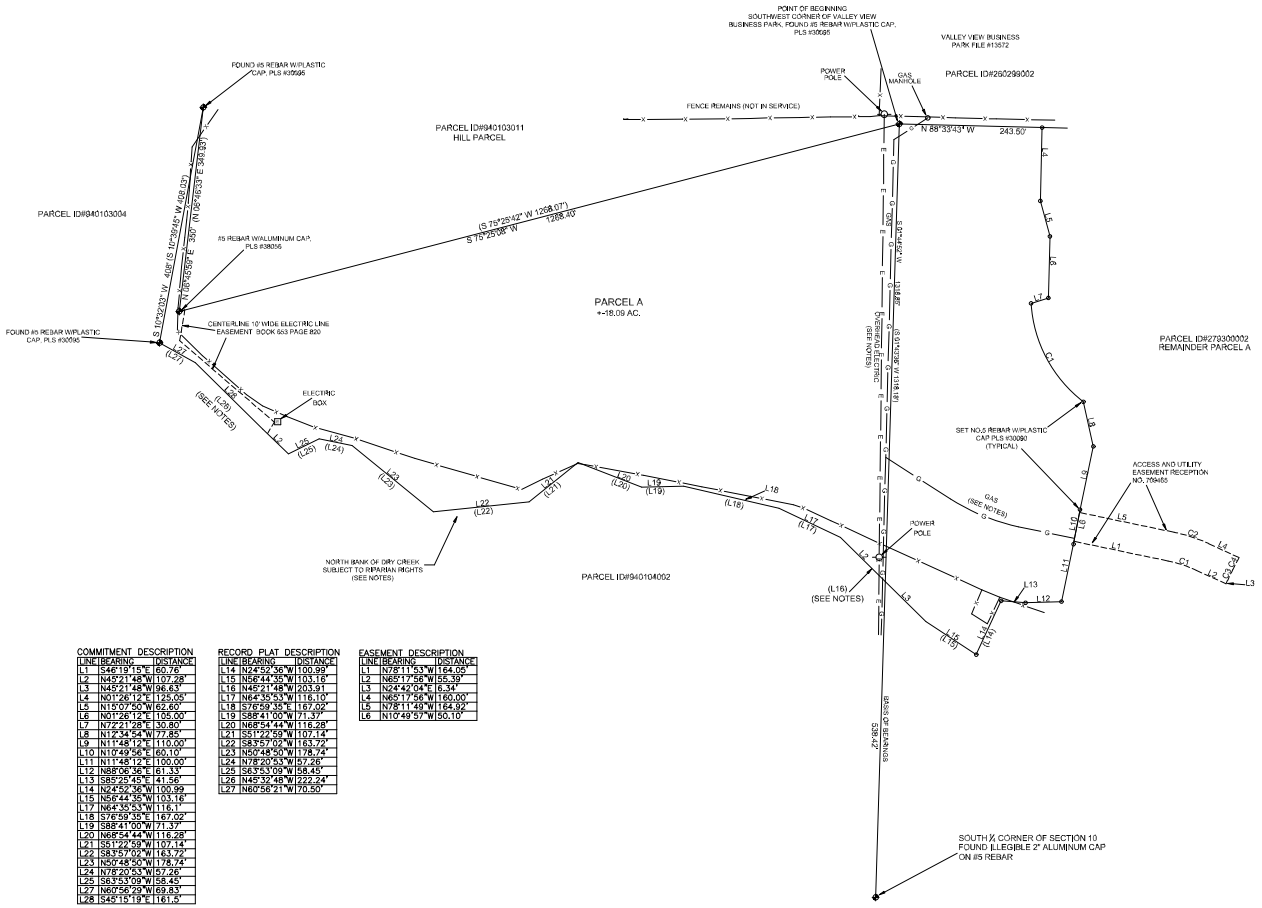
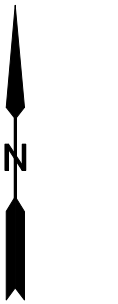
Hayden Metro District #1

A PORTION OF PARCEL A, DRY CREEK VILLAGE SUBDIVISION FINAL PLAT FILING NO. 1 PORTIONS OF THE SOUTH ½ OF SECTION 10, T6N, R88W, 6TH P.M., TOWN OF HAYDEN, ROUTT COUNTY, COLORADO





- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET NO.5 REBAR W/PLASTIC CAP PLS 30590
(250') INDICATES RECORD CALL

NOTES:

1. ALL MEASUREMENTS US SURVEY FEET, GROUND DISTANCES.
2. BEARINGS BASED ON THE SHOWN N/S ¼ SECTION LINE AS SHOWN AND REFERENCED IN THE BELOW LEGAL DESCRIPTION.
3. THE BELOW LEGAL DESCRIPTION VARIES IN NUMEROUS PLACES FROM THE RECORDED PLAT WHICH ARE INDICATED BY (250').
4. THE SHOWN NORTH BANK OF DRY CREEK ALONG THE SOUTH BOUNDARY IS IN ACTUALITY THE NORTH BANK OF THE WALKER DITCH, SAID BOUNDARY WAS APPARENTLY NOT ORIGINALLY MONUMENTED.
5. SHOWN OVERHEAD ELECTRIC IS COVERED BY A BLANKET EASEMENT AT RECEPTION NO. 681629.
6. SHOWN BURIED GAS IS FROM EVIDENCE AND TESTIMONY, APPARENTLY IS NOT COVERED BY EASEMENT.
7. DUE TO SNOW COVER ALL SURFACE IMPROVEMENTS MAY NOT BE SHOWN.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ SOUTHWEST ¼, AND SOUTHWEST ¼ SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 88 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER SOUTH 1/16TH CORNER OF SECTION 10AS MONUMENTED BY A 1" ORANGE PLASTIC CAP ON #5 REBAR, PLS 30595 FROM WHICH THE SOUTH ¼ CORNER OF SECTION 10 BEARS S01°44'52"W, 1318.83 FEET AS MONUMENTED BY A 2" ALUMINUM CAP ON #5 REBAR, SAID LINE BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION; THENCE S75°25'58"W, 1268.40 FEET ALONG THE SOUTH LINE OF PARCEL OF LAND DESCRIBED IN BOOK 736 AT PAGE 529, RECEPTION NO. 481576 KNOWN AS THE HILL PARCEL IN ROUTT COUNTY RECORDS; THENCE N88°45'59"E, 350.02 FEET ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 736 AT PAGE 529, RECEPTION NO. 481576 KNOWN AS THE HILL PARCEL TO A 1" ORANGE PLASTIC CAP ON #5 REBAR, PLS 30595; THENCE DEPARTING SAID WEST LINE S10°25'57"W, 408.00 FEET ALONG A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED SEPTEMBER 22, 1971 IN BOOK 351 AT PAGE 452 UNDER RECEPTION NO. 228951 OF ROUTT COUNTY RECORDS TO A 1" ORANGE PLASTIC CAP ON #5 REBAR, PLS 30595; THENCE DEPARTING SAID EAST LINE THE FOLLOWING THIRTEEN (13) COURSES ALONG THE NORTH BANK OF DRY CREEK:

1. S89°56'25"E, 69.80 FEET;
2. S45°15'19"E, 161.49 FEET;
3. S46°19'15"E, 60.76 FEET;
4. N83°09'09"E, 58.45 FEET;
5. S78°20'53"E, 57.26 FEET;
6. S57°48'50"E, 178.74 FEET;
7. N85°06'36"E, 163.72 FEET;
8. N51°22'05"E, 167.04 FEET;
9. S68°04'44"E, 115.38 FEET;
10. N88°11'05"E, 71.37 FEET;
11. S76°59'35"E, 167.02 FEET;
12. S84°39'53"E, 115.10 FEET;
13. S45°21'18"E, 107.28 FEET TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTER OF SECTION LINE OF SECTION 10 FROM WHICH THE SOUTH ¼ CORNER OF SECTION 10 BEARS S01°44'52"W, 538.42 FEET; THENCE CONTINUING ALONG SAID NORTH BANK OF DRY CREEK THE FOLLOWING FOUR (4) COURSES
14. S45°21'18"E, 96.83 FEET;
15. S58°44'55"E, 103.16 FEET;
16. N24°52'35"E, 100.99 FEET;
17. S85°28'07"E, 41.28 FEET;

THENCE DEPARTING SAID NORTH BANK OF DRY CREEK N86°56'36"E, 61.33 FEET; THENCE N11°48'12"E, 100.00 FEET; THENCE N10°49'56"E, 60.01 FEET; THENCE N11°48'12"E, 115.00 FEET; THENCE N12°34'54"W, 77.87 FEET; THENCE 195.90 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 230.05 FEET, A DELTA ANGLE OF 48°48'01" AND A CHORD WHICH BEARS N27°57'06"W, 190.08 FEET; THENCE N72°28'29"E, 30.85 FEET; THENCE N01°26'12"E, 155.05 FEET; THENCE N15°07'56"W, 62.65 FEET; THENCE N01°26'12"E, 125.03 FEET TO A POINT OF INTERSECTION ON THE SOUTH LINE OF VALLEY VIEW BUSINESS PARK FINAL PLAT AS RECORDED AT RECEPTION NO. 631396 OF ROUTT COUNTY RECORDS; THENCE CONTINUING ALONG SAID SOUTH LINE N88°33'43"W, 243.48 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION BY: WALTER N. MAGILL, PLS 38024 LANDMARK CONSULTANTS, INC.

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP_____ on _____, 2025, at _____ in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

Routt County Surveyor

By: _____
Thomas H. Effinger, Jr. PLS #17851

COMMITMENT DESCRIPTION

LINE	BEARING	DISTANCE
L1	S46°19'15"E	60.76'
L2	N45°21'48"W	107.28'
L3	N45°21'48"W	96.63'
L4	N01°26'12"E	125.05'
L5	N15°07'56"W	62.60'
L6	N01°26'12"E	105.00'
L7	N72°21'28"E	30.80'
L8	N12°34'54"W	77.85'
L9	N11°48'12"E	110.00'
L10	N10°49'56"E	60.10'
L11	N11°48'12"E	100.00'
L12	N86°06'36"E	61.33'
L13	S85°25'45"E	41.56'
L14	N24°52'36"W	100.99'
L15	N56°44'35"W	103.16'
L16	N48°50'36"W	178.74'
L17	N64°39'53"W	116.1'
L18	S76°59'35"E	167.02'
L19	S88°41'00"W	71.37'
L20	N68°54'44"W	116.28'
L21	S51°22'59"W	107.14'
L22	S83°57'02"W	163.72'
L23	N50°48'50"W	178.74'
L24	N78°20'53"W	57.26'
L25	S63°53'09"W	58.45'
L26	N45°32'48"W	222.24'
L27	N60°56'21"W	70.50'
L28	S45°15'19"E	161.5'

RECORD PLAT DESCRIPTION

LINE	BEARING	DISTANCE
L14	N24°52'36"W	100.99'
L15	N56°44'35"W	103.16'
L16	N48°21'48"W	203.91'
L17	N64°35'53"W	116.10'
L18	S76°59'35"E	167.02'
L19	S88°41'00"W	71.37'
L20	N68°54'44"W	116.28'
L21	S51°22'59"W	107.14'
L22	S83°57'02"W	163.72'
L23	N50°48'50"W	178.74'
L24	N78°20'53"W	57.26'
L25	S63°53'09"W	58.45'
L26	N45°32'48"W	222.24'
L27	N60°56'21"W	70.50'

EASEMENT DESCRIPTION

LINE	BEARING	DISTANCE
L1	N78°11'53"W	164.05'
L2	N65°17'56"W	55.39'
L3	N24°42'04"E	6.34'
L4	N65°17'56"W	160.00'
L5	N78°11'49"W	164.92'
L6	N10°49'57"W	50.10'

COMMITMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230'	195.96'	190.09'	S 27°57'06" E	48°49'01"

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225'	50.65'	50.54'	N 71°44'52" W	12°53'52"
C2	275.01'	61.91'	61.78'	S 71°45'12" E	12°53'52"
C3	540.02'	20.17'	20.17'	S 25°46'11" W	2°08'23"
C4	540.02'	22.68'	22.67'	N 28°02'34" E	2°24'21"

CERTIFICATE OF SURVEY

I, GORDON R. DOWLING, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO LAND TITLE GUARANTEE COMPANY, VINCENT ENGLISH AND DIANA ENGLISH THAT THE HEREON SHOWN IMPROVEMENT SURVEY AND PLAT THAT IT REPRESENTS WAS PERFORMED AND PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT BOTH ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE, MONUMENTS WERE SET OR FOUND AS INDICATED.

2/13/25

NOTICE OF RESEARCH

Pursuant to C.R.S. S 38-51-106 (1) (b) (I), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Commitment No. ABS3203 (841-2), as prepared by LAND TITLE GUARANTEE COMPANY as of October 11, 2024, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

VINCENT AND DIANA ENGLISH

PARCEL A
DRY CREEK VILLAGE

TOWN OF HAYDEN
ROUTT COUNTY COLORADO

IMPROVEMENT SURVEY PLAT

SCALE	DRN	DATE	REV	FILE
1" = 100'	SCI	2/12/25		ENGLISH

DOWLING LAND SURVEYORS
P.O. BOX 954
HAYDEN, CO. 81639
(970) 276-3613
dowling@plotz.biz

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ SOUTHWEST 1/4,
AND SOUTHWEST ¼ SOUTHEAST ¼ OF SECTION 10,
TOWNSHIP 6 NORTH, RANGE 88 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF ROUTT, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER SOUTH 1/16TH CORNER OF SECTION 10AS MONUMENTED BY A 1" ORANGE PLASTIC CAP ON #5 REBAR, PLS 30095 FROM WHICH THE SOUTH ¼ CORNER OF SECTION 10 BEARS S01°44'52"W, 1318.83 FEET AS MONUMENTED BY A 2" ALUMINUM CAP ON #5 REBAR, SAID LINE BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION; THENCE S75°25'08"W, 1268.40 FEET ALONG THE SOUTH LINE OF PARCEL OF LAND DESCRIBED IN BOOK 736 AT PAGE 529, RECEPTION NO. 481576 KNOWN AS THE HILL PARCEL IN ROUTT COUNTY RECORDS; THENCE N06°45'59"E, 350.02 FEET ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN BOOK 736 AT PAGE 529, RECEPTION NO. 481576 KNOWN AS THE HILL PARCEL TO A 1" ORANGE PLASTIC CAP ON #5 REBAR, PLS 30095; THENCE DEPARTING SAID WEST LINE S10°32'03"W, 408.00 FEET ALONG A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED SEPTEMBER 22, 1971 IN BOOK 351 AT PAGE 402 UNDER RECEPTION NO. 228901 OF ROUTT COUNTY RECORDS TO A 1" ORANGE PLASTIC CAP ON #5 REBAR, PLS 30093; THENCE DEPARTING SAID EAST LINE THE FOLLOWING THIRTEEN (13) COURSES ALONG THE NORTH BANK OF DRY CREEK:

1. S60°56'29"E, 69.83 FEET;
2. S45°15'19"E, 161.49 FEET;
3. S46°19'15"E, 60.76 FEET;
4. N63°53'09"E, 58.45 FEET;
5. S78°20'53"E, 57.26 FEET;
6. S50°48'50"E, 178.74 FEET;
7. N83°57'02"E, 163.72 FEET;
8. N51°22'59"E, 107.14 FEET;
9. S68°54'44"E, 116.28 FEET;
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11. S76°59'35"E, 167.02 FEET;
12. S64°35'53"E, 116.10 FEET;
13. S45°21'48"E, 107.28 FEET TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTER OF SECTION LINE OF SECTION 10 FROM WHICH THE SOUTH ¼ CORNER OF SECTION 10 BEARS S01°44'52"W, 538.42 FEET; THENCE CONTINUING ALONG SAID NORTH BANK OF DRY CREEK THE FOLLOWING FOUR (4) COURSES:
14. S45°21'48"E, 96.63 FEET;
15. S56°44'35"E, 103.16 FEET;
16. N24°52'36"E, 100.99 FEET;
17. S85°25'45"E, 41.56 FEET;

THENCE DEPARTING SAID NORTH BANK OF DRY CREEK N88°06'36"E, 61.33 FEET; THENCE N11°48'12"E, 100.00 FEET; THENCE N10°49'56"E, 60.01 FEET; THENCE N11°48'12"E, 110.00 FEET; THENCE N12°34'54"W, 77.87 FEET; THENCE 195.96 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 48°49'01" AND A CHORD WHICH BEARS N27°57'06"W, 190.09 FEET; THENCE N72°29'28"E, 30.80 FEET; THENCE N01°26'12"E, 105.00 FEET; THENCE N15°07'50"W, 62.60 FEET; THENCE N01°26'12"E, 125.03 FEET TO A POINT OF INTERSECTION ON THE SOUTH LINE OF VALLEY VIEW BUSINESS PARK FINAL PLAT AS RECORDED AT RECEPTION NO. 631598 OF ROUTT COUNTY RECORDS; THENCE CONTINUING ALONG SAID SOUTH LINE N88°33'43"W, 243.48 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION BY: WALTER N. MAGILL, PLS 38024 LANDMARK CONSULTANTS, INC.