

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 ROUITT, 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 ROUITT, STATE OF COLORADO PARCEL 3: SKI BASE AT STAGECOACH, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1972 AT RECEPTION NO. 235519, COUNTY OF ROUITT, 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 ROUITT, 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 ROUITT, 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/LIQUOT/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 21: TERMS, 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 RECORDED AUGUST 07, 2007 AT RECEPTION NO. 861914.

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)

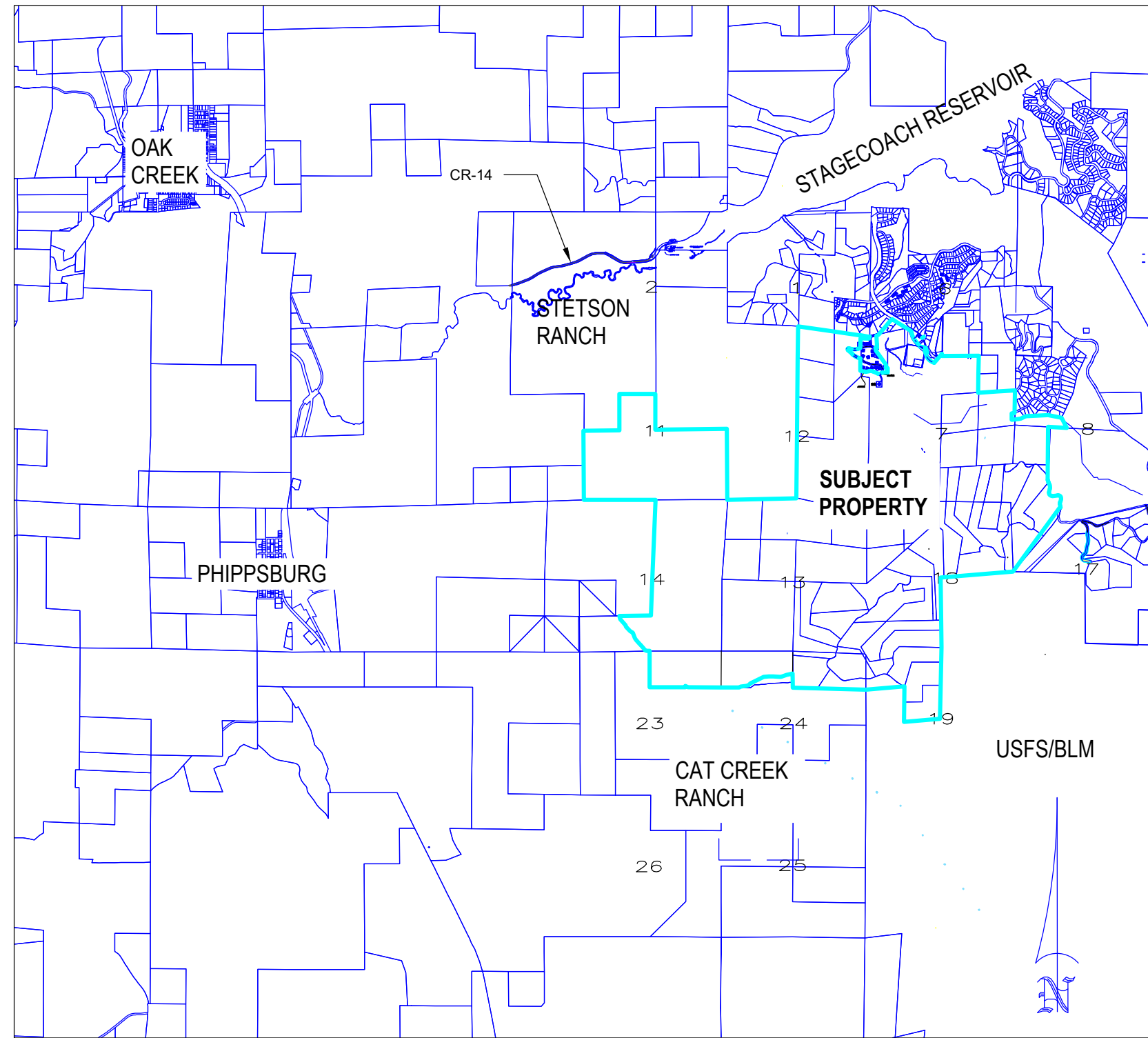
ADDITIONAL NOTES:

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 ROUITT 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., ROUITT COUNTY, COLORADO



VICINITY MAP SCALE: 1" = 5000'

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
2) 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.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 ROUITT 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 LOGGELL, 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.

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

NO PHYSICAL ADDRESSES ASSIGNED BY ROUITT 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 DAZ 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., ROUITT COUNTY, COLORADO ON FILE WITH THE BUREAU OF LAND MANAGEMENT. REFERENCES TO SECTIONS/LOTS/LIQUOT 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.

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. TOM@DSDSURVEYING.COM

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

ROUITT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON _____ 2022 AT _____ M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUITT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

ROUITT COUNTY SURVEYOR

THOMAS H. EFFINGER JR. REG NO.17651

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

Table with columns for REVISION HISTORY, DATE, NO., and other tracking information.

Contour Interval = N/A

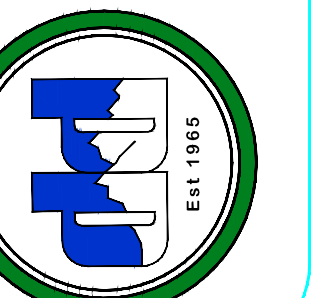
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

STAGECOACH MOUNTAIN RANCH ROUITT COUNTY COLORADO

HORIZONTAL SCALE

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

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



DD.CTFB

PLOT DATE: 1/13/2025 11:20 PM BY: USER

DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR DROPBOX\DD SURVEYING\SMR TEAM FOLDER\9995-001\SMR SHEETS\ALTA-EX_USE.DWG

SHEET 12

SHEET 10

SHEET 12

SHEET 8

SHEET 10

SHEET 8

LEGEND

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

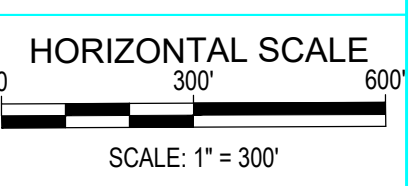
SHEET 9 of 13

NO.	DATE	REVISION HISTORY	INT.

Contour Interval = N/A

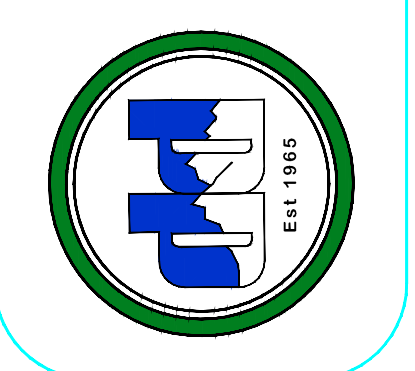
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY COLORADO



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

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

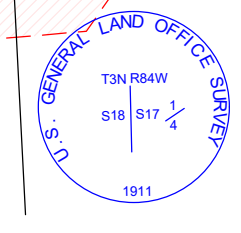
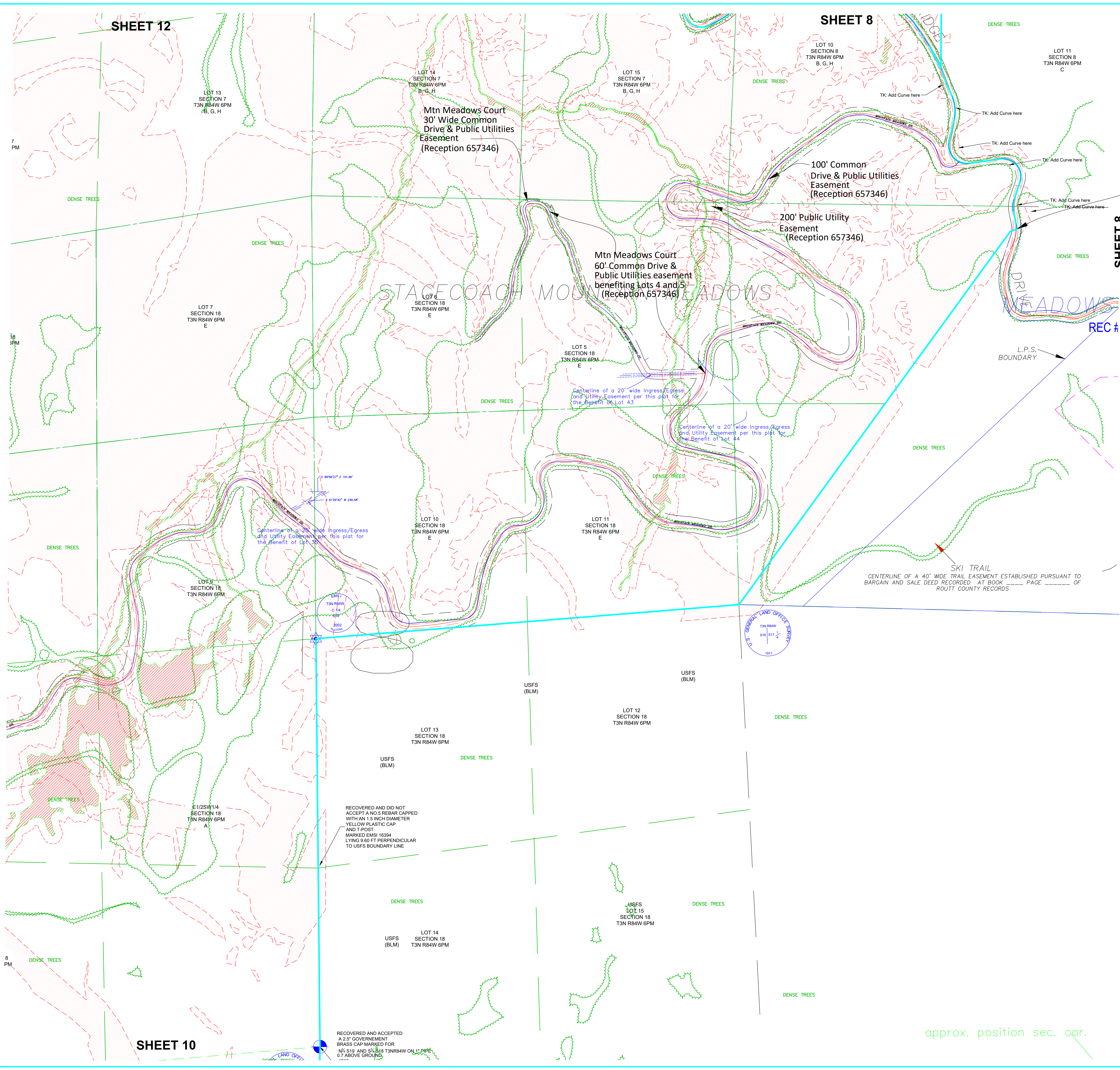


COPYRIGHT BY D&D SURVEYING AND PLANNING LLC 2023. ALL RIGHTS RESERVED

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

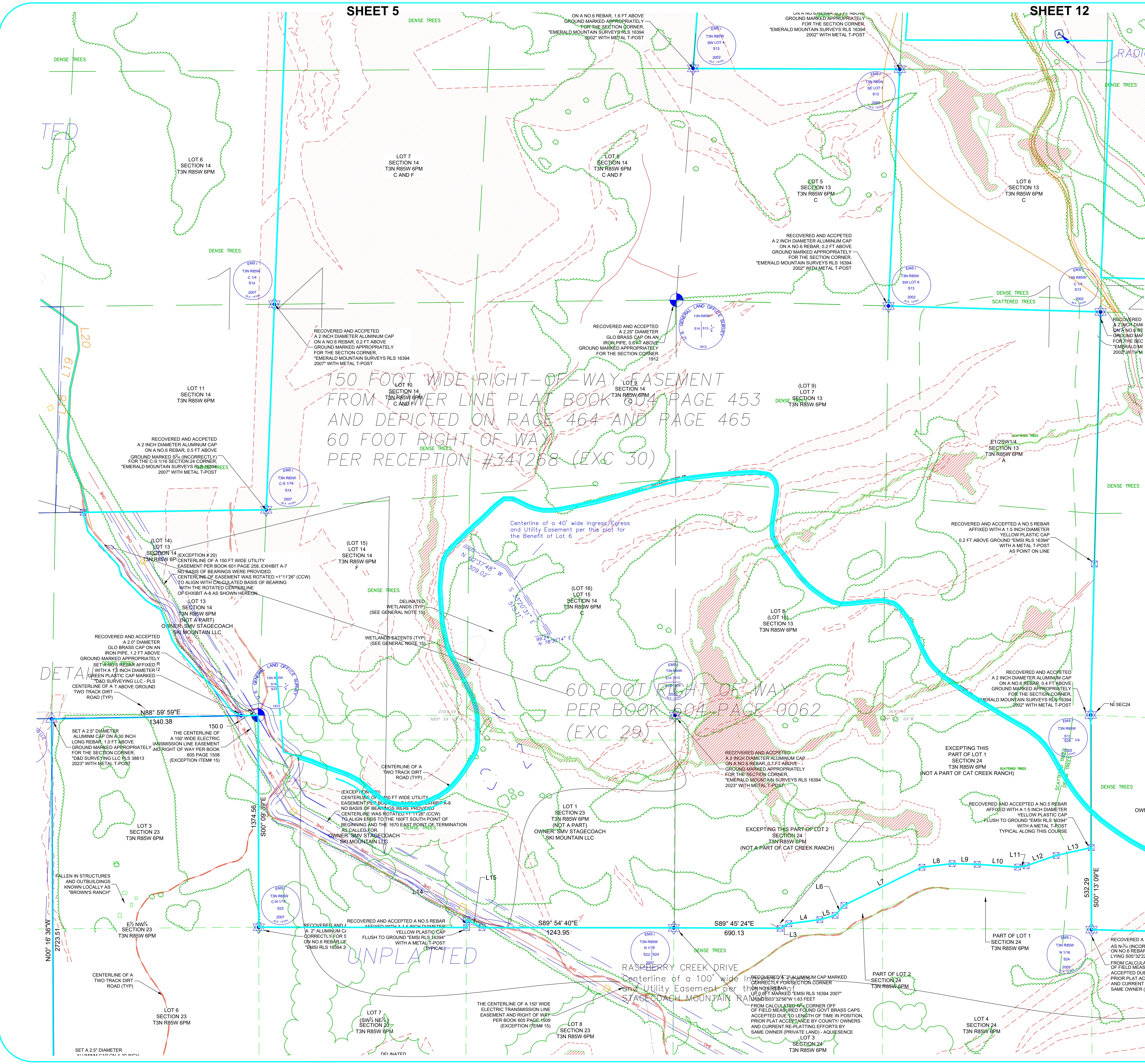
approx. position sec. cor.

S.85°



PLOT DATE: 1/13/2025 11:20 PM BY: USER

DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR DROPPBOX\DD SURVEYING\SMR TEAM FOLDER\9995-001_SMR SHEETS ALTA-EX_USE.DWG



SHEET 5

SHEET 12

SHEET 10

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

150 FOOT WIDE RIGHT-OF-WAY EASEMENT FROM POWER LINE PLAT BOOK 604 PAGE 453 AND DEPICTED ON PAGE 464 AND PAGE 465 60 FOOT RIGHT OF WAY PER RECEPTION #341268 (EXC 30)

60 FOOT RIGHT OF WAY PER BOOK 604 PAGE 0062 (EXC 29)

UNPLATED

RASPBERRY CREEK DRIVE Centerline of a 100' wide Ingress/Egress and Utility Easement per this plat for the benefit of Stagecoach Mountain Ranch

SHEET 11 of 13

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY COLORADO

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

HORIZONTAL SCALE
SCALE: 1" = 300'

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 8-24 TEST SOLVE SURVEY
DRAWN BY / CHECKED BY: SHR,LM,TH, TFK / TFK

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

EST. 1985

REVISION HISTORY

NO.	DATE	DESCRIPTION

RIGHTS RESERVED BY D&D SURVEYING AND PLANNING LLC 2023. ALL RIGHTS RESERVED

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

DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR_DROPBOX\DD SURVEYING\SMR_TEAM_FOLDER\4995-001_SMR_SHEETS\ALTA-EX_USE.DWG
 PLOT DATE: 1/13/2025 1:20 PM BY: USER

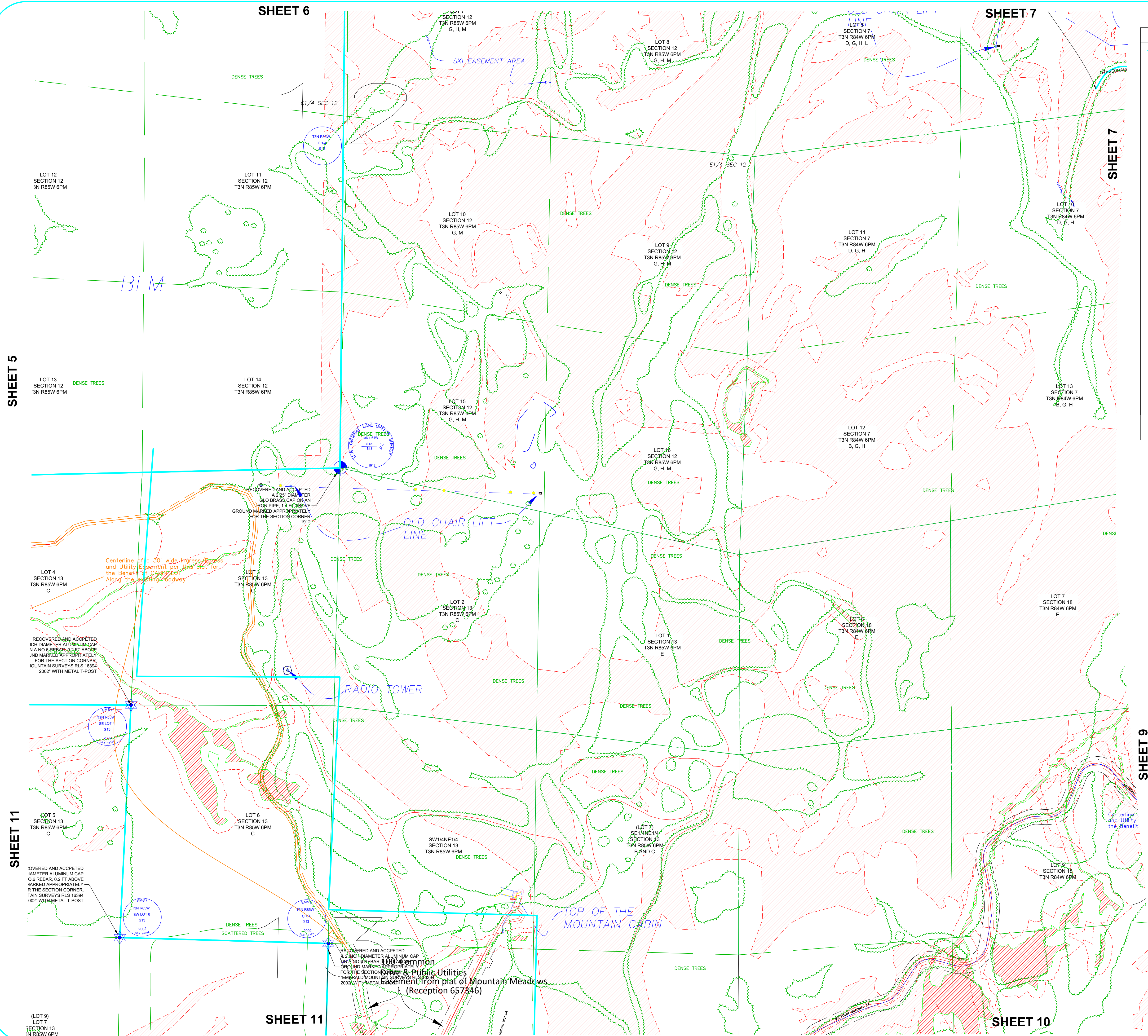
SHEET 6

SHEET 7

SHEET 5

SHEET 7

SHEET 9



LEGEND

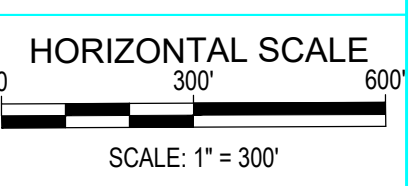
- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING NO-BUILD ZONE (±30% SLOPE)
- EXISTING EDGE OF ASPHALT
- - - EXISTING EDGE OF TIE RAILS
- - - EXISTING 5 FT CONTOUR
- - - EXISTING 25 FT CONTOUR
- - - EXISTING EDGE OF GRAVEL
- - - CENTER LINE OF DITCH
- EXISTING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

SHEET
12 of 13

NO.	DATE	REVISION HISTORY	INT.

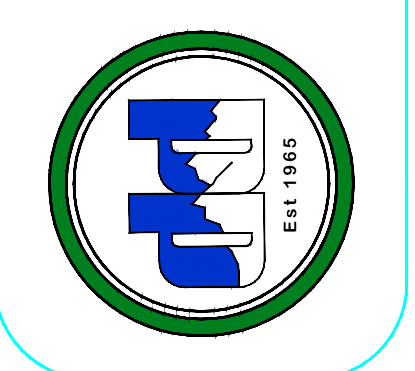
Contour Interval = N/A
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY COLORADO



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_OCR_BASE.DWG
 FILE:
 4995-001_8-2-24_TEST_SOLVE_SURVEY
 DRAWN BY / CHECKED BY:
 SHR,LM,TH, TFK / TFK

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



COPYRIGHT BY D&D SURVEYING AND PLANNING LLC 2023. ALL RIGHTS RESERVED

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

STAGECOACH MOUNTAIN RANCH PATENT ANALYSIS

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.

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

A. ITEM 9
BOOK 28 AT PAGE 585
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 E1/2SW1/4 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, 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 E1/2SW1/4 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, (SE1/4E1/4), 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 11, (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, (NE1/4NE1/4), LOT 2, (NW1/4NE1/4), LOT 7, (SW1/4NE1/4), LOT 8, (NE1/4NE1/4), 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 RECTIFY 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.

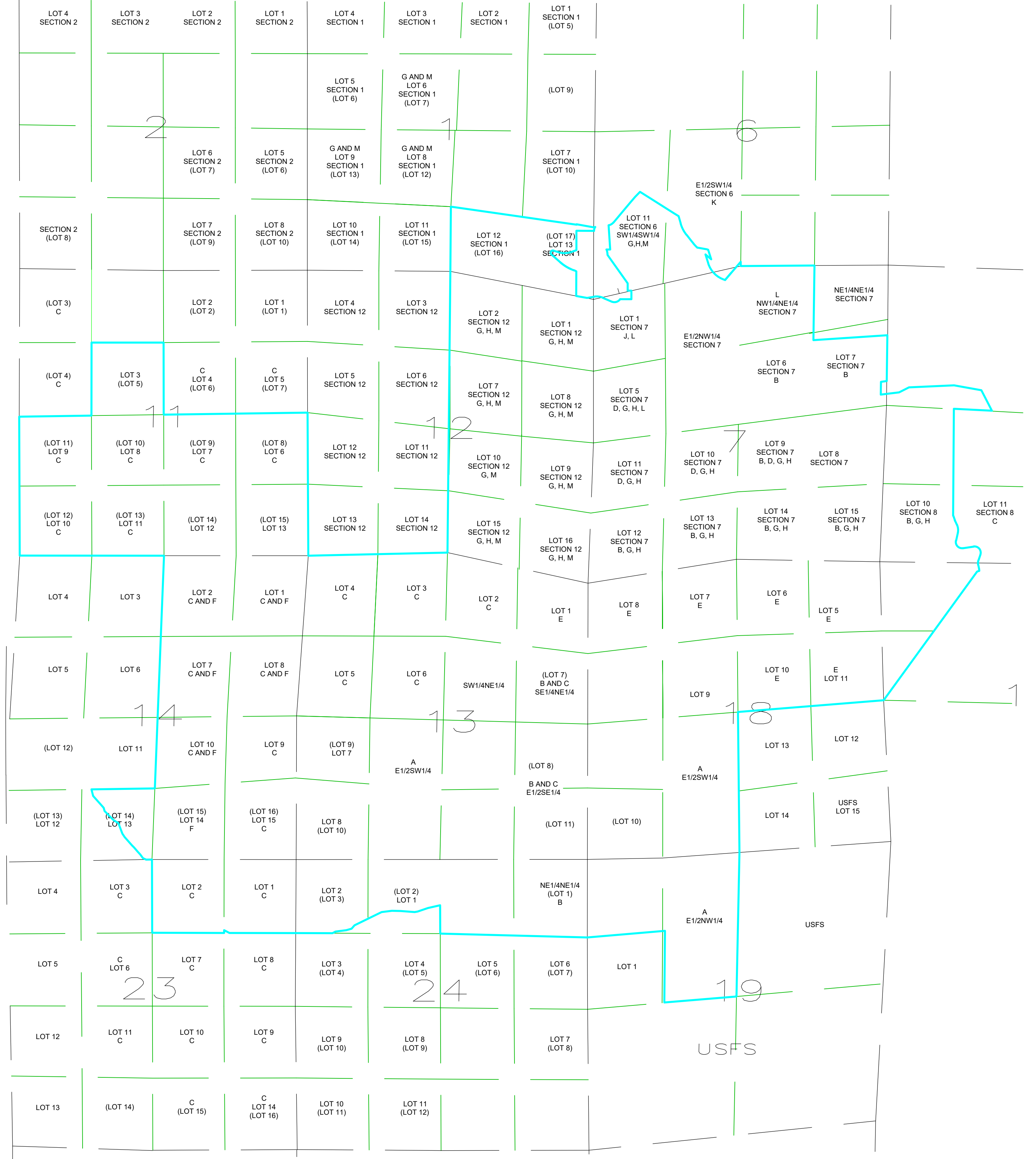
C. ITEM 11
BOOK 160 PAGE 549
RESERVATION FOR ALL COAL AND OTHER MINERALS TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE SAME. AFFECTS LOT 11, (SE1/4SW1/4), SECTION 8, NW1/4 OF SECTION 17, LOT 11, (NW1/4SE1/4), LOT 12, (NE1/4SW1/4), LOT 14, (SW1/4SW1/4), LOT 15, (SE1/4SW1/4), LOT 16, (SW1/4SE1/4), OF SECTION 21 AND THE W1/2NE1/4 OF SECTION 20 IN TOWNSHIP 3 NORTH, RANGE 84 WEST SECTION 21 AND 20 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
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 11, (NW1/4NW1/4), LOT 12, (SE1/4NE1/4), LOT 13, (SW1/4NE1/4), LOT 14, (NW1/4NE1/4), LOT 15, (NE1/4NE1/4), LOT 16, (SW1/4NE1/4), 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, (SW1/4NW1/4), LOT 10, (SE1/4NW1/4), LOT 11, (NW1/4NW1/4), 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, (SE1/4NE1/4), THE S1/2 SECTION 34, TOWNSHIP 4 NORTH, RANGE 84W NOT IN SUBJECT PROPERTY.



E. ITEM 13
BOOK 603 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, R85W, 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 (ALLOUT 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), 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), 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 341
CONVEYANCE OF ALL OF THE MINERAL INTERESTS FROM PHYLLIS J. SULLIVAN TO S.J. PIEPER AFFECTS LOT 5, (SW1/4NW1/4), 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, (SW1/4SW1/4), SECTION 8, TOWNSHIP 3 NORTH, RANGE 84 WEST, 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), SECTION 12 TOWNSHIP 3 NORTH RANGE 85W, LOT 11, (SW1/4SW1/4), SECTION 8, 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, AGRICULTURE, 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 AND LAWS AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM. SHOULD THE SAME BE 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 YOUNGS 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 WEST. 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) LOT 12, NE1/4SW1/4 AND LOT 15, (NW1/4SW1/4) OF SECTION 11 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 15, (SW1/4SE1/4) OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 85 WEST.

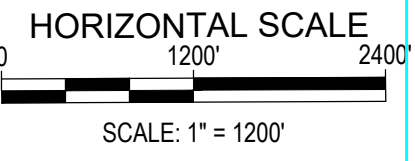
- NOTES:
1. T3N R85W 6PM HAD TWO DEPENDENT RESURVEY PLATS PUBLISHED, BOTH LABELED SHEET "2" WITH DIFFERENT ACCEPTANCE DATES. ONE WAS APPROVED 7/24/1915 (2.2) AND THE SECOND WAS APPROVED 9/7/1916 (2.3)
 2. BOTH ARE ON FILE WITH THE BUREAU OF LAND MANAGEMENT.
 3. SHEET 2.2 AND SHEET 2.3 DIFFER IN MANY PLACES IN REGARDS TO LOT NUMBERING FOR THE SAME "40" PARCEL.
 4. REFERENCES TO SECTIONS, LOTS, ALLOUT 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 UNWARE OF THE TWO SHEETS.
 6. THE LOT NUMBERS IN PARENTHESES, I.E. (LOT N), 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.

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

NO.	DATE	REVISION HISTORY
1	12-3-24	ADDED SHEET 8 PATENT ANALYSIS, EDITED NOTES

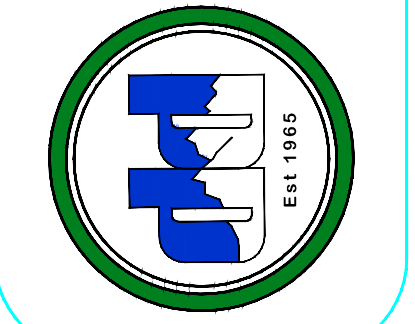
Contour Interval = N/A
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

CAT CREEK RANCH
ROUTT COUNTY COLORADO



SCALE: 1" = 1200'
DATE: 11/20/2024
CLIENT: DISCOVERY
PROJECT NO.: 4995-003
DWG FILE NAME:
4995-003 CCR 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:
TH/TFK

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



PLAT DATE: 11/13/2025 11:20 PM BY: USER
DRAWING FILE: C:\USERS\USER\DD SURVEYING\SMR FOLDER\9995-001 SMR SHEETS ALTA-EX_USE.DWG