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

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.

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

COUNTY OF

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

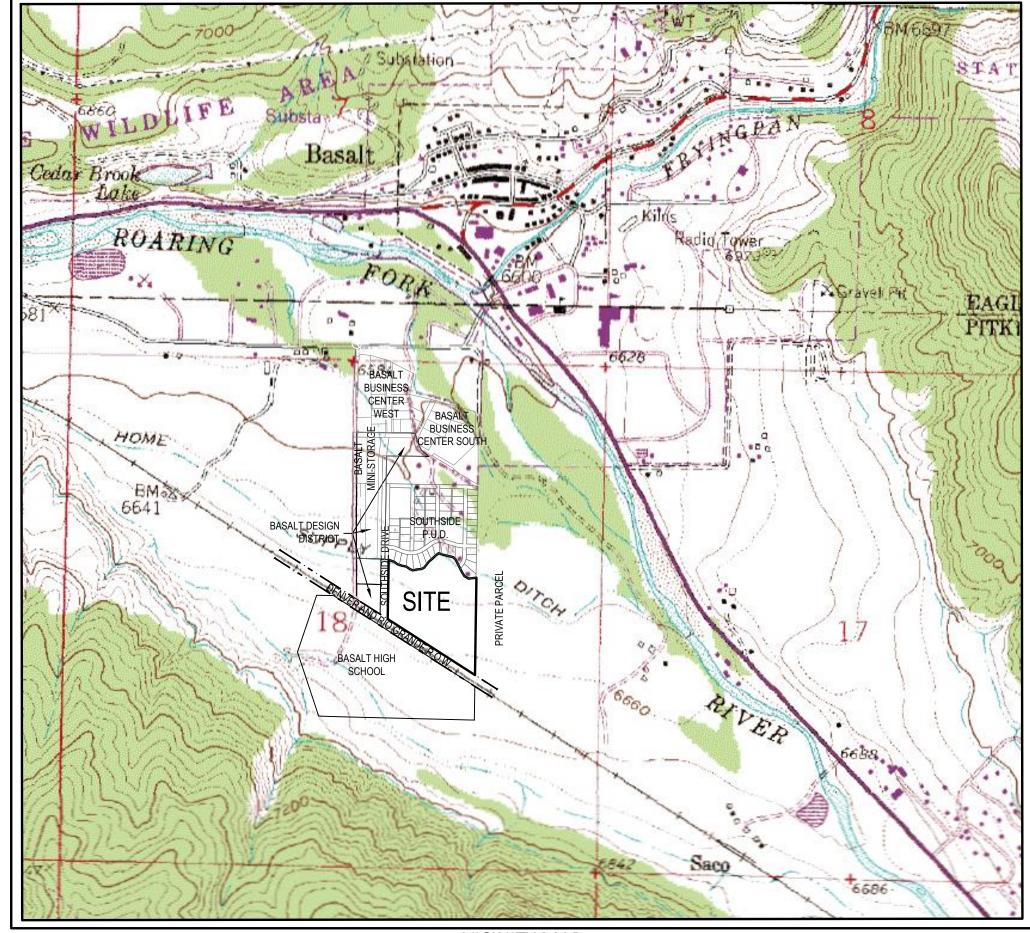
TITLE: \_\_\_\_\_

STATE OF COLORADO )
SS

**NOTARY PUBLIC** 

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:



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 STOTTS 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

#### 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 26, 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

CLERK AND RECORDER/DEPUTY

**SOPRIS ENGINEERING - LLC** 

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

# 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.

FOUND 36' W.C. #5 REBAR AND 3 1/4"

ABOVE GROUND

50.0' ROCKY MOUNTAIN NATURAL

GAS EASEMENT REC. #543557

(LOCATED BASED ON FOUND

RAILROAD R.O.W. MONUMENTS)

FOUND 36' W.C.

#5 REBAR AND 3 1/4" ALUMINUM CAP RFTA ROW

STAMPED L.S. 16401 0.4' ABOVE GROUND

TOWN OF BASALT, COUNTY OF PITKIN, STATE OF COLORADO

#### 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. \_ 29, 2018.

### PROPERTY DESCRIPTION

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

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 fee

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

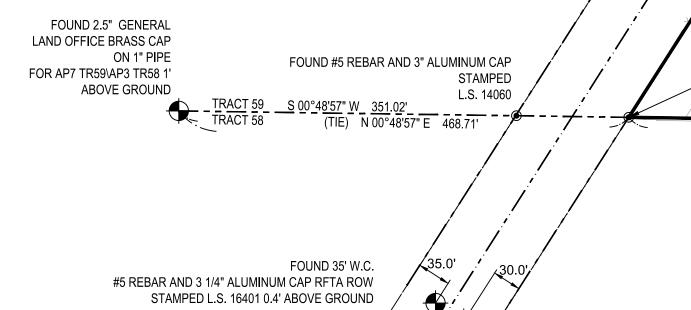
19. S.26°14'19"E., a distance of 98.77 feet

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.



FOUND 30' W.C.

#5 REBAR AND 3 1/4" ALUMINUM CAP RFTA

STAMPED L.S. 16401 0.3' ABOVE GROUND

## ALUMINUM CAP RFTA ROW STAMPED L.S. 16401 0.3'

FOUND #5 REBAR AND 3 1/4"

ROARING FORK SCHOOL DISTRICT RE-1

POINT OF BEGINNING

SET #5 REBAR AND 1 1/4"

ORANGE PLASTIC CAP STAMPED

L.S. 28643 FLUSH WITH GROUND

ALUMINUM CAP RFTA ROW

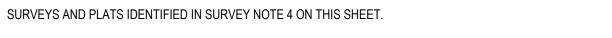
STAMPED L.S. 16401 0.4'

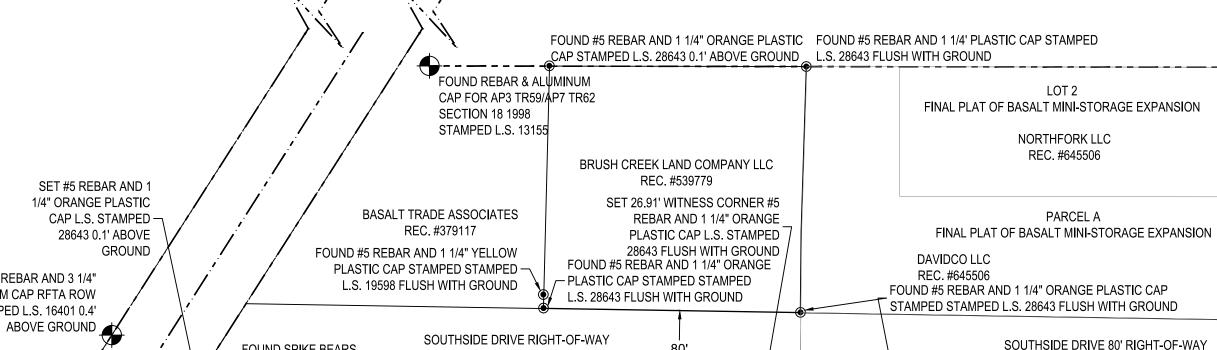


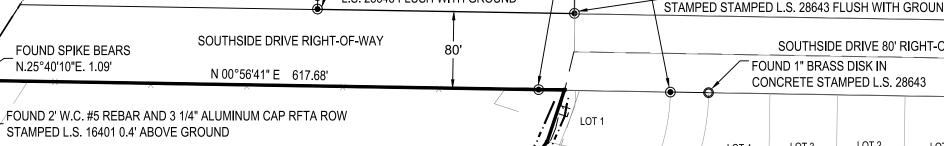
1) THE DEED OF RECORD BEARINGS HAVE BEEN ROTATED CLOCKWISE 00°56'41" TO CONFORM WITH THE BASIS OF

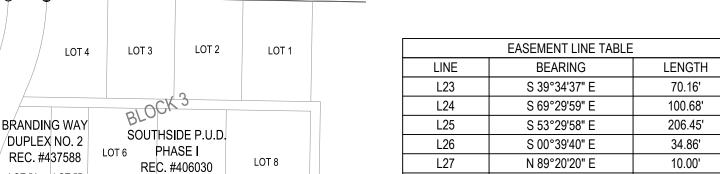
PROPERTY DESCRIPTION NOTES

BEARING REFERENCED IN SURVEY NOTE 3 ON THIS SHEET.









BOUNDARY LINE TABLE

LENGTH

56.82'

45.26'

45.18'

51.82'

42.09'

35.10'

44.99'

47.61'

31.56'

78.37'

50.37'

50.79'

33.75'

50.06'

60.23'

44.40'

30.88'

51.32'

98.77'

51.73'

51.97'

82.93'

39.82'

212.82'

99.41'

30.27'

BEARING

S 71°30'44" E

S 52°47'38" E

S 71°16'14" E

S 77°30'53" E

S 55°29'58" E

S 64°52'48" E

N 77°18'12" E

N 84°16'01" E

N 62°06'35" E

N 38°04'24" E

N 50°24'51" E

N 44°49'09" E

N 54°25'44" E

S 70°22'45" E

S 77°27'06" E

S 76°09'47" E

S 50°00'52" E

S 28°25'48" E

S 26°14'19" E

S 31°09'46" E

S 58°48'51" E

N 82°37'03" E

N 00°39'40" W

N 53°29'58" W

N 69°29'59" W

N 39°34'37" W

LINE

L2

L3

L4

L5

L6

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L28

L29

L30

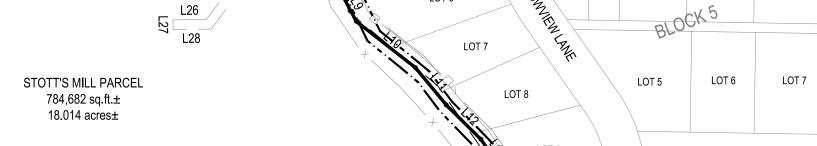


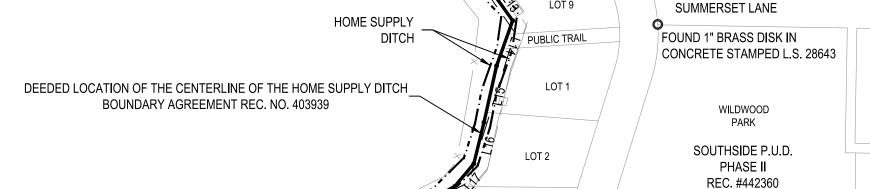
LOT 4

LOT 2

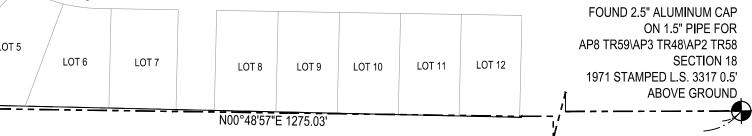
LOT 5A LOT 5B

LOT 7









1 inch = 100 ft.

N00°48'57"E 2758.99' (BASIS OF BEARING)

SET 36.86' WITNESS CORNER #5 REBAR AND 1 1/4" ORANGE PLASTIC CAP STAMPED L.S. —

STAMPED 28643

## **GENERAL UTILITY NOTES:**

The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

IOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS ASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN EARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

## **SOPRIS ENGINEERING - LLC**

ST. JUDES COMPANY

PARCEL #246718400009

S 00°48'57" W 1015.25'

CIVIL CONSULTANTS 502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO 81623 (970) 704-0311 SOPRISENG@SOPRISENG.COM

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 SOUTHSIDE DRIVE 80' RIGHT-OF-WAY AREA TABLE STOTT'S MILL N 00°56'41" E 617.68' **BOUNDARY LINE TABLE** Parcel Curve Table BEARING LENGTH LINE 784,682 SQ.FT.± 18.014 ACRES± Curve # | Length | Radius | Tangent | Delta 56.82' S 71°30'44" E PARCEL A 5,825 SQ.FT.± 0.134 ACRES± 45.26' S 52°47'38" E C1 | 147.48' | 330.00' | 74.99' | 25°36'22" | N76° 15' 08"W | 146.26 PARCEL B 121,679 SQ.FT.± **Easement Line Table** S 71°16'14" E 45.18' L3 PARCEL C 157,388 SQ.FT.± 3.613 ACRES± C2 | 102.79' | 230.00' | 52.27' | 25°36'22" | N76° 15' 08"W | 101.94 **IRRIGATION** Line # | Direction | Length L4 S 77°30'53" E 51.82' PARCEL D 68,323 SQ.FT.± 1.568 ACRES± **EASEMENT FOR** C3 | 46.67' | 70.00' | 24.24' | 38°11'46" | S20° 02' 34"W | 45.81 45,120 SQ.FT.± 1.036 ACRES± L5 S 55°29'58" E 42.09' LE1 | S66° 08' 26"E | 52.80' BLOCK 2 1.036 ACRES± 45,120 SQ.FT.± THE HOME C4 | 125.14' | 280.00' | 63.63' | 25°36'22" | N76° 15' 08"W | 124.10' S 64°52'48" E 35.10' BLOCK 3 45,120 SQ.FT.± 1.036 ACRES± LE2 S49° 01' 15"E 28.94' L7 44.99' N 77°18'12" E BLOCK 4 46,109 SQ.FT.± 1.059 ACRES± C5 | 115.66' | 280.00' | 58.67' | 23°40'04" | N75° 16' 59"W | 114.84' LE3 | S56° 28' 28"E | 34.74' BLOCK 5 69,130 SQ.FT.± 1.587 ACRES± 47.61' L8 N 84°16'01" E C6 | 33.87' | 122.50' | 17.04' | 15°50'31" | \$8° 51' 56"W | 33.76 RIGHT-OF-WAYS 180,868 SQ.FT.± 4.152 ARCES± LOT 2 LE4 S84° 43' 30"E 60.34' L9 N 62°06'35" E 31.56' | 49.08' | 177.50' | 24.70' | 15°50'31" | S8° 51' 56"W | 48.92 L10 N 38°04'24" E 78.37' SUBTOTAL 784,682 SQ.FT.± 18.014 ACRES± LE5 S70° 00' 49"E 25.48' 50.37' L11 N 50°24'51" E LE6 | S41° 07' 37"E | 38.12' AREA TABLE BLOCK 1 AREA TABLE BLOCK 2 N0° 56' 41"E 109.22' 50.79' L12 N 44°49'09" E LE7 S67° 44' 00"E 19.17' 157,388 SQ.FT.± L13 N 54°25'44" E 33.75' 5,040 SQ.FT.± 0.116 ACRES± 5,040 SQ.FT.± 0.116 ACRES± 3.613 ACRES± LE8 | S84° 56' 00"E | 46.32 L14 S 70°22'45" E 50.06' 0.077 ACRES± LOT 14 3,360 SQ.FT.± 0.077 ACRES± 3,360 SQ.FT.± S0° 56' 41"W 109.22' 3,360 SQ.FT.± 0.077 ACRES± LOT 15 3,360 SQ.FT.± 0.077 ACRES± LOT 3 LE9 N71° 21' 02"E 51.94' L15 S 77°27'06" E 60.23' 3,360 SQ.FT.± 0.077 ACRES± LOT 16 3,360 SQ.FT.± LOT 3 L16 S 76°09'47" E 44.40' LE10 N64° 05' 23"E 89.34' 0.077 ACRES± LOT 17 3,360 SQ.FT.± 0.077 ACRES± LOT 5 3,360 SQ.FT.± UTILITY EASEMENT \ S 50°00'52" E 30.88' LOT 6 3,360 SQ.FT.± 0.077 ACRES± LOT 18 3,360 SQ.FT.± 0.077 ACRES± LE11 N44° 51' 36"E | 169.43 LOT 7 3,360 SQ.FT.± 0.077 ACRES± LOT 19 3,360 SQ.FT.± 0.077 ACRES± L18 S 28°25'48" E 51.32' LE12 | S75° 10' 05"E | 135.51 LOT 8 3,360 SQ.FT.± 0.077 ACRES± LOT 20 3,360 SQ.FT.± 0.077 ACRES± L19 98.77' S 26°14'19" E 3,360 SQ.FT.± 0.077 ACRES± 3,360 SQ.FT.± 0.077 ACRES± LE13 | S44° 34' 06"E | 37.24' L20 S 31°09'46" E 51.73' LOT 10 3,360 SQ.FT.± 0.077 ACRES± LOT 22 3,360 SQ.FT.± 0.077 ACRES± 0.077 ACRES± LOT 11 3,360 SQ.FT.± 0.077 ACRES± LOT 23 3,360 SQ.FT.± LE14 | S27° 32' 55"E | 90.64' L21 S 58°48'51" E 51.97' LOT 12 5,040 SQ.FT.± 0.116 ACRES± LOT 24 5,040 SQ.FT.± 0.116 ACRES± N 82°37'03" E LE15 | S25° 57' 34"E | 90.14' PED RIGHT-OF-WAY 0.033 ACRES± 1,440 SQ.FT.± 1,440 SQ.FT.± PED RIGHT-OF-WAY 0.033 ACRES± SOUTHSIDE P.U.D 50' BLACK HILLS ENERGY REC. #543557 LE16 S45° 30' 53"E 39.75' SUBTOTAL 45,120 SQ.FT.± 1.036 ACRES± SUBTOTAL 45,120 SQ.FT.± 1.036 ACRES± (LOCATED BASED ON FOUND LE17 | S76° 48' 29"E | 60.51' RAILROAD R.O.W. MONUMENTS) LE18 | S89° 17' 59"E | 29.79' **AREA TABLE BLOCK 4 AREA TABLE BLOCK 3** LE19 N78° 53' 37"E 37.51 0.116 ACRES± 5,040 SQ.FT.± 9,389 SQ.FT.± 0.216 ACRES± 3,360 SQ.FT.± LOT 26 0.077 ACRES± LOT 38 6,720 SQ.FT.± 0.154 ACRES± 3,360 SQ.FT.± 0.154 ACRES± 0.077 ACRES± 6,720 SQ.FT.± LOT 27 LOT 39 146.49' 0.077 ACRES± 6,720 SQ.FT.± 0.154 ACRES± LOT 28 3,360 SQ.FT.± LOT 40 S0° 56′ 41″W 460.15 LOT 29 3,360 SQ.FT.± 0.077 ACRES± LOT 41 6,720 SQ.FT.± 0.154 ACRES± 3.360 SQ.FT.± 0.077 ACRES± LOT 42 8,400 SQ.FT.± 0.193 ACRES± LOT 30 LOT 31 3,360 SQ.FT.± 0.077 ACRES± PED RIGHT-OF-WAY 1,440 SQ.FT.± 0.033 ACRES± 3,360 SQ.FT.± N0° 56′ 41″E 0.077 ACRES± LOT 32 **CENTENNIAL LANE** LIMITS OF ALLEY LOT 33 3,360 SQ.FT.± 0.077 ACRES± SUBTOTAL 46,109 SQ.FT.± 1.059 ACRES± (TYPICAL) RIGHT-OF-WAY LOT 6 3,360 SQ.FT.± 0.077 ACRES± S0° 56′ 41″W 120.00′ 3,360 SQ.FT.± S0° 56' 41"W 120.00' LOT 35 0.077 ACRES± S0° 56′ 41″W 120.00′ LOT 36 5,040 SQ.FT.± 0.116 ACRES± \_S89° 03' 19"E LOT 25 7.00' 113.00 S89° 03' 19"E LOT 1 PED RIGHT-OF-WAY 1,440 SQ.FT.± 0.033 ACRES± AREA TABLE BLOCK 5 LOT 13 31.00' -N0° 56' 41"E 5,040 SQ.FT.± 0.116 ACRES± 5.040 SQ.FT.± 45,120 SQ.FT.± 1.036 ACRES± 0.116 ACRES± 9,830 SQ.FT.± 0.226 ACRES± 9,389 SQ.FT.± N0° 56' 41"E 120.00' LOT 7 9,845 SQ.FT.± 0.226 ACRES± 0.216 ACRES± N0° 56' 41"E 120.00' LOT 44 - 16.0' N0° 56' 41"E 120.00' S89° 03' 19"E LOT 26 LOT 45 9,861 SQ.FT.± 0.226 ACRES± UTILITY EASEMENT \ 3,360 SQ.FT.± 16.00' 3,360 SQ.FT.± S0° 56' 41"W 0.077 ACRES± LOT 46 9,876 SQ.FT.± 0.227 ACRES± 3,360 SQ.FT.± S0° 56' 41"W 0.077 ACRES± 0.077 ACRES± 9,891 SQ.FT.± 0.227 ACRES± NO° 56' 41"E 120.00' LOT 47 \_\_4.50' N0° 56' 41"E 120.00' 4.50' N0° 56' 41"E 120.00' N0° 56′ 41″E 120.00′ IRRIGATION 9,906 SQ.FT.± 0.227 ACRES± LOT 48 UTILITY EASEMENT LOT 3 EASEMENT FOR THE -LOT 49 9,921 SQ.FT.± 0.228 ACRES± 3,360 SQ.FT.± 3,360 SQ.FT.± HOME SUPPLY DITCH 3.360 SQ.FT.± LOT 38 0.077 ACRES± SUBTOTAL 69,130 SQ.FT.± 1.587 ACRES± N0° 56' 41"E 120.00' 0.077 ACRES± 6,720 SQ.FT.± NO° 56' 41"E 120.00' N0° 56' 41"E 120.00' 0.154 ACRES± 3,360 SQ.FT.± 3,360 SQ.FT.± 0.077 ACRES± N0° 56' 41"E 120.00' 0.077 ACRES± 0.077 ACRES± N0° 56' 41"E 120.00' N0° 56' 41"E 120.00' PEDESTRIAN 6,720 SQ.FT.± 3,360 SQ.FT.± 3,360 SQ.FT.± +I 3,360 SQ.FT.± 0.154 ACRES± 0.077 ACRES± 1,440 SQ.FT.± 0.077 ACRES± X S 5 N0° 56′ 41″E 120.00′ 0.033 ACRES± N0° 56' 41"E 120.00' ∠ ♂ ₭ N0° 56' 41"E 120.00' PARCEL D ⊞ T 8 3,360 SQ.FT.± LOT 6 0.00 3,360 SQ.FT.± (NORTH PARK) 16.00' ₹ 0.077 ACRES± 0.077 ACRES± N89° 03' 19"W NO° 56' 41"E 120.00' N0° 56' 41"E 120.00' 68,323 SQ.FT.± N0° 56' 41"E 120.00' 16.00' 1.568 ACRES± **HOME SUPPLY** S0° 56' 41"W 120.00' LOT 31 S0° 56′ 41″W 120.00′ S0° 56′ 41″W 3,360 SQ.FT.± 3,360 SQ.FT.± 4.50' 0.077 ACRES± LOT 40 3,360 SQ.FT.± N0° 56′ 41″E 120.00′ PEDESTRIAN 6,720 SQ.FT.± 0.077 ACRES± N0° 56' 41"E 120.00' RIGHT-OF-WAY 0.154 ACRES± 1,440 SQ.FT.± 3,360 SQ.FT.± 3,360 SQ.FT.± 3,360 SQ.FT.± 0.033 ACRES± 0.077 ACRES± PEDESTRIAN 0.077 ACRES± N0° 56' 41"E 120.00' 0.077 ACRES± 6.0' N0° 56' 41"E 120.00' N0° 56' 41"E 120.00' RIGHT-OF-WA N0° 56' 41"E 120.00' 1,440 SQ.FT.± BLOCK 2 3,360 SQ.FT.± 0.033 ACRES± PEDESTRIAN 3,360 SQ.FT.± 3,360 SQ.FT.± 0.077 ACRES± RIGHT-OF-WAY 0.077 ACRES± 0.077 ACRES± NO° 56' 41"E 120.00' 1,440 SQ.FT.± 6,720 SQ.FT.± N0° 56' 41"E 120.00' N0° 56′ 41″E 120.00′ UTILITY EASEMENT LOT 34 0.154 ACRES± 0.033 ACRES± 3,360 SQ.FT.± 3,360 SQ.FT.± 3,360 SQ.FT.± 0.077 ACRES± N0° 56′ 41″E 120.00′ N0° 56' 41"E 120.00' 0.077 ACRES± 0.077 ACRES± LOT 2 NO° 56' 41"E 120.00' N0° 56' 41"E 120.00 NO° 56' 41"E LOT 11 4.50' S89° 03' 19"E 3,360 SQ.FT.± 3.360 SQ.FT.± 3,360 SQ.FT.± 0.077 ACRES± 0.077 ACRES± N0° 56′ 41″E 120.00′ 0.077 ACRES± LOT 42 N0° 56' 41"E 120.00' N0° 56′ 41″E 120.00′ 1 inch = 50 ft. 8,400 SQ.FT.± UTILITY EASEMENT U.S. SURVEY FEET 0.193 ACRES± LOT 24 LOT 12 PARCEL B S0° 56' 41"W \_ S89° 03' 19"E 5,040 SQ.FT.± S0° 56′ 41″W 5,040 SQ.FT.± 5,040 SQ.FT.± 4.50' S89° 03' 19"E 0.116 ACRES± 0.116 ACRES± 31.00' 0.116 ACRES± 121,679 SQ.FT.± 2.793 ACRES± N0° 56' 41"E 120.00' LOT 3 N0° 56' 41"E 120.00' N0° 56′ 41″E 120.00′ N0° 56′ 41″E 120.00 **ALLISON LANE** RIGHT-OF-WAY NO° 56' 41"E 637.01' 50' BLACK HILLS ENERGY REC. #543557 574.0' (LOCATED BASED ON FOUND BLOCK 5 RAILROAD R.O.W. MONUMENTS) 69,130 SQ.FT.± IRRIGATION 1.587 ACRES±  $1 \rightarrow$  EASEMENT FOR THE HOME SUPPLY DITCH LOT 45 9,921 SQ.FT.± 9,906 SQ.FT.± 9,891 SQ.FT.± 9,876 SQ.FT.± LOT 5 9,861 SQ.FT.± 9,845 SQ.FT.± 0.228 ACRES± 9,830 SQ.FT.± 0.227 ACRES± 0.227 ACRES± 0.227 ACRES± 0.226 ACRES± 0.226 ACRES± 0.226 ACRES± FOUND 2.5" GLO LOT 6 LOT FOUND 2.75" GLO BRASS CAP BRASS CAP ON 1" PIPE - DRAINAGE & FOR AP7 TR59\AP3 ON PIPE FOR IRRIGATION AP8 TR59\AP3 TR48\AP2 TR58 ) EASEMENT 388.15' SECTION 1 1971 L.S. #331 S 00°48'57" W 1015.25' (BASIS OF BEARING) ST. JUDES COMPANY PARCEL #246718400009 **SOPRIS ENGINEERING - LLC** CIVIL CONSULTANTS 502 MAIN STREET, SUITE A3 IOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL CARBONDALE, COLORADO 81623 ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS ASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (970) 704-0311 SOPRISENG@SOPRISENG.COM FARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. 11/26/2018 - 15115 - G:\2015\15115\SURVEY\Survey DWGs\Plat\15115-Plat-03.dwg