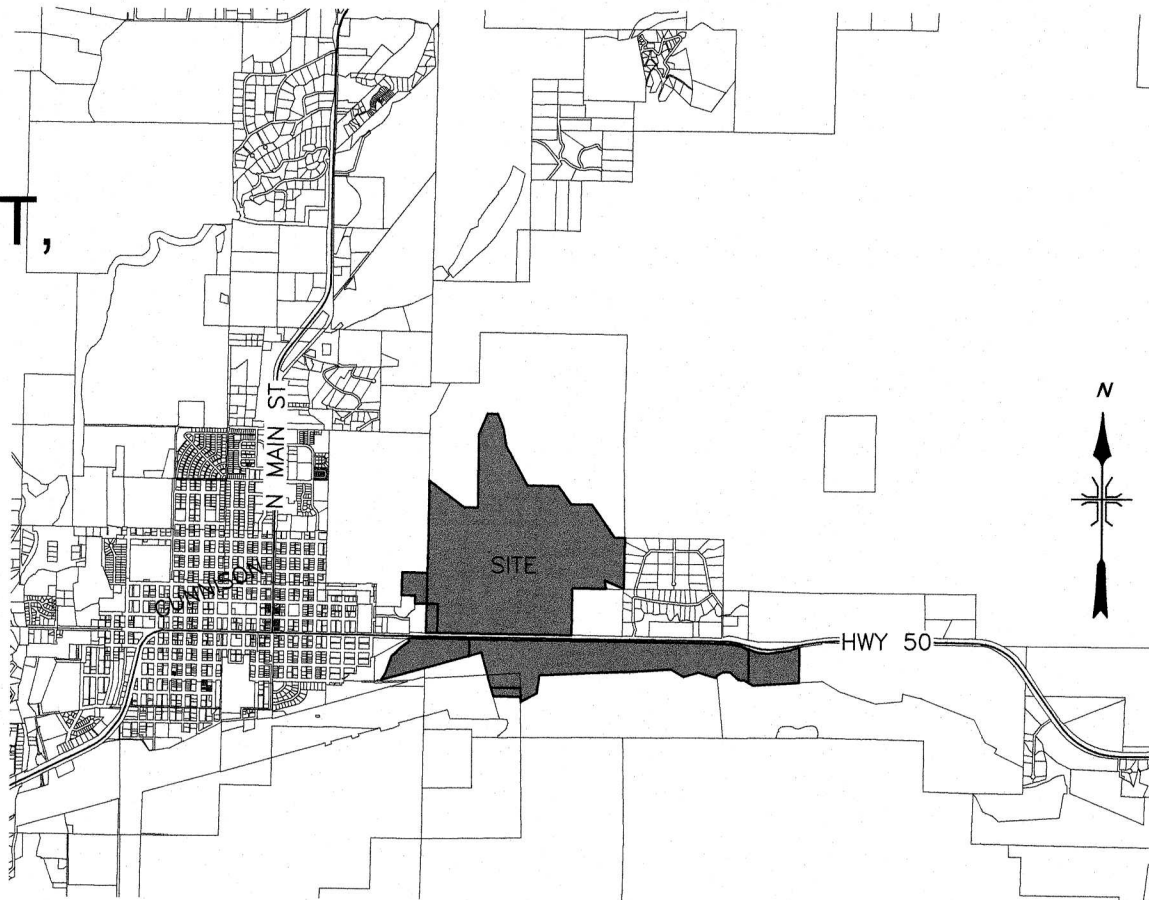


# GUNNISON RISING BOUNDARY SURVEY PLAT

SITUATED IN SECTIONS 30 AND 31 TOWNSHIP 50 NORTH, RANGE 1 EAST, SECTION 36 TOWNSHIP 50 NORTH RANGE 1 WEST,  
SECTIONS 5 AND 6 TOWNSHIP 49 NORTH RANGE 1 EAST, SECTION 1 TOWNSHIP 49 NORTH RANGE 1 WEST  
NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO



VICINITY MAP  
N.T.S.

**PROPERTY DESCRIPTIONS:**

(Parcel 1)

A parcel of land situated in Sections 5 & 6, Township 49 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at a point on the north line of that property described in Reception #567628 from which the C 1/4 corner of Section 5 bears S24°20'44"W 1584.96 feet;  
Thence along the northerly line of that property described in Reception #567628 Gunnison County records the following seven (7) courses N57°14'59"W 151.11 feet;  
Thence S68°56'07"W 44.26 feet;  
Thence N85°01'05"W 94.86 feet;  
Thence N47°26'03"W 297.80 feet;  
Thence N89°48'23"W 198.37 feet;  
Thence S57°56'02"W 150.73 feet to the NE corner of that property described in Reception #595412 Gunnison County Records;  
Thence along the northerly line of that property described in Reception #595412 Gunnison County records the following ten (10) courses S57°56'02"W 12.88 feet;  
Thence S32°39'31"W 68.93 feet;  
Thence N73°51'33"W 467.51 feet;  
Thence S73°59'49"W 414.66 feet;  
Thence N59°53'11"W 376.57 feet;  
Thence S85°51'46"W 740.78 feet;  
Thence S87°46'54"W 1238.95 feet;  
Thence S87°00'49"W 1444.72 feet;  
Thence S08°18'41"W 470.05 feet;  
Thence S62°01'26"W 470.28 feet;  
Thence leaving said northerly line along the east line of the SE1/4 NW1/4 N00°40'14"W 364.38 feet to the NE corner of said SE1/4 NW1/4;  
Thence along the north line of said SE1/4 NW1/4 N89°58'48"W 766.17 feet to the east line of that property described in Reception #520716 Gunnison County Records;  
Thence along the east line of that property described in Reception #520716 Gunnison County Records N15°33'43"W 946.46 feet;  
Thence along the north line of that property described in Reception #520716 Gunnison County Records S74°28'28"W 323.55 feet;  
Thence leaving said north line N00°29'30"W 431.83 feet to a point on the south right of way line for Highway 50;  
Thence the following five (5) courses along said right of way S89°22'49"E 1320.52 feet;  
Thence S89°21'57"E 2663.54 feet;  
Thence S89°22'18"E 2573.04 feet;  
Thence S89°43'18"E 117.80 feet;  
Thence 623.41 feet along the arc of a curve to the right with a radius of 1382.50 feet, an interior angle of 25°50'11", and a chord of S76°27'13"E 618.14 feet to a point on the west line of the W1/2 NW1/4 NE1/4 Section 5;  
Thence leaving said right of way along said west line S00°00'15"E 877.60 feet to the Point of Beginning.

Containing 147.56 Acres more or less as described.

(Parcel 2 A)

A parcel of land situated in Section 1, Township 49 North, Range 1 West, and Section 6, Township 49 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at the intersection of the north line of that property recorded at Reception #520716, Gunnison County records and the east line of Government Lot 4 of said Section 6 from which the C1/4 corner of Section 5, Township 49 North, Range 1 East bears S72°20'23"E 6945.76 feet;  
Thence along the north line of that property described in Reception #520716 Gunnison County Records S74°28'28"W 2388.94 feet;  
Thence leaving said north line along the easterly line of Pioneer Subdivision recorded at Reception #634608 Gunnison County Records the following five (5) courses  
N32°36'28"E 211.31 feet; N19°53'08"E 449.88 feet; N46°19'57"E 406.83 feet;  
N54°08'51"E 211.68 feet; N28°45'04"W 77.19 feet;  
Thence N60°36'51"E 13.41 feet to the south right of way line of U.S. Highway 50;  
Thence along said right of way the following five (5) courses  
S89°00'51"E 27.37 feet; N00°59'09"E 10.00 feet; S89°00'51"E 423.60 feet  
N00°49'00"E 1.15 feet; S89°22'49"E 1139.73 feet to a point on the east line of Government Lot 4 of said Section 6;  
Thence along said east line S00°29'30"E 431.83 feet to the Point of Beginning.

Containing 32.34 Acres more or less as described.

(Parcel 2 B)

A parcel of land situated in SE1/4 NW1/4 Section 6, Township 49 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at a point on the east line of that property described in Reception #520716 Gunnison County Records from which the C 1/4 corner of Section 5, Township 49 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado bears S80°00'30"E 6081.92 feet;  
Thence along east line of that property described in Reception #520716 N15°33'34"W 235.34 feet to the north line of the SE1/4 NW1/4 of said Section 6;  
Thence along said north line S89°58'48"E 766.17 feet;  
Thence along the east line of said SE1/4 NW1/4 S00°40'14"E 364.38 feet to the northerly line of that property described in Reception #595412;  
Thence along the northerly line of that property described in Reception #595412 Gunnison County records the following three (3) courses S62°01'26"W 2.23 feet;  
Thence N00°36'51"W 131.34 feet;  
Thence N89°22'45"W 703.96 feet;  
to the Point of Beginning.

Containing 3.90 Acres more or less as described.

**PROPERTY DESCRIPTIONS:**

(Parcel 3)

A parcel of land situated in Sections 30 and 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at the E 1/4 corner of Section 31;  
Thence along the East line of the NE1/4 SE1/4 of said Section 31 S01°16'08"W 1324.71 feet to the S½ corner common to Sections 31 and 32;  
Thence along the north line of that property described in Reception #598628 Gunnison County Records N67°03'56"W 539.01 feet;  
Thence along the west line of that property described in Reception #598628 Gunnison County Records S08°10'38"E 207.66 feet;  
Thence along the south line of the NE1/4 SE1/4 of said Section 31 N89°26'55"W 873.46 feet to the SE½ corner of said Section 31;  
Thence along the east line of the W1/2 SE1/4 of said Section 31 S00°55'07"W 1224.48 feet to the north right of way of line of Highway 50;  
Thence along said right of way N89°24'44"W 1333.33 feet;  
Thence continuing along said right of way N89°21'13"W 2159.86 feet to the southeast corner of Tract B, Wilson Subdivision recorded at Reception #459307;  
Thence along the east line of said Tract B N01°20'49"E 749.87 feet to the NE corner of said Tract B;  
Thence along the north line of said Tract B N89°03'53"W 298.29 feet to the west line of the SW1/4 of said Section 31;  
Thence along the west line of said SW1/4 N01°20'49"E 1792.89 feet to the W1/4 corner of said Section 31;  
Thence along the west line of the SW¼ NW¼ of said Section 31 N00°35'13"E 1319.38 feet to the N½ corner common to Sections 31 and 36;  
Thence along the west line of the N1/2 NW1/4 of said Section 31 N00°35'10"E 89.55 feet;  
Thence leaving said west line S52°34'41"E 1135.40 feet;  
Thence S89°07'50"E 366.73 feet;  
Thence N00°17'54"E 1911.81 feet;  
Thence N23°14'13"E 572.25 feet;  
Thence S87°57'27"E 267.61 feet;  
Thence S20°55'21"E 386.90 feet;  
Thence S10°08'25"E 483.90 feet;  
Thence S28°30'31"E 1146.79 feet;  
Thence S89°29'39"E 820.64 feet;  
Thence S35°07'48"E 582.64 feet;  
Thence S89°29'39"E 536.57 feet;  
Thence S34°59'12"E 1042.33 feet to the north line of the NE1/4 SE¼ of said Section 31;  
Thence along said north line S89°27°00"E 273.94 feet to the Point of Beginning.

Containing 405.92 Acres more or less as described.

(Parcel 4)

A parcel of land situated in the SW1/4 SW1/4 Section 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at a point on the west line of said SW1/4 SW1/4 from which the W 1/4 Corner of said Section 31 bears N01°20'49" 1792.89 feet;  
Thence along the north line of Tract B Wilson Subdivision recorded at Reception #459307 S89°03'53"E 298.29 feet to the NE corner of said Tract B;  
Thence along the east line of said Tract B S01°20'49"W 749.87 feet to a point on the north right of way line Highway 50;  
Thence along the north right of way line Highway 50 N89°21'13"W 298.30 feet;  
Thence along the West line of said SW1/4 SW1/4 Section 31 N01°20'49"E 751.37 feet to the Point of Beginning.

Containing 5.14 Acres more or less as described.

(Parcel 5)

A parcel of land situated in Section 5, Township 50 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at the intersection of the north line of that property described in Reception #567628 and the west line of the W1/2 NW1/4 NE1/4 of said Section 5 from which the C 1/4 corner of said Section 5 bears S24°20'44"W 1584.96 feet;  
Thence along the west line of the W1/2 NW1/4 NE1/4 N00°00'15"W 877.60 feet to a point on the south Right of Way for Highway 50;  
Thence the following six (6) courses along said Right of Way  
8.78 feet along the arc of a curve to the right, with a radius of 1382.50 feet, an interior angle of 00°21'50" and a chord of S63°21'13"E 8.78 feet;  
738.83 feet along the arc of a curve to the left, with a radius of 1005.00 feet, an interior angle of 42°07'15", and a chord of S84°13'48"E 722.30 feet;  
147.93 feet along the arc of a curve to the right with a radius of 1980.00 feet, an interior angle 04°16'51" and a chord of N83°45'12"E 147.90 feet;  
N79°37'12"E 203.70 feet;  
N71°57'42"E 172.70 feet;  
N78°36'42"E 86.58 feet;  
Thence S00°23'08"W 910.24 feet;  
Thence S86°24'47"W 1199.72 feet;  
Thence N65°30'01"W 93.44 feet;  
Thence N57°14'59"W 40.88 feet to the Point of Beginning.

Containing 25.57 Acres more or less as described.

(College Parcel)

A parcel of land situated in Section 36, Township 50 North, Range 1 West, New Mexico Principal Meridian, County of Gunnison, State of Colorado. Better described as beginning at a point from which the E 1/4 Corner of said Section 36 bears N01°20'49"E 991.60 feet;  
Thence N89°03'53"W 303.09 feet;  
Thence N01°16'23"E 211.06 feet;  
Thence N89°04'33"W 354.50 feet;  
Thence N01°15'23"E 590.53 feet;  
Thence S89°02'38"E 658.79 feet;  
Thence along the East line of said Section 36, S01°20'49"W 801.29 feet to the Point of Beginning.

Containing 10.39 Acres more or less as described.

NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

**BASIS OF BEARINGS:**

The bearing between the found 2" aluminum cap on ¾" rebar PLS 24299 at the C 1/4 corner of Section 5, Township 50 North, Range 1 East, New Mexico Principal Meridian, and the found 2½" brass cap on 1" iron pipe at the 1/4 corner of said Section 5 bears N89°40'21"E 2602.61 feet. (ASSUMED)

**LINEAL UNITS STATEMENT:**

The Lineal Unit used on this plat is U.S. Survey Feet

**SURVEYORS CERTIFICATE:**

I Frederick Ballard, hereby certify that I am a Registered Land Surveyor of the State of Colorado, that this map consisting of 2 sheets, correctly represents a survey made under my supervision, that all monuments shown hereon actually exist and their positions are as shown. This survey does not include easements except those specifically shown hereon.

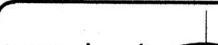


Frederick Ballard P.L.S. 37690

**RECORDER'S CERTIFICATE:**

This plat was filed for record in the office of the Clerk and Recorder of Gunnison County at \_\_\_\_\_.m. on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Reception No. \_\_\_\_\_

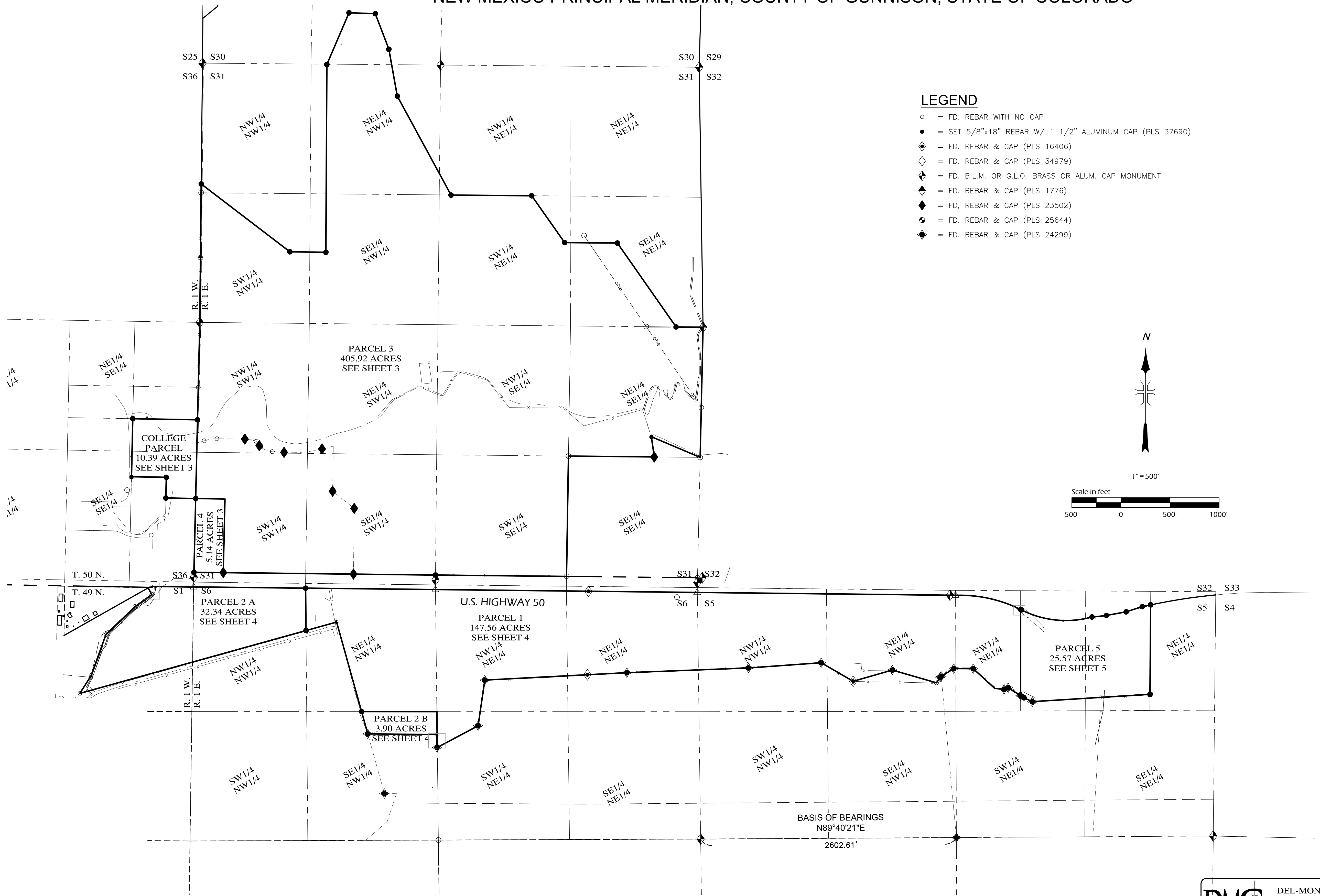
County Clerk & Recorder by Deputy

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 248-5251 • (970) 248-5262 FAX www.del-mont.com • service@del-mont.com		CLIENT: GUNNISON VALLEY PROPERTIES, LLC	
FIELD BOOK: 770 & 891		DRAWN BY: FAB/ DCC		DATE: 2021-05-24	
SHEET: 1 of 5		FILE: 20049_VBASE-MSPC		JOB NO.: 20049	
				ADDRESS & PHONE: 864 WEST S BOULDER RD LOUISVILLE, CO 80027 (303)-938-8200	
				TYPE: BOUNDARY	



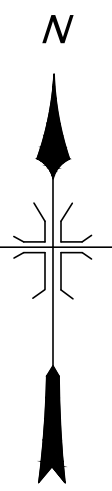
# GUNNISON RISING BOUNDARY SURVEY PLAT

SITUATED IN SECTIONS 30 AND 31 TOWNSHIP 50 NORTH, RANGE 1 EAST, SECTION 36 TOWNSHIP 50 NORTH RANGE 1 WEST,  
SECTIONS 5 AND 6 TOWNSHIP 49 NORTH RANGE 1 EAST, SECTION 1 TOWNSHIP 49 NORTH RANGE 1 WEST  
NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO



## LEGEND

- = FD. REBAR WITH NO CAP
- = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (PLS 37690)
- ◈ = FD. REBAR & CAP (PLS 16406)
- ◊ = FD. REBAR & CAP (PLS 34979)
- ◆ = FD. B.L.M. OR G.L.O. BRASS OR ALUM. CAP MONUMENT
- ◆ = FD. REBAR & CAP (PLS 1776)
- ◆ = FD. REBAR & CAP (PLS 23502)
- ◆ = FD. REBAR & CAP (PLS 25644)
- ◆ = FD. REBAR & CAP (PLS 24299)



1" = 500'



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DEL-MONT CONSULTANTS, INC.  
ENGINEERING & SURVEYING  
125 Colorado Ave. • Fort Collins, CO 80501 • (970) 245-2251 • (970) 245-2242 FAX  
www.del-mont.com • service@del-mont.com

FIELD BOOK: 770 & 891

DRAWN BY: FAB/DCC

DATE: 2021-05-24

SHEET: 2 of 5

FILE: 20049\_VBASE-MSPC

JOB NO.: 20049

TITLE: GUNNISON RISING  
BOUNDARY SURVEY PLAT

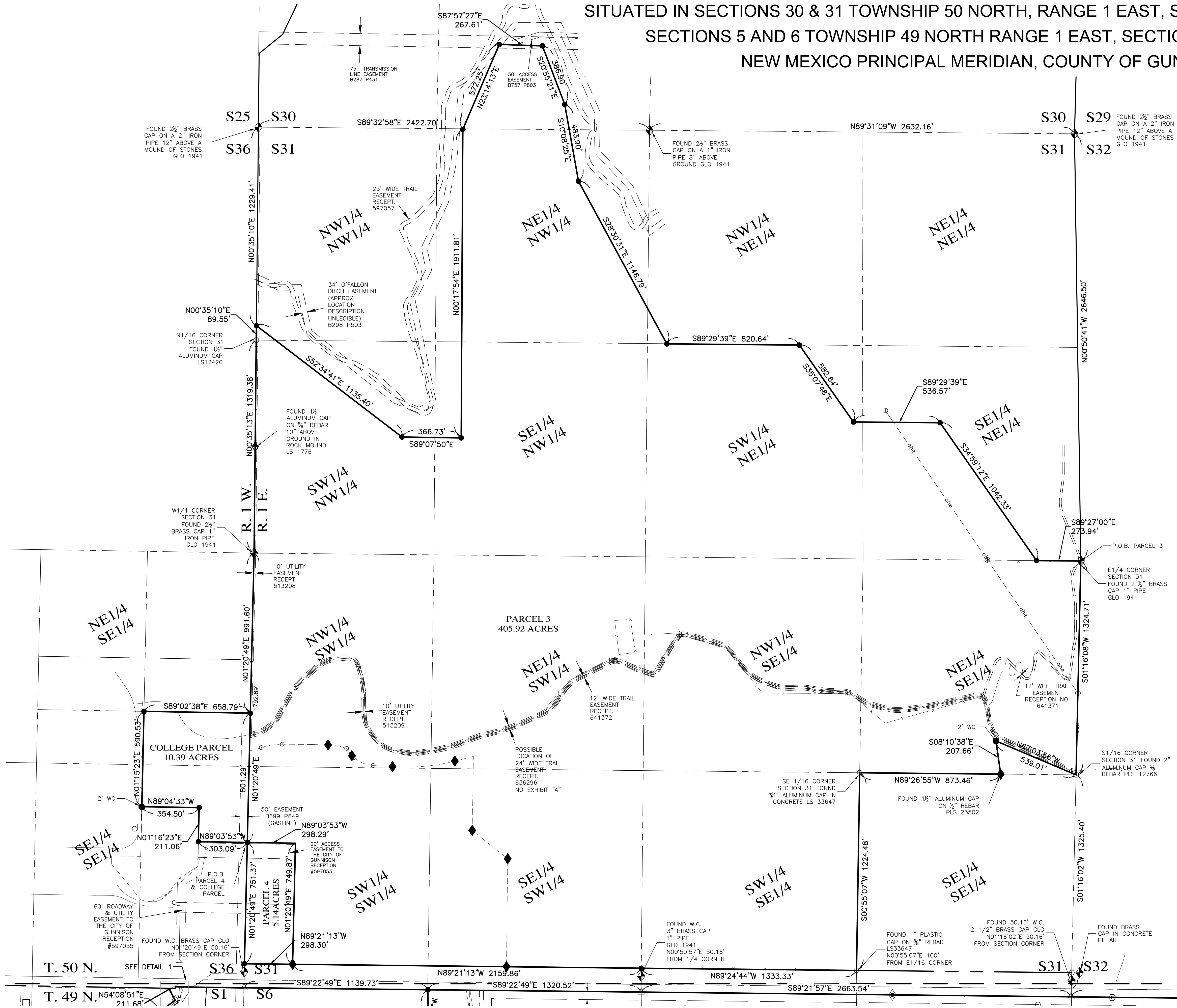
CLIENT: GUNNISON VALLEY PROPERTIES, LLC

ADDRESS & PHONE:  
864 WEST S BOULDER RD  
LOUISVILLE, CO 80027  
(303)-938-8200

TYPE: BOUNDARY

# GUNNISON RISING BOUNDARY SURVEY PLAT

SITUATED IN SECTIONS 30 & 31 TOWNSHIP 50 NORTH, RANGE 1 EAST, SECTION 36 TOWNSHIP 50 NORTH RANGE 1 WEST,  
SECTIONS 5 AND 6 TOWNSHIP 49 NORTH RANGE 1 EAST, SECTION 1 TOWNSHIP 49 NORTH RANGE 1 WEST  
NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO



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FIELD BOOK:  
770 & 891

DRAWN BY:  
FAB/DCC

DATE:  
2021-05-24

SHEET:  
3 of 5

FILE:  
20049\_VBASE-MSPC

JOB NO.:  
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TITLE  
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CLIENT  
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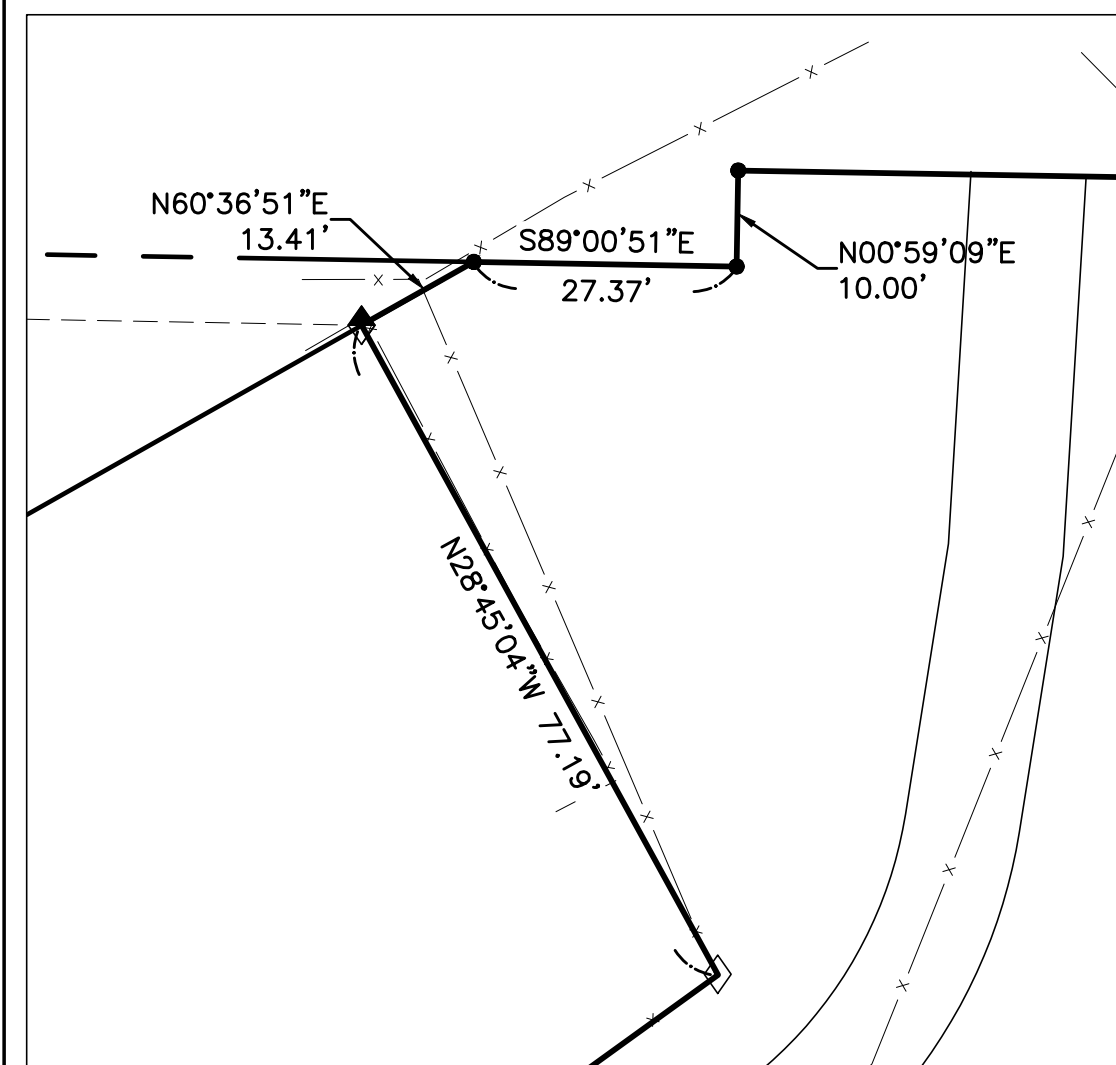
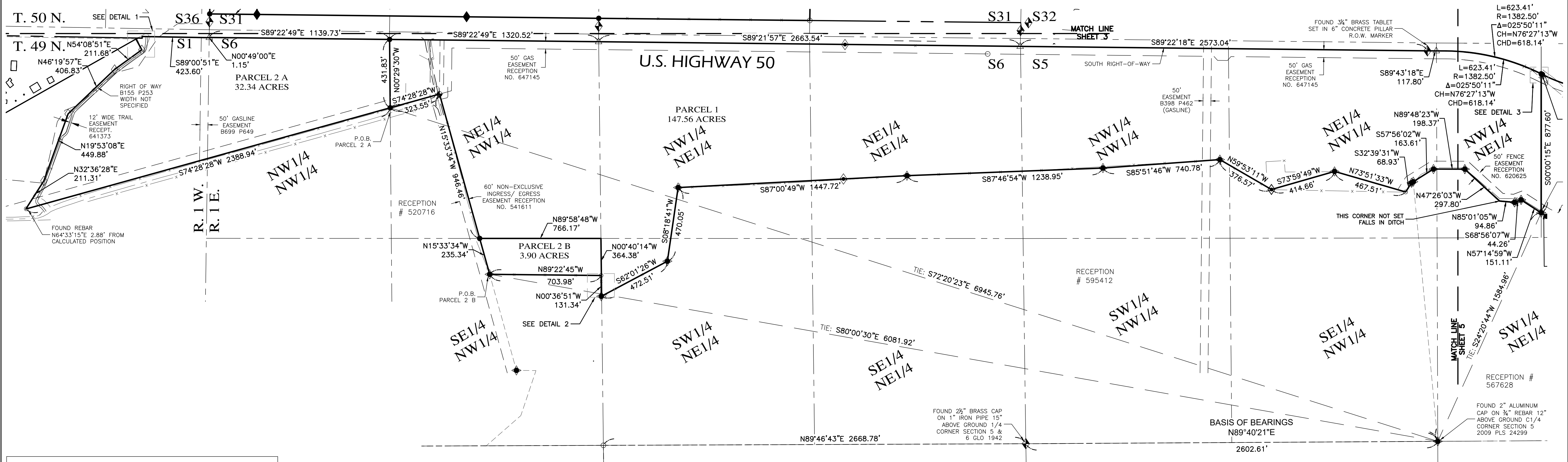
TYPE  
BOUNDARY

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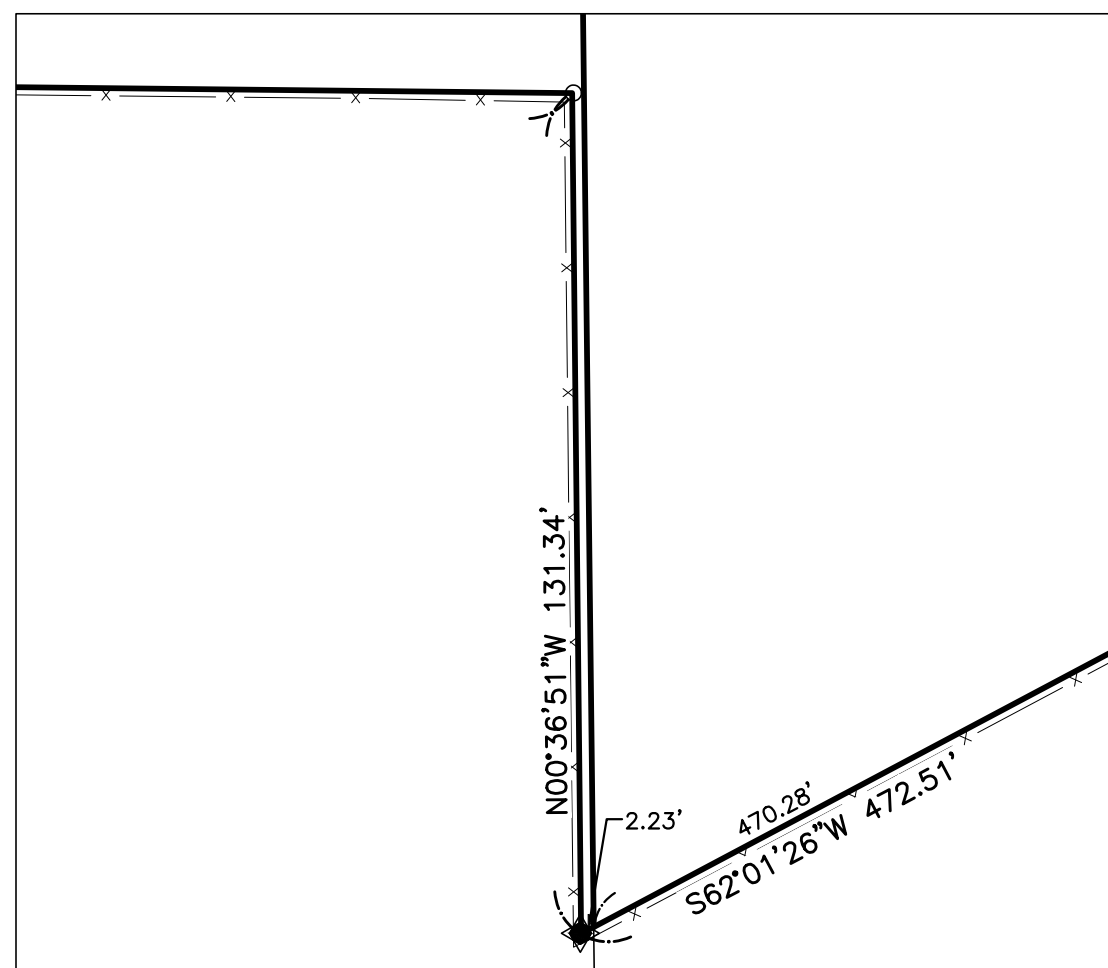
SITUATED IN SECTIONS 30 AND 31 TOWNSHIP 50 NORTH, RANGE 1 EAST, SECTION 36 TOWNSHIP 50 NORTH RANGE 1 WEST,  
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NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO

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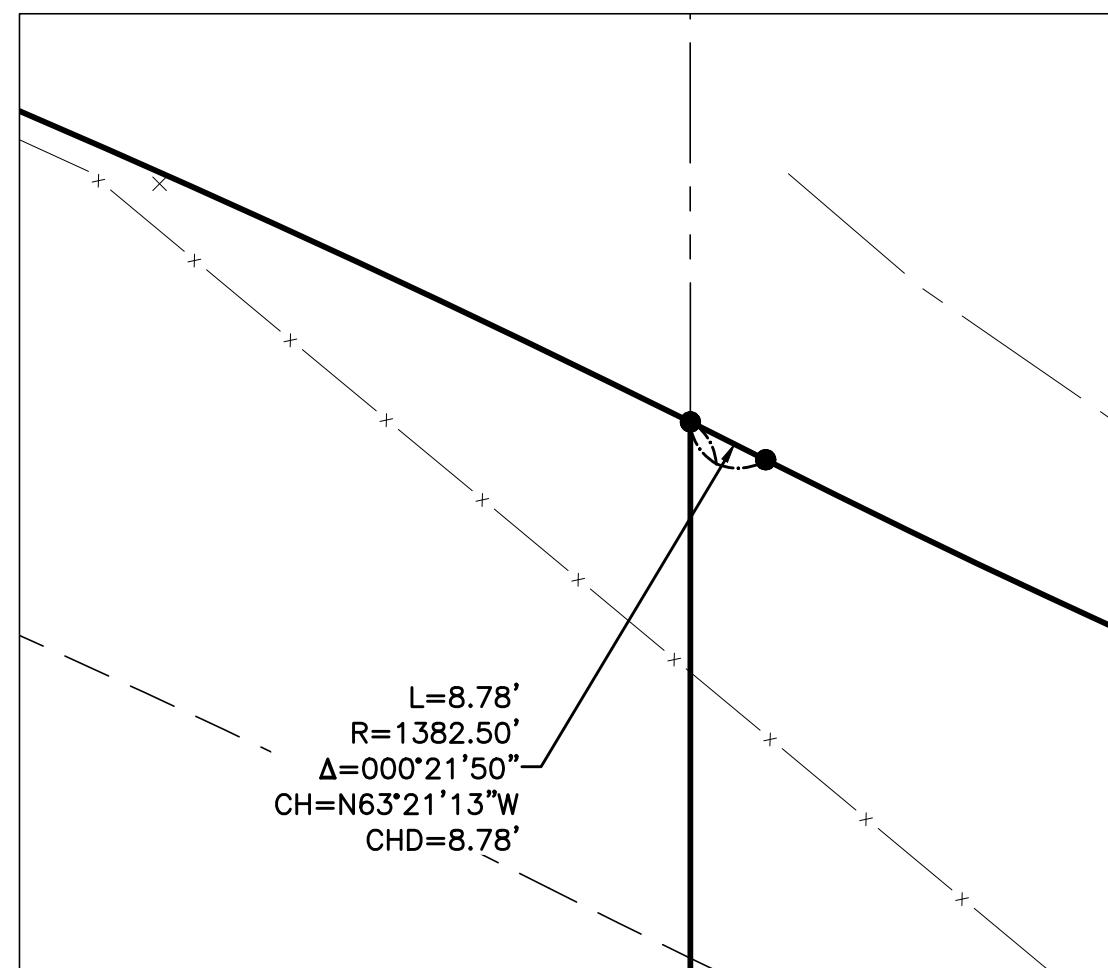
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- △ = FD. HWY. R/W MARKER



DETAIL 1  
1" = 20'

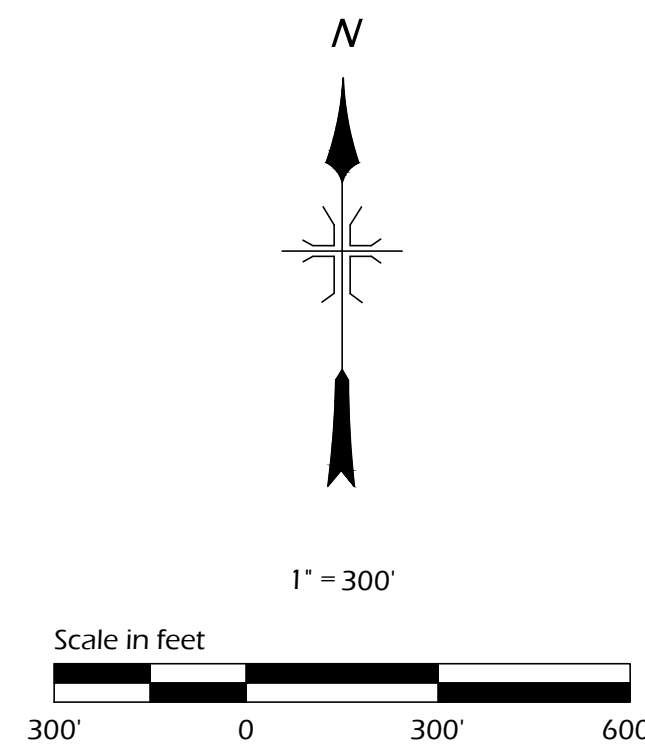


DETAIL 2  
1" = 30'



DETAIL 3  
1" = 20'

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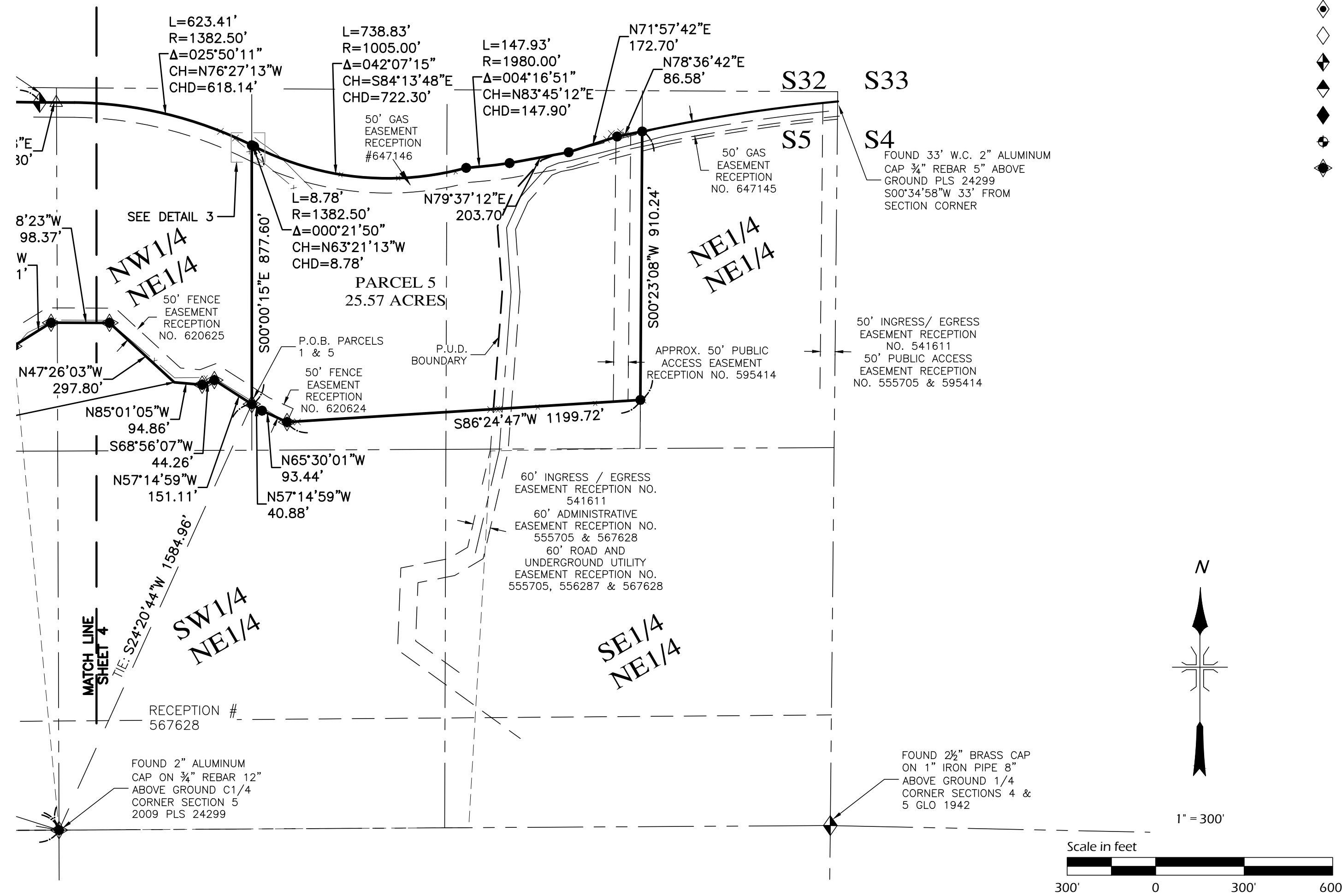
FIELD BOOK: 770 & 891			
DRAWN BY: FAB/DCC			
DATE: 2021-05-24			
SHEET: 4 of 5			
FILE: 20049_VBASE-MSPC			
JOB NO.: 20049			
TYPE: BOUNDARY			

**DMC** DEL-MONT CONSULTANTS, INC.  
ENGINEERING & SURVEYING  
125 Colorado Ave. • Fort Collins, CO 80501 • (970) 249-2225 • (970) 249-2242 FAX  
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**CLIENT:** GUNNISON VALLEY PROPERTIES, LLC  
**ADDRESS & PHONE:** 864 WEST S BOULDER RD  
LOUISVILLE, CO 80027  
(303)-938-8200

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NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO



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DMC				DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Fort Collins, CO 81001 • (970) 240-2251 • (970) 240-2242 FAX www.del-mont.com • service@del-mont.com	
FIELD BOOK:	770 & 891	DRAWN BY:	FAB/DCC	DATE:	2021-05-24
SHEET:	5 of 5	FILE:	20049_VBASE-MSPC	JOB NO.:	20049
TITLE					GUNNISON RISING BOUNDARY SURVEY PLAT
CLIENT:					GUNNISON VALLEY PROPERTIES, LLC
ADDRESS & PHONE:					864 WEST S BOULDER RD LOUISVILLE, CO 80027 (303)-938-8200
TYPE:					BOUNDARY