

# HIGHWAY 13 & 64 MINOR SUBDIVISION

## IN TRACT 93 AND TRACT 124, SECTION 29, T1N, R94W OF THE 6TH P.M., RIO BLANCO COUNTY, COLORADO

OWNED BY:

WALT M. BROWN  
P.O. BOX 780  
MEEKER, CO 81641

PREPARED BY:

JSC, INC.  
P.O. BOX 1153  
MEEKER, CO 81641

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACT 93 AND TRACT 124, SECTION 29, TOWNSHIP 1 NORTH, RANGE 94 WEST OF THE 6TH P.M., RIO BLANCO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT CORNER NO. 3 (B.L.M. BRASS CAP) OF TRACT NO. 123, WHENCE CORNER NO. 4 (B.L.M. BRASS CAP) OF SAID TRACT 123 BEARS SOUTH 89°49'00" EAST, 297.00 FEET;  
THENCE ALONG THE NORTH LINE OF SAID TRACT 93,  
NORTH 89°49'00" WEST, 275.50 FEET;  
THENCE SOUTH 23°09'22" WEST, 93.90 FEET;  
THENCE SOUTH 68°26'50" EAST, 180.45 FEET;  
THENCE SOUTH 22°45'43" WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE ALONG THE BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 429 PAGE 260 RECEPTION 211687 THE FOLLOWING FOUR CALLS:  
THENCE SOUTH 70°33'36" EAST, 347.51 FEET;  
THENCE NORTH 66°00'34" EAST, 140.00 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT 188.50 FEET, SAID CURVE HAS A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 40°00'00" (CHORD OF SAID CURVE BEARS NORTH 46°00'34" EAST, 184.69 FEET);  
THENCE NORTH 26°00'34" EAST, 100.00 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) OF STATE HIGHWAY 64;  
THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 768.60 FEET (A CHORD BEARING SOUTH 42°08'00" EAST, 572.30 FEET);  
THENCE ALONG SAID R.O.W. LINE SOUTH 20°16'32" EAST, 101.30 FEET;  
THENCE ALONG SAID R.O.W. LINE SOUTH 18°32'00" WEST, 143.29 FEET TO THE NORTH R.O.W. LINE OF STATE HIGHWAY NO. 13;  
THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 2915.00 FEET (A CHORD BEARING SOUTH 65°00'23" WEST A DISTANCE OF 195.86 FEET);  
THENCE ALONG SAID R.O.W. LINE SOUTH 63°05'00" WEST 973.78 FEET;  
THENCE DEPARTING FROM THE R.O.W. LINE STATE HIGHWAY NO. 13 ALONG THE BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 442, PAGE 943, RECEPTION NO. 219843, NORTH 42°44'55" WEST, 244.07 FEET;  
THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL,  
NORTH 60°29'49" WEST, 136.38 FEET;  
THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL,  
NORTH 22°45'43" EAST, 836.36 FEET TO THE POINT OF BEGINNING, CONTAINING 20.14 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

### SURVEYOR'S CERTIFICATE

I, JONATHAN L. JOY, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT IS A TRUE REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 38-51-100.3(5) C.R.S. AND 38-51-106 C.R.S. THIS STATEMENT IS MADE UNDER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: Jonathan L. Joy RLS 36574  
DATE: 5-20-2014

### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT WALT M. BROWN IS THE OWNER OF THE DESCRIBED PROPERTY AS OF May 20, 2014.

Dean R. McCall  
LICENSED ABSTRACTOR / ATTORNEY AT LAW  
Rio Blanco County Abstract Co., Inc.

### COUNTY COMMISSIONER'S CERTIFICATE

THE RIO BLANCO COUNTY BOARD OF COMMISSIONERS HEREBY ACCEPT AND APPROVE THIS PLAT AT A MEETING OF SAID COMMISSIONERS ON JUNE 11th, 2014.

John D. Hill  
CHAIRMAN  
RIO BLANCO COUNTY BOARD OF COMMISSIONERS

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, BEING THE OWNERS (AND HOLDERS OF DEEDS OF TRUST, LIENS, MORTGAGES, IF APPLICABLE) OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, PARCELS, BLOCKS, STREETS/ROADS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "HIGHWAY 13 & 64 MINOR SUBDIVISION", AND BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, GRANT, DEDICATE AND CONVEY THE FOLLOWING EASEMENTS, AND ROADS AS FOLLOWS:

1. THE ACCESS AND UTILITY EASEMENT FROM HIGHWAY 64 TO THE OWNERS OF LOT 1, LOT 2 AND LOT 3 AND RESPECTIVE UTILITY COMPANIES.

ALL SUCH GRANTS BEING SUBJECT TO THE PREEXISTING RIGHTS AND INTERESTS OF RECORD.

Walt M. Brown 5/21/14  
DATE  
Yampa Valley Bank 5/21/14  
DATE

### PLAT NOTICES

- SEPTIC SYSTEM WILL BE AN INDIVIDUAL ISDS
- DOMESTIC WATER SUPPLY WILL BE INDIVIDUAL WELLS OR CISTERNS.
- MINERAL OWNERSHIP IS NOT A PART OF THIS SUBDIVISION AND THERE IS RECORDED EVIDENCE THAT A MINERAL ESTATE HAS BEEN SEVERED, LEASED OR OTHERWISE CONVEYED FROM THE SURFACE ESTATE AND THAT THERE IS A SUBSTANTIAL LIKELIHOOD THAT A THIRD PARTY HOLDS SOME OR ALL INTEREST IN OIL, GAS, OTHER MINERALS, OR GEOTHERMAL ENERGY IN THE PROPERTY, AND THAT SUCH MINERAL ESTATE MAY INCLUDE THE RIGHT TO ENTER AND USE THE PROPERTY WITHOUT THE SURFACE OWNERS PERMISSION.
- ANY NEW DEVELOPMENT WITHIN THE 100-YEAR FLOOD PLAIN IS REQUIRED TO MEET FLOOD PLAIN STANDARDS.
- THIS DEVELOPMENT FALLS WITHIN THE EASTERN RIO BLANCO FIRE PROTECTION DISTRICT.
- BASED ON THE SOIL SURVEY OF THE RIO BLANCO COUNTY AREA THERE ARE MODERATE TO SEVERE SOILS LIMITATIONS.  
SOIL TYPE #61 - PATENT LOAM, 3 TO 8% SLOPES  
SOIL TYPE #81 - SHAWA LOAM, WET, 0 TO 5% SLOPES
- ACCESS TO THE PROPERTY IS VIA AN EXISTING ACCESS ROAD EASEMENT (AGENCY DRIVE) FROM COLORADO STATE HIGHWAY 64; RECORDED IN BOOK 429 AT PAGE 317, AS SHOWN HEREON.
- MAINTENANCE OF THE 60' COMMON ACCESS EASEMENT BETWEEN LOTS 1, 2 AND LOT 3 WILL BE SHARED, BY THE PROPERTY OWNERS.

NOTES:  
BEARING BASE - S89°49'00"E FROM CORNER 3 (BLM BRASS CAP) TO CORNER 4 (BLM BRASS CAP) OF TRACT 123 - ASSUMED (DEEDS OF RECORD SHOW A STRAIGHT LINE FROM CORNER 2 TO CORNER 1 OF TRACT 93 WITH A BEARING OF S89°49'00"E)

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT DONE BY RIO BLANCO COUNTY ABSTRACT COMPANY TITLE COMMITMENT NO. 0807901. EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD THAT AFFECT THE PROPERTY WERE RESEARCHED AND SHOWN HEREON.

ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080288 0344A DATED FEBRUARY 16, 1990. THE PROPERTY LIES OUTSIDE THE 500 YEAR FLOOD PLAIN.

FINAL APPROVAL OF THIS PLAT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, SECTIONS 301-106, C.R.S. AS AMENDED.

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 THE CERTIFICATION SHOWN HEREON.

BOUNDARY IS BASED UPON PREVIOUS SURVEY DONE IN 2008 BY JSC, INC AND DEPOSITED WITH THE RIO BLANCO COUNTY CLERK AND RECORDER'S OFFICE ON OCTOBER 30, 2008 AS INDEX NO. 1401.

M=MEASURED  
L= LEGAL OF RECORD

### ACKNOWLEDGMENT

COUNTY OF Rio Blanco  
STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF May, 2014 BY WALT M. BROWN

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: Jennifer Ridnour  
MY COMMISSION EXPIRES: 10/25/2016

JENNIFER RIDNOUR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #200944029295  
My Commission Expires October 25, 2016

### ACKNOWLEDGMENT

COUNTY OF Rio Blanco  
STATE OF COLORADO

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### ACREAGE ANALYSIS

TYPE OF USE	ACREAGE	PERCENT
LOT 1	8.60 ACRES	42%
LOT 2	5.77 ACRES	29%
LOT 3	5.77 ACRES	29%
TOTAL	20.14 ACRES	100%

### CLERK AND RECORDER'S CERTIFICATE

Reception # 308495 Record Date 06/09/2014 9:35 AM  
Page: 1 of 2 RecFee: \$21.00 DocFee: \$0.00  
NANCY R. AMICK RIO BLANCO COUNTY, COLORADO

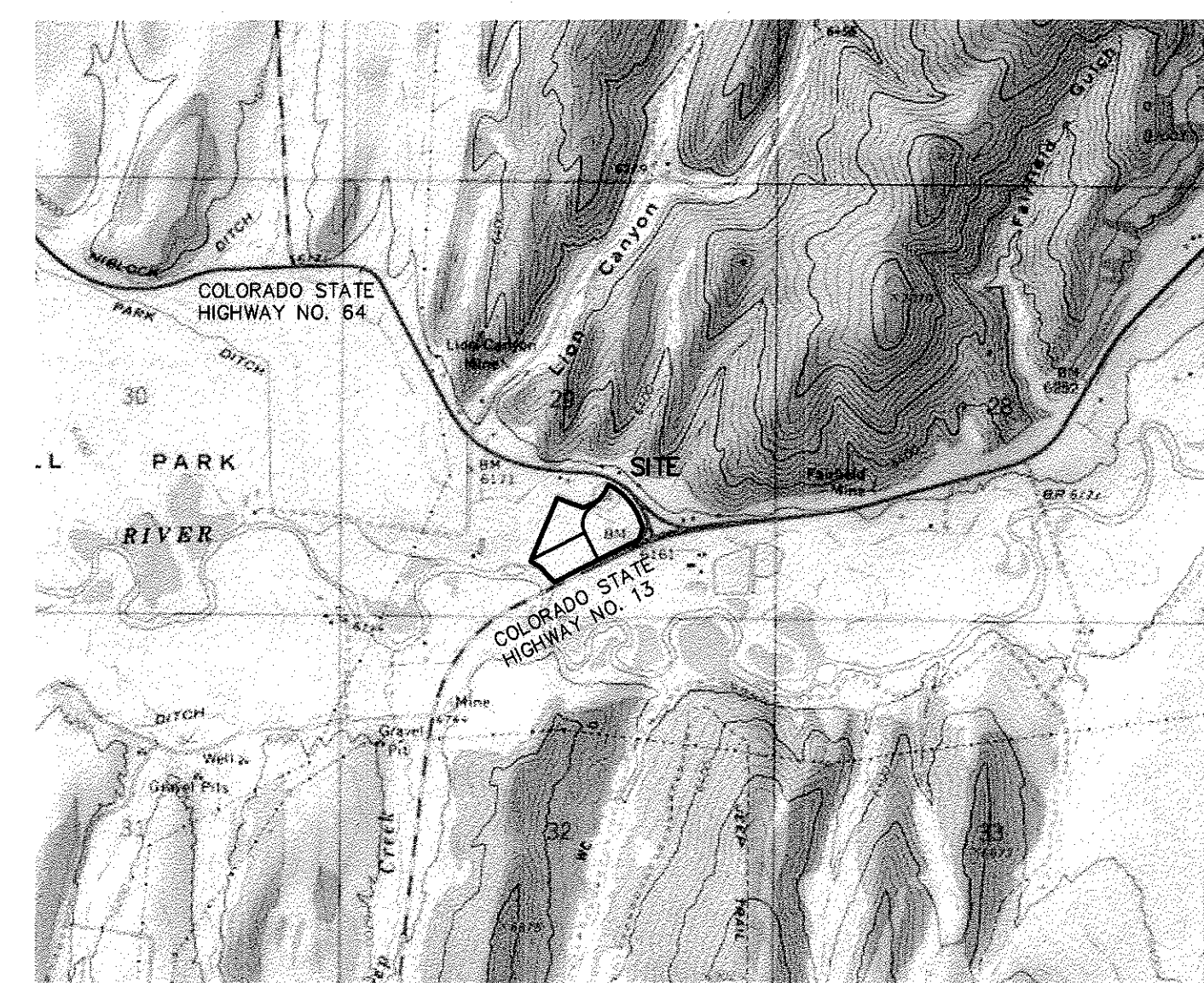
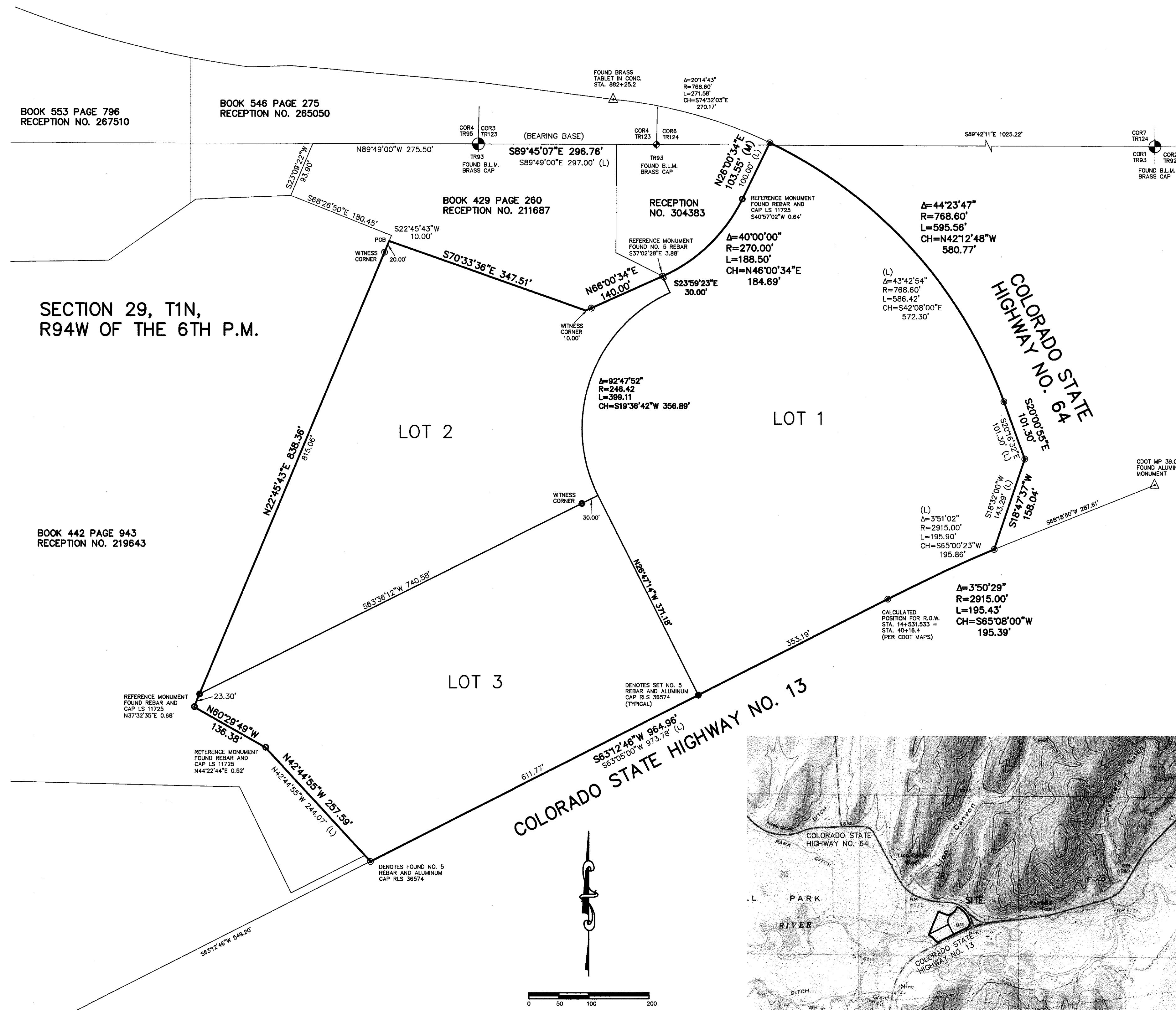
REV: 4-28-2014 SHEET 1 OF 2

HIGHWAY 13 & 64 MINOR SUBDIVISION  
IN TRACTS 93 & 124, SECTION 29, T1N, R94W 6TH P.M.,  
RIO BLANCO COUNTY, COLORADO

**BROWN**  
**JSC, INC.**  
P.O. BOX 1153 MEEKER, CO 81641  
PHONE: (970) 878-5292 FAX: 878-5392

DRAWN BY: BAK  
DATE: 2-24-2014  
JOB NO: 2233-01  
CHECKED BY: JLL

# 308495

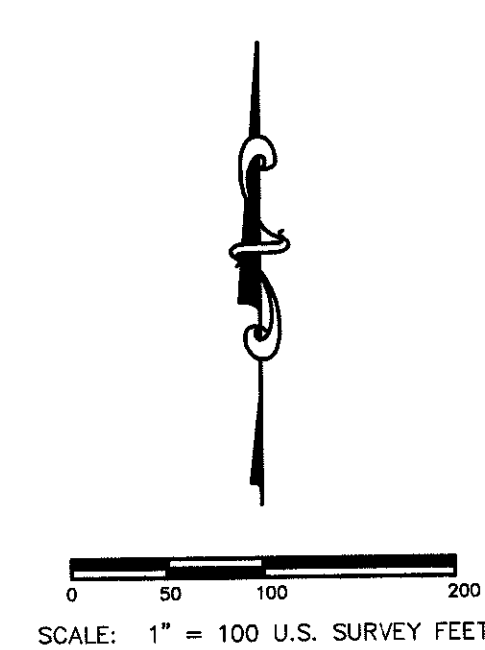
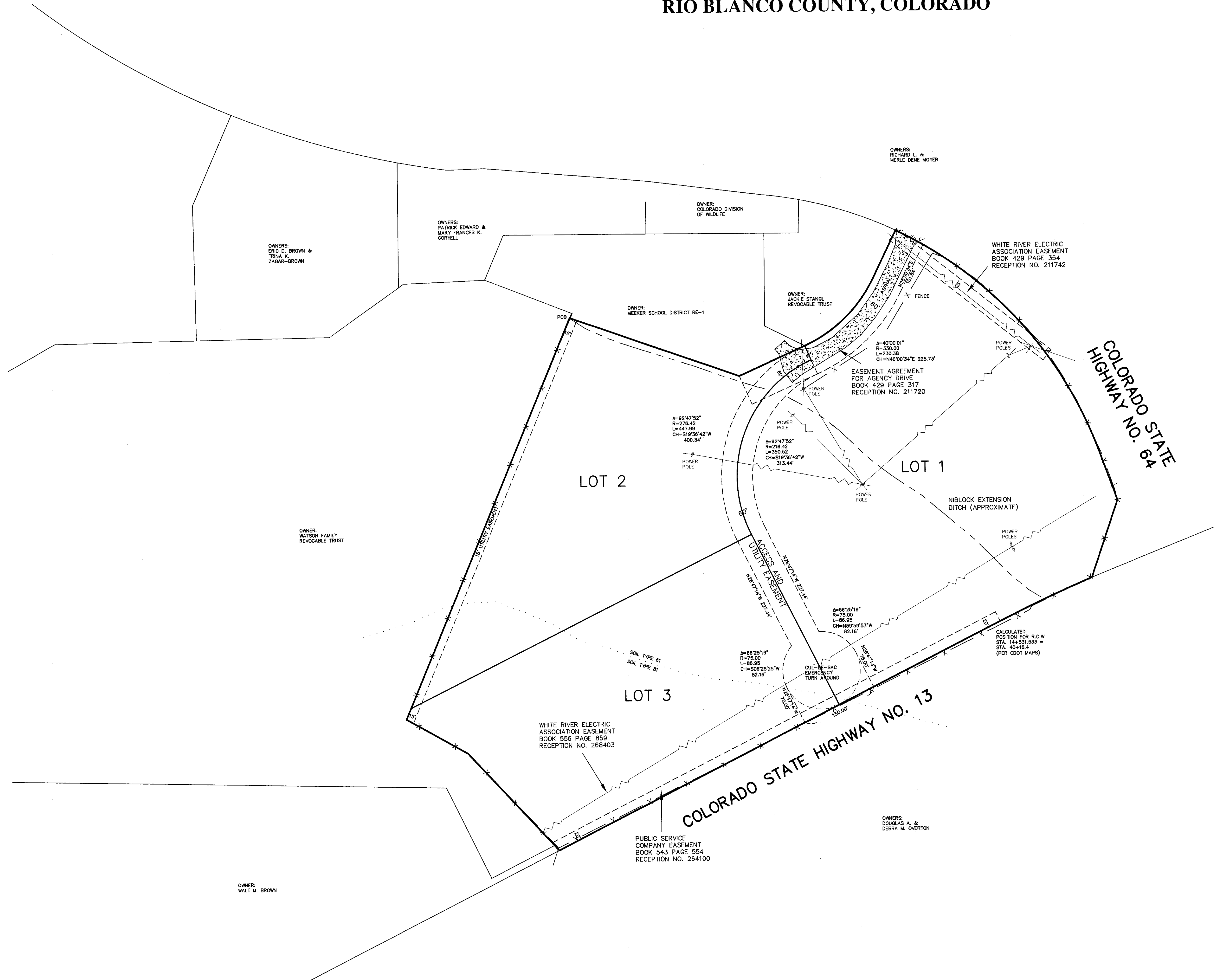


### VICINITY MAP

SCALE: 1" = 2000 U.S. SURVEY FEET

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RIO BLANCO COUNTY, COLORADO



UTILITIES AND EASEMENTS

**CLERK AND RECORDER'S CERTIFICATE**

Reception # 308495 Record Date 06/09/2014 9:35 AM  
 Page: 2 of 2  
 NANCY R. AMICK RIO BLANCO COUNTY COLORADO

REV: 4-28-2014

**SHEET 2 OF 2**

HIGHWAY 13 & 64 MINOR SUBDIVISION  
 IN TRACTS 93 & 124, SECTION 29, T1N, R94W 6TH P.M.,  
 RIO BLANCO COUNTY, COLORADO

**BROWN**

**JSC, INC.**

P.O. BOX 1153 MEEKER, CO 81641  
 PHONE: (970) 878-5292 FAX: 878-5392

DRAWN BY BAK	DATE 2-24-2014
JOB NO. 2233-01	CHECKED BY JLL

#308495  
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