OWNERS' CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS:
That:

The Town of Rico, Colorado, a home rule municipality being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 5A** and **Tract 5B** and **Tract 5C** as evidenced in the document recorded on November 13, 2008 in Book 378, page 158, in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

Disposition Properties, LLC, an Arizona limited liability company being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 9** as evidenced in the document recorded on November 13, 2014 at Reception Number 164742 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

Rico River Village, LLC being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 8** as evidenced in the document recorded on February 21, 1997 in Book 279, page 143 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

Linda Burnette and Kevin O'Grady being the owners of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 3** as evidenced in the document recorded on August 31, 2001 in Book 307, page 414 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

Disposition Properties, LLC, an Arizona limited liability company being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 2** and **Tract 4** as evidenced in the document recorded on November 13, 2014 at Reception Number 164742 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

The Town of Rico, Colorado, a home rule municipality being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 5D** as evidenced in the document recorded on September 21, 2007 in Book 366, pages 41, 47, and 51 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

The Town of Rico, Colorado, a home rule municipality being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 6** as evidenced in the document recorded on September 21, 2007 in Book 366, pages 41, 47, and 51 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

Disposition Properties, LLC, an Arizona limited liability company being the owner of a portion of Tract A, Townsite of Rico, hereon depicted as **Tract 7** as evidenced in the document recorded on November 13, 2014 at reception number 164742 in the Office of the Clerk and Recorder, County of Dolores, State of Colorado.

Are collectively the sole owners ("Owners") of real property located within the following described parcel of land;

A portion of Tract A, Townsite of Rico according to the United States Patent for the Townsite of Rico recorded December 18th 1891 in Book 17 at page 394 with the Dolores County Clerk and Recorder, Dolores County, State of Colorado, further described as follows;

Beginning at a point on the southern boundary of said Tract A from which Corner 30 of said Tract A bears N 80° W, 372.33 feet;
thence N12l °07"10"W, a distance of 100.48 feet;
thence N03°44'10"W, a distance of 76.27 feet;
thence N13°23'37"E, a distance of 109.01 feet;
thence N31°46'16"E, a distance of 380.16 feet;
thence N31°25'10"E, a distance of 171.15 feet;
thence N07°56'50"E, a distance of 133.16 feet;
thence N07°03'58"W, a distance of 130.58 feet;
thence N17°49'37"W, a distance of 166.66 feet;
thence N41°16'56"W, a distance of 37.53 feet;
thence N53°36'42"W, a distance of 216.03 feet;
thence N02°29'27"W, a distance of 236.09 feet;
thence N16°42'25"E, a distance of 192.23 feet;
thence N42°23'15"E, a distance of 190.76 feet;
thence N36°05'39"E, a distance of 181.53 feet to corner 4 of the Burchard Lode, Mineral Survey Number 8070, United States Patent Number 27326 located in the Pioneer Mining District, Dolores County, Colorado;
thence N18°40'00"W, a distance of 325.60 along the extension of the line between corner 4 and corner 1 of said Burchard Lode to the intersection with the line between corner 3 and corner 4 of the Santa Cruz Lode, Mineral Survey Number 6132, United States Patent Number 25864 located in the Pioneer Mining District, Dolores County, Colorado;
thence N57°39'00"E, a distance of 100.00 feet to corner 4 of said Santa Cruz Lode;
thence N32°21'00"E, a distance of 300.00 feet to corner 1 of said Santa Cruz Lode, said corner being identical to corner 1 of the Iron Clad Lode, Mineral Survey Number 865, United States Patent Number 7967 located in the Pioneer Mining District, Dolores County, Colorado;
thence N27°00'00"W, a distance of 78.52 feet along the line between corner 1 and corner 4 of said Iron Clad Lode to the intersection with the western boundary of said Tract A, Townsite of Rico;
thence N10°00'00"W, a distance of 1888.53 feet along the western boundary of said Tract A, Townsite of Rico to the intersection with the westerly extension of the southern boundary of Block 12, Town of Rico according to the Plat recorded August 16th, 1893 at reception number 11727, Dolores County State of Colorado;
thence N 87°54'00" E, 627.45 feet along said westerly extension to the southwest corner of Lot 20 of said Block 12, Town of Rico;
thence S 02°06'00" E, 1140.00 feet along the western boundaries of Block 28 and Block 27, Town of Rico according to the Plat recorded August 16th, 1893 at reception number 11727, Dolores County State of Colorado to the southwest corner of said Block 27;
thence N 87°54'00" E, 160.00 feet to the southwest corner of Block 2, Town of Rico according to the Plat recorded August 16th, 1893 at reception number 11727, Dolores County, State of Colorado;
thence S 02°06'00" E, 1010.00 feet 846.74 feet to the western boundary of the Colorado State Highway 145 right-of-way according to the Colorado State Highway PROJECT CR 58-0145-05;
thence along said western boundary of the Colorado State Highway 145 right-of-way the following 35 courses;
1)Thence southwesterly, along the arc of a 7,589.47 feet radius curve to the right, through a central angle of 00°01'56", a distance of 4.27 feet, the chord of which bears S30°38'32"W, a chord distance of 4.27 feet to a point of non-tangent curvature;
2)Thence southwesterly, along the arc of a 34,327.60 feet radius curve to the right, through a central angle of 00°02'00", an arc length of 19.97 feet, the chord of which bears S30°41'00"W, a chord distance of 19.97 feet;
3)Thence N59°18'00"W, a distance of 16.00 feet;
4)Thence S30°42'00"W, a distance of 411.67 feet;
5)Thence N59°18'00"W, a distance of 24.00 feet;
6)Thence S30°42'00"W, a distance of 160.01 feet to a point of curvature;
7)Thence southwesterly, along the arc of a 34,467.60 feet radius curve to the left, through a central angle of 00°01'30", an arc length of 15.04 feet to a point of non-tangent curvature;
8)Thence southwesterly, along the arc of a 7,729.47 feet radius curve to the left, through a central angle of 00°06'45", an arc length of 15.18 feet, the chord of which bears S30°36'46"W, a chord distance of 15.18 feet to a point of compound curvature;
9)Thence southwesterly, along the arc of a 4,673.68 feet radius curve to the left, through a central angle of 00°11'15", an arc length of 15.29 feet to a point of compound curvature;
10)Thence southwesterly, along the arc of a 3,364.06 feet radius curve to the left, through a central angle of 00°15'45", an arc length of 15.41 feet to a point of compound curvature;
11)Thence southwesterly, along the arc of a 2,636.49 feet radius curve to the left, through a central angle of 00°20'15", an arc length of 15.53 feet to a point of compound curvature;
12)Thence southwesterly, along the arc of a 2,173.49 feet radius curve to the left, through a central angle of 00°24'45", an arc length of 15.65 feet to a point of compound curvature;
13)Thence southwesterly, along the arc of a 1,852.95 feet radius curve to the left, through a central angle of 00°29'15", an arc length of 15.77 feet to a point of compound curvature;

OWNERS' CERTIFICATE (cont.):

14)Thence southwesterly, along the arc of a 1,617.89 feet radius curve to the left, through a central angle of 00°33'45", an arc length of 15.88 feet to a point of compound curvature;
15)Thence southwesterly, along the arc of a 1,438.14 feet radius curve to the left, through a central angle of 00°38'14", an arc length of 15.99 feet to a point of non-tangent curvature;
16)Thence southwesterly, along the arc of a 1,275.43 feet radius curve to the left, through a central angle of 00°43'29", an arc length of 16.13 feet, the chord of which bears S27°18'46"W, a chord distance of 16.13 feet to a point of compound curvature;
17)Thence southerly, along the arc of a 1,235.92 feet radius curve to the left, through a central angle of 36°30'00", an arc length of 787.54 feet to a point of compound curvature;
18)Thence southerly, along the arc of a 1,275.43 feet radius curve to the left, through a central angle of 00°43'29", an arc length of 16.13 feet to a point of non-tangent curvature;
19)Thence southerly, along the arc of a 1,438.14 feet radius curve to the left, through a central angle of 00°38'14", an arc length of 15.99 feet, the chord of which bears S10°35'14"E, a chord distance of 15.99 feet to a point of compound curvature;
20)Thence southerly, along the arc of a 1,617.89 feet radius curve to the left, through a central angle of 00°33'45", an arc length of 15.88 feet to a point of compound curvature;

21)Thence southerly, along the arc of a 1,852.95 feet radius curve to the left, through a central angle of 00°29'15", an arc length of 15.77 feet to a point of compound curvature;
22)Thence southerly, along the arc of a 2,173.49 feet radius curve to the left, through a central angle of 00°24'45", an arc length of 15.65 feet to a point of compound curvature;
23)Thence southerly, along the arc of a 2,636.49 feet radius curve to the left, through a central angle of 00°20'15", an arc length of 15.53 feet to a point of compound curvature;
24)Thence southerly, along the arc of a 3,364.06 feet radius curve to the left, through a central angle of 00°15'45", an arc length of 15.41 feet to a point of compound curvature;
25)Thence southerly, along the arc of a 4,673.68 feet radius curve to the left, through a central angle of 00°11'15", an arc length of 15.29 feet to a point of compound curvature;
26)Thence southerly, along the arc of a 7,729.47 feet radius curve to the left, through a central angle of 00°06'45", an arc length of 15.18 feet to a point of non-tangent curvature;
27)Thence southerly, along the arc of a 34,467.60 feet radius curve to the left, through a central angle of 00°01'30", an arc length of 15.04 feet, the chord of which bears S13°17'13"E, a chord distance of 15.04 feet;
28)Thence N76°42'27"E, a distance of 10.00 feet;
29)Thence S13°17'33"E, a distance of 30.00 feet;
30)Thence S11°21'34"E, a distance of 141.45 feet to a point of non-tangent curvature;
31)Thence southerly, along the arc of a 636.20 feet radius curve to the right, through a central angle of 18°25'00", an arc length of 204.49 feet, the chord of which bears S01°54'30"W, a chord distance of 203.62 feet; Thence S15°10'34"W, a distance of 141.55 feet;
32)Thence S17°07'00"W, a distance of 121.84 feet;
33)Thence S15°35'12"W, a distance of 156.24 feet to a point of non-tangent curvature;
34)Thence southerly, along the arc of a 1,034.93 feet radius curve to the left, through a central angle of 05°25'00", an arc length of 97.84 feet, the chord of which bears S09°54'30"W, a chord distance of 97.80 feet;
35)Thence S04°07'34"W, a distance of 165.98 feet;
36)Thence S03°41'21"W, a distance of 174.88 feet to the southern boundary of Tract A, Townsite of Rico according to the United States Patent for the Townsite of Rico recorded December 18th 1891 in Book 17 at page 394 with the Dolores County Clerk and Recorder, Dolores County, State of Colorado;
Thence N 80° W, 638.76 feet along said southern boundary to the point of beginning.

TOGETHER WITH;

A portion of Tract A, Townsite of Rico according to the United States Patent for the Townsite of Rico recorded December 18th 1891 in Book 17 at page 394 with the Dolores County Clerk and Recorder, Dolores County, State of Colorado, further described as follows;

Beginning at a point on the southern boundary of said Tract A from which Corner 30 of said Tract A bears N 80° W, 372.33 feet;
thence N12°07'10"W, a distance of 100.48 feet;
thence N03°44'10"W, a distance of 76.27 feet;
thence N13°23'37"E, a distance of 109.01 feet;
thence N31°46'16"E, a distance of 380.16 feet;
thence N31°25'10"E, a distance of 171.15 feet;
thence N07°56'50"E, a distance of 133.16 feet;
thence N07°03'58"W, a distance of 130.58 feet;
thence N17°49'37"W, a distance of 166.66 feet;
thence N41°16'56"W, a distance of 37.53 feet;
thence N53°36'42"W, a distance of 216.03 feet;
thence N02°29'27"W, a distance of 236.09 feet;
thence N16°42'25"E, a distance of 192.23 feet;
thence N42°23'15"E, a distance of 190.76 feet;
thence N36°05'39"E, a distance of 181.53 feet to Corner 4 of the Burchard Lode, Mineral Survey Number 8070, United States Patent Number 27326 located in the Pioneer Mining District, Dolores County, Colorado
thence S51°20'00"W along the line between Corner 4 to Corner 3 of said Burchard Lode to Corner 31 of said Tract A, Townsite of Rico;
Thence S 10° W along said Tract A, Townsite of Rico to Corner 30 of said Tract A, Townsite of Rico;
Thence S 80° E, 372.33 feet along the southern boundary of said Tract A, Townsite of Rico to the point of beginning

OWNERS' CERTIFICATE (cont.):

TOGETHER WITH;

Those lands granted to Linda Burnette and Kevin O'Grady by Grady Leavell and Helen Leavell and described in the Warranty Deed recorded 08-31-2001, Book 307, page 414-415 at reception number 143937, with the Dolores County Clerk and Recorder.

and, as Owners, do hereby agree upon the boundary lines as set forth hereon and do further grant, sell and convey to the other owners such of their real property as may lie on the other parties' side of the boundary lines set forth on this plat, and do hereby agree that the boundary lines shown on this plat are the boundary lines by agreement of adjoiners pursuant to Colorado Revised Statutes sec. 38-44-112.

The Owners do collectively agree to release and abandon the easement rights having previously been granted in the following instruments. The locations of said released and abandoned easements are being shown on Sheet 4 of this Boundary Line Agreement:

a) Right-of-Way Easement recorded October 22, 1992 in Book 256, at page 245, Dolores County Clerk and Recorder.
b) Grantor Reserved Easement rights as described in Quit Claim Deed recorded in Book 264, at pages 380-381, Dolores County Clerk and Recorder.
c) Grant of Easement to the Town of Rico for Sewer and Water Pipelines recorded March 13th, 2007 in Book 356 at page 244, Dolores County Clerk and Recorder.
d) Any and All Easement Rights granted by the Property Description recorded in Book 366 at pages 45-46, Dolores County Clerk and Recorder.
e) Easement Rights reserved within items 13 and 14, Schedule 6 of the Exceptions as included in the Mining Deed recorded September 2, 1980 in Book 193 at pages 324-347, Dolores County Clerk and Recorder.

The Owners do collectively affirm and agree to the following notes. Each further dedicates the following easements as necessary for the indicated use of the individual parties cited below.

1. Tract 7 received a No Action Determination Approval on December 10, 1999, from the Colorado Department of Public Health and Environment, pursuant to the State of Colorado VCUP Program. Future development of the tract is subject to the approval by the State of Colorado in accordance with those terms set forth in the No Action Determination Approval cited above.

2. There exists a perpetual non-exclusive access and utility easement along an existing dirt road for the benefit of Tract 3 as specifically set forth in the easement agreement recorded on April 4, 2017 in the Office of the Clerk and Recorder of Dolores County at Reception No. 166836.

3. A perpetual, non-exclusive 30' Access and Utility Easement (River Corridor) for the following purposes and activities, by the indicated users:

a) non-motorized, pedestrian, equestrian, skier and other recreational access for the benefit of the public, provided that such usage is subordinate to the easement rights granted in 3(b) below as determined by the Town of Rico, which may include the right for the Town to temporarily suspend access during times of utility work.
b) an access, trail maintenance, and utility easement for the benefit of the Town of Rico and other public utility service providers, provided that motorized access for the purpose of trail maintenance, utility installation and maintenance shall be permitted at the discretion of the Town of Rico.
c) temporary widening of the easement area to 40' from the easement area shown hereon to enable access and earthwork necessary to install or maintain the utilities. The widening shall allow an additional 5' on each side of the permanent 30' width. Said use shall be temporary and terminates upon the completion of the installation or maintenance of the utilities. The owner of the utility shall have the obligation to return the ground to its pre-construction condition once work is complete.

4. Intentionally Deleted

5. A perpetual, non-exclusive 30' Access and Utility Easement (Tract 6 – Segment 1) for the following purposes and activities, by the indicated users:

a) A perpetual, 30' wide access and utility easement for the benefit of the Town of Rico, Tract 4, Tract 5D, and Tract 3.
b) temporary widening of the easement area to 40' from the easement area shown hereon to enable access and earthwork necessary to install or maintain the permanent improvements located within the easement area. The widening shall allow an additional 5' on each side of the permanent 30' width. Said use shall be temporary and terminates upon the completion of the installation or maintenance of the permanent improvements located within the easement area. The party responsible for the construction shall have the obligation to return the ground to its pre-construction condition once work is complete.
c) The deed recorded at reception number 137551 with the Dolores County Clerk and Recorder reserved a 60' wide utility easement along this section of existing dirt/gravel road. All easement rights associated with this alignment and granted by said deed are hereby vacated and released by all signatories to this plat.

6. A perpetual, non-exclusive 30' Access and Utility Easement (Tract 6 – Segment 2) for the following purposes and activities, by the indicated users:

a) A perpetual, 30' wide access and utility easement for the benefit of the Tract 5C and Tract 4.
b) temporary widening of the easement area to 40' from the easement area shown hereon to enable access and earthwork necessary to install or maintain the permanent improvements located within the easement area. The widening shall allow an additional 5' on each side of the permanent 30' width. Said use shall be temporary and terminates upon the completion of the installation or maintenance of the permanent improvements located within the easement area. The party responsible for the construction shall have the obligation to return the ground to its pre-construction condition once work is complete.
c) The deed recorded at reception number 137551 with the Dolores County Clerk and Recorder reserved a 60' wide utility easement along this section of existing dirt/gravel road together with the right to build a bridge across the Dolores River. Access easement rights associated with this alignment and granted by said deed are hereby vacated and released by all signatories to this plat.

7. A perpetual, non-exclusive 30' Access and Utility Easement (Tract 6 – Segment 3) for the following purposes and activities, by the indicated users:

a) A perpetual, 30' wide access and utility easement for the benefit of the Tract 3 and Tract 5D.
b) temporary widening of the easement area to 40' from the easement area shown hereon to enable access and earthwork necessary to install or maintain the permanent improvements located within the easement area. The widening shall allow an additional 5' on each side of the permanent 30' width. Said use shall be temporary and terminates upon the completion of the installation or maintenance of the permanent improvements located within the easement area. The party responsible for the construction shall have the obligation to return the ground to its pre-construction condition once work is complete.
c) The deed recorded at reception number 137551 with the Dolores County Clerk and Recorder reserved a 60' wide utility easement along this section of existing dirt/gravel road. All easement rights associated with this alignment and granted by said deed are hereby vacated and released by all signatories to this plat.

8. A perpetual, non-exclusive Access and Utility Easement (Tract 3) for the following purposes and activities, by the indicated users:

a) A perpetual, non-exclusive access and utility easement for the benefit of the Tract 3.

9. A perpetual, exclusive 30' Access and Utility Easement (Tract 5C) for the following purposes and activities, by the indicated users:

a) A perpetual, 30' wide access and utility easement for the benefit of the Tract 4. The easement area as indicated hereon is approximate and the final location can vary within the Tract 4 Easement Area at the sole discretion of the Tract 4 Owner.
b) temporary widening of the easement area to 40' from the easement area shown hereon to enable access and earthwork necessary to install or maintain the permanent improvements located within the easement area. The widening shall allow an additional 5' on each side of the permanent 30' width. Said use shall be temporary and terminates upon the completion of the installation or maintenance of the permanent improvements located within the easement area. The party responsible for the construction shall have the obligation to return the ground to its pre-construction condition once work is complete.

10. Intentionally Deleted

11. Access to Tract 2 shall be provided either as follows: (a) though the adjoining lands located westerly of the Tract 2 boundary which are currently owned by the United State of America and are designated as San Juan National Forest ("USFS Access"); or (b), if the USFS Access is not granted on reasonable terms and conditions upon such time as development is proposed on Tract 2, the owner of Tract 5D agrees to grant and convey a perpetual, non-exclusive 30' access and utility easement for the use and benefit of the Owner of Tract 2, which will be located within the portion of Tract 5D designated as the "Alternative Tract 2 Access Corridor" and as mutually agreed upon by the owners of Tract 5D and Tract 2.

12. Any and all rights associated with the existing 12' wide dirt and gravel road located on Tract 6 at the location shown hereon are hereby vacated and released by all signatories to this plat.

13. The deed recorded at reception number 137551 with the Dolores County Clerk and Recorder reserved a 20' wide utility easement at the location shown hereon. All easement rights associated with this alignment and granted by said deed are hereby vacated and released by all signatories to this plat.

14. Those areas depicted hereon as access and utility easements benefiting more than one lot shall be subject to a future joint maintenance agreement between all benefitted properties. The Town shall not authorize any development on the individually benefitted Lots without evidence of an executed and publically recorded joint maintenance agreement.

SHEET LEGEND

SHEET 1 - OWNERS' CERTIFICATE AND VICINITY MAP
SHEET 2 - OWNERS' ACKNOWLEDGMENTS AND OTHER CERTIFICATES
SHEET 3 - PROPERTY DIMENSIONS AND EASEMENTS
SHEET 4 - SURVEY MONUMENTATION AND OTHER RELATED FEATURES

171984
Page 1 of 4
Lana Hancock, County Clerk & Recorder
Dolores County, CO
07-26-2022 04:38 PM Recording Fee $43.00

RICO RIVER CORRIDOR TRACT MAP

A BOUNDARY LINE AGREEMENT LOCATED WITHIN A PORTION OF TRACT A, RICO TOWNSITE
SECTIONS 35 AND 36 T.40N. R.11W., SECTIONS 1 AND 2, T.39N. R.11W. N.M.P.M. DOLORES COUNTY, COLORADO

Project Mgr: DB
Technician: DB
Technician:
Checked by: DB
Start date: 08/26/12

Rev	Description	Date	Dr
1	Updated with title commitments	10/26/12	DB
2	Updated with distribution notes from Tract 3	04/26/22	JB

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\River Corrid...lot 2012\FINAL PLAT-04282022.dwg | Sheet1 of 4 | Project #: 07079

OWNERS' CERTIFICATE (cont.):
(OWNER CONSENTS ARE RECORDED SEPARATELY AT RECEPTION _____)

OWNERS:

_____
as Mayor of the Town of Rico, Colorado, a home rule municipality

_____
Curtis B. Swanky as manager of Disposition Properties, LLC, an Arizona limited liability company

_____
Michael L. Hines as manager of Disposition Properties, LLC, an Arizona limited liability company,

_____
As _____ of the Rico River Village, LLC

_____
Linda Burnette

_____
Kevin O'Grady

~~_____ of Rico Land Development, LLC, a Colorado limited liability company~~

ACKNOWLEDGMENT:

State of COLORADO)
) ss
County of DOLORES)
The foregoing signature was acknowledged before me this 22 day of June, 20 22 A.D. by Nicole Pieterse as Mayor of the Town of Rico, Colorado, a home rule municipality

My commission expires May 27, 2026.
Witness my hand and seal.

_____
Notary Public

ANNA WOLF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224021330
MY COMMISSION EXPIRES MAY 27, 2026

~~ACKNOWLEDGMENT:~~

~~State of)~~
~~) ss~~
~~County of)~~
~~The foregoing signature was acknowledged before me this _____ day of _____, 20 ____ A.D. by _____ of Rico Land Development, LLC, a Colorado limited liability company~~

~~My commission expires _____~~
~~Witness my hand and seal.~~

~~_____~~
~~Notary Public~~

OWNERS' CERTIFICATE (cont.):

ACKNOWLEDGMENT:

State of)
) ss
County of)
The foregoing signature was acknowledged before me this _____ day of _____, 20 ____ A.D. by _____ as _____ of the Rico River Village LLC

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

ACKNOWLEDGMENT:

State of)
) ss
County of)
The foregoing signature was acknowledged before me this _____ day of _____, 20 ____ A.D. by Curtis B. Swanky as manager of Disposition Properties, LLC, an Arizona limited liability company

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

ACKNOWLEDGMENT:

State of)
) ss
County of)
The foregoing signature was acknowledged before me this _____ day of _____, 20 ____ A.D. by Linda Burnette

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

ACKNOWLEDGMENT:

State of)
) ss
County of)
The foregoing signature was acknowledged before me this _____ day of _____, 20 ____ A.D. by Kevin O'Grady

My commission expires _____.
Witness my hand and seal.

_____
Notary Public

TITLE INSURANCE COMPANY CERTIFICATE:

Alpine Title Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is vested completely and solely in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free and clear of all encumbrances, liens, and taxes, except as follows: Ad valorem taxes.

_____
Title Insurance Company Representative

PLANNING AND ZONING COMMISSION APPROVAL:

The Planning and Zoning Commission of Rico, Colorado did hereby authorize and approve this plat of the above subdivision at a meeting of said Commission held on this 6.8.22 day of June, A.D., 20 22.

_____
Chairperson

APPROVAL BY THE TOWN:

The within plat of RICO RIVER CORRIDOR TRACT MAP is authorized and approved for filing this 15th day of June, 20 22.

Town of Rico
BY: _____ ATTEST: _____
Mayor Clerk

SECURITY INTEREST HOLDER'S CONSENT:

Security Interest consents have been acquired and recorded by separate document.

NOTES:

1. Easement research and ownership information provided by Alpine Title file numbers:

   a) File No. 1200681A issued September 26, 2017 at 3:20 pm.
   b) File No. 1200681H issued September 26, 2017 at 3:20 pm.
   c) File No. 1200681I issued September 26, 2017 at 3:20 pm.
   d) File No. 1200681B issued August 16, 2016 at 1:32 pm.
   e) File No. 1200681E issued September 26, 2017 at 3:20 pm.
   f) File No. 1200681C issued September 26, 2017 at 3:20 pm.
   g) File No. 1200681D issued September 26, 2017 at 3:20 pm.
   h) File No. 1200681K issued September 26, 2017 at 3:20 pm.
   i) File No. 1200681J issued September 26, 2017 at 3:20 pm.

2. NOTES OF CLARIFICATION:

   a. The Configuration of the following lots, tracts, and right-of-way have been created or modified by this plat:

   Tract 2, Tract 3, Tract 4, Tract 5A, Tract 5B, Tract 5C, Tract 5D, Tract 6, Tract 7, Tract 8, Tract 9
   Picker Street (modified)
   Hancock Street (modified)

3. BASIS OF BEARINGS:

   a. The line between Corner 30 of the Townsite of Rico, being a 2-1/2" brass cap on a 2" diameter iron pipe, and Corner 47 of the Townsite of Rico, being a 3/4" aluminum cap, LS 29771, was measured to be N 10°05'30" E.

   b. Lineal units as depicted hereon are expressed in U.S. Survey Feet or decimal portions thereof.

4. NOTICE: According to Colorado law, you must commence any legal action based upon 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.

5. Monuments set by Fred Thomas LS 3762 and indicated hereon have been accepted and held as the original positions of the agreed upon Lot corners. Lots corners without a monument set by LS 3762 were set as indicated hereon as part of this survey by David R. Bulson LS 37662 and are also to be considered original corners of this survey.

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Professional Land Surveyor, do hereby certify that this plat and survey of RICO RIVER CORRIDOR TRACT MAP ("Plat") was made by me and under my direct responsibility, supervision and checking, in compliance with the applicable provisions of Title 38, Article 51, C.R.S., and that both are true and accurate to the best of my knowledge and belief.

Dated this _____ day of _____, 20____.

COLORADO LICENSED
DAVID R. BULSON
37662
5-17-22
PROFESSIONAL LAND SURVEYOR

_____
P.L.S. No 37662

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RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Dolores County Clerk and Recorder on this _____ day of _____, 20_____, at
Plat Book _____,
Page _____,
Reception No. _____,
Time _____.

_____
Dolores County Clerk

RICO RIVER CORRIDOR TRACT MAP

A BOUNDARY LINE AGREEMENT LOCATED WITHIN A PORTION OF TRACT A, RICO TOWNSITE
SECTIONS 35 AND 36 T.40N. R.11W., SECTIONS 1 AND 2, T.39N. R.11W. N.M.P.M. DOLORES COUNTY, COLORADO

Project Mgr:	DB
Technician:	DB
Technician:	
Checked by:	DB
Start date:	08/26/12

Rev.	Description	Date	By
1	Updated with new title commitments	10/10/22	DB

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\River Corrid...lot 2012\FINAL PLAT-04282022.dwg | Sheet2 of 4 | Project #: 07079

LINE TABLE		
LINE	LENGTH	BEARING
L1	240.00	S04°42'10"E
L2	237.27	S04°42'10"E
L3	84.88	S19°35'14"E
L4	84.88	S19°35'14"E
L5	196.08	N06°35'24"W
L6	222.72	N06°35'24"W
L7	75.25	S72°18'53"E
L8	107.60	S16°12'04"W
L9	129.30	N28°43'40"E
L10	108.94	N28°43'40"E
L11	107.60	S16°12'04"W
L12	129.66	S72°18'53"E
L13	411.67	N67°15'39"W
L14	16.00	N22°44'21"E
L15	24.00	N22°44'21"E
L16	160.01	S67°15'39"E
L20	141.55	S82°47'06"E
L21	121.84	N80°50'39"W
L22	166.98	N86°10'15"E
L23	168.08	N85°43'42"E
L24	156.24	S82°22'27"E
L25	52.65	S07°57'39"W
L26	19.29	S05°14'57"W
L27	53.48	S11°57'24"W
L28	54.16	S05°49'51"W
L29	51.32	S02°44'19"E
L30	52.27	S06°22'47"E
L31	55.39	S02°39'00"E
L32	62.60	S08°14'32"W
L33	23.33	S10°44'17"W
L34	54.07	S07°57'39"W
L35	18.24	S05°14'57"W
L36	53.32	S11°57'24"W
L37	58.01	S05°49'51"W
L38	54.52	S02°44'19"E
L39	52.25	S06°22'47"E
L40	51.56	S02°39'00"E
L41	59.09	S08°14'32"W
L42	80.77	S10°44'17"W
L43	68.17	S09°44'04"W
L44	72.95	S07°12'47"W
L45	83.35	S02°35'47"W
L46	170.70	S03°16'32"E
L47	84.03	S02°19'12"W
L48	122.68	S08°50'17"W
L49	10.23	S08°50'17"W
L50	434.82	S04°37'30"W
L51	311.34	S11°55'20"W
L52	286.23	S14°27'16"W
L53	359.29	S07°27'29"W
L54	125.90	S06°19'09"E
L55	1416.49	S08°28'00"W
L56	287.41	S14°27'16"W
L57	364.75	S07°27'29"W
L58	125.63	S06°19'09"E
L59	1412.60	S08°28'00"W
L60	72.13	N20°41'11"W
L61	159.78	N76°45'37"W
L62	103.96	N71°08'55"W
L63	83.06	S75°31'34"W
L64	40.17	N32°34'13"W
L65	126.02	N20°41'11"W
L66	145.28	N76°45'37"W
L67	96.45	N71°08'55"W
L68	77.91	S75°31'34"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	132.71	166.27	45°43'47"	129.21	N80°56'37"E
C2	191.60	120.00	91°29'04"	171.89	S61°56'35"W
C3	48.10	220.00	12°31'37"	48.00	N22°27'52"E
C4	61.22	280.00	12°31'37"	61.10	N22°27'52"E
C5	95.80	60.00	91°29'04"	85.94	S61°56'35"W
C6	162.78	226.27	41°13'10"	159.29	N87°04'32"E
C7	63.52	280.00	12°59'50"	63.38	N13°05'19"W
C8	49.91	220.00	12°59'50"	49.80	N13°05'19"W
C9	57.15	220.00	14°53'04"	56.99	S12°08'42"E
C10	72.74	280.00	14°53'04"	72.54	S12°08'42"E
C11	770.68	1235.92	35°43'40"	758.25	S09°04'21"W
C12	36.80	636.20	03°18'52"	36.80	S88°30'05"E
C11	97.84	1034.93	05°25'00"	97.80	S88°03'09"E

SPIRAL TABLE					
SPIRAL	LENGTH	RADIUS	A	THETA	K
SP1	200.00	-1145.92	478.73	5°00'00"	99.97
SP2	150.00	-1145.92	414.59	3°45'00"	74.99
SP3	150.00	-1145.92	414.59	3°45'00"	74.99
SP4	150.00	1145.92	414.59	3°45'00"	74.99

171984 07-26-2022 Page 3 of 4

RICO RIVER CORRIDOR TRACT MAP

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SECTIONS 35 AND 36 T.40N. R.11W., SECTIONS 1 AND 2, T.39N. R.11W. N.M.P.M. DOLORES COUNTY, COLORADO

Project Mgr: DB
Technician: DB
Technician:
Checked by: DB
Start date: 08/26/12

Rev.	Description	Date	By
1	Updated with new title commitments	10/10/17	DB

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Drawing path: dwg\River Corrid._Lot 2012\FINAL PLAT-04282022.dwg | Sheet3 of 4 | Project #: 07079

SURVEY MONUMENTATION
VACATED EASEMENTS

MONUMENT LEGEND

- FOUND 1 1/2" ALUMINUM CAP LS 37662 ON #5 REBAR
- SET 1 1/2" ALUMINUM CAP LS 37662 ON 18" LONG #5 REBAR
- FOUND 2" ALUMINUM CAP LS 29771 ON #5 REBAR
- FOUND 1 1/2" PLASTIC CAP LS 6728 ON #5 REBAR
- FOUND 4"x4" STEEL PLATE WELDED ON 3" STEEL PIPE STAMPED RTS CORNER
- VACATED EASEMENT ACCORDING TO THE TERMS CITED HEREWITHIN

PHYSICAL SITE CONDITIONS

LEGEND

- MINE WASTE
- WETLAND AS DELINEATED BY PAT DREW 2005
- 100 YEAR FLOOD PLAIN CHRIS WILBUR 1994

THE WETLANDS AND FLOOD PLAIN DELINEATIONS SHOWN HEREON ARE INTENDED TO GIVE NOTICE REGARDING POTENTIAL SITE CONSTRAINTS ASSOCIATED WITH EACH TRACT. FUTURE DEVELOPMENT OF THESE INDIVIDUAL TRACTS SHALL BE GOVERNED BY APPLICABLE TOWN OF RICO LAND USE CODE REQUIREMENTS WHICH MAY OR MAY NOT RELATE TO THESE WETLAND OR FLOOD PLAIN DETERMINATIONS.

RICO RIVER CORRIDOR TRACT MAP

A BOUNDARY LINE AGREEMENT LOCATED WITHIN A PORTION OF TRACT A, RICO TOWNSITE
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Project Mgr:	DB
Technician:	DB
Technician:	
Checked by:	DB
Start date:	06/26/12

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