

FINAL PLAT OF:  
**STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT**  
*SITUATED IN A PORTION OF TRACT 59, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.*  
*TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO*

SHEET 1 OF 3  
PURPOSE STATEMENT  
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE STOTT'S MILL PARCEL INTO FOUR PARCELS, FIVE BLOCKS, RIGHT-OF-WAYS, AND ALLEYS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT MSP1 LLC BEING THE OWNER, IN FEE SIMPLE, OF CERTAIN LANDS IN PITKIN COUNTY, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN GOVERNMENT TRACT 59, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO LYING NORTHERLY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD NORTHERLY RIGHT-OF-WAY, SOUTHERLY OF THE HOME SUPPLY DITCH CENTERLINE, WESTERLY OF THE EASTERLY BOUNDARY OF SAID TRACT 59, AND EASTERLY OF THE EASTERLY BOUNDARY OF GOVERNMENT TRACT 62, ALSO LOCATED IN SAID SECTION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT NO. 7 OF SAID TRACT 59, A BRASS CAP FOUND IN PLACE; THENCE N 00°48'57" E 468.71 FEET ALONG SAID TRACT 59 EASTERLY BOUNDARY TO A POINT ON SAID DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT-OF-WAY, THE POINT OF BEGINNING; THENCE LEAVING SAID BOUNDARY N 57°19'47"W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,080.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SOUTH SIDE DRIVE, THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY N 00°56'41"E, ALONG THE EASTERLY RIGHT-OF-WAY OF SOUTH SIDE DRIVE A DISTANCE OF 617.68 FEET TO A POINT IN THE CENTERLINE OF THE HOME SUPPLY DITCH; THENCE LEAVING SAID EASTERLY RIGHT OF WAY THE FOLLOWING TWENTY-TWO (22) COURSES ALONG THE CENTERLINE OF SAID DITCH:

1. S 71°30'44"E, A DISTANCE OF 56.82 FEET
2. S 52°47'38"E, A DISTANCE OF 45.26 FEET
3. S 71°16'14"E, A DISTANCE OF 45.18 FEET
4. S 77°30'53"E, A DISTANCE OF 51.82 FEET
5. S 55°29'58"E, A DISTANCE OF 42.09 FEET
6. S 64°52'48"E, A DISTANCE OF 35.10 FEET
7. N 77°18'12"E, A DISTANCE OF 44.99 FEET
8. N 84°18'01"E, A DISTANCE OF 47.61 FEET
9. N 62°06'35"E, A DISTANCE OF 31.56 FEET
10. N 38°04'24"E, A DISTANCE OF 78.37 FEET
11. N 50°24'51"E, A DISTANCE OF 50.37 FEET
12. N 44°49'09"E, A DISTANCE OF 50.79 FEET
13. N 54°28'44"E, A DISTANCE OF 33.75 FEET
14. S 70°22'45"E, A DISTANCE OF 50.06 FEET
15. S 77°27'06"E, A DISTANCE OF 60.23 FEET
16. S 76°09'47"E, A DISTANCE OF 44.40 FEET
17. S 50°00'52"E, A DISTANCE OF 30.88 FEET
18. S 28°25'48"E, A DISTANCE OF 51.32 FEET
19. S 28°14'19"E, A DISTANCE OF 98.77 FEET
20. S 31°09'46"E, A DISTANCE OF 51.73 FEET
21. S 58°48'51"E, A DISTANCE OF 51.97 FEET
22. N 82°37'03"E, A DISTANCE OF 82.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT 59

THENCE LEAVING THE CENTERLINE OF SAID DITCH S 00°48'57"W, ALONG SAID TRACT BOUNDARY A DISTANCE OF 1,015.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 18.014 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO PARCELS, LOTS AND PARKS AS SHOWN HEREON AND DESIGNATE THE SAME AS STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT, IN THE TOWN OF BASALT, COUNTY OF PITKIN, COLORADO;

AND, MSP1, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER, DOES TRANSFER AND DEDICATE TO THE TOWN OF BASALT, PARCELS A, B AND D IN FEE SIMPLE, FOR USE AS PUBLIC PARKS, SUBJECT TO THE RIGHT OF THE DECLARANT TO UTILIZE NORTH PARK FOR THE INSTALLATION OF IRRIGATION AND DRAINAGE IMPROVEMENTS AS DESCRIBED IN THE IRRIGATION AND DRAINAGE AGREEMENT RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE PITKIN COUNTY RECORDS.

AND THE OWNER DOES FURTHER STATE, DECLARE AND ACKNOWLEDGE THAT THE PROPERTY SHOWN HEREON AND THE DEDICATIONS MADE HEREBY SHALL BE AND ARE SUBJECT TO THE PLAT NOTES HEREON; THE EASEMENTS SHOWN HEREON FOR THE PURPOSES DESCRIBED HEREON; THE PUD CONTROL DOCUMENT RECORDED AS RECEPTION NO. \_\_\_\_\_; THE ANNEXATION AGREEMENT RECORDED AS RECEPTION NO. \_\_\_\_\_; THE TERMS AND CONDITIONS OF THE TOWN OF BASALT, COLORADO ORDINANCE NO. 20 SERIES OF 2017 RECORDED AS RECEPTION NO. 643211, ALL OF THE PITKIN COUNTY, COLORADO RECORDS, REINSTATING AND AMENDING THE 2009 STOTT'S MILL DEVELOPMENT APPROVALS FOR THE STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT, INCLUDING UP TO 113 DWELLING UNITS, A PUBLIC FACILITY/DAYCARE, AND THE DEDICATION AND IMPROVEMENT OF RIGHTS-OF-WAY AND PARKS ON THE STOTT'S MILL PROPERTY; THE STREETS AND PUBLIC IMPROVEMENTS DEDICATED HEREON, SHALL BE IMPROVED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE STOTT'S MILL PUD DEVELOPMENT PLAN AND THE TOWN OF BASALT MUNICIPAL CODE. UPON CONSTRUCTION OF THE REQUIRED STREETS AND PUBLIC IMPROVEMENTS DEDICATED HEREON TO THE STANDARDS DESCRIBED ABOVE, THE TOWN WILL ACCEPT CONVEYANCE OF SAID STREETS AND PUBLIC IMPROVEMENTS. CONVEYANCE IN FEE OF SUCH STREETS AND PUBLIC IMPROVEMENTS SHALL NOT OCCUR UNTIL THE TOWN ACCEPTS THAT SUCH PUBLIC IMPROVEMENTS HAVE BEEN MADE TO THE TOWN'S SATISFACTION, AND THE DEVELOPMENT SHALL SATISFY THE ANNEXATION POLICY FOR A MINIMUM 1% REAL ESTATE TRANSFER ASSESSMENT TO BE USED FOR COMMUNITY BENEFITS. DWELLING UNITS WHICH SELL FOR \$1 MILLION OR MORE SHALL HAVE AN ADDITIONAL 1% RETA SO THAT THE RETA IS A TOTAL OF 2% FOR THOSE DWELLING UNITS; AND THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AS RECEPTION NO. \_\_\_\_\_ OF THE PITKIN COUNTY, COLORADO RECORDS. THIS PLAT IS BEING EXECUTED PURSUANT TO THE STOTT'S MILL PUD CONTROL DOCUMENT.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

OWNER: MSP1 LLC

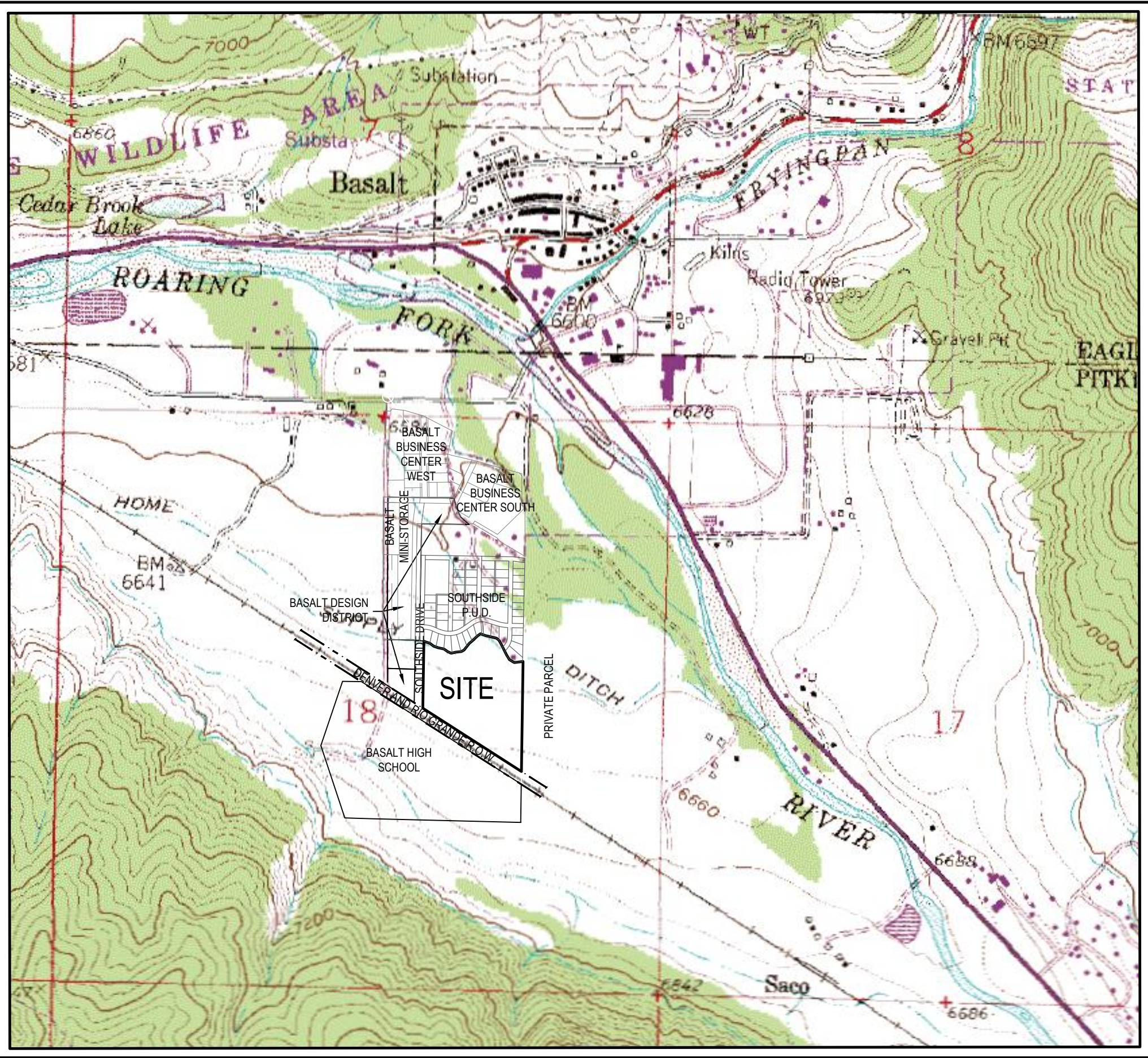
BY: \_\_\_\_\_  
BRISTON PETERSON

TITLE: \_\_\_\_\_

STATE OF COLORADO )  
JSS  
COUNTY OF )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY BRISTON PETERSON AS \_\_\_\_\_ OF MSP1 LLC

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC



VICINITY MAP  
SCALE: 1" = 1000'

PLAT NOTES

- 1) THIS PROPERTY IS SUBJECT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BASALT AND RECORDED AS RECEPTION NO. \_\_\_\_\_ OF THE PITKIN COUNTY RECORDS.
- 2) THE LOTS, PARCELS AND PARKS SHOWN HEREON ARE SUBJECT TO THE TOWN OF BASALT ORDINANCE NO. 20 SERIES OF 2017 RECORDED NOVEMBER 17, 2017 AS RECEPTION NO. 643211 AND THE PUD CONTROL DOCUMENT RECORDED AS RECEPTION NO. \_\_\_\_\_ BOTH OF THE PITKIN COUNTY RECORDS. THE ANNEXATION AGREEMENT IS INCORPORATED IN THE SAID, TOWN OF BASALT ORDINANCE NO. 20 SERIES OF 2017, SEE PAGE 3.
- 3) DUPLEX LOTS. UP TO 14 DUPLEX STRUCTURES MAY BE BUILT ON UP TO 28 LOTS WITHIN THE STOTT'S MILL SUBDIVISION. THE CONSTRUCTION OF ANY DUPLEX UNITS MAY OCCUR ON LOTS 1 - 49 WITH THE EXCEPTION OF LOT 37. THE DUPLEXES MAY BE BUILT AS LONG AS THERE IS COMPLIANCE WITH ALL OTHER CONDITIONS IN THE PUD CONTROL DOCUMENT, ANNEXATION AGREEMENT, AND OTHER RELATED APPROVAL DOCUMENTS CITED IN ORDINANCE NO. 20 - SERIES OF 2017. WHILE DUPLEX LOTS ARE ALLOWED, DUPLEXES NEED NOT BE CONSTRUCTED AND THEY CAN BE USED AS SINGLE-FAMILY LOTS.

THESE LOTS, IF CONSTRUCTED AS DUPLEX STRUCTURES SHALL BE REVIEWED AND INSPECTED AT THE TIME OF CERTIFICATE OF OCCUPANCY. THE BUILDING PERMIT WILL BE SUBJECT TO A CONDITION OF ISSUANCE KEPT IN THE BUILDING ADDRESS FILE THAT STATES THAT THE PARTY WALL CANNOT BE BREACHED. THE PARTY WALL BETWEEN TWO DUPLEX UNITS MAY NOT BE PHYSICALLY ALTERED OR REMOVED TO CREATE A LARGER SINGLE UNIT.

TITLE CERTIFICATE

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF TITLE COMPANY OF THE ROCKIES, A TITLE INSURANCE COMPANY ORGANIZED AND AUTHORIZED TO DO BUSINESS IN COLORADO UNDER THE TITLE INSURANCE CODE OF COLORADO, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN MSP1 LLC, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

TITLE COMPANY OF THE ROCKIES

BY: \_\_\_\_\_  
711 EAST VALLEY ROAD  
BASALT, COLORADO 81621

PLANNING COMMISSION CERTIFICATE

THIS PLAT WAS APPROVED BY THE TOWN OF BASALT, PLANNING AND ZONING COMMISSION, AT ITS MEETING ON SEPTEMBER 5, 2017, SUBJECT TO ACCEPTANCE BY THE THE BASALT TOWN COUNCIL.

CHAIRMAN, PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

PURSUANT TO ORDINANCE NO. 20, SERIES OF 2017 RECORDED AS RECEPTION #643211, APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BASALT ON SEPTEMBER 28, 2017, THIS PLAT IS APPROVED FOR FILING WITH THE CLERK AND RECORDER OF PITKIN COUNTY AND FOR THE CONVEYANCE TO THE TOWN OF BASALT OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE HEREBY ACCEPTED, SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF BASALT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC.

MAYOR, JACQUE R. WHITSITT

WITNESS MY HAND AND THE SEAL OF THE TOWN OF BASALT

ATTEST:

TOWN CLERK, PAMELA K. SCHILLING

SURVEYOR'S STATEMENT

I, MARK S. BECKLER, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF THE FILINGS, PARCELS AND PARKS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE REGULATIONS OF THE TOWN OF BASALT GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

MARK S. BECKLER, P.L.S. #28643

ACCEPTANCE FOR RECORDING

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_. AS RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER/DEPUTY



FINAL PLAT OF:  
**STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT**  
SITUATED IN A PORTION OF TRACT 59, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.  
TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO  
SHEET 2 OF 3

**SURVEY NOTES**

- 1) DATE OF SURVEY: AUGUST 2005. UPDATED AUGUST AND SEPTEMBER 2007, REVIEWED AUGUST 2018.
- 2) DATE OF PREPARATION: NOVEMBER 2008, MARCH 2010, AUGUST - SEPTEMBER 2018.
- 3) BASIS OF BEARING: THE 1996 GREENHORNE AND O'MARA, INC. COUNTY OF EAGLE/TOWN OF BASALT CONTROL NETWORK PROJECT DATUM, WHICH IS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM-CENTRAL ZONE, LAMBERT CONFORMAL PROJECT (NAD 83/92) BASALT AREA BEARING BASIS OF N 69°21'11" W BETWEEN NGS STATIONS F-158 AND G-158, WHICH ESTABLISHED A PROJECT BEARING OF N 00°48'57" E BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GENERAL LAND OFFICE BRASS CAPS IN PLACE, AS SHOWN.
- 4) BASIS OF SURVEY: THE ANNEXATION MAP OF STOTT'S MILL, THE FINAL PLAT AND P.U.D. DEVELOPMENT PLAN OF SOUTHSIDE PLANNED UNIT DEVELOPMENT - PHASE I, THE FINAL PLAT AND P.U.D. DEVELOPMENT PLAN OF SOUTHSIDE PLANNED UNIT DEVELOPMENT - PHASE II, THE FARNSWORTH SURVEY OF THE ROARING FORK TRANSIT ASSOCIATION/RIO GRANDE R.O.W., VARIOUS DOCUMENTS OF RECORD AND THE FOUND MONUMENTS, AS SHOWN.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID DOCUMENTS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES UNDER COMMITMENT NO. \_\_\_\_\_, EFFECTIVE DATE AUGUST 29, 2018.

**PROPERTY DESCRIPTION**  
[PER THIS PLAT]

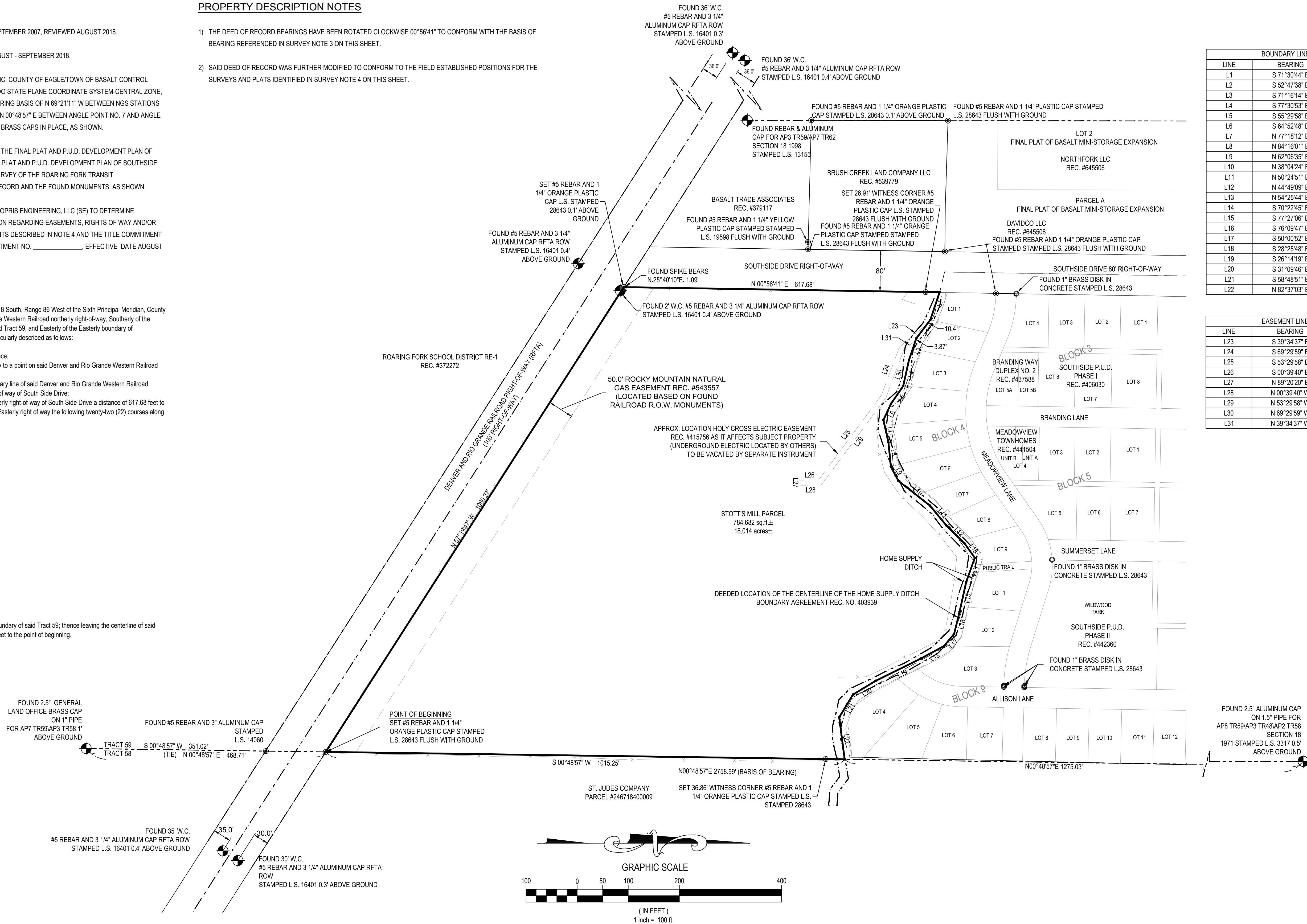
A parcel of land situated in Government Tract 59, Section 18, Township 8 South, Range 86 West of the Sixth Principal Meridian, County of Pitkin, State of Colorado lying Northerly of the Denver and Rio Grande Western Railroad northerly right-of-way, Southerly of the Home Supply Ditch Centerline, Westerly of the Easterly boundary of said Tract 59, and Easterly of the Easterly boundary of Government Tract 62, also located in said Section, and being more particularly described as follows:

Beginning at Angle Point No. 7 of said Tract 59, a brass cap found in place; thence N 00°48'57" E 468.71 feet along said Tract 59 Easterly boundary to a point on said Denver and Rio Grande Western Railroad right-of-way, the point of beginning;  
thence leaving said boundary N 57°19'47" W, along the northerly boundary line of said Denver and Rio Grande Western Railroad right-of-way, a distance of 1,080.27 feet to a point on the Easterly right of way of South Side Drive;  
thence leaving said Railroad right-of-way N 00°56'41" E, along the easterly right-of-way of South Side Drive a distance of 617.68 feet to a point in the centerline of the Home Supply Ditch; thence leaving said Easterly right of way the following twenty-two (22) courses along the centerline of said ditch:  
1. S 71°30'44" E, a distance of 56.82 feet  
2. S 52°47'38" E, a distance of 45.26 feet  
3. S 71°16'14" E, a distance of 45.18 feet  
4. S 77°30'53" E, a distance of 51.82 feet  
5. S 55°29'58" E, a distance of 42.09 feet  
6. S 64°52'48" E, a distance of 35.10 feet  
7. N 77°18'12" E, a distance of 44.99 feet  
8. N 84°16'01" E, a distance of 47.61 feet  
9. N 62°06'35" E, a distance of 31.56 feet  
10. N 38°04'24" E, a distance of 78.37 feet  
11. N 50°24'51" E, a distance of 50.37 feet  
12. N 44°49'09" E, a distance of 50.79 feet  
13. N 54°25'44" E, a distance of 33.75 feet  
14. S 70°22'45" E, a distance of 50.06 feet  
15. S 77°27'06" E, a distance of 60.23 feet  
16. S 76°09'47" E, a distance of 44.40 feet  
17. S 50°00'52" E, a distance of 30.88 feet  
18. S 28°25'48" E, a distance of 51.32 feet  
19. S 26°14'19" E, a distance of 98.77 feet  
20. S 31°09'46" E, a distance of 51.73 feet  
21. S 58°48'51" E, a distance of 51.97 feet  
22. N 82°37'03" E, a distance of 82.93 feet to a point on the easterly boundary of said Tract 59; thence leaving the centerline of said ditch S 00°48'57" W, along said tract boundary a distance of 1,015.25 feet to the point of beginning.

Said parcel of land containing 18.014 acres, more or less.

**PROPERTY DESCRIPTION NOTES**

- 1) THE DEED OF RECORD BEARINGS HAVE BEEN ROTATED CLOCKWISE 00°56'41" TO CONFORM WITH THE BASIS OF BEARING REFERENCED IN SURVEY NOTE 3 ON THIS SHEET.
- 2) SAID DEED OF RECORD WAS FURTHER MODIFIED TO CONFORM TO THE FIELD ESTABLISHED POSITIONS FOR THE SURVEYS AND PLATS IDENTIFIED IN SURVEY NOTE 4 ON THIS SHEET.



BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°30'44" E	56.82'
L2	S 52°47'38" E	45.26'
L3	S 71°16'14" E	45.18'
L4	S 77°30'53" E	51.82'
L5	S 55°29'58" E	42.09'
L6	S 64°52'48" E	35.10'
L7	N 77°18'12" E	44.99'
L8	N 84°16'01" E	47.61'
L9	N 62°06'35" E	31.56'
L10	N 38°04'24" E	78.37'
L11	N 50°24'51" E	50.37'
L12	N 44°49'09" E	50.79'
L13	N 54°25'44" E	33.75'
L14	S 70°22'45" E	50.06'
L15	S 77°27'06" E	60.23'
L16	S 76°09'47" E	44.40'
L17	S 50°00'52" E	30.88'
L18	S 28°25'48" E	51.32'
L19	S 26°14'19" E	98.77'
L20	S 31°09'46" E	51.73'
L21	S 58°48'51" E	51.97'
L22	N 82°37'03" E	82.93'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L23	S 39°34'37\"	70.16'
L24	S 69°29'59\"	100.68'
L25	S 53°29'58\"	206.45'
L26	S 00°39'40\"	34.86'
L27	N 89°20'20\"	10.00'
L28	N 00°39'40\"	39.82'
L29	N 53°29'59\"	212.82'
L30	N 69°29'59\"	99.41'
L31	N 39°34'37\"	30.27'

FINAL PLAT OF:  
**STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT**  
SITUATED IN A PORTION OF TRACT 59, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.  
TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO  
SHEET 3 OF 3

SOUTHSIDE DRIVE  
80' RIGHT-OF-WAY

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°30'44" E	56.82'
L2	S 52°47'38" E	45.26'
L3	S 71°16'14" E	45.18'
L4	S 77°30'53" E	51.82'
L5	S 55°29'58" E	42.09'
L6	S 64°52'48" E	35.10'
L7	N 77°18'12" E	44.99'
L8	N 84°16'01" E	47.61'
L9	N 62°06'35" E	31.56'
L10	N 38°04'24" E	78.37'
L11	N 50°24'51" E	50.37'
L12	N 44°49'09" E	50.79'
L13	N 54°25'44" E	33.75'
L14	S 70°22'45" E	50.06'
L15	S 77°27'06" E	60.23'
L16	S 76°09'47" E	44.40'
L17	S 50°00'52" E	30.88'
L18	S 28°25'48" E	51.32'
L19	S 26°14'19" E	98.77'
L20	S 31°09'46" E	51.73'
L21	S 58°48'51" E	51.97'
L22	N 82°37'03" E	82.93'

Parcel Curve Table					
Curve #	Length	Radius	Tangent	Delta	Chord Direction
C1	147.48'	330.00'	74.99'	25°36'22"	N76°15'08"W 146.26'
C2	102.79'	230.00'	52.27'	25°36'22"	N76°15'08"W 101.94'
C3	46.67'	70.00'	24.24'	38°11'46"	S20°02'34"W 45.81'
C4	125.14'	280.00'	63.63'	25°36'22"	N76°15'08"W 124.10'
C5	115.66'	280.00'	58.67'	23°40'04"	N75°16'59"W 114.84'
C6	33.87'	122.50'	17.04'	15°50'31"	S8°51'56"W 33.76'
C7	49.08'	177.50'	24.70'	15°50'31"	S8°51'56"W 48.92'

AREA TABLE STOTT'S MILL

STOTT'S MILL	784,682 SQ.FT.±	18.014 ACRES±
PARCEL A	5,825 SQ.FT.±	0.134 ACRES±
PARCEL B	121,679 SQ.FT.±	2.793 ACRES±
PARCEL C	157,388 SQ.FT.±	3.613 ACRES±
PARCEL D	68,323 SQ.FT.±	1.568 ACRES±
BLOCK 1	45,120 SQ.FT.±	1.036 ACRES±
BLOCK 2	45,120 SQ.FT.±	1.036 ACRES±
BLOCK 3	45,120 SQ.FT.±	1.036 ACRES±
BLOCK 4	46,109 SQ.FT.±	1.059 ACRES±
BLOCK 5	69,130 SQ.FT.±	1.587 ACRES±
RIGHT-OF-WAYS	180,868 SQ.FT.±	4.152 ACRES±
SUBTOTAL	784,682 SQ.FT.±	18.014 ACRES±

AREA TABLE BLOCK 1

LOT 1	5,040 SQ.FT.±	0.116 ACRES±
LOT 2	3,360 SQ.FT.±	0.077 ACRES±
LOT 3	3,360 SQ.FT.±	0.077 ACRES±
LOT 4	3,360 SQ.FT.±	0.077 ACRES±
LOT 5	3,360 SQ.FT.±	0.077 ACRES±
LOT 6	3,360 SQ.FT.±	0.077 ACRES±
LOT 7	3,360 SQ.FT.±	0.077 ACRES±
LOT 8	3,360 SQ.FT.±	0.077 ACRES±
LOT 9	3,360 SQ.FT.±	0.077 ACRES±
LOT 10	3,360 SQ.FT.±	0.077 ACRES±
LOT 11	3,360 SQ.FT.±	0.077 ACRES±
LOT 12	5,040 SQ.FT.±	0.116 ACRES±
PED RIGHT-OF-WAY	1,440 SQ.FT.±	0.033 ACRES±
SUBTOTAL	45,120 SQ.FT.±	1.036 ACRES±

AREA TABLE BLOCK 2

LOT 13	5,040 SQ.FT.±	0.116 ACRES±
LOT 14	3,360 SQ.FT.±	0.077 ACRES±
LOT 15	3,360 SQ.FT.±	0.077 ACRES±
LOT 16	3,360 SQ.FT.±	0.077 ACRES±
LOT 17	3,360 SQ.FT.±	0.077 ACRES±
LOT 18	3,360 SQ.FT.±	0.077 ACRES±
LOT 19	3,360 SQ.FT.±	0.077 ACRES±
LOT 20	3,360 SQ.FT.±	0.077 ACRES±
LOT 21	3,360 SQ.FT.±	0.077 ACRES±
LOT 22	3,360 SQ.FT.±	0.077 ACRES±
LOT 23	3,360 SQ.FT.±	0.077 ACRES±
LOT 24	5,040 SQ.FT.±	0.116 ACRES±
PED RIGHT-OF-WAY	1,440 SQ.FT.±	0.033 ACRES±
SUBTOTAL	45,120 SQ.FT.±	1.036 ACRES±

AREA TABLE BLOCK 3

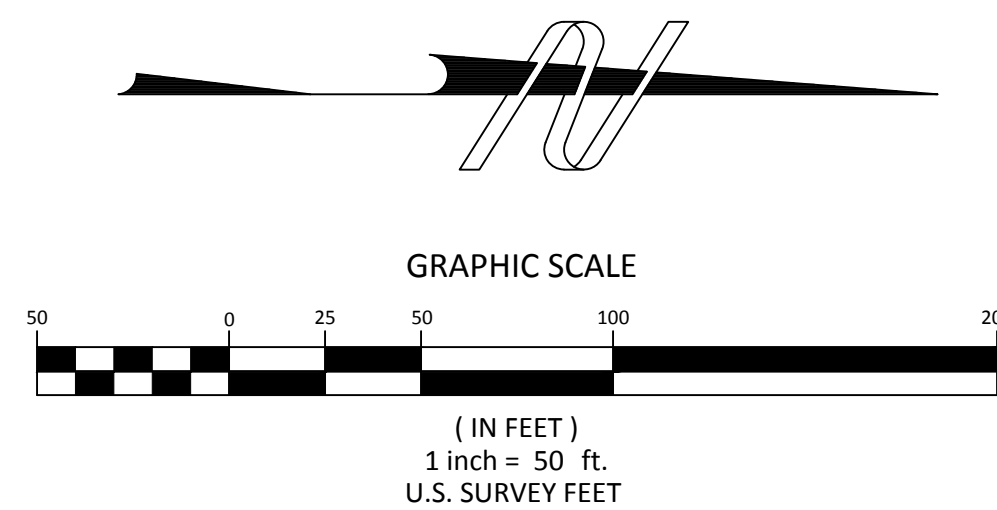
LOT 25	5,040 SQ.FT.±	0.116 ACRES±
LOT 26	3,360 SQ.FT.±	0.077 ACRES±
LOT 27	3,360 SQ.FT.±	0.077 ACRES±
LOT 28	3,360 SQ.FT.±	0.077 ACRES±
LOT 29	3,360 SQ.FT.±	0.077 ACRES±
LOT 30	3,360 SQ.FT.±	0.077 ACRES±
LOT 31	3,360 SQ.FT.±	0.077 ACRES±
LOT 32	3,360 SQ.FT.±	0.077 ACRES±
LOT 33	3,360 SQ.FT.±	0.077 ACRES±
LOT 34	3,360 SQ.FT.±	0.077 ACRES±
LOT 35	3,360 SQ.FT.±	0.077 ACRES±
LOT 36	5,040 SQ.FT.±	0.116 ACRES±
PED RIGHT-OF-WAY	1,440 SQ.FT.±	0.033 ACRES±
SUBTOTAL	45,120 SQ.FT.±	1.036 ACRES±

AREA TABLE BLOCK 4

LOT 37	9,389 SQ.FT.±	0.216 ACRES±
LOT 38	6,720 SQ.FT.±	0.154 ACRES±
LOT 39	6,720 SQ.FT.±	0.154 ACRES±
LOT 40	6,720 SQ.FT.±	0.154 ACRES±
LOT 41	6,720 SQ.FT.±	0.154 ACRES±
LOT 42	8,400 SQ.FT.±	0.193 ACRES±
PED RIGHT-OF-WAY	1,440 SQ.FT.±	0.033 ACRES±
SUBTOTAL	46,109 SQ.FT.±	1.059 ACRES±

AREA TABLE BLOCK 5

LOT 43	9,830 SQ.FT.±	0.226 ACRES±
LOT 44	9,845 SQ.FT.±	0.226 ACRES±
LOT 45	9,861 SQ.FT.±	0.226 ACRES±
LOT 46	9,876 SQ.FT.±	0.227 ACRES±
LOT 47	9,891 SQ.FT.±	0.227 ACRES±
LOT 48	9,906 SQ.FT.±	0.227 ACRES±
LOT 49	9,921 SQ.FT.±	0.228 ACRES±
SUBTOTAL	69,130 SQ.FT.±	1.587 ACRES±



FOUND 2.5" GLO BRASS CAP ON 1" PIPE FOR AP7 TR59/AP3 TR58

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 TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**SOPRIS ENGINEERING - LLC**  
CIVIL CONSULTANTS  
502 MAIN STREET, SUITE A3  
CARBONDALE, COLORADO 81623  
(970) 704-0311 SOPRIENG@SOPRIENG.COM