

NOTES:

- 1) DATE OF SURVEY - SEPTEMBER, 2016 THROUGH JANUARY, 2017
- 2) SET #4 REBAR (18" LONG) & 1" ORANGE PLASTIC CAP (PLS#13901)
- 3) SET #6 REBAR (30" LONG) & 2.5" ALUM. CAP (PLS#13901)
- 4) ☒ G.L.O. POST UNLESS SHOWN OTHERWISE.
- 5) ● G.L.O. STONE UNLESS SHOWN OTHERWISE.
- 6) BASIS OF BEARING - S88°14'49"E BETWEEN THE N1/4 CORNER AND THE N.E. CORNER OF SECTION 18, T8N, R99W, BETWEEN MONUMENTS AS SHOWN ON PLAT.
- 7) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH FOR OWNERSHIP, RIGHT-OF-WAYS OR EASEMENTS OF RECORD. FOR OWNERSHIP, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, BAKER & ASSOCIATES RELIED UPON THE CLIENT.
- 8) THERE ARE NO EXISTING RIGHT-OF-WAYS, EASEMENTS OR IMPROVEMENTS SHOWN ON THIS PLAT PER CLIENT.
- 9) TOTAL ACREAGE = 4036.910 AC.±
- 10) THEY ONLY HAVE A 1/2 INTEREST IN THE W1/2NE1/4SW1/4, SECTION 10, T8N, R90W.
- 11) ACCESS FOR SOME OF THE PARCELS IS THROUGH ADJOINING PROPERTIES (PRIVATE & B.L.M.)

Legal Description

- PARCEL I: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 15: S1/2SW1/4, SW1/4SE1/4  
SECTION 16: S1/2SE1/4, SE1/4SW1/4  
SECTION 21: NE1/4NE1/4  
SECTION 22: NW1/4NW1/4
- PARCEL II: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 10: S1/2SE1/4, NW1/4SE1/4  
SECTION 11: SW1/4
- PARCEL III: TOWNSHIP 8 NORTH, RANGE 98 WEST OF THE 6TH P.M.  
SECTION 30: LOT 1
- TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 21: SE1/4NE1/4, E1/2SE1/4  
SECTION 22: NE1/4, S1/2, E1/2NW1/4, SW1/4NW1/4  
SECTION 23: NW1/4, S1/2NE1/4  
SECTION 24: W1/2SW1/4  
SECTION 25: LOTS 1, 3, 5, SE1/4NE1/4, N1/2N1/2  
SECTION 26: LOT 1, W1/2NE1/4, NE1/4NE1/4
- PARCEL IV: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 9: LOTS 7 AND 9  
SECTION 10: S1/2NW1/4, W1/2SW1/4, E1/2NE1/4SW1/4, W1/2NE1/4SW1/4 (INTEREST)
- PARCEL V: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 23: S1/2

LESS AND EXCEPTING FROM PARCELS I, III AND V:  
A tract or parcel of land in the NW1/4NW1/4 of Section 30, Township 8 North, Range 98 West, The NE1/4, NE1/4NW1/4 of Section 25, the SW1/4 of Section 24, the NE1/4SE1/4, NE1/4, NW1/4 of Section 23, the NE1/4, NE1/4NW1/4 of Section 22, the SW1/4 of Section 15, the SE1/4, SE1/4SW1/4 of Section 16, all of which are in Township 8 North, Range 99 West of the 6th P.M., Moffat County, Colorado and being more particularly described as follows:

- Beginning at Station 226+42.0, a point on centerline and east property line, whence the NW corner of Section 30 bears N49°49'W for a distance of 1708 feet. A strip of land 100.0 feet in width with 50.0 feet on either side of the following described centerline survey:
1. Thence bearing N78°25'W for a distance of 3206.5 feet to a point of tangency;
  2. Thence right along a 3° curve for a distance of 386.1 feet to a point of tangency. This point being equation in Stations 262+34.6 B 1+93.7 ahead.
  3. Thence bearing N66°50'W for a distance of 1049.2 feet to a point of curvature.
  4. Thence right along a 2° curve for a distance of 1108.3 feet to a point of tangency;
  5. Thence bearing N44°40'W for a distance of 2092.8 feet to a point of curvature;
  6. Thence left along a 4° curve for a distance of 665.0 feet to a point of tangency;
  7. Thence bearing N71°16'W for a distance of 8165.2 feet to a point of curvature;
  8. Thence left along a 2° curve for a distance of 530.0 feet to a point of tangency;
  9. Thence bearing N81°52'W for a distance of 2391.1 feet to a point of curvature;
  10. Thence left along a 2° curve for a distance of 1005.0 feet to a point of tangency;
  11. Thence bearing S78°02'W for a distance of 1735.7 feet to west property line Station 190+84.0 whence the N1/4 corner of Section 21 bears S89°52'W for a distance of 1582.0 feet.

As conveyed from Cheston Laertice Solace, Jr. and Daisy Clauson Koch Virgil to the Board of County Commissioners of Moffat County, Colorado in Right of Way Deed recorded February 7, 1956 in Book 221 at Page 444.

- PARCEL VI: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 27: N1/2
- PARCEL VII: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 20: E1/2W1/2
- PARCEL VIII: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 26: W1/2
- PARCEL IX: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 21: SW1/4, W1/2SE1/4  
SECTION 28: N1/2NW1/4
- PARCEL X: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 17: ALL THAT PORTION OF THE W1/2NW1/4 LYING NORTH OF HIGHWAY  
SECTION 18: ALL THAT PORTION OF THE E1/2NE1/4 LYING NORTH OF HIGHWAY
- LESS AND EXCEPTING THEREFROM:  
A tract or parcel of land located in the NW1/4SW1/4, SW1/4NW1/4 Section 17, the SE1/4NE1/4 Section 18, all of which are in T8N-R99W 6th P.M., Colorado. A strip of land 100.0 feet in width with 50.0 feet on either side of the following described centerline survey:  
Beginning at a point on the east line of the NW1/4SW1/4 Section 17 from which the NE corner of said tract bears N0°03'45"W a distance of 157.0 feet; thence bearing N57°39'W a distance of 553.0 feet; thence along the arc of a 3° curve to the left 381.7 feet which curve has a central angle of 1127'; thence bearing N69°06'W a distance of 1975.0 feet to a point on the west line of the SE1/4NE1/4 Section 18, whence the NW corner of said tract bears N0°04'W a distance of 288.0 feet.
- As conveyed from Olive R. McChesney and Warren E. McChesney to the County of Moffat of the State of Colorado for highway purposes in the Right of Way Deed recorded October 3, 1960 in Book 285 at Page 285.
- PARCEL XI: TOWNSHIP 8 NORTH, RANGE 99 WEST OF THE 6TH P.M.  
SECTION 34: That portion of the S1/2 lying North of the Harbor Land-Solace fence.

LEGEND: PROPOSED SPLIT IN PROPERTY

- ☐ DENOTES PROPOSED 2018.455± ACRES (ADAMS)
- ☐ DENOTES PROPOSED 2018.455± ACRES (SOLACE)

SURVEYOR'S CERTIFICATE

I, Lloyd W. Powers being a duly registered Professional Land Surveyor do hereby certify that this survey was made by me or under my direct supervision and is based upon my professional knowledge, information and belief and conforms with the applicable standards of practice in the State of Colorado. This certificate does not constitute a guaranty or warranty, either expressed or implied.

Lloyd W. Powers, PLS  
Colorado Reg. No. 13901

CLERK & RECORDER'S CERTIFICATE

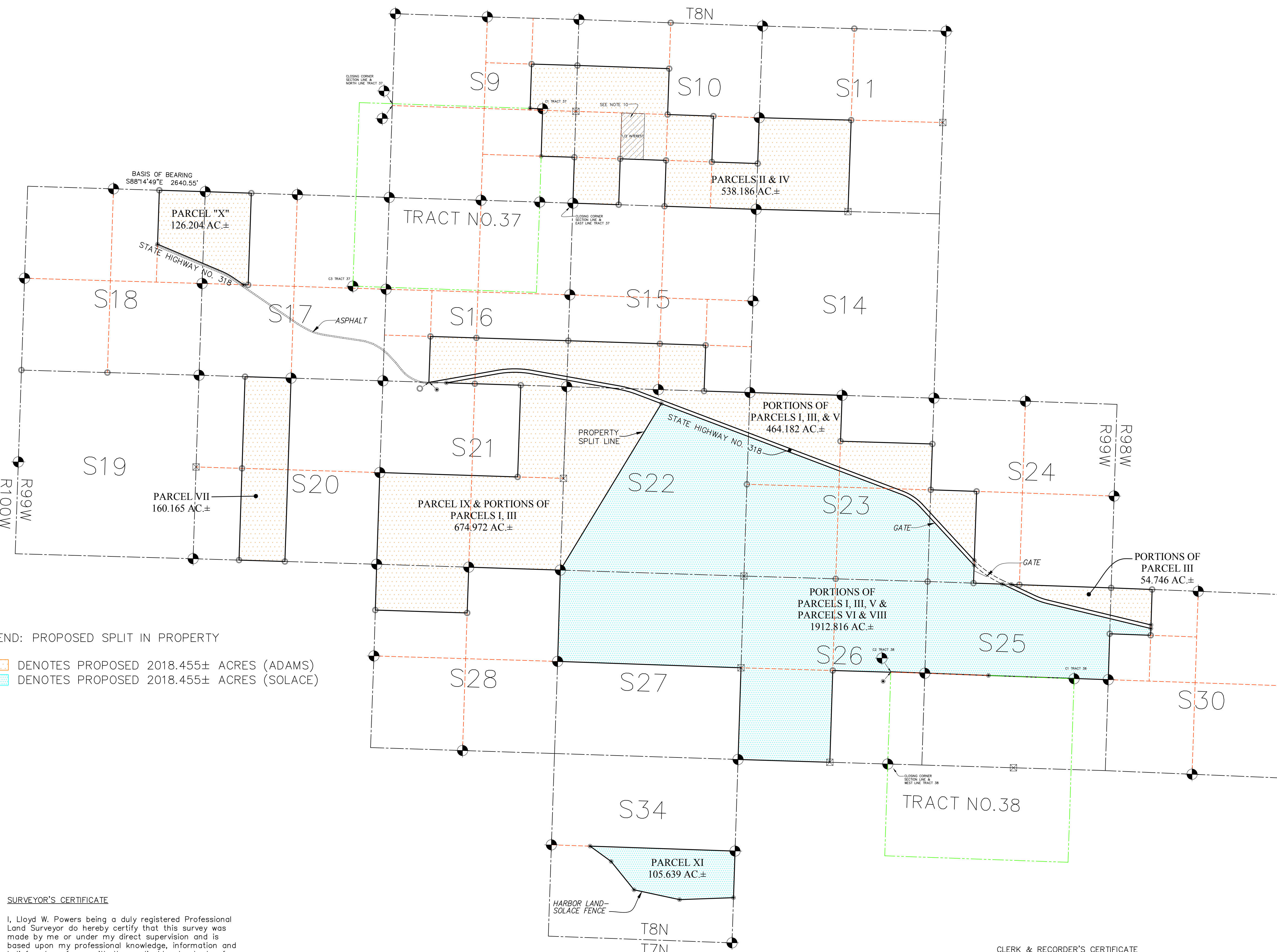
State of Colorado }  
County of Moffat } SS

I hereby certify that the original of this instrument was filed for record in my office at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 201\_\_.

Reception No. \_\_\_\_\_

Moffat County Clerk & Recorder

By \_\_\_\_\_



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 herein.

NOTICE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief. As such it does not constitute a guarantee, nor warranty, expressed or implied.

**BAKER & ASSOCIATES**  
ENGINEERS & LAND SURVEYORS  
1790 W. VICTORY WAY  
CRAIG, COLORADO 81625

Job No.	16059	Plotted:	LWP	Disc No.:	HD-LT
Date:	JANUARY 2, 2017	Checked:		Coord. File:	16059
Scale:	1" = 1500'	Book No.:	186/13	Plot File:	16059

**SOLACE RANCH - LAND SURVEY PLAT**  
SECTIONS 9-11, 15-18, 20-28 & 34, T8N, R99W OF THE 6th P.M.  
SECTION 30, T8N, R98W OF THE 6th P.M.