

PLAT OF EAST RIVER RANCHES IN T 14 S R 85 W 6TH P.M. GUNNISON COUNTY, COLORADO

HOMESITE NO. 1, EAST RIVER RANCHES

A parcel of land containing 687 acres for the Building Envelope of Lot No. 1, East River Ranches, situated in the SW 1/4 of the NE 1/4, Section 17, Township 14 South, Range 85 West of the Sixth Principal Meridian, County of Gunnison, State of Colorado. Said Homesite being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 17; thence N 0° 40' 04" E a distance of 3,250.67 feet to the Southeast corner and the point of beginning of Lot No. 1; thence N 89° 53' 22" E, 153.6 feet; thence N 0° 22' 56" E, 152.6 feet; thence N 40° 37' 42" W, 232.6 feet; thence S 89° 53' 42" W, 326.6 feet to the point of beginning.

HOMESITE NO. 2, EAST RIVER RANCHES

A parcel of land containing 128 acres for the Homesite of Lot No. 2, East River Ranches, situated in the NW 1/4 of the SE 1/4, Section 17, Township 14 South, Range 85 West of the Sixth Principal Meridian, County of Gunnison, State of Colorado. Said Homesite being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 17; thence N 0° 50' 48" E a distance of 2,451.47 feet to the Southwest corner and the point of beginning of Lot No. 2; thence N 0° 50' 49" E, 175 feet; thence N 0° 12' 05" W, 253.5 feet; thence S 89° 45' 15" W, 174.9 feet; thence S 89° 45' 15" E, 204.4 feet to the point of beginning for said Homesite.

HOMESITE NO. 3, EAST RIVER RANCHES

A parcel of land containing 670 acres for the Homesite of Lot No. 3, East River Ranches, situated in the SE 1/4 of the NE 1/4, Section 17, Township 14 South, Range 85 West of the Sixth Principal Meridian, County of Gunnison, State of Colorado. Said Homesite being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 17; thence N 1° 37' 47" E a distance of 3,306.72 feet to the Southwest corner and the point of beginning of Lot No. 3; thence N 89° 53' 42" E, 175.8 feet; thence N 89° 53' 42" E, 175.8 feet to the point of beginning.

HOMESITE NO. 4, EAST RIVER RANCHES

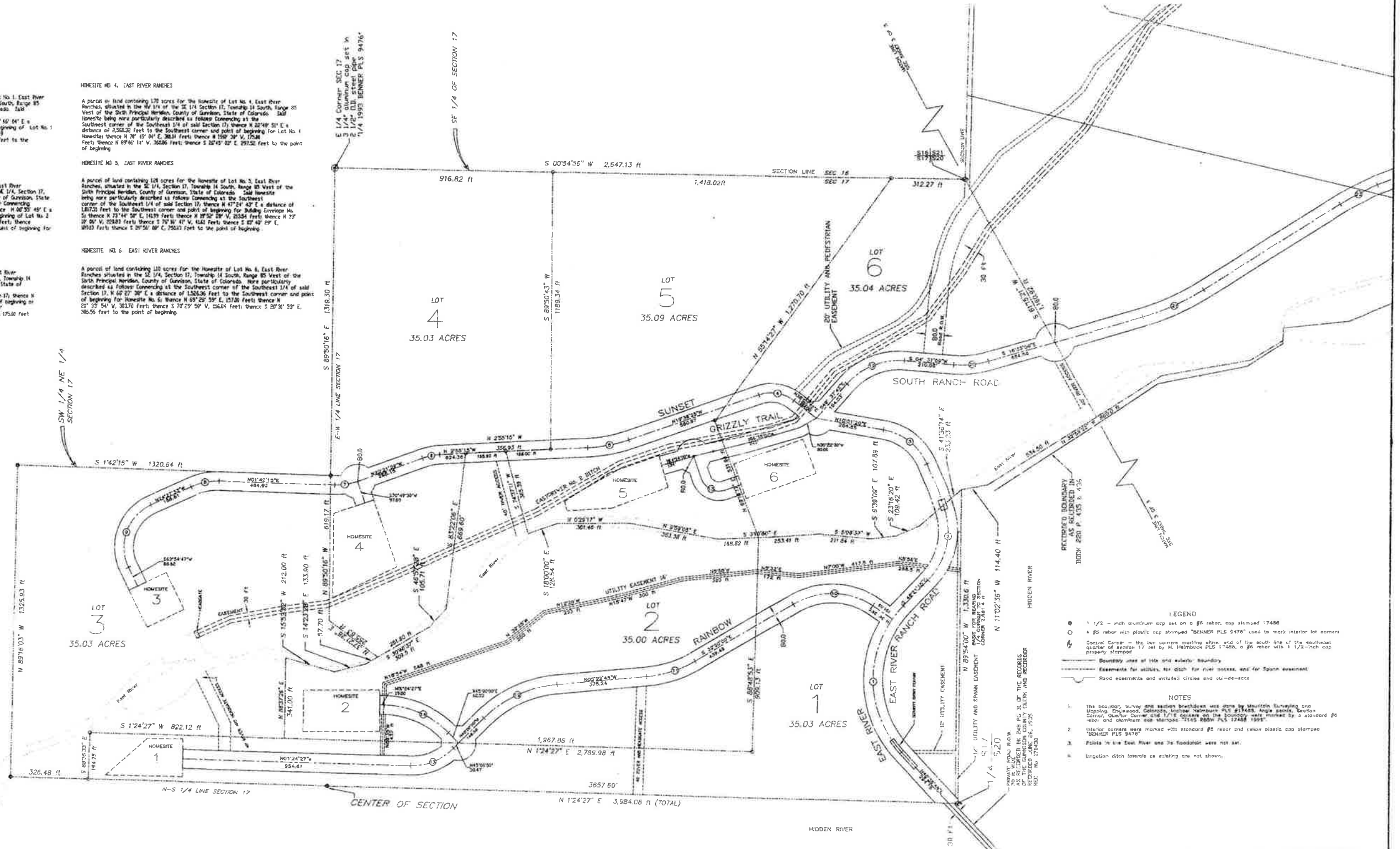
A parcel of land containing 120 acres for the Homesite of Lot No. 4, East River Ranches, situated in the NW 1/4 of the SE 1/4, Section 17, Township 14 South, Range 85 West of the Sixth Principal Meridian, County of Gunnison, State of Colorado. Said Homesite being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 17; thence N 47° 24' 43" E a distance of 1,817.25 feet to the Southwest corner and the point of beginning of Lot No. 4; thence N 23° 44' 58" E, 142.9 feet; thence N 89° 52' 39" W, 253.4 feet; thence N 37° 00' 00" W, 203.3 feet; thence S 70° 30' 41" W, 44.5 feet; thence S 87° 40' 29" E, 170.3 feet; thence S 89° 50' 48" E, 253.5 feet to the point of beginning.

HOMESITE NO. 5, EAST RIVER RANCHES

A parcel of land containing 120 acres for the Homesite of Lot No. 5, East River Ranches, situated in the SE 1/4, Section 17, Township 14 South, Range 85 West of the Sixth Principal Meridian, County of Gunnison, State of Colorado. Said Homesite being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 17; thence N 47° 24' 43" E a distance of 1,817.25 feet to the Southwest corner and the point of beginning of Lot No. 5; thence N 23° 44' 58" E, 142.9 feet; thence N 89° 52' 39" W, 253.4 feet; thence N 37° 00' 00" W, 203.3 feet; thence S 70° 30' 41" W, 44.5 feet; thence S 87° 40' 29" E, 170.3 feet; thence S 89° 50' 48" E, 253.5 feet to the point of beginning.

HOMESITE NO. 6, EAST RIVER RANCHES

A parcel of land containing 120 acres for the Homesite of Lot No. 6, East River Ranches, situated in the SE 1/4, Section 17, Township 14 South, Range 85 West of the Sixth Principal Meridian, County of Gunnison, State of Colorado. Said Homesite being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 17; thence N 47° 24' 43" E a distance of 1,817.25 feet to the Southwest corner and the point of beginning of Lot No. 6; thence N 23° 44' 58" E, 142.9 feet; thence N 89° 52' 39" W, 253.4 feet; thence N 37° 00' 00" W, 203.3 feet; thence S 70° 30' 41" W, 44.5 feet; thence S 87° 40' 29" E, 170.3 feet; thence S 89° 50' 48" E, 253.5 feet to the point of beginning.



- LEGEND**
- 1/2" - 1/2" aluminum cap set on a 6" rebar, cap stamped 17488
 - 6" rebar with plastic cap stamped "BENNER PLS 9476" used to mark interior lot corners
 - Corner: Corner - the two corners meeting after and of the south line of the southeast quarter of section 17 set by M. Heimbrück PLS 17488, a 6" rebar with 1/2"-high cap properly stamped
 - Boundary line of lots and easements
 - Easements for utilities, not shown for river, ditches, and for Spain easement
 - Road easements and included circles and cul-de-sacs
- NOTES**
- The boundary survey and eastern boundary was done by Mountain Surveying and Mapping, Englewood, Colorado, under license PLS #17488, June 2000. Section Corner, Quarter Corner and 1/4" corner on the boundary were marked by a standard 6" rebar and aluminum cap stamped "BENNER PLS 9476" and "17488 1999".
 - Interior corners were marked with standard 6" rebar and yellow plastic cap stamped "BENNER PLS 9476".
 - Points in the East River and the floodplain were not set.
 - Irrigation ditch intervals are existing one not shown.

