

PARCEL NO. 42

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 89°54'34" WEST 2945.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 1031.40 FEET; THENCE NORTH 75°19'44" EAST 259.84 FEET; THENCE SOUTH 43°15' EAST 360.00 FEET; THENCE SOUTH 84°40' EAST 2060.03 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 0°0'25" EAST 587.05 FEET TO THE POINT OF BEGINNING.

COUNTY OF PITKIN STATE OF COLORADO

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A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.89°54'44"W. A DISTANCE OF 2629.89 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE CONTINUING ALONG SAID SOUTH LINE N.89°51'14"W. A DISTANCE OF 315.58 FEET TO THE SOUTHEAST CORNER OF PARCEL 43, SOPRIS MOUNTAIN RANCH, ACCORDING TO THE 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT OF PARCEL NO. 43 (PLAT BOOK 30 PAGE 52); THENCE LEAVING SAID SOUTH LINE OF SAID SECTION 34 ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 43 THE FOLLOWING FOUR (4) COURSES:

- 1) N.00°00'00"E. , A DISTANCE OF 1031.19 FEET
- 2) N.75°19'44"E. A DISTANCE OF 259.84 FEET 3) S.43°15'00"E. A DISTANCE OF 360.00 FEET
- 4) S.84°40'00"E. A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF PARCEL NO. 45, SOPRIS MOUNTAIN RANCH, ACCORDING TO THE 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT OF PARCEL NO. 45 (PLAT BOOK 30 PAGE 54); THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 43, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 45 AND BOUNDARY LINE EXTENDED S.84°00'00"E. A DISTANCE OF 2060.35 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 34; THENCE S.00°00'25"E. ALONG SAID EAST LINE A DISTANCE OF 587.05 FEET TO THE POINT OF

CONTAINING 2,252,028 square feet or 51.700 acres, MORE OR LESS.

COUNTY OF PITKIN STATE OF COLORADO

BEGINNING.

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.

NOTE

- 1) DATE OF FIELD WORK: OCTOBER 2023
- DATE OF PREPARATION: NOVEMBER 2023
 LINEAR UNITS: THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 4) BASIS OF BEARING: BEARINGS ARE BASED ON THE RECORD BEARING OF S.84°00'00"E. ALONG THE BOUNDARY LINE COMMON TO PARCEL 42, SOPRIS MOUNTAIN RANCH AND PARCEL 46, SOPRIS MOUNTAIN RANCH, ACCORDING TO THE 1041s THEREOF, RECORDED JANUARY 21, 1993 IN PLAT BOOK 30 AT PAGE 28, JANUARY 1, 1993 IN PLAT BOOK 30 AT PAGE 55 AS RECEPTION NO. 353226, AND AUGUST 10, 1995 IN PLAT BOOK 37 AT PAGE 97 AS RECEPTION NO. 384253.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. SE RELIED UPON A TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES UNDER NO. 7002429-C, EFFECTIVE DATE SEPTEMBER 15, 2023, AND DOCUMENTS AND PLATS OF RECORD AS SHOWN IN THE SOURCE DOCUMENTS, HERON.
- 6) BASIS OF ELEVATION: GPS OBSERVATION, BASED ON NAD83 AND NAVD88, WITHIN THE TOPOGRAPHICAL SURVEY LIMITS, SUPPLEMENTED WITH 2016 PITKIN COUNTY CONTOUR DATA, SPOT ELEVATIONS IN SURVEY AREA SHOWN ON SHEET 2.
- 7) CONTOUR INTERVALS ARE ONE (1) FOOT.8) PITKIN COUNTY PARCEL NO.--246534401015

EASEMENTS ARE SHOWN;

- 9) SITE ADDRESS -- 4275 SOPRIS MOUNTAIN RANCH ROAD, CARBONDALE, CO 81623
- 10) SEE SHEET 2 FOR SURVEY SITE AREA
 11) THIS PROPERTY IS SUBJECT TO THOSE EASEMENTS AND ALL MATTERS AS SET FORTH IN
 PROTECTIVE COVENANTS FOR SOPRIS MOUNTAIN RANCH RECORDED DECEMBER 23, 1982
 IN BOOK 437 AT PAGE 748 AS RECEPTION NO. 246534, AND THE SECOND AMENDED AS
 RECEPTION NO. 353162, AND ARE SHOWN HEREON AS FOLLOWS:

SECTION 5. EASEMENTS

PARAGRAPH A. PRIVATE ROADS DESCRIBED AND DEDICATED BENEFIT SUBJECT PROPERTY.

CENTERLINE DESCRIPTION IN THIS INSTRUMENT IS NOT CONSISTENT WITH THE

OCCUPATION OF SOPRIS MOUNTAIN RANCH ROAD; 30' WIDE ACCESS AND UTILITY

EASEMENT SHOWN CENTERED OVER PRIVATE ROAD AS CONSTRUCTED AND IN PLACE;

PARAGRAPH B. 10' WIDE UTILITY EASEMENTS ALONG LOT LINES AND PRIVATE ROAD

PARAGRAPH C. IRRIGATION EASEMENT/RESERVATION NOT FIELD LOCATED BY THIS SURVEY, MAY AFFECT SUBJECT PROPERTY;

PARAGRAPHS D, E AND F. NOT FIELD LOCATED BY THIS SURVEY, MAY AFFECT SUBJECT

PROPERTY

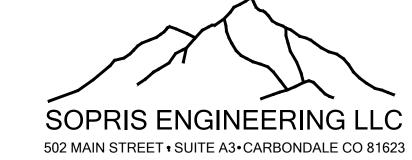
12) THE TITLE DESCRIPTION MATHEMATICALLY CONTAINS AN ERROR OF CLOSURE OF ±400'

GENERAL UTILITY NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN INCLUDED IN THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

SOURCE DOCUMENTS:

- 1041 AND LOT LINE ADJUSTMENT OVERVIEW MAP OF SOPRIS MOUNTAIN RANCH (PLAT BK.30
 AT PG 28)
- 1041 HAZARD REVIEW PLAT FOR MORGAN PARCEL 42 (PLAT BK.37 AT PG.97)
- SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND DEDICATION OF EASEMENT FOR SOPRIS MOUNTAIN RANCH (REC. #353162)
- 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 46 (PLAT BK30 AT PG55)
 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 43 (PLAT BK30 AT PG52)
- 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 43 (PLAT BK30 AT PG52)
 1041 HAZARD REVIEW AND LOT LINE ADJUSTMENT PLAT FOR PARCEL 45 (PLAT BK30 AT PG54)



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SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY SOPRIS ENGINEERING, LLC (SE) FOR MICHAEL MORGAN AND DEIDRE WHITCOMB MORGAN

I FURTHERMORE STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 11, 2023, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED. I FURTHERMORE STATE THAT THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE. CLOSURE ERROR IS LESS THAN 1/15,000.

MARK SUBECKLER S.S. #28643

11/16/2023 - 33167.01 PAR42 ISP- G:\2023\33167_Sopris Mtn Ranch 42\SURVEY\Survey DWGs\Survey Plots\33167_ISP2023\33167_ISPSH1.dwg

