

# WHEATSTONE MOUNTAIN RANCH

E 1/2 SEC. 11 & W 1/2 SEC. 12, T14S, R86W, 6th P.M.

## DEDICATION

Smith Ranch LLC, a limited liability corporation, the owners of a tract of land in Township 14 South, Range 86 West of the 6th Principal Meridian, Gunnison County, Colorado, being more particularly described as follows:

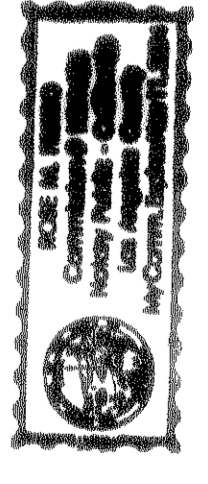
Commencing at the point of intersection of the north line of said Section 11 with the corner of said Section 11, bears S89°43'53"W a distance of 1047.69 feet; bearing along the North line of said Section 11, a distance of 1047.69 feet; bearing along the North line of said Section 11, a distance of 330.80 feet along said right-of-way to the point of beginning; then along the southern highway right-of-way the following nine courses:

- 1.) S62°42'59"E a distance of 90.96 feet;
- 2.) S82°19'01"E a distance of 446.55 feet;
- 3.) S82°19'01"E a distance of 101.40 feet;
- 4.) S81°32'34"W a distance of 866.94 feet;
- 5.) S81°32'34"W a distance of 324.54 feet;
- 6.) S81°32'34"W a distance of 324.54 feet;
- 7.) S81°32'34"W a distance of 324.54 feet;
- 8.) S81°32'34"W a distance of 324.54 feet;
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- 94.) S81°32'34"W a distance of 324.54 feet;
- 95.) S81°32'34"W a distance of 324.54 feet;
- 96.) S81°32'34"W a distance of 324.54 feet;
- 97.) S81°32'34"W a distance of 324.54 feet;
- 98.) S81°32'34"W a distance of 324.54 feet;
- 99.) S81°32'34"W a distance of 324.54 feet;
- 100.) S81°32'34"W a distance of 324.54 feet;

In witness whereof, W. Greg Geiger, as Manager of Smith Ranch LLC, a limited liability corporation, has subscribed his name this 5th day of April, A.D. 2001.

Smith Ranch LLC, a limited liability corporation  
By: W. Greg Geiger, Manager

STATE OF Colorado }  
COUNTY OF Garfield } ss  
The foregoing instrument was acknowledged before me this 5th day of April, A.D. 2001  
by W. Greg Geiger as Manager of Smith Ranch LLC, a limited liability corporation.  
My commission expires: 11/11/04  
Address: 550 South Street, Suite 100, Montrose, CO 81401  
Witness my hand and official seal:



## ATTORNEY'S OPINION

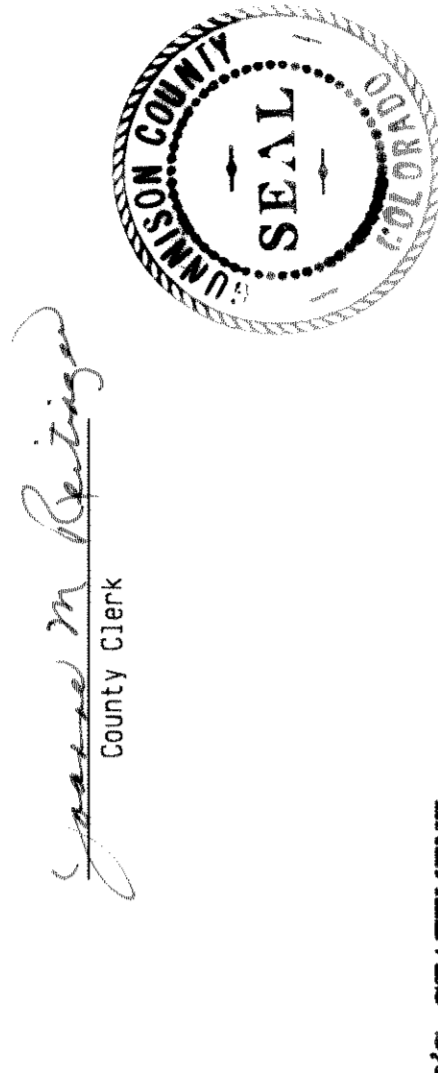
I, Thomas R. Reynolds, being an attorney-at-law duly licensed to practice in the State of Colorado, have examined the title to all lands shown in this plat and that title to such lands is vested in Smith Ranch, LLC, a Colorado limited liability company, free and clear of liens, taxes, and encumbrances, except as follows:

1. Reservations contained in Patents recorded October, 10, 1919 in Book 164 at page 185 and recorded January 2, 1923 in Book 184 at page 371 as follows:  
Subject to any vested and accrued 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 recognized by the local customs, laws and decisions of Courts, and also subject to the right of a 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.
2. An undivided 100% interest in all oil, gas and other minerals as preserved by Henry Beuten in Deed recorded October 25, 1919 in Book 213 at page 99, and any and all assignments thereof or interests therein.
3. Agreement for Private Right of Way recorded December 14, 1940 in Book 262 at page 300, as modified by instrument recorded October 18, 1990 in Book 693 at page 786, and the terms, agreements, provisions, conditions and obligations thereof.
4. Easement conveyed to the Department of Highways of the State of Colorado in instrument recorded October 1, 1952 in Book 691 at page 104.
5. Easement conveyed to Colorado-Lite Electric Association, Inc. by instrument recorded April 11, 1966 in Book 967 at page 215 and May 12, 1966 in Book 987 at page 388.
6. Easement Agreement recorded August 13, 1993 in Book 728 at page 797 and the terms, agreements, provisions, conditions and obligations thereof and condemnation proceedings filed by the Department of Transportation, State of Colorado in Civil Action No. 95CV42 as it affects Parcel D-1 therein.
7. Letter Agreement by and between Continental Development of California, Inc. and U.S. West Communications, Inc. recorded January 19, 1995 in Book 758 at page 903, and the terms, agreements, provisions, conditions and obligations contained therein.
8. Discrepancies in courses and distances of the legal description of the property set forth herein and field measurements supplied by D.H. Surveys, Inc. and Deeds recorded December 14, 1940 in Book 262 at page 295, April 1, 1966 in Book 728 at page 110, October 2, 1966 in Book 169 at page 303 and November 19, 1966 in Book 683 at page 335.
9. Terms, conditions, provisions, duties and obligations as contained in the Declaration of Covenants, conditions and restrictions as recorded in the Declaration of Covenants, conditions and restrictions No. 370247 at Reception No. 460819.
10. Deed of trust for the benefit of Southern California Federal Savings and Loan Association, dated June 27, 1995 and recorded June 30, 1995, bearing Reception No. 460819.

Dated this 30 day of March, 2001.

Thomas R. Reynolds  
Thomas R. Reynolds, Attorney-at-Law  
Supreme Court Registration No. 23358

**GUNNISON COUNTY CLERK AND RECORDERS ACCEPTANCE**  
This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County on this 30 day of April, A.D. 2001.  
Reception No. 570247



## SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor by me to determine ownership, easements or right-of-ways recorded or unrecorded, except as shown herein.

Michael W. Drissel PLS 20677  
Date 3-23-01

## PLAT NOTES

- 1.) Driveways shown herein are depicted graphically only. To the extent the plat shows a driveway, the owner is advised that this plat is intended to minimize impact on wetlands, avoid building constraints, preserve trees, minimize grade, foliage destruction or excavation or for other good cause, the Architectural Review Board shall have the right to review and approve the precise location of all driveways and to relocate the driveway depicted on this Plat. Dedicators shall be responsible for the maintenance, repair, replacement and maintenance easements along the as-constructed center-lines of all driveways.
- 2.) Easements shown herein are depicted graphically only. To the extent the plat shows an easement, the owner is advised that this plat is intended to minimize impact on wetlands, avoid building constraints, preserve trees, minimize grade, foliage destruction or excavation or for other good cause, the Architectural Review Board shall have the right to review and approve the precise location of all easements and to relocate the easement depicted on this Plat. Dedicators shall be responsible for the maintenance, repair, replacement and maintenance easements along the as-constructed center-lines of all driveways.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification / statement shown hereon.

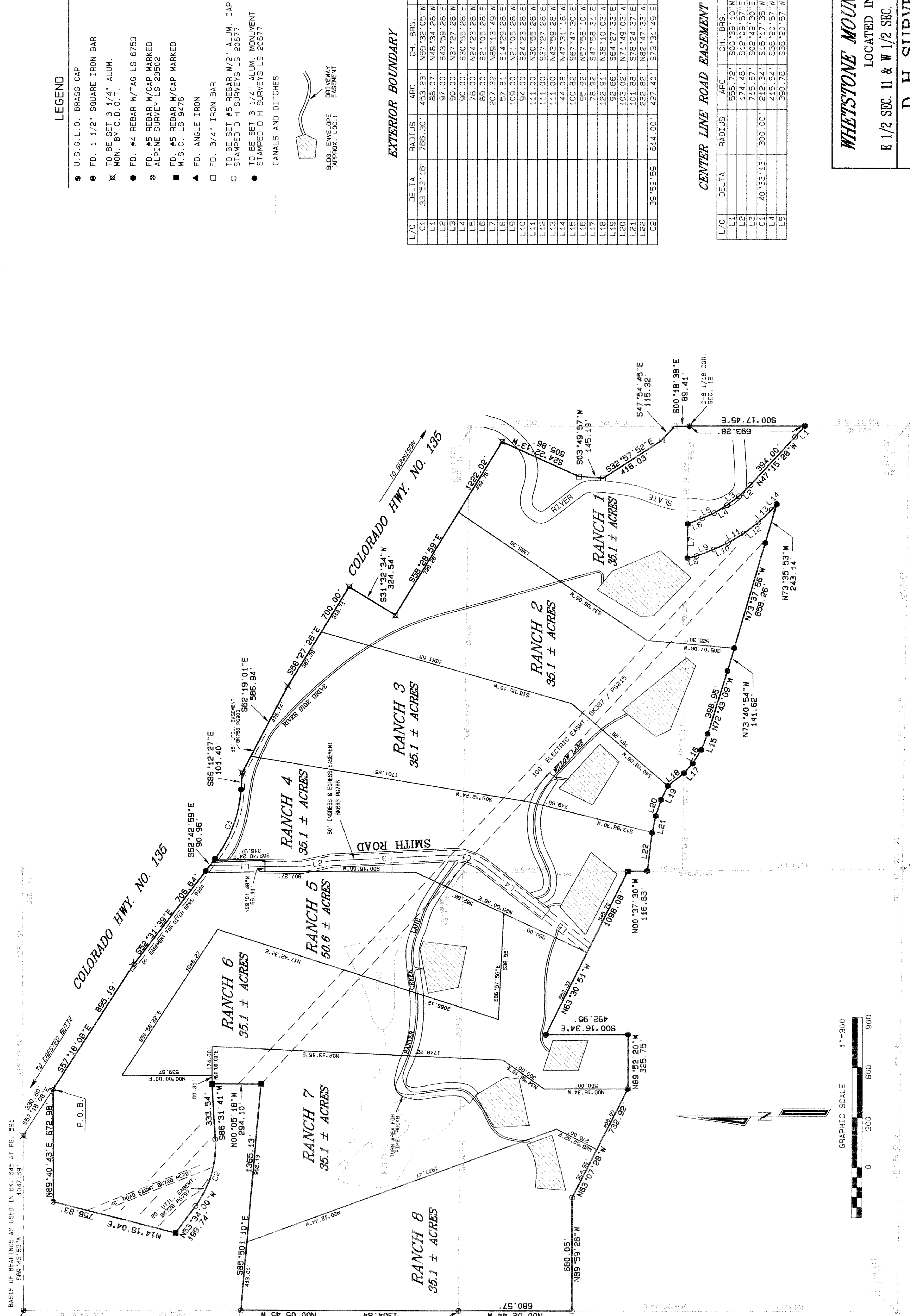


**WHEATSTONE MOUNTAIN RANCH**  
LOCATED IN THE  
E 1/2 SEC. 11 & W 1/2 SEC. 12, T14S, R86W, 6th P.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By: M. W. D. Checked By: S. L. H. Job No. 535-00-01  
Drawn By: THOMAS R. REYNOLDS Date: MARCH 2001 Sheet 1 OF 2

# WHETSTONE MOUNTAIN RANCH

## E 1/2 SEC. 11 & W 1/2 SEC. 12, T14S, R86W, 6th P.M.



- LEGEND**
- U.S.G.L.C. BRASS CAP
  - FD. 1 1/2" SQUARE IRON BAR
  - ✕ TO BE SET 3 1/4" ALUM. MON. BY C.D.O.T.
  - FD. #4 REBAR W/TAG LS 6753
  - ⊗ FD. #5 REBAR W/CAP MARKED ALPINE SURVEY LS 23502
  - M.S.C. LS 9476
  - ▲ FD. ANGLE IRON
  - FD. 3/4" IRON BAR
  - TO BE SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
  - TO BE SET 3 1/4" ALUM. MONUMENT TO BE SET D H SURVEYS LS 20677
  - STAMPED D H SURVEYS LS 20677
- CANALS AND DITCHES
- BLDG. ENVELOPE (APPROX. LOC.)
- DRIVEWAY EASEMENT

**EXTERIOR BOUNDARY**

L/C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
C1	33°55'16"	766.30	453.23	N69°32'05"W	446.65
L1			86.07	N48°34'28"W	
L2			97.00	S43°55'28"E	
L3			90.00	N37°27'28"W	
L4			90.00	S30°55'28"E	
L5			78.00	N24°23'28"W	
L6			89.00	S21°05'28"E	
L7			207.32	N89°13'49"W	
L8			57.81	S14°29'28"E	
L9			109.00	N21°05'28"W	
L10			94.00	S24°23'28"E	
L11			111.00	N30°55'28"W	
L12			111.00	S37°27'28"E	
L13			111.00	N43°59'28"W	
L14			44.08	N47°31'38"W	
L15			100.82	S67°47'30"E	
L16			95.92	N57°58'10"W	
L17			78.92	S47°58'31"E	
L18			122.91	N38°10'03"W	
L19			92.66	S64°27'33"E	
L20			103.02	N71°49'03"W	
L21			101.88	S78°24'37"E	
L22			232.62	N82°47'33"W	
C2	39°52'59"	614.00	427.40	S73°31'49"E	418.82

**CENTER LINE ROAD EASEMENT**

L/C	DELTA	RADIUS	ARC	CH. BRG.	CHORD
L1			556.72	S00°39'10"W	
L2			174.48	S12°09'57"E	
C1	40°33'13"	300.00	212.34	S16°17'35"W	207.93
L4			415.54	S36°20'57"W	
L5			390.78	S36°20'57"W	

**WHETSTONE MOUNTAIN RANCH**  
 LOCATED IN THE  
 E 1/2 SEC. 11 & W 1/2 SEC. 12, T14S, R86W, 6th P.M.

**D H SURVEYS INC.**  
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 TMODEL Date: MARCH 2001 Sheet 2 OF 2

