD, PREVENTING SOME BOUNDARY FENCELINES FROM BEING TIED IN AND DISPLAYED HEREIN. MANY FEATURES, NORMALLY VISIBLE WHEN SNOW IS ABSENT, WILL NOT BE SHOWN ON THIS SURVEY.

10) THE PARCELS LEGAL DESCRIPTION AS DESCRIBED IN COMMITMENT NO.ABS30032692, DATED 10/23/2024, PREPARED BY LAND TITLE GUARANTEE COMPANY, DID NOT HAVE A BASIS OF BEARING STATED.

11) GRAPHIC DEPICTIONS OF GOVERNMENT MONUMENTS SHOWN HEREIN ARE FOR LOCATION / REFERENCE ORIENTATION ONLY AND ONLY APPROXIMATE THE ACTUAL APPEARANCE OF SAID MONUMENTS.

NO PHYSICAL ADDRESSES ASSIGNED BY ROUTT COUNTY ASSESSOR

14) AREA VEGETATIVE OUTLINES TRACED OVER RASTER IMAGES PER BINGMAPS, 2024 MICROSOFT CORP, 2024 MAXAR, CNES (2024) DISTRIBUTION AIRBUS DS LICENSED BY AUTODESK

15) WETLANDS DATA PROVIDED BY: WESTERN BIONOMICS INC, DATUM IS NSRS 2011 COLORADO STATE PLANE, NORTH ZONE, US FOOT, EPSG CODE 6430. DATA COMES FROM A 2022 & 2023 GPS SURVEY OF THE BOUNDARIES INDICATED USING A TRIMBLE DA2 GPS ANTENNAE WITH 60CM ACCURACY. WETLANDS DATA ROTATED +01°01'27.3" (+1.02425°) (COUNTER-CLOCKWISE) BY KIMLEY-HORN TO MATCH D&D LOCALIZED SYSTEM

16) 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.

17) THERE ARE TWO SHEET "2s" WITH DIFFERENT ACCEPTANCE DATES FOR THE DEPENDENT RE-SURVEY APPROVED 7/24/1915 OF THE T3N R85W 6TH P.M., ROUTT COUNTY, COLORADO ON FILE WITH THE BUREAU OF LAND MANAGEMENT. REFERENCES TO SECTIONS/LOTS/ALIQUIOT PARTS/PATENTS IN THE HEREIN PROPERTY DESCRIPTION AND SUBSEQUENT PLAT LABELS REFERENCE THE SHEET 2.3 DATED SEPTEMBER 7,1916 -- NOT THE SHEET 2.2 DATED JULY 24, 1915.

SURVEYOR'S CERTIFICATE TO DISCOVERY LAND COMPANY LLC AND LAND TITLE GUARANTEE 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 DECEMBER 18, 2024.

2) NOTICE OF RESEARCH:

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

13) STREET ADDRESSES (PER COUNTY GIS SITE) SKI BASE AT STAGECOACH; 23125 COUNTY ROAD 212, OAK CREEK, COLORADO WATER TANK : 23046 SCHUSSMARK TRAIL, OAK CREEK, COLORADO MAINTENANCE AREA: 23025 COUNTY ROAD 212, OAK CREEK, COLORADO CABIN AT TOP OF MOUNTAIN: 21498 MOUNTAIN TOP DRIVE, OAK CREEK, COLORADO

DATE OF PLAT OR MAP: 12-28-24



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

THERE ARE THIRTEEN (13) 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@DDSURVEYING.COM

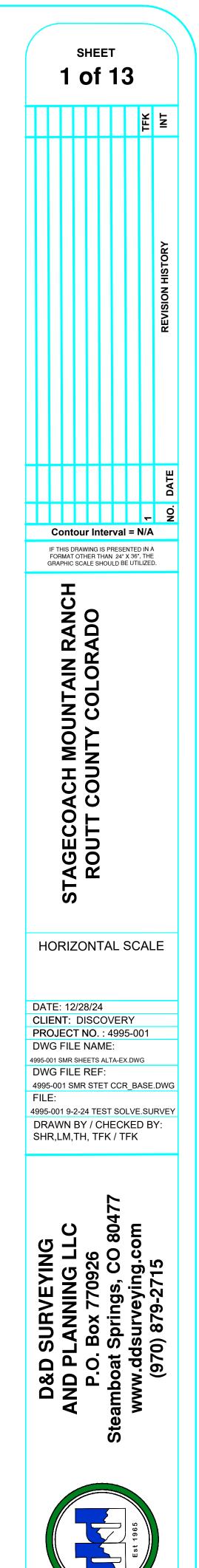
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ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP ______, 202___, AT ______M 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



PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN PARTS OF SECTIONS 6,7,8,17,18 AND 19 TOWNSHIP 3 NORTH, RANGE 84 WEST AND PARTS OF SECTIONS 1,11,12,13,14,23 AND 24 TOWNSHIP 3 NORTH RANGE 85 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 18, A FOUND EMSI GOVERNMENT PIN, ALSO BEING A BOUNDARY CORNER OF STAGECOACH MOUNTAIN MEADOWS, A PLAT WHICH IS RECORDED AT RECEPTION NUMBER 677346, ALSO BEING A BOUNDARY CORNER OF STAGECOACH MOUNTAIN RANCH, A PLAT WHICH IS RECORDED AT RECEPTION NUMBER 844548:

THENCE ALONG THE EAST BOUNDARY OF THE SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, SOUTH 00° 34'38" EAST, 2637.07 FEET, TO THE 1/4 CORNER OF SAID SECTION 18/19, A FOUND GLO GOVERNMENT PIN;

THENCE CONTINUING ALONG THE EAST BOUNDARY OF THE SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, SOUTH 01° 09'04" WEST, 2700.97 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 19, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE SOUTH BOUNDARY OF THE SE1/4 NW1/4 OF SAID SECTION 19, SOUTH 85° 13'00" WEST, 1358.93 FEET, TO THE C-W 1/16 CORNER OF SAID SECTION 19, A SET D&D GOVERNMENT PIN;

THENCE ALONG A WEST BOUNDARY OF THE SAID SE1/4 NW1/4 SECTION 19, NORTH 00° 28'48" EAST, 1345.49 FEET, TO THE NW 1/16 CORNER OF SAID SECTION 19, A SET D&D GOVERNMENT PIN;

THENCE ALONG A SOUTH BOUNDARY OF THE NW1/4 NW1/4 OF SAID SECTION 19, ALSO BEING THE SOUTH BOUNDARY OF THE SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, SOUTH 85°04'24" WEST, 1463.37 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 19, A FOUND EMSI GOVERNMENT PIN:

THENCE ALONG A SOUTH BOUNDARY OF THE N1/2 NE1/4 OF SAID SECTION 24, ALSO BEING THE SOUTH BOUNDARY OF THE SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, NORTH 88° 30'04" WEST, 2760.76 FEET, TO THE C-N 1/16 CORNER OF SAID SECTION 24, A FOUND EMSI GOVERNMENT PIN:

THENCE ALONG A WEST BOUNDARY OF THE SAID N1/2 NE1/4 SECTION 24, ALSO BEING A WEST BOUNDARY OF SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, NORTH 00° 13'09" WEST, 532.29 FEET, A FOUND EMSI PIN;

THENCE ALONG A SOUTH BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH THE FOLLOWING 11 COURSES;

- 1. SOUTH 77° 15'00" WEST 233.73 FEET. TO A FOUND EMSI PIN:
- 2. SOUTH 71° 03'00" WEST 205.00 FEET, TO A FOUND EMSI PIN; 3. SOUTH 81° 14'00" WEST 56.00 FEET. TO A FOUND EMSI PIN:
- 4. NORTH 86° 01'00" WEST 263.00 FEET. TO A FOUND EMSI PIN
- 5. NORTH 88° 23'00" WEST 163.00 FEET, TO A FOUND EMSI PIN
- 6. SOUTH 83° 05'00" WEST 197.00 FEET, TO A FOUND EMSI PIN; 7. SOUTH 63° 57'00" WEST 564.00 FEET, TO A FOUND EMSI PIN;
- 8. SOUTH 41° 48'00" WEST 86.00 FEET, TO A FOUND EMSI PIN;
- 9. SOUTH 74° 14'00" WEST 103.00 FEET, TO A FOUND EMSI PIN; 10. SOUTH 82° 24'00" WEST 203.00 FEET, TO A FOUND EMSI PIN;

11. SOUTH 62° 24'00" WEST 63.72 FEET, TO THE SOUTH BOUNDARY OF THE N1/2 NW1/4 OF SAID SECTION 24, A FOUND EMSI PIN;

THENCE ALONG THE SAID SOUTH BOUNDARY OF THE SAID N1/2 NW1/4 SECTION 24, NORTH 89° 45'24" WEST, 690.13 FEET, TO THE N1/16 CORNER OF SAID SECTIONS 23/24, A FOUND EMSI GOVERNMENT PIN:

THENCE ALONG THE SOUTH BOUNDARY OF THE N1/2 NE1/4 OF SAID SECTION 23, NORTH 89° 54'40" WEST, 1243.95 FEET, A FOUND EMSI PIN;

THENCE NORTH 63° 03'00" WEST, 113.00 FEET, A FOUND EMSI PIN;

THENCE SOUTH 00° 00'28" WEST, 51.06 FEET, TO THE SOUTH BOUNDARY OF THE SAID N1/2 NE1/4 SECTION 23, ALSO THE NE 1/16 CORNER OF SAID SECTION 23, A FOUND EMSI PIN:

THENCE ALONG THE SOUTH BOUNDARY OF THE SAID N1/2 NE1/4 SECTION 23, NORTH 89° 54'40" WEST, 1348.80 FEET, TO THE C-N 1/16 CORNER OF SAID SECTION 23, A FOUND EMSI GOVERNMENT PIN:

THENCE ALONG THE WEST BOUNDARY OF THE SAID N1/2 NE1/4 SECTION 23, NORTH 00° 09'39" WEST, 1374.56 FEET, TO THE 1/4 CORNER OF SAID SECTIONS 14/23, A FOUND GLO GOVERNMENT PIN;

THENCE ALONG THE SOUTH BOUNDARY OF THE SW1/4 OF SAID SECTION 14, SOUTH 89° 59'59" WEST, 110.87 FEET, A SET D&D PIN;

THENCE ALONG THE EAST BOUNDARY OF A PARCEL OF LAND CONVEYED IN THE WARRANTY DEED RECORDED AT RECEPTION NO.769334 ON JUNE 16, 2016, THE FOLLOWING 13 COURSES:

- 1. NORTH 64° 11'08" WEST, 65.84 FEET, TO A SET D&D PIN;
- 2. NORTH 37° 14'37" WEST, 81.22 FEET, TO A SET D&D PIN; 3. NORTH 41° 34'21" WEST, 86.26 FEET, TO A SET D&D PIN;
- 4. NORTH 39° 54'11" WEST, 92.64 FEET, TO A SET D&D PIN;
- 5. NORTH 46° 27'58" WEST, 57.10 FEET, TO A SET D&D PIN;
- NORTH 41° 32'56" WEST, 205.02 FEET, TO A SET D&D PIN;
- 7. NORTH 32° 56'00" WEST, 78.46 FEET, TO A SET D&D PIN;
- 8. NORTH 20° 41'41" WEST, 210.80 FEET, TO A SET D&D PIN; 9. NORTH 57° 35'46" WEST, 114.05 FEET, TO A SET D&D PIN;
- 10. NORTH 44° 38'33" WEST, 234.10 FEET, TO A SET D&D PIN
- 11. NORTH 13° 59'18" WEST, 61.65 FEET, TO A SET D&D PIN;
- 12. NORTH 41° 46'39" WEST, 297.86 FEET, TO A SET D&D PIN; 13. NORTH 14° 03'47" WEST, 128.40 FEET TO THE NORTH BOUNDARY OF THE
- SE1/4 SW1/4 OF SAID SECTION 14, A FOUND EMSI PIN;

THENCE ALONG THE NORTH BOUNDARY OF THE SAID SE1/4 SW1/4 SECTION 14, NORTH 89° 12'30" EAST, 1188.67 FEET, TO THE C-S 1/16 CORNER OF SAID SECTION 14, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE WEST BOUNDARY OF THE SE1/4 OF SAID SECTION 14, NORTH 02° 15'53" EAST, 1334.46 FEET, TO THE C1/4 CORNER OF SAID SECTION 14, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE WEST BOUNDARY OF THE NE1/4 OF SAID SECTION 14, NORTH 02° 15'53" EAST, 3036.03 FEET, TO THE 1/4 CORNER OF SAID SECTIONS

11/14, A FOUND GLO GOVERNMENT PIN;

THENCE ALONG THE SOUTH BOUNDARY OF THE SW1/4 OF SAID SECTION 11, NORTH 89° 58'11" WEST, 2707.44 FEET, TO THE SOUTHWEST CORNER OF SAID

SECTION 11, A FOUND GLO GOVERNMENT PIN;

THENCE ALONG THE WEST BOUNDARY OF THE SW1/4 OF SAID SECTION 11, NORTH 00° 14'54" WEST, 2605.99 FEET, TO THE 1/4 CORNER OF SAID SECTIONS

20/11, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE NORTH BOUNDARY OF LOT 9 OF SAID SECTION 11, NORTH 89° 11'43" EAST, 1356.57 FEET, TO THE C-W 1/16 CORNER OF SAID SECTION 11,

A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE WEST BOUNDARY OF LOT 3 OF SAID SECTION 11, NORTH 00° 03'14" EAST 1370.28 FEET, TO THE NW 1/16 CORNER OF SAID SECTION 11, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 3 SECTION 11, NORTH 89° 58'55" EAST, 1352.44 FEET, TO THE C-N 1/16 CORNER OF SAID SECTION 11, A

FOUND EMSI GOVERNMENT PIN:

THENCE ALONG THE EAST BOUNDARY OF SAID LOT 3 SECTION 11, SOUTH 00° 06'54" EAST, 1351.66 FEET, TO THE C1/4 CORNER OF SAID SECTION 11, A FOUND

EMSI GOVERNMENT PIN;

THENCE ALONG THE NORTH BOUNDARY OF LOTS 6 AND 7 OF SAID SECTION 11, NORTH 89° 11'43" EAST, 2699.87 FEET, TO THE 1/4 CORNER OF SAID SECTIONS

11/12, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG THE EAST BOUNDARY OF LOTS 6 AND 13 OF SAID SECTION 11, SOUTH 00° 17'32" EAST, 2684.88 FEET, TO THE SOUTHEAST CORNER OF SAID

SECTION 11, A FOUND GLO GOVERNMENT PIN;

THENCE ALONG THE NORTH BOUNDARY OF LOTS 4 AND 3 OF SAID SECTION 13, NORTH 88°43'21" EAST, 2612.57 FEET, TO THE 1/4 CORNER OF SAID SECTIONS

12/13, A FOUND GLO GOVERNMENT PIN;

THENCE ALONG THE WEST BOUNDARY OF THE E1/2 OF SAID SECTION 12, NORTH 00° 34'47" EAST, 5276.02 FEET, TO THE 1/4 CORNER OF SAID SECTIONS 1/12,

A FOUND BTK GOVERNMENT PIN;

THENCE ALONG THE WEST BOUNDARY OF LOT 12 OF SAID SECTION 1, NORTH 00° 32'24" EAST, 1213.73 FEET, TO THE C-S 1/16 CORNER OF SAID SECTION 1, A FOUND D&D GOVERNMENT PIN:

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 12 SECTION 1, SOUTH 81° 51'27" EAST, 1355.37 FEET, TO THE NORTHEAST CORNER OF SAID LOT 12

SECTION 1, A FOUND J & K GOVERNMENT PIN;

THENCE ALONG THE NORTH BOUNDARY OF LOT 13 OF SAID SECTION 1, SOUTH 81° 50'43" EAST, 459.14 FEET , TO A FOUND EMSI PIN;

THENCE CONTINUING ALONG THE NORTH BOUNDARY OF LOT 13 OF SAID SECTION 1, SOUTH 81° 50'43" EAST, 565.66 FEET, TO A SET D&D PIN;

THENCE NORTH 00° 14'06" EAST, 8.03 FEET, TO A FOUND EMSI PIN;

THENCE SOUTH 79° 45'54" EAST, 327.20 FEET, TO A FOUND EMSI PIN; THENCE SOUTH 79° 45'54" EAST, 2.81 FEET, TO A FOUND EMSI PIN;

THENCE NORTH 76° 14'02" EAST, 28.18 FEET TO THE WEST RIGHT OF WAY FOR SCHUSSMARK TRAIL, A SET D&D PIN, ALSO BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 57° 17' 57" EAST, 139.80 FEET, SAID CURVE TURNING TO THE LEFT, ARC LENGTH 75.85 FEET, DELTA ANGLE 31° 05' 06" AND WHOSE CHORD BEARS SOUTH 17° 09' 30" WEST, 74.92 FEET, TO THE BOUNDARY OF A PARCEL OF LAND WHICH IS RECORDED AT RECEPTION NUMBER 452287, A FOUND PIN;

THENCE ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, NORTH 89° 48'17" WEST, 330.45 FEET, TO A FOUND EMSI PIN;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, SOUTH 00° 11'43" WEST, 364.74 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, SOUTH 70° 24'59" WEST, 101.67 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 19°35'01" WEST, 370.00 FEET, SAID CURVE TURNING TO THE RIGHT, ARC LENGTH 234.71 FEET, DELTA ANGLE OF 36°20'40" AND WHOSE CHORD BEARS SOUTH 88°35'19" WEST, 230.79 FEET;

PROPERTY DESCRIPTION (CON'T):

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, NORTH 73° 14'21" WEST, 108.01 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 16°45'39" WEST, 41.00 FEET, SAID CURVE TURNING TO THE LEFT, ARC LENGTH 111.02 FEET, DELTA ANGLE 155°08'44" AND WHOSE CHORD BEARS SOUTH 29°11'17" WEST. 80.08 FEET:

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, SOUTH 48° 23'05" EAST, 221.90 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 41°36'55" EAST, 775.00 FEET, THENCE ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, SAID CURVE TURNING TO THE LEFT, ARC LENGTH 291.91 FEET, DELTA ANGLE 21°34'52" AND WHOSE CHORD BEARS SOUTH 59°10'31" EAST, 290.19 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID RECEPTION 452287, SOUTH 69°57'29" EAST, 5.52 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 20°02'03" WEST, 310.00 FEET, THENCE ALONG THE BOUNDARY OF SAID RECEPTION 452287, SAID CURVE TURNING TO THE RIGHT, ARC LENGTH 52.24 FEET, DELTA ANGLE 09°39'20" AND WHOSE CHORD BEARS SOUTH 65°08'17" EAST 52.18 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287 SOUTH 00° 11'43" WEST, 460.55 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287 SOUTH 79° 48'40" EAST, 206.93 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID RECEPTION 452287, NORTH 80° 48'25" EAST, 136.30 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 09°11'36" EAST, 290.00 FEET, THENCE ALONG THE BOUNDARY OF SAID RECEPTION 452287, SAID CURVE TURNING TO THE RIGHT, ARC LENGTH 162.75 FEET, DELTA ANGLE 32°09'16" AND WHOSE CHORD BEARS SOUTH 83°06'58" EAST, 160.62 FEET;

THENCE SOUTH 67°02'18" EAST, 183.00 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 22°57'41" EAST, 130.00 FEET, THENCE ALONG SAID CURVE TURNING TO THE LEFT, ARC LENGTH 176.79 FEET, DELTA ANGLE 77°55'01" AND WHOSE CHORD BEARS NORTH 74°00'10" EAST, 163.48 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, SOUTH 89° 48'17" EAST, 211.85 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, NORTH 00° 11'43" EAST, 160.00 FEET THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, NORTH 89° 48'17" WEST, 70.00 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, NORTH 00° 11'43" EAST, 137.87 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 452287, NORTH 35° 29'34" WEST, 654.16 FEET TO THE EAST RIGHT OF WAY FOR SCHUSSMARK TRAIL ;

THENCE ALONG THE SAID EAST RIGHT OF WAY NORTH 00°54'46" WEST, 35.77 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 88°30'38" WEST, 155.78 FEET, THENCE ALONG SAID EAST RIGHT OF WAY, A CURVE TURNING TO THE LEFT, ARC LENGTH 68.25 FEET, DELTA ANGLE 25°06'14" AND WHOSE CHORD BEARS NORTH 14°02'29" WEST. 67.71 FEET. TO THE BOUNDARY OF A PARCEL OF LAND WHICH IS RECORDED AT RECEPTION NUMBER 340273:

THENCE ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 340273 SOUTH 89° 45'54" EAST, 67.00 FEET;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL AT RECEPTION 340273, NORTH 03°32'19" WEST, 455.29 FEET, TO THE SOUTH RIGHT OF WAY FOR SCHUSSMARK TRAIL, A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 10°48'05" WEST, 156.32 FEET, THENCE ALONG SAID SOUTH RIGHT OF WAY, A CURVE TURNING TO THE LEFT, ARC LENGTH 106.48 FEET, DELTA ANGLE 39°01'36" AND WHOSE CHORD BEARS NORTH 59°41'07" EAST, 104.43 FFFT

THENCE CONTINUING ALONG THE SAID SOUTH RIGHT OF WAY FOR SCHUSSMARK TRAIL NORTH 40° 10'16" EAST, 383.88 FEET, TO THE WEST BOUNDARY OF STAGECOACH MARKETPLACE, A PLAT WHICH IS RECORDED A RECEPTION 641786;

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY FOR SCHUSSMARK TRAIL AND SAID WEST BOUNDARY OF STAGECOACH MARKETPLACE, NORTH 40°10'17" EAST, 117.43 FEET;

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY FOR SCHUSSMARK TRAIL AND SAID WEST BOUNDARY OF STAGECOACH MARKETPLACE, NORTH 40° 10'17" EAST, 128.89 FEET;

THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY FOR SCHUSSMARK TRAIL AND SAID WEST BOUNDARY OF STAGECOACH MARKETPLACE, NORTH 44° 20'28" EAST, 131.97 FEET, TO THE SOUTH RIGHT OF WAY FOR COUNTY ROAD #212;

THENCE ALONG THE SAID SOUTH RIGHT OF WAY FOR COUNTY ROAD #212, ALSO BEING THE NORTH BOUNDARY OF SAID STAGECOACH MARKETPLACE, ALSO BEING THE BOUNDARY OF A PARCEL OF LAND DESCRIBED PER CORRECTION DEED RECORDED AT RECEPTION 844064, SOUTH 57° 46'20" EAST, 202.35 FEET, TO A TO-BE SET D&D PIN;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY FOR COUNTY ROAD #212 AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064, SOUTH 57° 46'20" EAST, 542.82 FEET, TO A FOUND EMSI PIN;

THENCE CONTINUING ALONG THE SAID SOUTH RIGHT OF WAY FOR COUNTY ROAD #212 AND THE SAID BOUNDARY OF THE PARCEL AT RECEPTION 844064, SOUTH 57° 46'20" EAST, 111.74 FEET, TO THE WEST BOUNDARY OF LOT 1, DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK AS RECORDED AT RECEPTION NUMBER 635971, ALSO BEING THE EAST RIGHT OF WAY FOR COUNTY ROAD 212, A SET D&D PIN;

THENCE ALONG THE SAID EAST RIGHT OF WAY FOR COUNTY ROAD 212, THE SAID WEST BOUNDARY OF LOT 1, DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064, SOUTH 15° 59' 29" EAST, 141.85 FEET, TO A SET D&D PIN, BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 74°02'01" EAST, 610.00 FEET;

THENCE ALONG SAID CURVE, BEING THE SAID EAST RIGHT OF WAY FOR COUNTY ROAD 212, THE SAID WEST BOUNDARY OF LOT 1. DOUBLECREEK NEIGHBORHOOD. THE NEIGHBORHOOD AT YOUNG'S PEAK AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064. SAID CURVE TURNING TO THE LEFT, ARC LENGTH 154.85 FEET, DELTA ANGLE 14°32'39" AND WHOSE CHORD BEARS SOUTH 23°14'19" EAST, 154.43 FEET, TO THE BOUNDARY OF LOT 2, DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK, A FOUND PIN, ALSO BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 59°29'21" EAST, 610.00 FEET

THENCE ALONG SAID CURVE, BEING THE SAID EAST RIGHT OF WAY FOR COUNTY ROAD 212. THE SAID WEST BOUNDARY OF LOT 2, DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064, SAID CURVE TURNING TO THE LEFT, ARC LENGTH 85.06 FEET, DELTA ANGLE 07°59'22" AND WHOSE CHORD BEARS SOUTH 34°30'19" EAST, 84.99 FEET TO A SET D&D PIN;

THENCE ALONG THE SAID EAST RIGHT OF WAY FOR COUNTY ROAD 212, ALSO BEING THE SAID WEST BOUNDARY OF LOT 2, DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064, SOUTH 38°30'00" EAST, 150.80 FEET, TO THE NORTH BOUNDARY OF DOUBLECREEK COURT, A FOUND EMSI PIN;

THENCE ALONG THE SAID EAST RIGHT OF WAY FOR COUNTY ROAD 212, THE SAID WEST BOUNDARY OF DOUBLECREEK COURT AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064, SOUTH 38°30'00" EAST, 60.00 FEET, TO THE NORTH BOUNDARY OF LOT 3, DOUBLECREEK COURT, A FOUND EMSI PIN, ALSO BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 50°29'32" EAST, 800.00 FEET;

THENCE ALONG SAID CURVE, THE SAID EAST RIGHT OF WAY FOR COUNTY ROAD 212, THE SAID WEST BOUNDARY OF LOT 3, DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK AND THE SAID BOUNDARY OF THE PARCEL RECORDED AT RECEPTION 844064, SAID CURVE TURNING TO THE LEFT, ARC LENGTH 104.70 FEET, DELTA ANGLE 07°29'56" AND WHOSE CHORD BEARS SOUTH 43°15'26" EAST, 104.63 FEET, TO THE NORTH BOUNDARY OF SKI BASE AT STAGECOACH, A PLAT WHICH IS RECORDED AT FILE NUMBER 7196, AND THE SOUTH BOUNDARY OF SAID LOT 3 DOUBLECREEK NEIGHBORHOOD, THE NEIGHBORHOOD AT YOUNG'S PEAK, A SET D&D PIN;

THENCE ALONG THE SAID NORTH BOUNDARY OF SKI BASE AT STAGECOACH AND SAID SOUTH BOUNDARY OF LOT 3, SOUTH 79° 42' 00" EAST, 181.00 FEET, TO A FOUND PIN;

THENCE ALONG THE SAID SOUTH BOUNDARY OF LOT 3, SOUTH 73° 43' 50" EAST, 24.45 FEET, TO THE VACATED CENTERLINE OF ROUTT COUNTY ROAD 212 AS RECORDED AT RECEPTION 580811 AND AS PER SAID PARCEL RECORDED AT RECEPTION 844064, A FOUND EMSI PIN;

THENCE ALONG THE SAID VACATED CENTERLINE OF ROUTT COUNTY ROAD 212 AND SAID PARCEL RECORDED AT RECEPTION 844064, SOUTH 17° 47'57" EAST, 188.64 FEET, TO THE EAST RIGHT OF WAY OF ROUTT COUNTY ROAD 212, PER BOOK 744 PAGE 944, A FOUND EMSI PIN;

THENCE ALONG SAID EAST RIGHT OF WAY OF ROUTT COUNTY ROAD 212, AND SAID PARCEL RECORDED AT RECEPTION 844064, NORTH 50°01'06" WEST, 140.67 FEET, TO THE WEST RIGHT OF WAY FOR ROUTT COUNTY ROAD 212, ALSO DESCRIBED AS THE WEST BOUNDARY OF MEADOWGREEN AT STAGECOACH, A PLAT WHICH IS RECORDED AT FILE NUMBER 7267 / RECEPTION 238505, A SET D&D PIN;

THENCE ALONG THE SAID WEST RIGHT OF WAY FOR ROUTT COUNTY ROAD 212 AND THE SAID WEST BOUNDARY OF MEADOWGREEN AT STAGECOACH, AND THE SAID PARCEL RECORDED AT RECEPTION 844064, SOUTH 17°47'57" EAST, 180.37 FEET, TO A FOUND EMSI PIN, ALSO BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 72°12'03" EAST, 470.77 FEET, THENCE ALONG SAID CURVE TURNING TO THE LEFT, ARC LENGTH 456.77 FEET, DELTA ANGLE OF 55°35'29" AND WHOSE CHORD BEARS SOUTH 45°35'42" EAST, 439.06 FEET, TO THE SOUTH BOUNDARY OF SAID MEADOWGREEN AT STAGECOACH, A FOUND EMSI PIN:

THENCE ALONG THE SAID SOUTH BOUNDARY OF MEADOWGREEN AT STAGECOACH AND THE SAID PARCEL RECORDED AT RECEPTION 844064, NORTH 40°35'33" EAST, 451.39 FEET, TO THE NORTH-SOUTH CENTER BOUNDARY LINE OF SAID SECTION 6, A FOUND EMSI PIN;

THENCE ALONG THE SAID NORTH-SOUTH CENTER BOUNDARY LINE OF SECTION 6, SOUTH 00°39'05" WEST, 81.95 FEET, TO THE 1/4 CORNER OF SAID SECTIONS 6/7, A FOUND BTK GOVERNMENT PIN;

THENCE ALONG A NORTH BOUNDARY OF SAID STAGECOACH MOUNTAIN RANCH, ALSO BEING THE NORTH BOUNDARY OF THE NW1/4 NE1/4 OF SAID SECTION 7, NORTH 89°34'40" EAST, 1384.48 FEET, TO THE E1/16 CORNER OF SAID SECTION 6/7, A FOUND D&D GOVERNMENT PIN;

THENCE ALONG AN EAST BOUNDARY SAID STAGECOACH MOUNTAIN RANCH, ALSO BEING THE EAST BOUNDARY OF THE SAID NW1/4 NE1/4 SECTIONS 6-7, SOUTH 00°47'21" WEST, 699.80 FEET, TO THE NW CORNER OF THE S1/2 W1/2 NE1/4 NE1/4 OF SAID SECTION 7, A FOUND E&F GOVERNMENT PIN;

THENCE ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND SAID EAST BOUNDARY OF THE NW1/4 NE1/4 SECTIONS 6-7, SOUTH 00°44'16" WEST, 699.66 FEET TO THE NE1/16 CORNER OF SAID SECTION 7, A FOUND FOUR POINTS GOVERNMENT PIN;

THENCE ALONG A NORTH BOUNDARY OF SAID STAGECOACH MOUNTAIN RANCH ALSO BEING THE NORTH BOUNDARY OF LOT 7 OF SAID SECTION 7, NORTH 86°09'47" EAST, 694.37 FEET, TO THE C-E-NE 1/64 CORNER OF SAID SECTION 7, A FOUND D&D GOVERNMENT PIN;

THENCE ALONG THE SAID NORTH BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND SAID NORTH BOUNDARY OF LOT 7 SECTION 7, NORTH 86° 08'39" EAST, 694.78 FEET, TO THE N1/16 CORNER OF SAID SECTIONS 7/8, A FOUND EMSI GOVERNMENT PIN;

THENCE ALONG AN EAST BOUNDARY OF SAID STAGECOACH MOUNTAIN RANCH AND THE EAST BOUNDARY OF THE SAID LOT 7 SECTION 7, SOUTH 00° 41'37" WEST, 861.45 FEET, TO A FOUND EMSI PIN;

THENCE ALONG A NORTH BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH, SOUTH 83° 11'16" WEST, 110.00 FEET, TO A FOUND EMSI PIN;

THENCE ALONG AN EAST BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH, SOUTH 00° 41'34" WEST, 239.74 FEET, TO A TO-BE SET D&D PIN;

PROPERTY DESCRIPTION (CON'T)

1. NORTH 83° 11'08" EAST, 110.00 FEET, TO A FOUND EMSI PIN; 2. NORTH 83° 12'35" EAST, 235.00 FEET, TO A FOUND EMSI PIN; 3. NORTH 63° 12'35" EAST, 210.00 FEET, TO A FOUND EMSI PIN; 4. NORTH 87° 27'20" EAST, 845.84 FEET, TO A FOUND EMSI PIN; 5. SOUTH 79° 47'25" EAST, 520.01 FEET, TO A FOUND EMSI PIN;

THENCE ALONG AN EAST BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH, SOUTH 27°17'55" EAST, 431.78 FEET, TO A TO-BE SET D&D PIN;

THENCE ALONG A NORTH BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH, NORTH 87° 07'09" WEST, 713.76 FEET, TO THE W1/16 CORNER OF SAID SECTION 8, A FOUND EMSI PIN;

THENCE ALONG THE EAST BOUNDARY OF LOT 9 OF THE SAID SECTION 8, ALSO AN EAST BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH, SOUTH 00° 23'34" WEST, 2001.17 FEET, TO THE CENTERLINE OF GREEN RIDGE DRIVE PER SAID STAGECOACH MOUNTAIN RANCH, THE INTERSECTION ALSO BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 68°35'14" WEST, 800.00 FEET, THENCE CONTINUING ALONG SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND SAID CENTER LINE OF GREEN RIDGE DRIVE, A CURVE TURNING TO THE RIGHT, ARCH LENGTH 17.78 FEET, DELTA ANGLE 01°16'24" AND WHOSE CHORD BEARS SOUTH 20°46'34" EAST, 17.78 FEET;

THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE SAID CENTERLINE OF GREEN RIDGE DRIVE, SOUTH 20° 08'22" EAST, 78.29 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 69° 51' 40" EAST, 250.00 FEET, THENCE CONTINUING ALONG SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND CENTER LINE OF GREEN RIDGE DRIVE, A CURVE TURNING TO THE LEFT, ARC LENGTH 16.45 FEET, DELTA ANGLE 03°46'15" AND WHOSE CHORD BEARS SOUTH 22°01'27" EAST, 16.45 FEET;

THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE SAID CENTERLINE OF GREEN RIDGE DRIVE, SOUTH 23° 54'33" EAST, 77.03 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 66°05'27" WEST, 250.00 FEET, THENCE CONTINUING ALONG SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND CENTERLINE OF GREEN RIDGE DRIVE, A CURVE TURNING TO THE RIGHT, ARC LENGTH 158.79 FEET, DELTA ANGLE 36°23'31" AND WHOSE CHORD BEARS SOUTH 05°42'47" EAST, 156.13 FEET;

THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE SAID CENTERLINE OF GREEN RIDGE DRIVE, SOUTH 12° 28'55" WEST, 145.92 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 77°31'05" EAST, 116.00 FEET, THENCE CONTINUING ALONG SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND SAID CENTERLINE OF GREEN RIDGE DRIVE, A CURVE TURNING TO THE LEFT, ARC LENGTH 224.26 FEET, DELTA ANGLE 110°46'07" AND WHOSE CHORD BEARS SOUTH 42°54'08" EAST, 190.93 FEET;

THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE SAID CENTERLINE OF GREEN RIDGE DRIVE. NORTH 81° 42'53" EAST, 201.74 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 08°17'07" EAST, 116.00 FEET, THENCE CONTINUING ALONG SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND SAID CENTERLINE OF GREEN RIDGE DRIVE, A CURVE TURNING TO THE RIGHT, ARC LENGTH 236.70 FEET, WITH A DELTA ANGLE OF 116°54'47" AND WHOSE CHORD BEARS SOUTH 39°49'44" EAST, 197.72 FEET;

THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE CENTERLINE OF GREEN RIDGE DRIVE, SOUTH 18° 37'45" WEST, 112.00 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 71°22'15" EAST, 160.00 FEET, THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE SAID CENTERLINE OF GREEN RIDGE DRIVE, A CURVE TURNING TO THE LEFT, ARC LENGTH 84.72 FEET, DELTA ANGLE 30°20'17" AND WHOSE CHORD BEARS SOUTH 03°27'36" WEST, 83.73 FEET.

THENCE CONTINUING ALONG THE SAID EAST BOUNDARY OF STAGECOACH MOUNTAIN RANCH AND THE SAID CENTERLINE OF GREEN RIDGE DRIVE, SOUTH 11° 42'28" EAST, 79.03 FEET, TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 73°17'32" WEST, 160.00 FEET, THENCE CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, ARC LENGTH 35.81 FEET, DELTA ANGLE 12°49'25" AND WHOSE CHORD BEARS SOUTH 05°17'46" EAST 35.74 FEET;

THENCE ALONG A SOUTHEAST BOUNDARY OF SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, SOUTH 71° 47'44" WEST, 41.98 FEET. TO A FOUND EMSI PIN:

THENCE CONTINUING ALONG THE SAID SOUTHEAST BOUNDARY OF STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, SOUTH 36°00'52" WEST, 2983.71 FEET, TO THE 1/4 CORNER OF SECTIONS 18/17, A FOUND GLO GOVERNMENT PIN;

THENCE ALONG A SOUTH BOUNDARY OF SAID STAGECOACH MOUNTAIN MEADOWS AND SAID STAGECOACH MOUNTAIN RANCH, SOUTH 85° 23'53" WEST, 2742.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,588.67 ACRES±.

BEARINGS ARE BASED ON A NORTH LINE OF SAID SECTION 7, BEING NORTH 89° 34' 40" EAST, BETWEEN FOUND D&D AND BTK GOVERNMENT PINS, BEING THE NORTH ¼ CORNER OF SECTION 7 AND THE EAST 1/16 CORNER OF SECTION 7, T3N, R84W, 6TH P.M. AS DESCRIBED HEREON THE ALTA SURVEY BY D&D SURVEYING AND PLANNING, PROJECT NUMBER 4995-001.

REFERENCES TO FOUND GLO GOVERNMENT PINS ARE 2.5-3.5 INCH DIAMETER BRASS CAPS MARKED CORRECTLY FOR THE SECTION CORNER, BY THE GENERAL LAND OFFICE (GLO). MOUNTED ON IRON PIPES AFFIXED WITH THE DATE SET. UNLESS OTHERWISE SPECIFIED HEREON.

REFERENCES TO SET D&D GOVERNMENT PINS ARE 2.0 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED D&D SURVEYING LLC, PLS 38813, AFFIXED TO A 30" LONG, NO.6 (3/4" DIA.) IRON REBAR, WITH THE APPROPRIATE DATE SET.

REFERENCES TO FOUND D&D GOVERNMENT PINS ARE 2.0 TO 3.0 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED D&D INC, LS 12881 OR LS 13221, AFFIXED TO A NO. 5/6 (1/2"-3/4" DIA.) IRON REBAR, STAMPED WITH THE YEAR SET.

REFERENCES TO SET D&D PINS ARE NO. 5 (5/8" DIA.), 24" LONG, IRON REBARS AFFIXED WITH A 1.5 INCH DIAMETER GREEN PLASTIC CAP, MARKED "D&D SURVEYING LLC PLS 38813"

REFERENCES TO FOUND EMSI GOVERNMENT PINS ARE 2.0 - 2.5 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED "EMERALD MOUNTAIN SURVEYS, RLS 16394", AFFIXED TO A NO.6 IRON REBAR, STAMPED WITH THE YEAR SET, UNLESS OTHERWISE SPECIFIED HEREON.

REFERENCES TO FOUND E&F GOVERNMENT PINS ARE 2.0 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED "E&F ASSOCIATES, LS 17651", AFFIXED TO A NO.6 IRON REBAR, STAMPED WITH THE YEAR SET, UNLESS OTHERWISE SPECIFIED HEREON.

REFERENCES TO FOUND FOUR POINTS GOVERNMENT PINS ARE 3.0 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED "FOUR POINTS, RLS 38024", AFFIXED TO A NO.6 IRON REBAR, STAMPED WITH THE YEAR SET, UNLESS OTHERWISE SPECIFIED HEREON.

REFERENCES TO FOUND PINS ARE NO. 5 (5/8" DIA.) IRON REBARS WITH NO CAP, UNLESS OTHERWISE SPECIFIED HEREON.

THE ABOVE LEGAL DESCRIPTION PREPARED BY THOMAS F KELLY, A COLORADO STATE PROFESSIONAL LAND SURVEYOR #38813 ON JANUARY 7, 2025.

ALL REFERENCES TO SECTION, LOTS, ALIQUOT PARTS, ARE PER THE RECORDED DEPENDENT RE-SURVEY OF TOWNSHIP 3 NORTH, RANGE 85 WEST, 6^{1 H} P.M. ON FILE WITH THE BUREAU OF LAND MANAGEMENT, SPECIFICALLY SHEET 2.3 DATED SEPTEMBER 7,1916. ALL REFERENCES TO DEEDS, RECEPTION NUMBERS, RECORDINGS, FILE NUMBERS, AND PLATS REFER TO DOCUMENTS ON FILE AT THE CLERK AND RECORDERS OFFICE, ROUTT COUNTY, COLORADO.

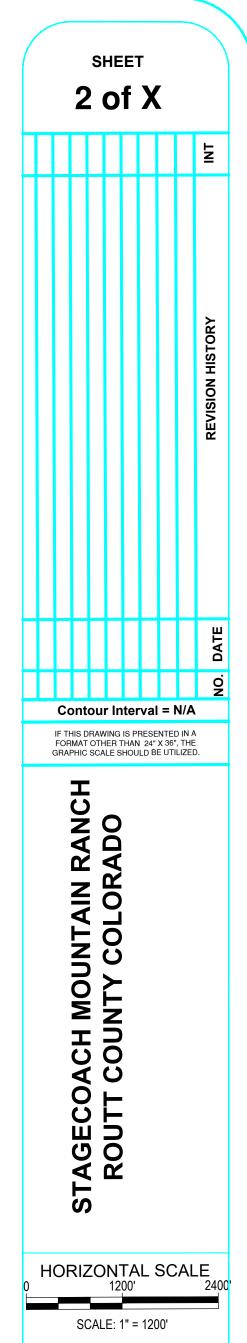
THENCE ALONG A NORTH BOUNDARY OF THE SAID STAGECOACH MOUNTAIN RANCH, THE FOLLOWING FIVE (5) COURSES

REFERENCES TO FOUND BTK GOVERNMENT PINS ARE 2.0 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED "BTK SURVEYS, RLS 24318", AFFIXED TO A NO.6 IRON REBAR, STAMPED WITH THE YEAR SET, UNLESS OTHERWISE SPECIFIED HEREON.

REFERENCES TO FOUND J & K GOVERNMENT PINS ARE 3.0 INCH DIAMETER ALUMINUM CAPS WITH THE APPROPRIATE GOVERNMENT SECTION MARKINGS, STAMPED "JOHNSON & KUNKLE, PLS 28650", AFFIXED TO A NO.6 IRON REBAR, STAMPED WITH THE YEAR SET, UNLESS OTHERWISE SPECIFIED HEREON.

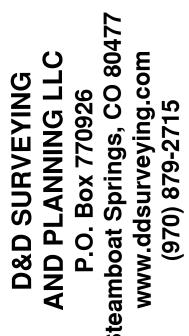
REFERENCES TO FOUND EMSI PINS ARE NO. 5 (5/8" DIA.) IRON REBARS AFFIXED WITH A 1.5 INCH DIAMETER YELLOW PLASTIC CAP, MARKED "EMSI RLS 16394".

REFERENCES TO FOUND NHPQ PINS ARE NO. 4 (1/2" DIA.) IRON REBARS AFFIXED WITH A 1 INCH DIAMETER YELLOW PLASTIC CAP, MARKED "N.H.P.Q LS 2682".

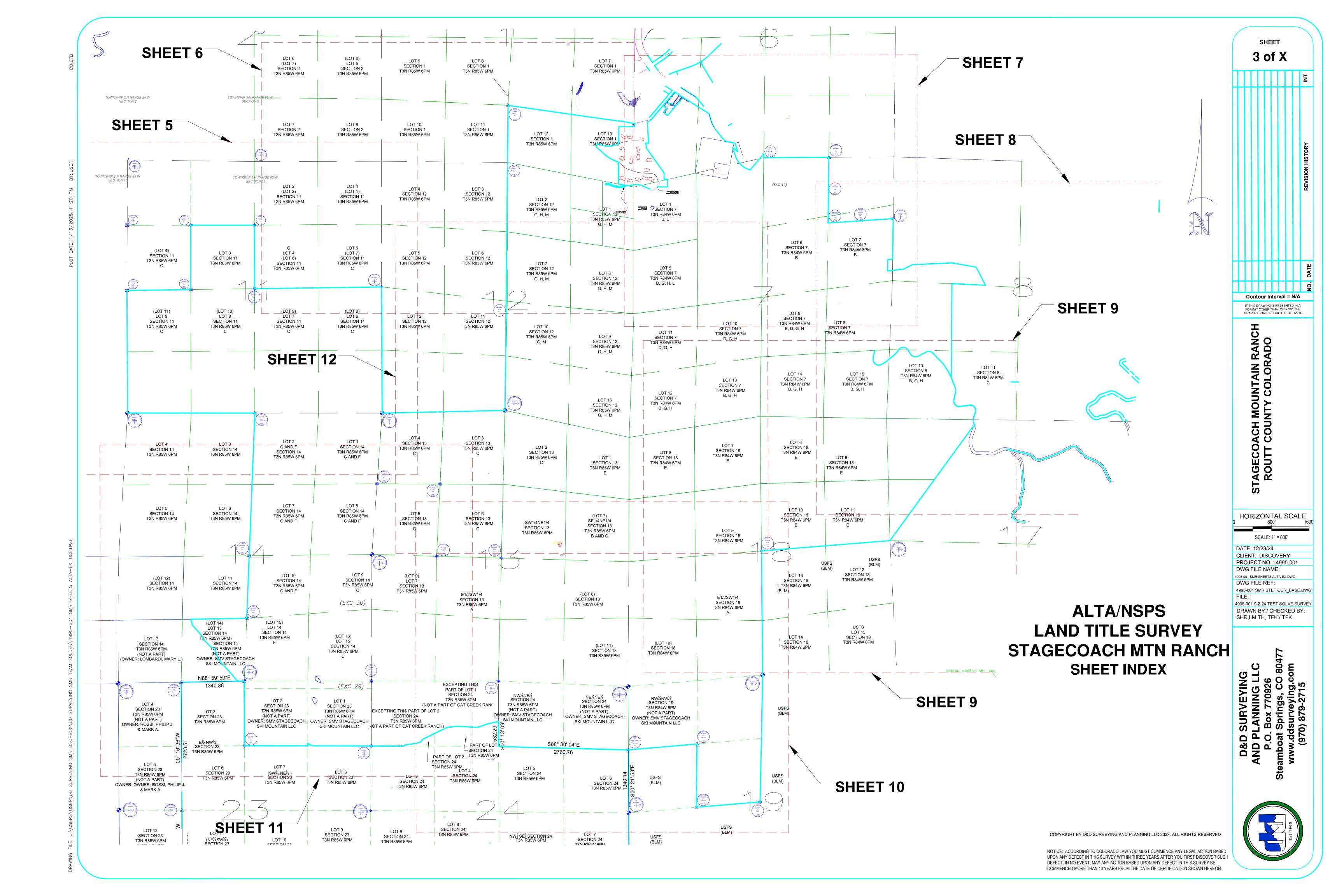


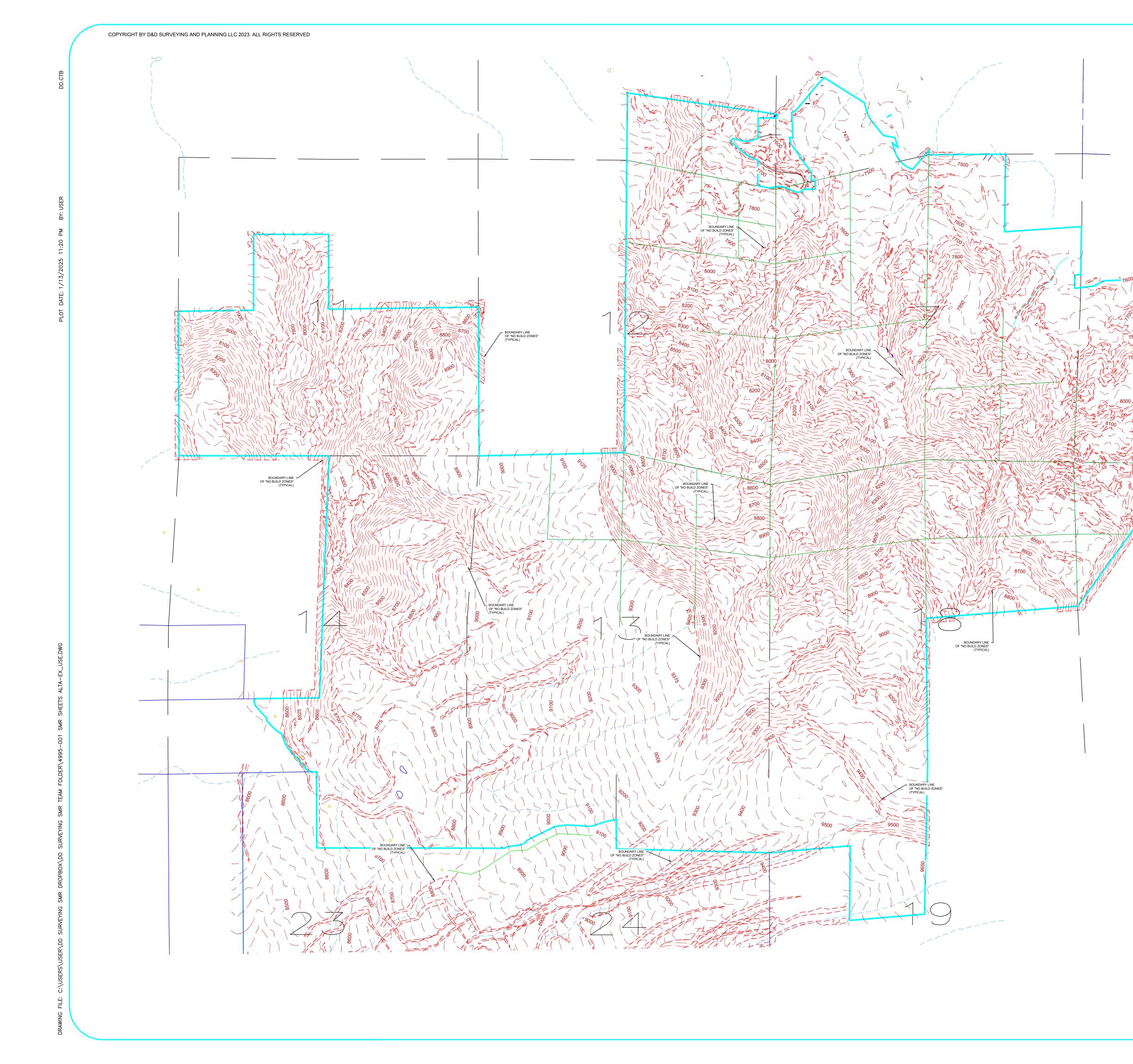
DATE: 12/28/24 **CLIENT: DISCOVERY** PROJECT NO. : 4995-001 DWG FILE NAME: 4995-001 SMR SHEETS ALTA-EX.DWG DWG FILE REF: 4995-001 SMR STET CCR_BASE.DWG FILE:

4995-001 9-2-24 TEST SOLVE.SURVEY DRAWN BY / CHECKED BY: SHR,LM,TH, TFK / TFK



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ALTA/NSPS LAND TITLE SURVEY STAGECOACH MTN RANCH TOPOGRAPHIC CONTOURS

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.

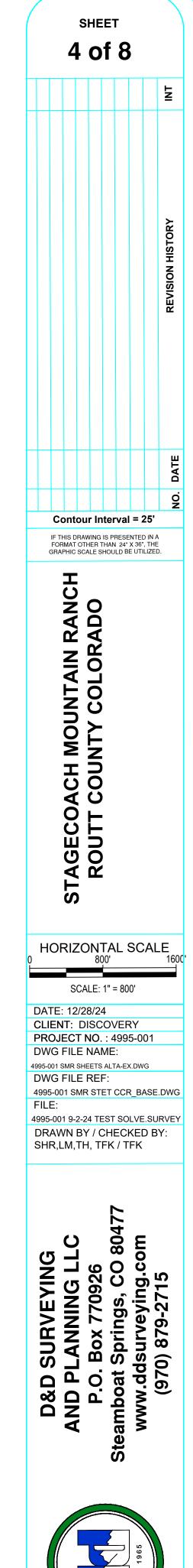
LIDAR DATA ROTATED +1° 1' 27.3" (+1.02425°) (COUNTER-CLOCKWISE) TO MATCH LOCALIZED SYSTEM.

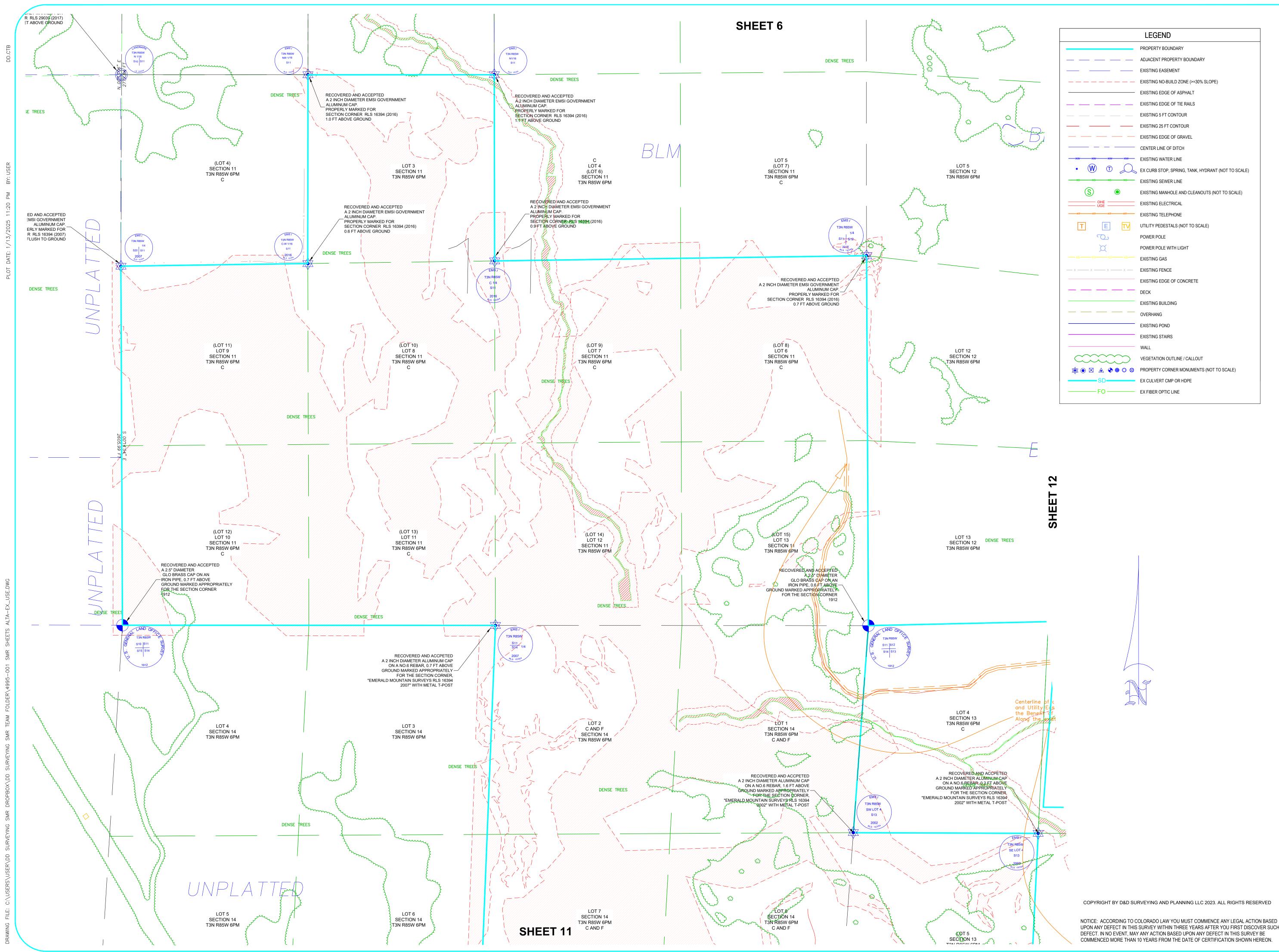
2) ELEVATIONS FOR THIS SURVEY ARE ON NAVD 88 DATUM / GEOID 12A AND ARE IN FEET.

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.

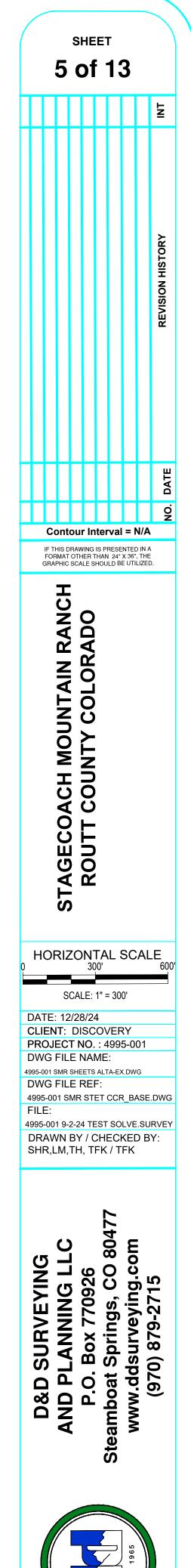
4) PER ROUTT COUNTY SUBDIVISION CODE, ANY LAND AREA WITH A SLOPE >30% IS DEEMED UN-BUILDABLE AND SHOULD REMAIN OPEN/UNIMPROVED OR FOR GENERAL RECREATION AND IS CALLED OUT IN RED HATCH (WITHIN SUBJECT PARCEL BOUNDARIES ONLY) PROVIDED BY KIMLEY-HORN INC.

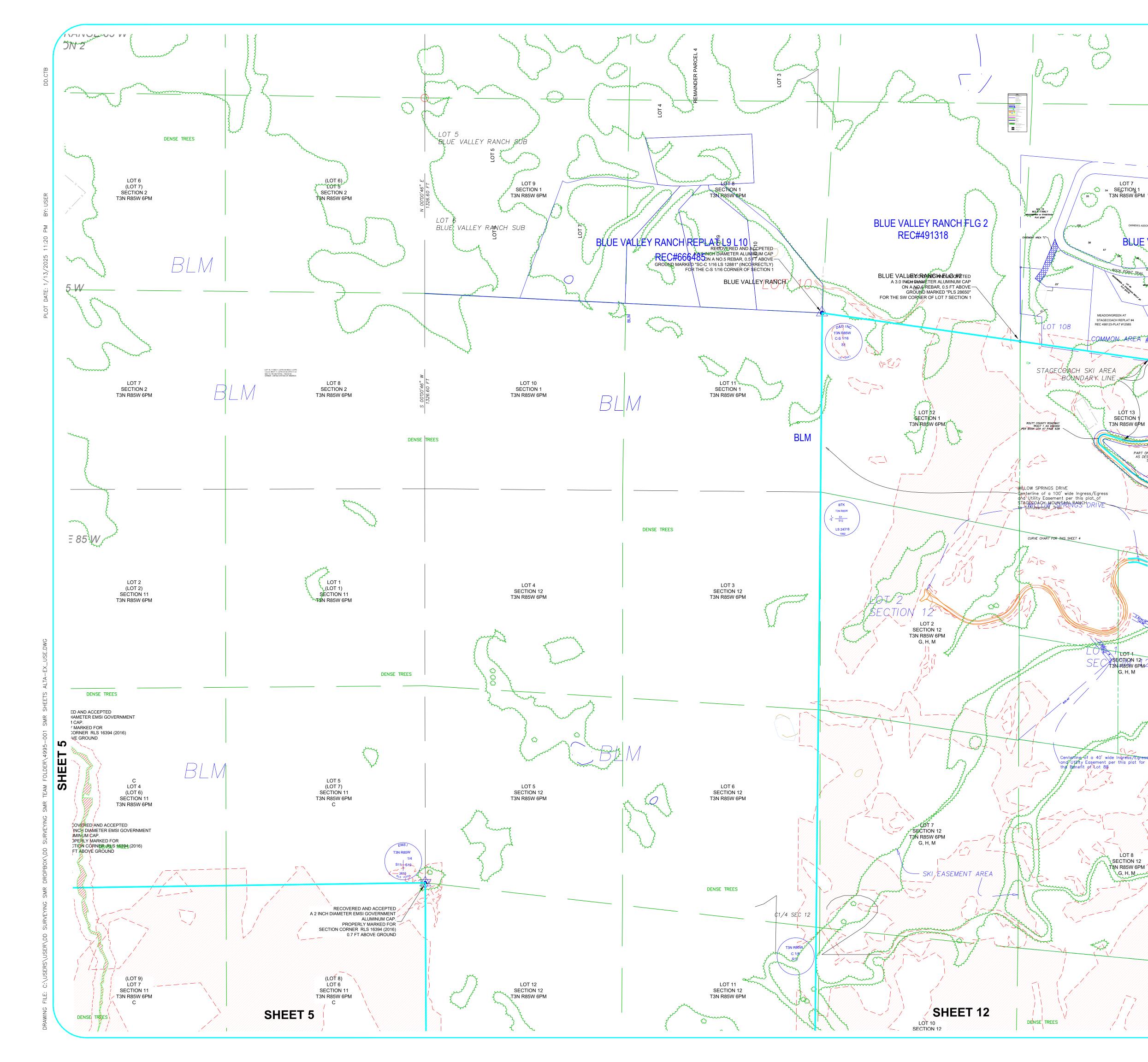
DUE TO THE AGE AND GENERAL OBSERVED RELIABILITY OF THE LIDAR DATA DUE TO VEGETATION, SITE SPECIFIC TOPOGRAPHY SHOULD BE CONDUCTED ON ANY PARCEL SUBDIVIDED FROM THIS SURVEY TO VERIFY THE ACTUAL NO-BUILD AREAS THAT CONTAIN SLOPE >=30%. THE NO-BUILD AREAS ARE SUBJECT TO CHANGE.

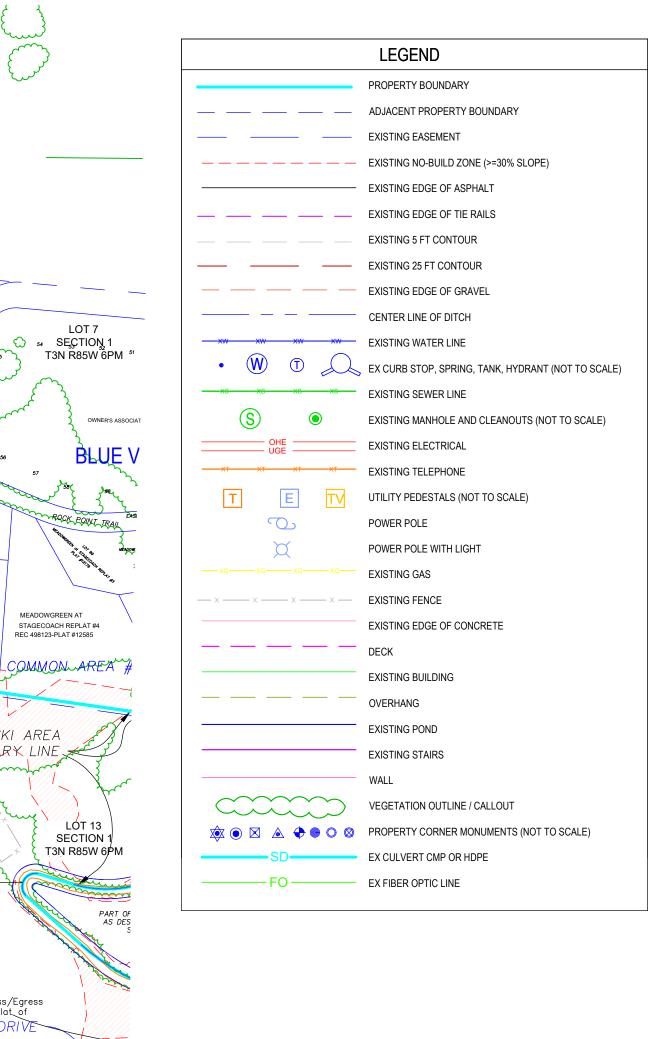


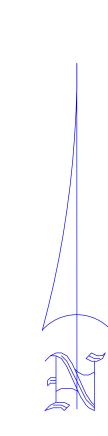


UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.









SHEE

LOT 1

G, H, M

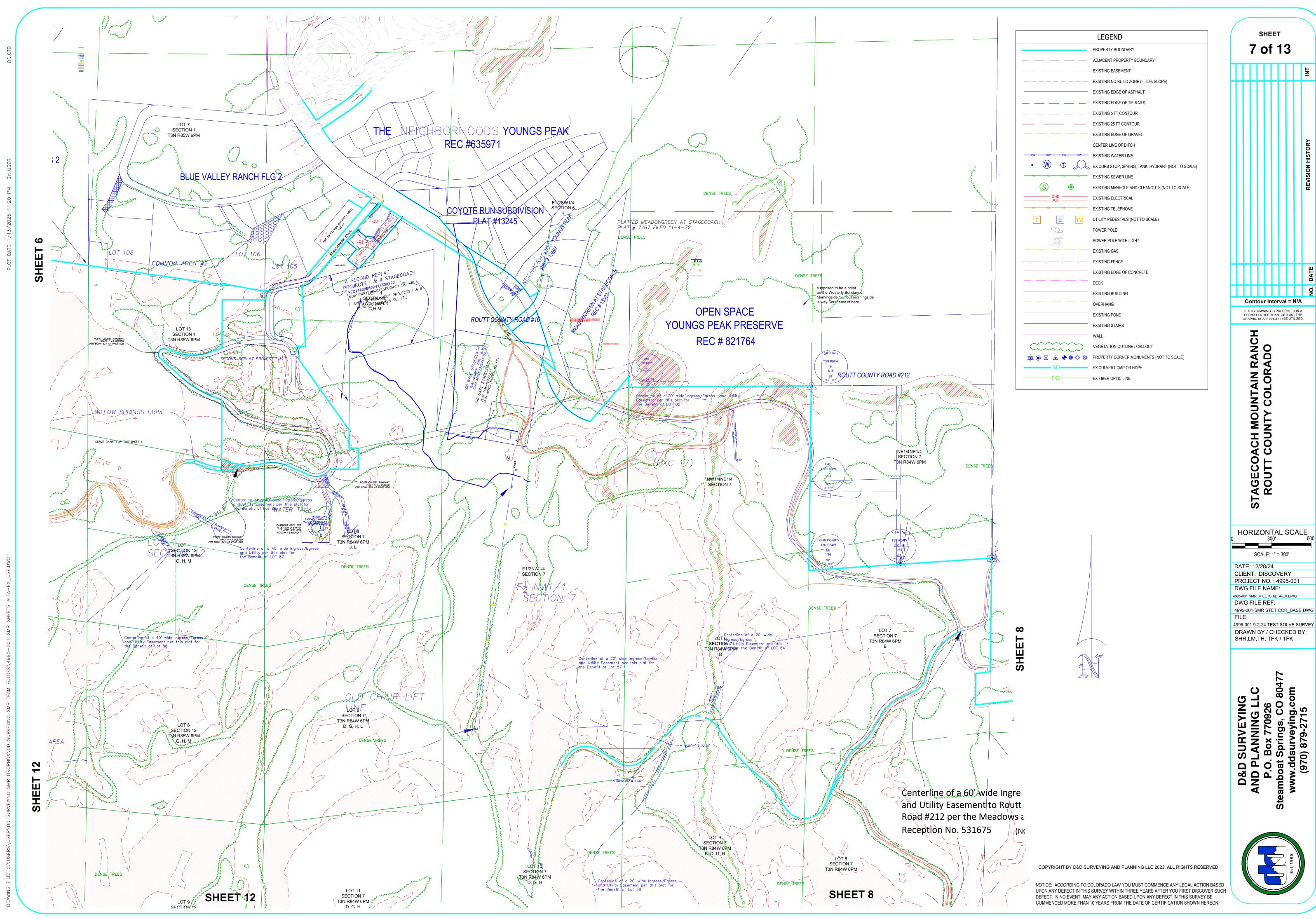
LOT 8

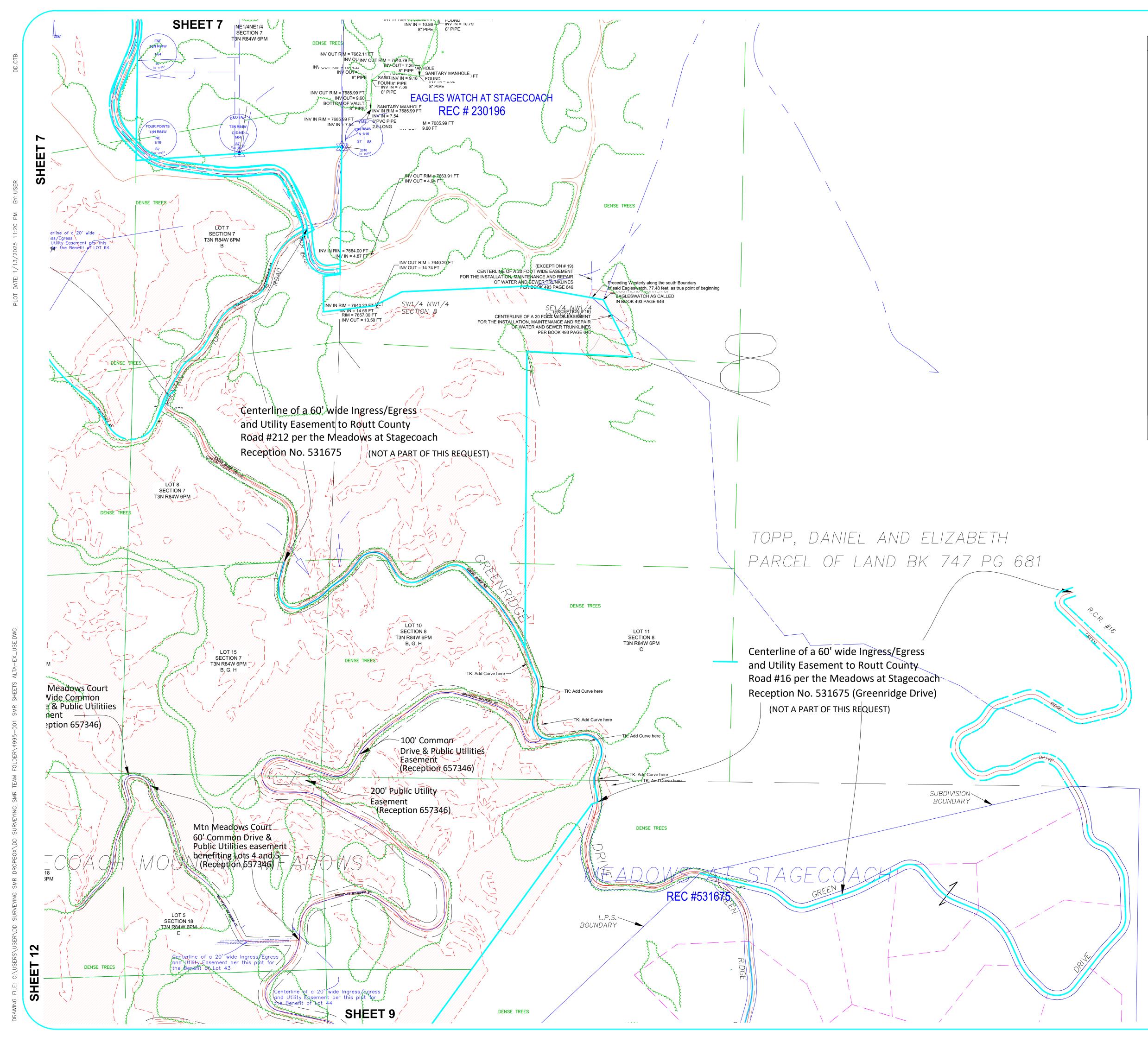
ر SECTION 12 Tan R85W 6PM

E1/4



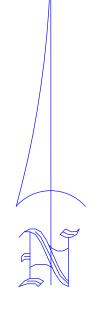




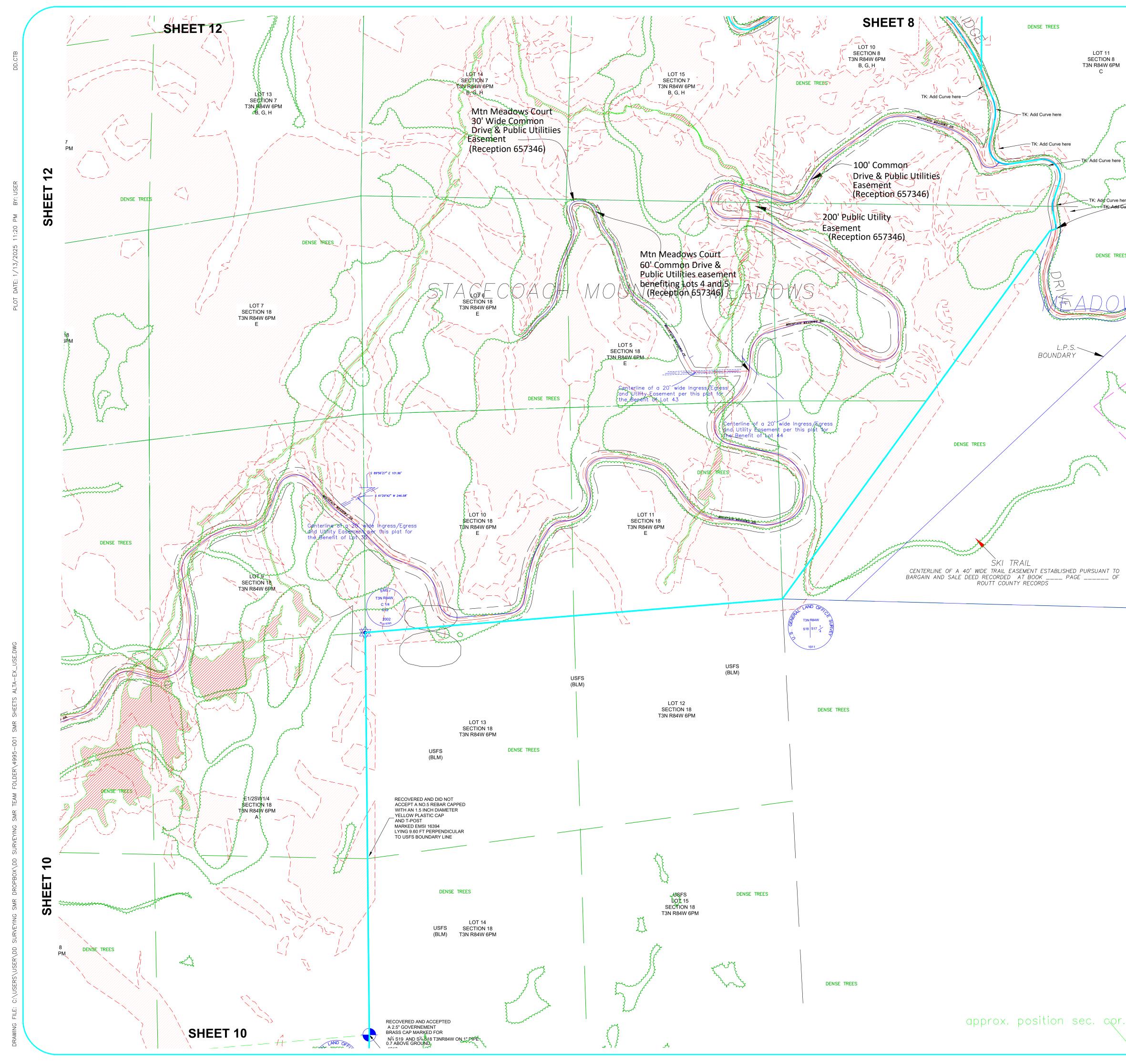


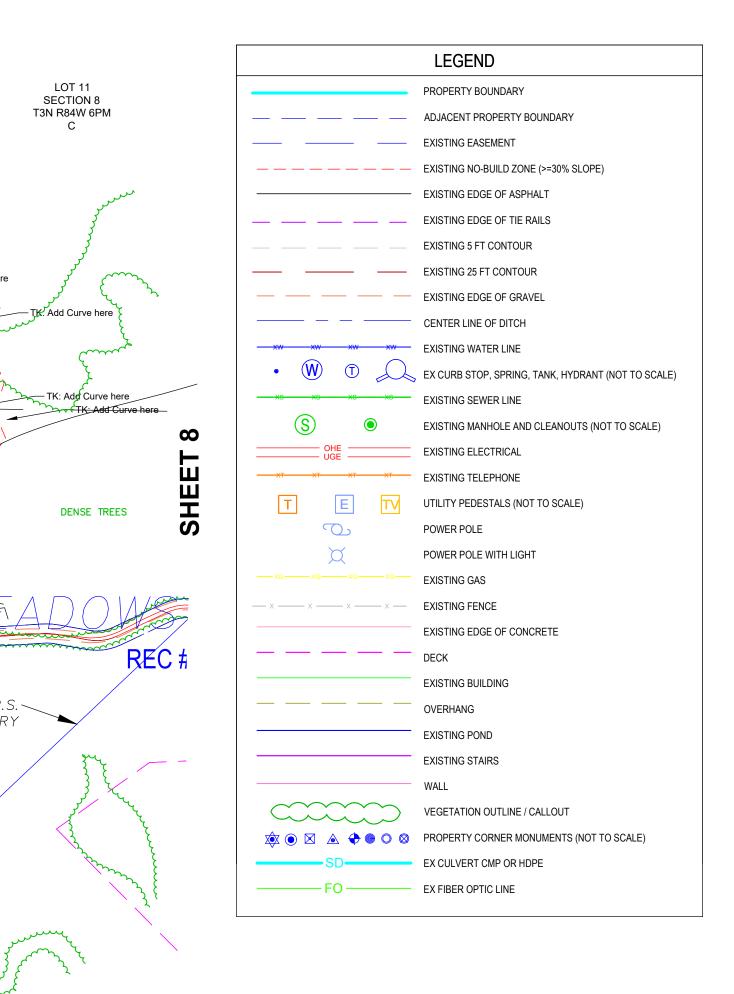
	LEGEND
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING NO-BUILD ZONE (>=30% SLOPE)
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF TIE RAILS
	EXISTING 5 FT CONTOUR
	EXISTING 25 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
• 🖤 🛈 🔎	EX CURB STOP,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





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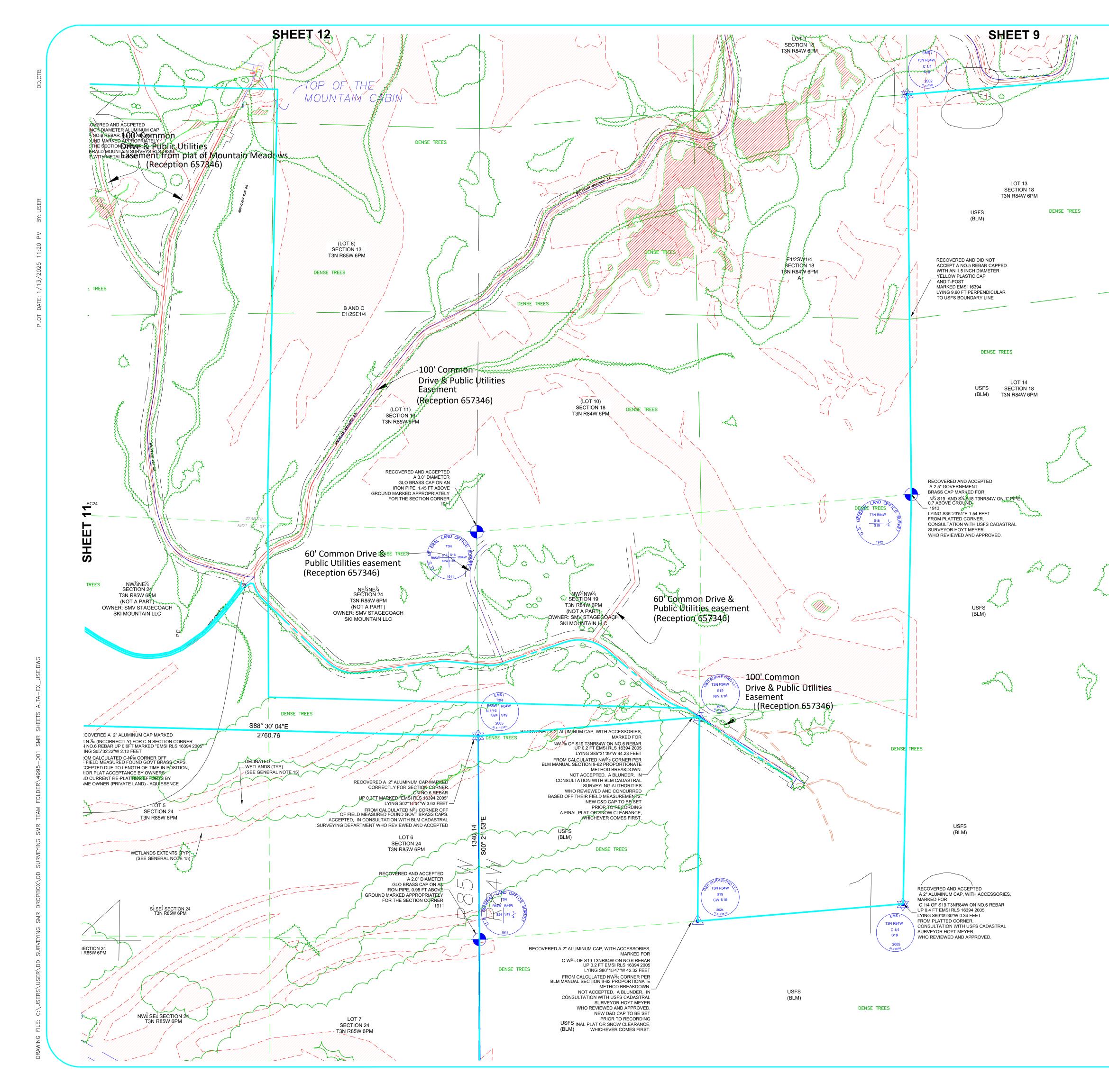


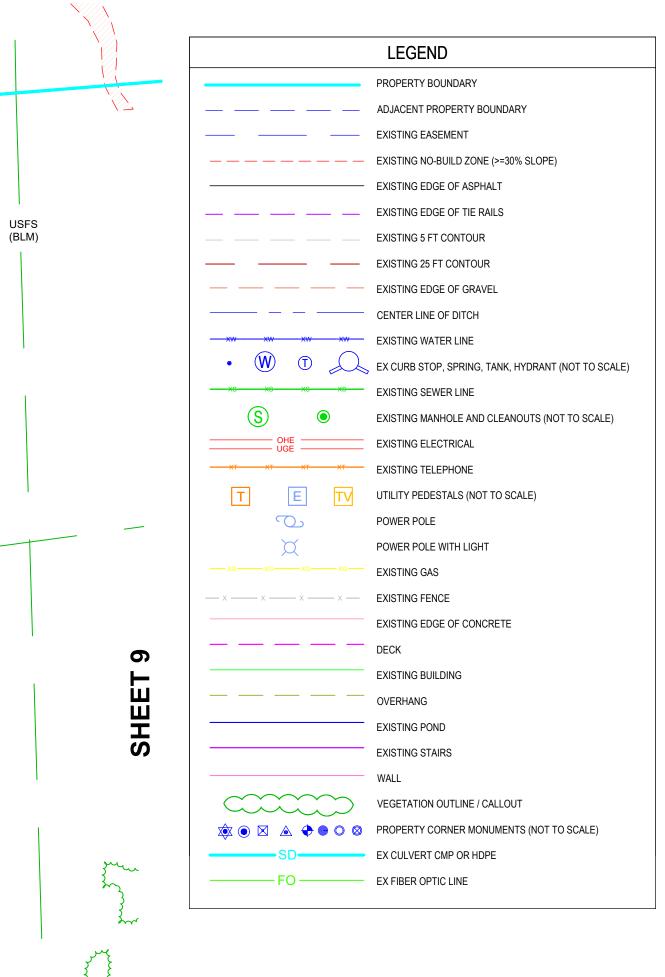




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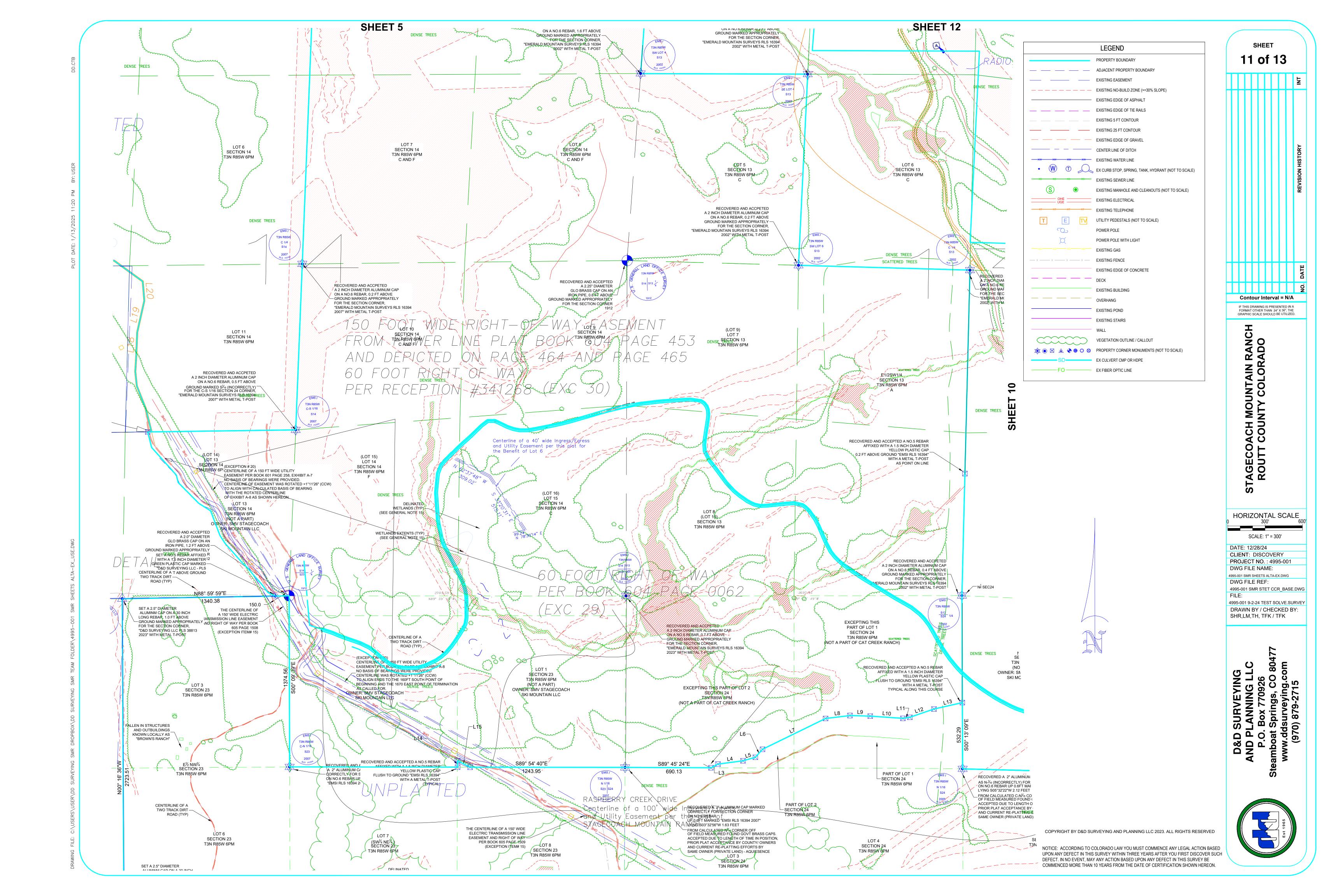


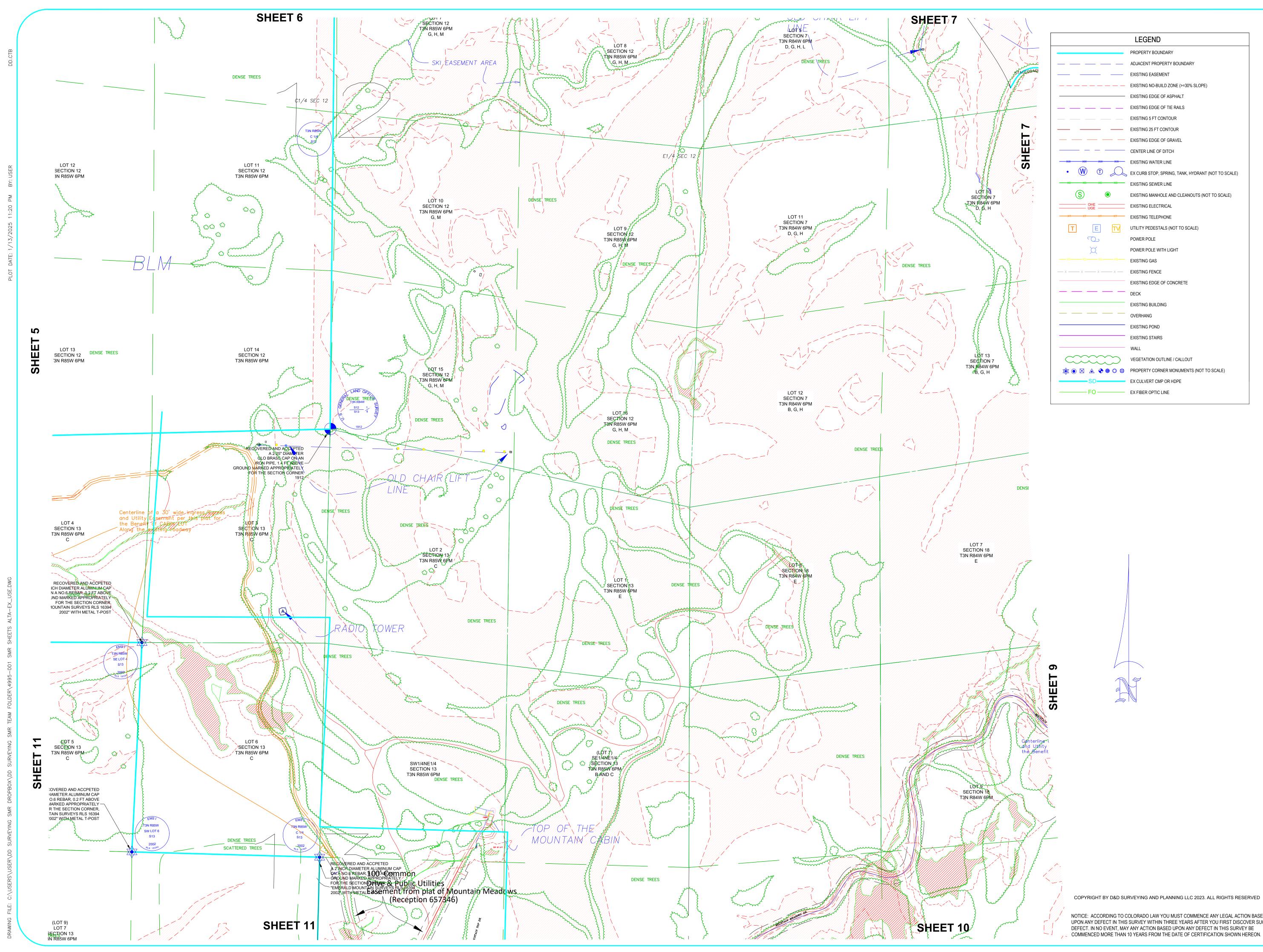




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SHEET

STAGECOACH MOUNTAIN RANCH PATENT ANALYSIS

A; ITEM 9 BOOK 28 AT PAGE 585

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRIGULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS THE E1/2SW1/4 OF SECTION 18 AND THE E1/2NW1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 84 WEST.

A; ITEM 9 BOOK 64 PAGE 521

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRIGULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS E1/2SW1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 85 WEST.

B: ITEM 10 BOOK 160 PAGE 245

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS. AFFECTS LOT 6,(SW1/4NE1/4), LOT 7, (SE1/4NE1/4), AND LOT 8, (NE1/4SE1/4), OF SECTION 7, AND LOT 9, OF SECTION 8 TOWNSHIP 3 NORTH, RANGE 84 WEST.

B: ITEM 10 BOOK 64 PAGE 114

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS E1/2SE1/4 AND THE SE1/4NE1/4 OF SECTION 13, AND THE NE1/4NE1/4 OF SECTION 24 IN TOWNSHIP 3 NORTH, RANGE 85 WEST.

B: ITEM 10 BOOK 64 PAGE 250

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS NE1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 84 WEST.

B: ITEM 10 BOOK 221 PAGE 35

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS LOT 12,(SW1/4SW1/4), LOT 13,(SE1/4SW1/4), LOT 14, (SW1/4E1/4), AND LOT 15, (SE1/4SE1/4), OF SECTION 7, AND LOT 10, (SW1/4SW1/4), OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 84 WEST.

C: ITEM 11 BOOK 160 PAGE 274

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RESERVATION OF TO THE UNITED STATES ALL OF THE COAL AND OTHER MINERALS AND TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE. AFFECTS LOT 3, (NW1/4NW1/4), LOT 6,(SW1/4NE1/4), LOT 7,(SE1/4NE1/4), LOT 8, (NE1/4SE1/4), LOT 9,(NW1/4SE1/4), LOT 10,(NE1/4SW1/4), LOT11,(NW1/4SW1/4), LOT 12, (SW1/4SW1/4), AND LOT 13,(SE1/4SW1/4), OF SECTION 11 AND LOT 2, (NW1/4NE1/4), LOT 3,(NE1/4NW1/4), LOT 4, (NW1/4NW1/4), LOT 5, (SW1/4NW1/4), LOT 6,(SE1/4NW1/4), AND LOT 7, (SE1/4NE1/4), OF SECTION 13 IN TOWNSHIP 3 NORTH, RANGE 85 WEST.

C: ITEM 11 BOOK 160 PAGE 329

RESERVATION TO THE UNITED STATES FOR ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE SAME. AFFECTS LOT 8,(NE1/4SE1/4), OF SECTION 13 AND LOT 1,(NE1/4NE/4), LOT 2, (NW1/4NE/4), LOT 7, (SW1/4NE1/4), LOT 8, (SE1/4NE1/4), LOT 9, (NE1/4SE1/4), LOT 10, (NW1/4SE1/4), AND LOT 15, (SW1/4SE1/4), OF SECTION 14, IN TOWNSHIP 3 NORTH, RANGE 85 WEST

C: ITEM 11 BOOK 160 PAGE 372

RESERVATION FOR ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE SAME. AFFECTS E1/2, E1/2NW1/4 AND THE NE1/4SW1/4 OF SECTION 23 TOWNSHIP 3 NORTH, (DOES NOT RECITE THE RANGE) AND THE SW1/4SW1/4 OF SECTION 15 AND THE W1/2W1/2 OF SECTION 22 IN TOWNSHIP 4 NORTH, RANGE 88 WEST SUBJECT PROPERTY IS NOT LOCATED IN RANGE 88.

C: ITEM 11 BOOK 160 PAGE 549

RESERVATION FOR ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE SAME. AFFECTS LOT 11,(SE1/4SW1/4), SECTION 8, NW1/4 OF SECTION 17. LOT 11,(NW1/4SE1/4), LOT 12,(NE1/4SW1/4), LOT 14,(SW1/4SW1/4), LOT 15,(SE/4SW1/4), LOT 16,(SW1/4SE/4), OF SECTION 21 AND THE W1/2NE1/4 OF SECTION 28 IN TOWNSHIP 3 NORTH, RANGE 84 WEST SECTION 21 AND 28 DOES NOT AFFECT SUBJECT PROPERTY.

D: ITEM 12 BOOK 218 AT PAGE 1 (RECEPTION NO.143732)

AFFECTS THE SW1/4NW1/4 OF SECTION 26, NE1/4SE1/4, NW1/4SW1/4, S1/2N1/4 OF SECTION 27, S1/2NE1/4 OF SECTION 28, TOWNSHIP 7 NORTH RANGE 85 WEST. SUBJECT PROPERTY IS NOT IN TOWNSHIP 7 NORTH.

D: ITEM 12 BOOK 218 AT PAGE 1 (RECEPTION NO.147450) USED.

RESERVATION FOR ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE SAME. AFFECTS LOT 5,(SW1/4NW1/4), LOT 9,(NW1/4SE1/4), LOT 10,(NE1/4SW1/4), AND LOT 11,(NW1/4SW1/4), SECTION 7,TOWNSHIP 3 NORTH, RANGE 84 WEST.

NOTE: BOOK 218 PAGE 1 AND PAGE 2 IS CONFUSING. WHEN ONE SEARCHES THE COUNTY PUBLIC RECORDS FOR BOOK 218 PAGE 1, IT RETURNS 3 ASSOCIATED DOCUMENTS NONE OF WHICH IMPLIES PAGE 1 OR PAGE 2 BECAUSE EACH PAGE HAS A DIFFERENT RECEPTION NUMBER.

E: ITEM 13 BOOK 602 PAGE 0178

PROPERTY.

RESERVATION FOR RIGHT-OF-WAY FOR DITCHES AND CANALS, MINERAL DEPOSITS (INCLUDING ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES), THE RIGHT TO ENTER UPON, OCCUPY, AND USE THE W1/2 SECTION 2, T3N, R84W, FOR THE STUDY, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE SERVICE CREEK TUNNEL. AFFECTS SECTION 2 T3N R 84W LOT 7, (NE1/4NW1/4) LOT 8, (NW1/4NW1/4 LOT 9, (SW1/4NW1/4) LOT 10, (SE1/4NW1/4) LOT 15,(NE1/4SW1/4) LOT 16,(NW1/4SW1/4), LOT 17,(SW1/4SW1/4) LOT 18,(SE1/4SW1/4); SECTION 3, LOT 5,(NE1/4NE1/4), LOT 6,(NW1/4NE1/4), LOT 7, (NE1/4NW1/4), LOT 8,(NW1/4NW1/4), LOT 9,(SW/14NW1/4), LOT 10,(SE1/4NW1/4), LOT 11,(SW1/4NE1/4), LOT 12,(SE1/4NE1/4); THE ABOVE SECTIONS 2 AND 3 ARE NOT WITHIN SUBJECT PROPERTY. SECTION 18, LOT 5,(NE1/4NE1/4), LOT 6,(NW1/4NE1/4), LOT 7, (NE1/4NW1/4). LOT 8,(NW1/4NW1/4), LOT 9,(SE1/4NW1/4), LOT 10, (SW1/4NE1/4), LOT 11, (SE1/4NW1/4). LOT 8,(NW1/4NW1/4), LOT 9,(SE1/4NW1/4), LOT 10, (SW1/4NE1/4), LOT 11, (SE1/4NE1/4), THE S1/2 SECTION 34, TOWNSHIP 4 NORTH, RANGE 84W NOT IN SUBJECT

	TION 2	LOT 3 SECTION 2	LOT 2 SECTION 2	LOT 1 SECTION 2	LOT 4 SECTION 1	LOT 3 SECTION 1	LOT 2 SECTION 1	LOT 1 SECTION 1 (LOT 5)						
					LOT 5 SECTION 1 (LOT 6)	G AND M LOT 6 SECTION 1 (LOT 7)	1	(LOT 9)						
			LOT 6 SECTION 2 (LOT 7)	LOT 5 SECTION 2 (LOT 6)	G AND M LOT 9 SECTION 1 (LOT 13)	G AND M LOT 8 SECTION 1 (LOT 12)		LOT 7 SECTION 1 (LOT 10)		E1/2SW1/4 SECTION 6				
SECT (LC	TION 2 IT 8)		LOT 7 SECTION 2 (LOT 9)	LOT 8 SECTION 2 (LOT 10)	LOT 10 SECTION 1 (LOT 14)	LOT 11 SECTION 1 (LOT 15)	LOT 12 SECTION 1 (LOT 16)	(LOT 17) LOT 13 SECTION 1	LOT 11 SECTION 6 SW1/4SW1/4 G,H,M	К				
(LC	ит 3) С		LOT 2 (LOT 2)	LOT 1 (LOT 1)	LOT 4 SECTION 12	LOT 3 SECTION 12	LOT 2 SECTION 12 G, H, M	LOT 1 SECTION 12 G, H, M	LOT 1 SECTION 7 J, L	E1/2NW1/4	L NW1/4NE1/4 SECTION 7	NE1/4NE1/4 SECTION 7	-	
(LC	лт 4) С	LOT 3 (LOT 5)	C LOT 4 (LOT 6)	C LOT 5 (LOT 7)	LOT 5 SECTION 12	LOT 6 SECTION 12	LOT 7 SECTION 12 G, H, M	LOT 8 SECTION 12 G, H, M	LOT 5 SECTION 7 D, G, H, L	SECTION 7	LOT 6 SECTION 7 B	LOT 7 SECTION 7 B		
LO	Т 11) Т 9 С	(LOT 10) LOT 8 C	(LOT 9) LOT 7 C	(LOT 8) LOT 6 C	LOT 12 SECTION 12	LOT 11 SECTION 12	LOT 10 SECTION 12 G, M	LOT 9 SECTION 12 G, H, M	LOT 11 SECTION 7 D, G, H	LOT 10 SECTION 7 D, G, H	Z SECTION 7 B, D, G, H	LOT 8 SECTION 7		
LO	T 12) T 10 C	(LOT 13) LOT 11 C	(LOT 14) LOT 12	(LOT 15) LOT 13	LOT 13 SECTION 12	LOT 14 SECTION 12	LOT 15 SECTION 12 G, H, M	LOT 16 SECTION 12 G, H, M	LOT 12 SECTION 7 B, G, H	LOT 13 SECTION 7 B, G, H	LOT 14 SECTION 7 B, G, H	LOT 15 SECTION 7 B, G, H	LOT 10 SECTION 8 B, G, H	LOT 11 SECTION 8 C
LO	РТ 4	LOT 3	LOT 2 C AND F	LOT 1 C AND F	LOT 4 C	LOT 3 C	LOT 2 C	LOT 1 E	LOT 8 E	LOT 7 E	LOT 6 E	LOT 5 E		
LO	T 5	LOT 6	LOT 7 C AND F	LOT 8 C AND F	LOT 5 C	LOT 6 C	SW1/4NE1/4	(LOT 7) B AND C SE1/4NE1/4		LOT 9	LOT 10 E	E LOT 11		
(LO [.]	т 12)	LOT 11	LOT 10 C AND F	LOT 9 C	(LOT 9) LOT 7	A E1/2SW1/4	3	(LOT 8)		A E1/2SW1/4	LOT 13	LOT 12		
(LOT 13 LOT 12	3) 2	(LOT 14) LOT 13	(LOT 15) LOT 14 F	(LOT 16) LOT 15 C	LOT 8 (LOT 10)			B AND C E1/2SE1/4 (LOT 11)	(LOT 10)		LOT 14	USFS LOT 15		
LOT 4		LOT 3 C	LOT 2 C	LOT 1 C	LOT 2 (LOT 3)	(LOT 2) LOT 1		NE1/4NE1/4 (LOT 1) B		A E1/2NW1/4		USFS		
LOT 5	_ ; 	C LOT 6	LOT 7 C	LOT 8 C	LOT 3 (LOT 4)	LOT 4 (LOT 5)	LOT 5 (LOT 6)	LOT 6 (LOT 7)	LOT 1	1	9			
LOT 12	 2	LOT 11 C	LOT 10 C	LOT 9 C	LOT 9 (LOT 10)	LOT 8 (LOT 9)	1	LOT 7 (LOT 8)		USF	S			
LOT 13	3	(LOT 14)	C (LOT 15)	C LOT 14 (LOT 16)	LOT 10 (LOT 11)	LOT 11 (LOT 12)								

RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE

PER TITLE COMMITMENT ORDER NO.ABS30032692 DATED 10/23/2024 SCHEDULE B, PART II PATENT RESERVATIONS MINERALS, CANALS AND DITCHES

UNITED STATES.

E: ITEM 13 BOOK 663 PAGE 1487

RESERVATION FOR RIGHT-OF-WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, ALL THE MINERAL DEPOSITS SEE SPECIFIC DOCUMENT FOR ADDITIONAL INFORMATION. AFFECTS LOT 1,(NE1/4NE1/4), SECTION 13 T3N R85W

F: ITEM 14 BOOK 238 PAGE 175 CONVEYANCE OF UNDIVIDED 2% INTEREST OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER THE

FOLLOWING LANDS TO-WIT: LANDS IN T3N, R86W, DOES NOT AFFECT SUBJECT PROPERTY. LANDS IN T3N, R85W SECTIONS 4, 8 AND 9 DOES NOT AFFECT SUBJECT PROPERTY. THE LOTS WITHIN THE VARIOUS SECTIONS BELOW ARE SHOWN PER THE SECOND DEPENDENT RESURVEY OF T3N, R85W, DATED 09/07/1916, BECAUSE IT APPEARS THAT THE PREVIOUS METES AND BOUNDS LEGAL DESCRIPTIONS THAT REFERENCED TO THE LOT DESIGNATIONS WHERE FROM THE FIRST DEPENDENT RESURVEY DATED 07/24/1915. THEREFORE WHERE THE FIRST DEPENDENT RESURVEY HAD A DIFFERENT LOT NUMBER FOR THE (ALIQUOT PART) THE 1915 LOT DESIGNATION IS SHOWN IN (). LANDS IN SECTIONS 7, 8 AND 18. T3N, R85W DO NOT AFFECT SUBJECT PROPERTY. LOTS 1, 2, 7, 8, 9, 10 AND 15 SECTION 14 T3N, R85W. LANDS IN SECTION 1, SECTION 7 AND SECTION 12, T3N, R85W DO NOT AFFECT SUBJECT PROPERTY. SEE DOCUMENT REFERENCED IN ITEM 14 ABOVE FOR ADDITIONAL INFORMATION REGARDING THE ADDITIONAL "SUBJECT TO RESERVATIONS AND RESERVATIONS IN PATENTS AND ROYALTY INTERESTS".

G: ITEM 15 BOOK 265 PAGE 219

EXCEPTS ALL MINERALS INCLUDING OIL AND GAS TOGETHER WITH THE RIGHTS OF INGRESS FOR THE PURPOSES OF PROSPECTING FOR, PRODUCING, STORING. AFFECTS LOT 5,(SW1/4NW1/4), LOT 9,(NW1/4SE1/4), IOT10, (NE1/4SW1/4), LOT 11, (NW1/4SW1/4), LOT 12, (SW1/4SW1/4), LOT 13, (SE1/4SW1/4) LOT 14, (SW1/4SE1/4), LOT 15, (SE1/4SE1/4) SECTION 7, LOT 10, (SW1/4SW1/4), SECTION 8, T3N, R84W. AFFECTS LOT 1, (NE1/4NE1/4), LOT 2, (NW1/4NE1/4), LOT 7 (SW1/4NE1/4), LOT 8, (SE1/4NE1/4), LOT 9, (NE1/4SE1/4), LOT 10, (NW1/4SE1/4), LOT 15,(SW1/4SE1/4), AND LOT 16,(SE1/4SE1/4), SECTION 12, T3N, R85W, LOTS 7, (SE1/4NW1/4), LOT 12, (NE1/4SW1/4), LOT 13, (NW1/4SW1/4) OF SECTION 1, T3N, R85W LOT 11, (SW1/4SW1/4), OF SECTION 6, T3N, R84W.

H ITEM 17 BOOK 328 PAGE 241

CONVEYANCE OF ALL OF THE MINERAL INTERESTS FROM PHYLLIS J. SULLIVAN TO S.J. PIEPER AFFECTS LOT 5,(SW1/NW1/4) LOT LOT 9, (NW1/4SE1/4), LOT 10,(NE1/4SW1/4), LOT 11,(NW1/4SW1/4), LOT 12,(SW1/4SW1/4), LOT 13,(SE1/4SW1/4), LOT 14,(SW1/4SE1/4) AND 15,(SE1/4SE1/4), SECTION 7, AND LOT 10,(SW1/4SW/4) SECTION 8, TOWNSHIP 3 NORTH, RANGE 84 WEST, LOT 1,(NE1/4NE1/4) LOT 2,(NW1/4NE1/4) LOT 7,(SW/4NE1/4) LOT 8,(SE1/4NE1/4), LOT 9,(NE1/4SE1/4), LOT 10,(NW1/4SE1/4), LOT 15,(SW1/4SE1/4) AND LOT 16,(SE1/4SE1/4) SECTION 12 TOWNSHIP 3 NORTH RANGE 85W, LOT 11,(SW1/4SW1/4) SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST.

I ITEM 37 BOOK 28 PAGE 196

CONVEYANCE OF LOT 4 OF SECTION 31, T4N, NO TOWNSHIP PROVIDED, HOWEVER SUBJECT PROPERTY IS NOT LOCATED IN T4N. CONVEYANCE OF LOTS NUMBERED 4, (NW1/4NW1/4), NUMBERED 5, (SW1/4NW1/4), AND NUMBERED 6, (NW1/4SW1/4), OF SECTION 6, T3N, R85W. SUBJECT TO ANY VESTED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE REGULATED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

ADDITIONAL EXCEPTIONS CARRIED OVER FROM OTHER PREVIOUS COMMITMENTS, TO BE REVIEWED BY CURRENT TITLE COMPANY FOR POSSIBLE INCLUSION.

- J. BOOK 328 PAGE 497 CONVEYANCE OF ALL OF THE MINERALS INCLUDING OIL AND GAS FROM YOUNGS RANCH, A PARTNERSHIP CONSISTING ROBERT J. YOUNG, DANIEL J. YOUNG, MARY A. YOUNG AND JAMES B. YOUNG TO S.J. PIEPER AFFECTS LOT 1,(NW1/4NW1/4) SECTION 7, TOWNSHIP 3 NORTH, RANGE 84 WEST, BOOK 317 PAGE 530 CONVEYANCE FROM YOUNG'S RANCH, A PARTNERSHIP CONSISTING ROBERT J. YOUNG, DANIEL J. YOUNG, MARY A. YOUNG AND JAMES B. YOUNG TO S.J. PIEPER EXCEPTING AND RESERVING UNDIVIDED 1/2 OF ALL OIL, GAS, MINERAL AND MINERAL RIGHTS, TOGETHER WITH FULL AND FREE RIGHT TO ENTER, AFFECTS LOT 1,(NW1/4NW1/4) SECTION 7, TOWNSHIP 3 NORTH, RANGE 84 * SEE DOCUMENT FOR ADDITIONAL CONDITIONS.
- K. BOOK 49 PAGE 266 RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS SW1/4NE1/4, SE1/4NW1/4 SECTION 6 (NOT IN SUBJECT PROPERTY), E1/2SW1/4 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST.
- L. BOOK 77 PAGE 56 RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS E1/2NW1/4, NW1/4NE1/4 AND LOT 1 (NW1/4NW1/4) OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 84 WEST
- M. BOOK 124 PAGE 344 RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE,

MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS LOT 7,(SE1/4NW1/4) IOT 12 NE1/4SW1/4 AND LOT 13 (NW1/4SW1/4) OF SECTION 1 IN TOWNSHIP 3 NORTH, RANGE 85 WEST AND IN LOT 11 (SW1/4SW1/4) OF SECTION 6, OF TOWNSHIP 3 NORTH, RANGE 84 WEST.

- N. BOOK 160 PAGE 247
- RESERVATION FOR ANY VESTED OR ACCRUED WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AND A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AFFECTS LOT 1, NE1/4NE1/4 LOT 2, NW1/4NE1/4 LOT 7,(SW1/4NE1/4) LOT 8 (SE1/4NE1/4), LOT 9, (NE1/4SE1/4) LOT 10,(NW1/4SE1/4) LOT 15, (SW1/4SE1/4) AND LOT 16 SE1/4SE1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 85 WEST.

NOTES:

1. T3N R8W 6PM HAD TWO DEPENDENT RESURVEY PLATS PUBLISHED, BOTH LABELED SHEET "2" WITH DIFFERENT ACCEPTANCE DATES. ONE WAS APPROVED 7/24/1915 (2.2) AND THE SECOND WAS APPROVED 9/7/1916 (2.3) 2. BOTH ARE ON FILE WITH THE BUREAU OF LAND MANAGEMENT.

SHEET 2.2 AND SHEET 2.3 DIFFER IN MANY PLACES IN REGARDS TO LOT NUMBERING FOR THE SAME "40" PARCEL.
REFERENCES TO SECTIONS/LOTS/ALIQUOT PARTS/PATENTS IN THE HEREIN PATENT ANALYSIS AND PLAT LABELS

REFERENCE SHEET 2.3 DATED SEPTEMBER 7,1916 -- NOT THE SHEET 2.2 DATED JULY 24, 1915. 5. WE HAVE SHOWN BOTH LOT NUMBERS, WHERE THEY CHANGED, IN THE PATENT DIAGRAM BECAUSE SOME EARLIER PUBLISHED LEGAL DESCRIPTIONS ON REFERENCED COUNTY PLAT/DEED RECORDINGS REFER TO LOT NUMBERING AS PER SHEET 2.2 DATED 7/24/1915, WITHOUT SPECIFYING AS SUCH, AND MAY CAUSE CONFUSION TO THE READER UNAWARE OF THE TWO SHEETS.

6. THE LOT NUMBERS IN PARENTHESES, I.E. (LOT NN), REFER TO THE SHEET 2.2, 7/24/1915 PLAT. 7. THE LOT NUMBERS WITHOUT PARENTHESES REFER TO THE SHEET 2.3, 9/7/1916 PLAT.

