IMPROVEMENT SURVEY PLAT

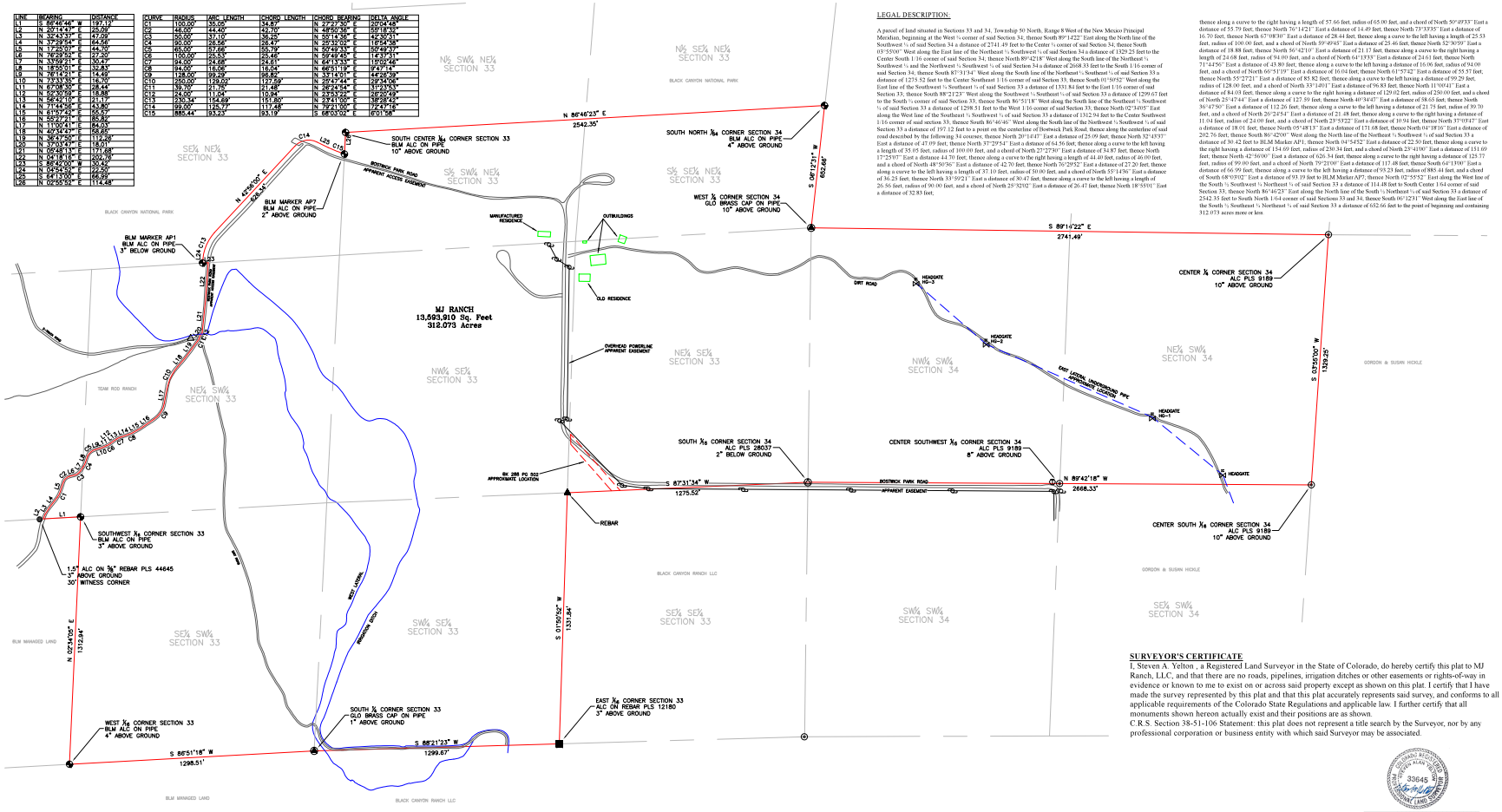
MJ RANCH

Situated in Sections 33 and 34, Township 50 North, Range 8 West, N.M.P.M.

County of Montrose, State of Colorado

LINE	BEARING	DISTANCE
L1	S 86°46'48" W	197.31'
L2	N 20°11'47" E	45.09'
L3	N 32°53'37" E	47.09'
L4	N 37°29'44" E	64.56'
L5	N 12°26'07" E	44.70'
L6	N 76°29'32" E	27.20'
L7	N 33°59'21" E	30.47'
L8	N 18°50'01" E	132.83'
L9	N 76°14'21" E	14.49'
L10	N 72°33'35" E	16.70'
L11	N 67°08'30" E	28.44'
L12	N 52°30'58" E	18.88'
L13	N 56°45'19" E	21.17'
L14	N 71°44'56" E	43.80'
L15	N 61°57'42" E	55.57'
L16	N 59°27'21" E	85.92'
L17	N 11°00'41" E	84.03'
L18	N 40°52'47" E	58.68'
L19	N 36°47'50" E	112.28'
L20	N 35°05'21" E	18.01'
L21	N 09°48'13" E	117.68'
L22	N 04°18'18" E	209.78'
L23	S 89°45'00" W	100.42'
L24	N 04°54'32" E	22.50'
L25	S 64°13'00" E	66.99'
L26	N 02°55'52" E	114.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	35.00'	34.82'	N 22°27'30" E	20°03'45"
C2	46.00'	44.40'	42.70'	N 48°50'35" E	55°18'03"
C3	50.00'	37.15'	36.25'	N 50°14'38" E	42°34'01"
C4	90.00'	28.56'	28.47'	N 29°32'02" E	18°10'38"
C5	45.00'	57.66'	53.79'	N 50°49'35" E	73°24'37"
C6	100.00'	25.53'	25.46'	N 59°49'45" E	14°37'41"
C7	94.00'	24.68'	24.61'	N 64°13'33" E	15°02'46"
C8	94.00'	16.06'	16.04'	N 66°51'19" E	9°47'14"
C9	128.00'	99.29'	96.82'	N 33°14'01" E	44°26'59"
C10	250.00'	128.02'	127.59'	N 25°47'24" E	29°20'06"
C11	39.70'	21.75'	21.48'	N 26°24'54" E	31°23'53"
C12	54.00'	11.04'	10.94'	N 23°53'02" E	09°20'49"
C13	230.34'	154.69'	151.80'	N 23°41'00" E	38°28'42"
C14	99.00'	125.77'	117.48'	N 79°21'00" E	72°47'16"
C15	885.44'	93.23'	93.19'	S 68°03'02" E	6°01'58"



LEGAL DESCRIPTION:

A parcel of land situated in Sections 33 and 34, Township 50 North, Range 8 West of the New Mexico Principal Meridian, beginning at the West ¼ corner of said Section 34; thence South 89°14'22" East along the North line of the Southwest ¼ of said Section 34 a distance of 2741.49 feet to the Center ¼ corner of said Section 34; thence South 03°55'00" West along the East line of the Northeast ¼ Southwest ¼ of said Section 34 a distance of 1329.25 feet to the Center South 1/16 corner of said Section 34; thence North 89°42'18" West along the South line of the Northeast ¼ Southwest ¼ and the Northwest ¼ Southwest ¼ of said Section 34 a distance of 2668.33 feet to the South 1/16 corner of said Section 34; thence South 87°31'34" West along the South line of the Northeast ¼ Southeast ¼ of said Section 33 a distance of 1275.52 feet to the Center Southeast 1/16 corner of said Section 33; thence South 01°50'52" West along the East line of the Southwest ¼ Southeast ¼ of said Section 33 a distance of 1331.84 feet to the East 1/16 corner of said Section 33; thence South 88°21'23" West along the Southwest ¼ Southeast ¼ of said Section 33 a distance of 1299.67 feet to the South ¼ corner of said Section 33; thence South 86°51'18" West along the South line of the Southeast ¼ Southwest ¼ of said Section 33 a distance of 1298.51 feet to the West 1/16 corner of said Section 33; thence North 02°34'05" East along the West line of the Southeast ¼ Southwest ¼ of said Section 33 a distance of 1312.94 feet to the Center Southwest 1/16 corner of said section 33; thence South 86°46'46" West along the South line of the Northwest ¼ Southwest ¼ of said Section 33 a distance of 197.12 feet to a point on the centerline of Bostwick Park Road; thence along the centerline of said road described by the following 34 courses; thence North 20°14'47" East a distance of 25.09 feet; thence North 32°43'53" East a distance of 47.09 feet; thence North 37°29'54" East a distance of 64.56 feet; thence along a curve to the left having a length of 35.05 feet, radius of 100.00 feet, and a chord of North 27°27'50" East a distance of 34.87 feet; thence North 17°25'07" East a distance of 44.70 feet; thence along a curve to the right having a length of 44.40 feet, radius of 46.00 feet, and a chord of North 48°50'36" East a distance of 42.70 feet; thence North 76°29'52" East a distance of 27.20 feet; thence along a curve to the left having a length of 37.10 feet, radius of 50.00 feet, and a chord of North 55°14'36" East a distance of 36.25 feet; thence North 33°59'21" East a distance of 30.47 feet; thence along a curve to the left having a length of 26.56 feet, radius of 90.00 feet, and a chord of North 25°32'02" East a distance of 26.47 feet; thence North 18°50'01" East a distance of 82.83 feet;

thence along a curve to the right having a length of 57.66 feet, radius of 65.00 feet, and a chord of North 50°49'35" East a distance of 55.79 feet; thence North 76°14'21" East a distance of 14.49 feet; thence North 73°33'35" East a distance of 16.70 feet; thence North 67°08'30" East a distance of 28.44 feet; thence along a curve to the left having a length of 25.53 feet, radius of 100.00 feet, and a chord of North 59°49'45" East a distance of 25.46 feet; thence North 52°30'59" East a distance of 18.88 feet; thence North 56°42'10" East a distance of 21.17 feet; thence along a curve to the right having a length of 24.68 feet, radius of 94.00 feet, and a chord of North 64°13'33" East a distance of 24.61 feet; thence North 71°44'56" East a distance of 43.80 feet; thence along a curve to the left having a distance of 16.06 feet, radius of 94.00 feet, and a chord of North 66°51'19" East a distance of 16.04 feet; thence North 61°57'42" East a distance of 55.57 feet; thence North 55°27'21" East a distance of 85.82 feet; thence along a curve to the left having a distance of 99.29 feet, radius of 128.00 feet, and a chord of North 33°14'01" East a distance of 96.83 feet; thence North 11°00'41" East a distance of 84.03 feet; thence along a curve to the right having a distance of 129.02 feet, radius of 250.00 feet, and a chord of North 25°47'44" East a distance of 127.59 feet; thence North 40°34'47" East a distance of 58.65 feet; thence North 36°47'50" East a distance of 112.26 feet; thence along a curve to the left having a distance of 21.75 feet, radius of 39.70 feet, and a chord of North 26°24'54" East a distance of 21.48 feet; thence along a curve to the right having a distance of 11.04 feet, radius of 24.00 feet, and a chord of North 23°53'22" East a distance of 10.94 feet; thence North 37°03'47" East a distance of 18.01 feet; thence North 05°48'13" East a distance of 171.08 feet; thence North 04°18'16" East a distance of 202.76 feet; thence South 86°42'00" West along the North line of the Northeast ¼ Southwest ¼ of said Section 33 a distance of 30.42 feet to BLM Marker AP1; thence North 04°54'32" East a distance of 22.50 feet; thence along a curve to the right having a distance of 154.69 feet, radius of 230.34 feet, and a chord of North 23°41'00" East a distance of 151.69 feet; thence North 42°36'00" East a distance of 626.34 feet; thence along a curve to the right having a distance of 125.77 feet, radius of 99.00 feet, and a chord of North 79°21'00" East a distance of 117.48 feet; thence South 64°13'00" East a distance of 66.99 feet; thence along a curve to the left having a distance of 93.23 feet, radius of 885.44 feet, and a chord of South 68°03'02" East a distance of 93.19 feet to BLM Marker AP7; thence North 02°55'52" East along the West line of the South ¼ Southwest ¼ Northeast ¼ of said Section 33 a distance of 114.48 feet to South Center 1/64 corner of said Section 33; thence North 86°46'23" East along the North line of the South ¼ Northeast ¼ of said Section 33 a distance of 2542.35 feet to South North 1/64 corner of said Sections 33 and 34; thence South 06°12'31" West along the East line of the South ¼ Southeast ¼ Northeast ¼ of said Section 33 a distance of 652.66 feet to the point of beginning and containing 312.073 acres more or less

SURVEYOR'S CERTIFICATE

I, Steven A. Yelton , a Registered Land Surveyor in the State of Colorado, do hereby certify this plat to MJ Ranch, LLC, and that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the Colorado State Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated.

Colorado Registered Land Surveyor
Registration No. 33645
Date: 03/20/2024

GENERAL NOTES

This survey was performed without the benefit of a title commitment and does not constitute a title search by Steven A. Yelton or Rocky Mountain Surveying.

Surveyor's certifications hereon shall run only to the person(s) for whom this survey was prepared and on his behalf to the agencies listed on this/these sheet(s). Surveyor's certifications are not transferable to additional institutions or subsequent owners.

No guarantee as to the accuracy of the information contained within this plat is either stated or implied unless this print bears an original signature and seal of the Professional Land Surveyor hereon named. Only prints of this survey marked with an original signature and seal by the Surveyor named hereon shall be considered true, valid copies.

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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

SCALE: 1" = 250' (U.S. SURVEY FEET)
0 ft. 250 ft. 500 ft.

BASIS OF BEARING:

The North line of the SW¼ Section 34 is assumed to bear S89°14'22"E and is monumented as shown. The West ¼ Corner of Section 34 being monumented with a 3" Aluminum BLM cap and the Center ¼ Corner of Section 34 being monumented with a 3" Aluminum cap marked PLS 9189. All other bearings shown are relative thereto.

LINEAL UNITS STATEMENT:

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

LEGEND

- FOUND 1.5" ALC ON 5/8" REBAR PLS 33645
- FOUND GLO BRASS CAP ON PIPE
- FOUND BLM ALC ON PIPE
- FOUND ALC PLS 12180
- FOUND ALC PLS 9189
- FOUND ALC PLS 38037
- FOUND REBAR
- BIKE TRAIL SIGN
- TELEPHONE PEDESTAL
- POWER POLE
- IRRIGATION HEADGATE/BOX

ROCKY MOUNTAIN SURVEYING
Professional Land Surveyor #33645
206 Bluegrass Ct
Montrose CO 81403
Office: 970-964-6105
Email: roy@rockymountainsurveying.com

REVISIONS:

FB: n/a
Closure:
Area:

FILE: 23102 DATE: 03/20/2024 PW: 2023-2024 DRAFTING: RBH FIELD: RBH SHEET: 1 of 1

2024 STEVEN YELTON PLS 33645 "unauthorized use prohibited"

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MJ RANCH
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County of Montrose, State of Colorado