

Reception#: 980463  
10/19/2022 01:03:52 PM Jean Alberico  
2 of 9 Rec Fee: \$63.00 Doc Fee: 0.00 GARFIELD COUNTY CO

**ORDINANCE NO. 6  
SERIES OF 2022**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF  
CARBONDALE, COLORADO APPROVING THE ANNEXATION AND  
REZONING OF PROPERTY OWNED BY THE TOWN OF CARBONDALE AND  
THE COLORADO DEPARTMENT OF TRANSPORTATION**

**WHEREAS**, the Town of Carbondale (“Town”) and the Colorado Department of Transportation (“CDOT”) filed a petition for annexation with the Town of Carbondale requesting the annexation and rezoning of certain property consisting of certain unincorporated territory located in the County of Garfield, State of Colorado, described in Exhibit A (attached) and referred to as the “Annexation Parcel” or the “Property.” The Annexation Parcel is located near Red Hill;

**WHEREAS**, on August 9, 2022, following the conclusion of a duly noticed public hearing, the Board of Trustees adopted a resolution finding that said petition was in substantial compliance with the requirements of the Municipal Annexation Act of 1965 and that the statutory requirements regarding the proposed annexation had been satisfied;

**WHEREAS**, the Town Board of Trustees held a duly noticed public hearing to consider annexation of the Property, notice of which was duly published in accordance with the requirements set forth in Section 31-12-108(2), C.R.S.;

**WHEREAS**, annexation of the Property will not result in detachment of any area from any school district and the attachment of the same to another school district;

**WHEREAS**, annexation proceedings to annex the Property have not commenced for annexation of all or part of the Property to another municipality;

**WHEREAS**, the Board of Trustees finds that it is in the best interests of the Town to annex the Property into the Town;

**WHEREAS**, the Planning and Zoning Commission has determined that such annexation would be in conformance with the Carbondale Master Plan and recommended that such annexation be approved by the Board of Trustees; and

**WHEREAS**, the Planning and Zoning Commission has recommended that the zoning designation for said property be Open Space;

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF CARBONDALE, COLORADO ORDAINS:**

Section 1. Authorization of Annexation. The Town and CDOT are the owners of one hundred percent of the Property that is the subject of the Annexation Petition and the



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have petitioned for annexation to Town; the requirements of C.R.S. §§ 31-12-104 and 105 have been met; an election is not required under C.R.S. § 31-12-107(2); and no additional terms and conditions are to be imposed. Therefore, the Property commonly known as Red Hill Annexation Parcel, more specifically described on **Exhibit A**, attached hereto, be and hereby is annexed to the Town and made a part of said Town upon the effective date of this Ordinance.

Section 2. Annexation Effective. The annexation shall take effect in accordance with the Municipal Annexation Act of 1965, as amended, and the Town's Municipal Code, as amended.

Section 3. Required Filings; Direction to Town Clerk. As required by C.R.S. § 31-12-113(2), the Town Clerk is directed as follows:

1. File one copy of the annexation map with the original of this Annexation Ordinance in the office of the Town Clerk; and
2. File for recording three certified copies of this Annexation Ordinance and map of the area annexed containing a legal description of such area with the County Clerk and Recorder of Garfield County, Colorado.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this Annexation Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Annexation Ordinance. The Town hereby declares that it would have adopted this Annexation Ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that anyone or more sections, subsections, sentences, clauses and phrases thereof be declared invalid or unconstitutional.

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**NOW THEREFORE BE IT ORDAINED** by the Board of Trustees of the Town of Carbondale that the property described on **Exhibit A** and depicted on the attached map is hereby annexed to and made a part of the Town of Carbondale.

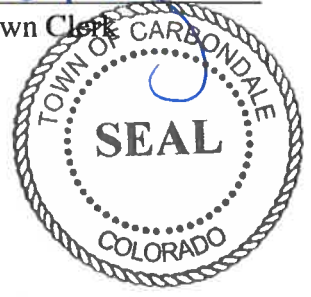
INTRODUCED, READ AND PASSED this 9<sup>th</sup> day of August, 2022.

THE TOWN OF CARBONDALE

By: Ben Bohmfalk  
Ben Bohmfalk, Mayor

ATTEST:  
Cathy Derby  
Cathy Derby, Town Clerk

19270484\_v1





**EXHIBIT A**

**PORTION OF ANNEXATION PARCEL WITHIN COLORADO DEPARTMENT OF TRANSPORTATION  
HIGHWAY NO. 82 ROW**

A Parcel of land situated within a portion Colorado Department of Transportation Highway No. 82 ROW per Project No. C 0821-091; said Parcel of land being located in Lot 9 and 21 of Section 28, Township 7 South, Range 88 West of the Sixth Principal Meridian and is further described as follows:

Beginning at a point on the Northerly right-of-way of said Highway 82, whence a found 3.25" 1986 B.L.M. Aluminum Cap monumenting the Northwest corner of the John Kelso Claim bears N.13°55'16".E a distance of 849.86 feet; thence S.47°46'57".E a distance of 196.24 feet; thence S.09°11'06".W a distance of 77.42 feet; thence S.09°11'06".W a distance of 77.42 feet; thence N.84°37'21".W a distance of 161.47 feet to a point being 1 foot northerly of an existing fence; thence the following eight (8) courses one foot northerly of an existing fence:

- 1) N.87°02'15".W a distance of 80.20 feet;
- 2) N.73°13'00".W a distance of 31.29 feet;
- 3) N.83°35'25".W a distance of 119.62 feet;
- 4) N.81°38'11".W a distance of 84.78 feet;
- 5) S.86°53'55".W a distance of 19.76 feet;
- 6) N.81°13'49".W a distance of 165.40 feet;
- 7) N.67°41'13".W a distance of 253.53 feet;
- 8) N.72°54'00".W a distance of 69.76 feet to a point on the Northerly right-of-way of said Highway 82;

thence along said right-of-way the following six (6) courses:

- 1) 290.62 feet along a non-tangent curve to the left having a radius of 1760.10 feet and a central angle of 09°27'38" (chord bears S.77°37'48".E, a distance of 290.29);
- 2) S.85°23'26".E a distance of 288.14 feet;
- 3) S.86°51'35".E a distance of 84.93 feet;
- 4) S.84°48'37".E a distance of 65.83 feet;
- 5) N.42°18'24".E a distance of 147.79 feet;
- 6) N.89°40'24".E a distance of 4.39 feet to the point of beginning.

Said Parcel of land containing 67,105 square feet or 1.541 acres, more or less.

County of Garfield  
State of Colorado

And

PORTION OF ANNEXATION PARCEL WITHIN RED HILL PUD PROPERTY

A Parcel of land situated within a portion that property described in the document recorded as Reception No. 907792 of the Garfield County records; said Parcel of land being located in Lot 7, 8, 9 and 21 of Section 28, Township 7 South, Range 88 West of the Sixth Principal Meridian and is further described as follows:

Beginning at a point on the Northerly right-of-way of Colorado Department of Transportation Highway No. 82 Project No. C 0821-091 whence a found 3.25" 1986 B.L.M. Aluminum Cap monumenting the Northwest corner of the John Kelso Claim ( Northwest corner of said Lot 7) bears N.13°55'16".E a distance of 849.86 feet; thence along said Northerly right-of-way the following nine (9) courses:

- 1) S.89°40'24".W a distance of 4.39 feet;
- 2) S.42°18'24".W a distance of 147.79 feet;
- 3) N.84°48'37".W a distance of 65.83 feet;
- 4) N.86°51'35".W a distance of 84.93 feet;
- 5) N.85°23'26".W a distance of 288.14 feet;
- 6) 460.83 feet along a non-tangent curve to the right having a radius of 1760.10 feet and a central angle of 15°00'04" (chord bears N.74°51'35".W, a distance of 459.51 feet);
- 7) N.60°21'09".W a distance of 288.32 feet;
- 8) N.62°45'15".W a distance of 149.95 feet;
- 9) N.61°55'48".W a distance of 324.64 feet to a point on the North-South ¼ line and west line of said Lot 21 of said Section 28, said point also being the Southwest corner of said property;

thence the following seven (7) courses along the boundary of said property:

- 1) N.01°15'25".E along said North-South ¼ line a distance of 241.21 feet to the Center ¼ corner of said Section 28;
- 2) S. 89°14'35".E along the East-West ¼ line of said Section 28 a distance of 1856.57 feet, to the Southwest corner of said Lot 7;
- 3) N.00°28'09". W along the westerly line of said Lot 7 a distance of 199.71 feet to the Northwest corner of said Lot 7;
- 4) N.88°28'22".E along the northerly line of said Lot 7 a distance of 154.32 feet to a point on the westerly line of County Road No. 107 right-of-way as recorded in Book 673 at Page 648 of the Garfield County records;
- 5) leaving said northerly line S.04°40'55".E along said westerly line a distance of 60.20 feet;
- 6) continuing along said westerly line S.25°33'55".E a distance of 137.53 feet;
- 7) continuing along said westerly line S.31°11'05".W a distance of 74.60 feet;

thence leaving said westerly line 80.28 feet along a non-tangent curve to the left having a radius of 247.00 feet and a central angle of 18°37'19" (chord bears S.42°24'08".W, a distance of 79.93 feet); thence 10.41 feet along a reverse curve to the right having a radius of 100.00 feet and a central angle of 05°57'46" (chord bears S.36°04'21".W, a distance of 10.40 feet); thence 36.69 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of 14°00'59" (chord bears S.32°02'45".W, a distance of 36.60 feet); thence 63.94 feet along a reverse curve to the right having a radius of 58.00 feet and a central angle of 63°09'38" (chord bears S.56°37'05".W, a distance of 60.75 feet); thence 14.56 feet along a reverse curve to the

left having a radius of 50.00 feet and a central angle of  $16^{\circ}40'52''$  (chord bears  $S.79^{\circ}51'27''$ .W, a distance of 14.51 feet); thence  $S.71^{\circ}31'01''$ .W a distance of 76.25 feet; thence 69.02 along a curve to the left having a radius of 304.00 feet and a central angle of  $13^{\circ}00'30''$  (chord bears  $S.65^{\circ}00'46''$ .W, a distance of 68.87); thence 27.44 feet along a reverse curve to the right having a radius of 100.00 feet and a central angle of  $15^{\circ}43'26''$  (chord bears  $S.66^{\circ}22'15''$ .W, a distance of 27.36 feet); thence 175.11 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of  $66^{\circ}53'10''$  (chord bears  $S.40^{\circ}47'23''$ .W, a distance of 165.33 feet); thence  $S.07^{\circ}20'48''$ .W a distance of 28.86 feet; thence 157.36 feet along a curve to the left having a radius of 340.00 feet and a central angle of  $26^{\circ}31'07''$  (chord bears  $S.05^{\circ}54'45''$ .E, a distance of 155.96 feet); thence 75.24 feet along a reverse curve to the right having a radius of 290.00 feet and a central angle of  $14^{\circ}51'52''$  (chord bears  $S.11^{\circ}44'23''$ .E, a distance of 75.02 feet) to the point of beginning.

Said parcel of land containing 1,063,279 square feet or 24.410 acres, more or less.

County of Garfield  
State of Colorado



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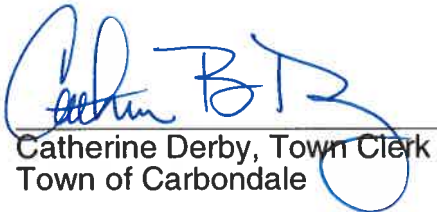
STATE OF COLORADO)

COUNTY OF GARFIELD) SS

TOWN OF CARBONDALE)

I, Catherine Derby, Town Clerk of the Town of Carbondale, Colorado, hereby certify that the attached is a true and correct copy of the **TOWN OF CARBONDALE, COLORADO, ORDINANCE NO. 6, SERIES OF 2022**, as the same remains in the office of the Town Clerk.

WITNESS my hand and seal of said Town of Carbondale, Colorado, this 19th day of October, 2022.

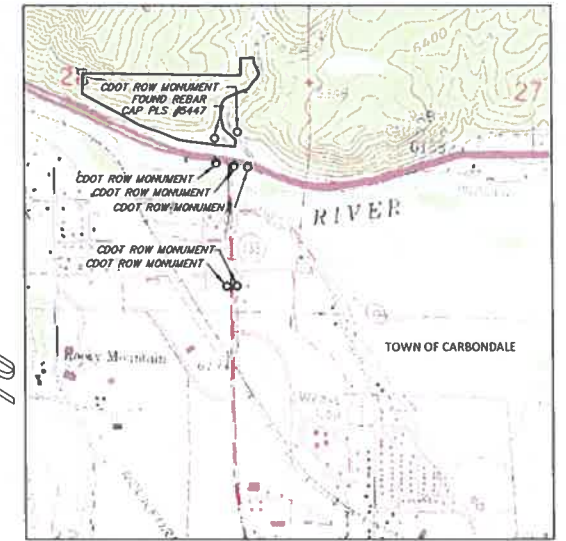
  
Catherine Derby, Town Clerk  
Town of Carbondale



(Seal)



**ANNEXATION AND COUNTY ROAD No. 107 RIGHT-OF-WAY DEDICATION PLAT OF:  
RED HILL RECREATION AREA  
SITUATED IN LOTS 7, 8, 9 AND 24 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M.  
COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 1 OF 2**



VICINITY MAP  
SCALE 1"=1000'

**MAP NOTES**

- DATE OF PREPARATION: March-May 2021.
- BASIS OF BEARING: A bearing of N 89°57'00" W between the found #5 steel bars used as the Town of Carbondale street monument located at 2nd & Main Street and Eighth & Main Street Intersection.
- BASIS OF SURVEY: The Colorado Department of Transportation Right-of-Way mapping of State Highways No. 82, Project Number C 0821-091 dated 2/14/11, Gateway Annexation to the Town of Carbondale Reception No. 814641, Special Warranty Deed Reception No. 907792 and the Improvement Survey Plat of the Red Hill Project prepared by SGM Job No. 2017-230.001 - dated 05/25/17, various documents of record, and the found monuments, as shown.
- This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights-of-way and/or title of record SE relied upon the items outlined in Note 3.
- The existing Town of Carbondale boundary utilized for this Annexation is per the Gateway Park Annexation recorded as Reception No. 814641 of the Garfield County records (Town Ordinance 14, Series of 2011).
- The record bearings contained in the referenced Colorado Department of Transportation Right-of-Way mapping of State Highways No. 82 have been rotated 1°02'53" counterclockwise to be consistent with the basis of bearing listed in survey not 2 above.
- All references to recorded documents and plats indicated herein refer to the records of the Garfield County Clerk and Recorder.

**TOWN OF CARBONDALE BOARD OF TRUSTEES CERTIFICATE**

The Annexation and County Road No. 107 right-of-way Dedication Plat of Red Hill Recreation Area depicted on this Plat was approved by Ordinance No. 6, Series of 2022, on the 9th day of August, 2022.

Witness my hand and the seal of the Town of Carbondale.

Mayor

Town Clerk

**SURVEYOR'S STATEMENT**

I, Mark S. Beckler, L.S. No. 28643, a professional land surveyor licensed under the laws of the State of Colorado, do hereby state that the The Annexation and County Road No. 107 right-of-way Dedication Plat of Red Hill Recreation Area, as shown hereon, was prepared under my supervision on the basis of certain plats, deeds and other documents of record which were augmented with a field inspection conducted under my supervision and that such Annexation Map is true and correct to the best of my knowledge and belief.

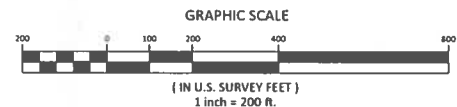
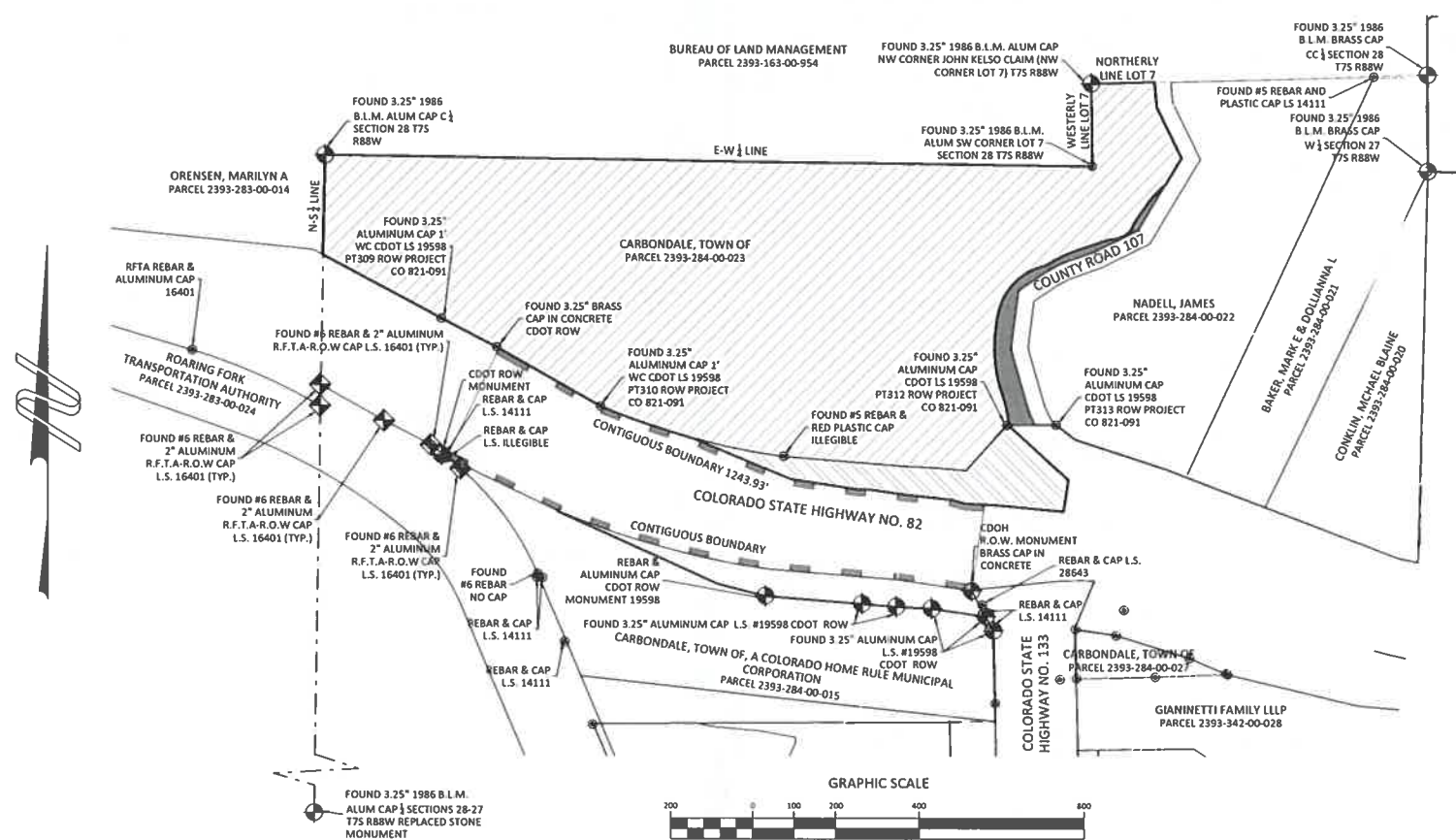
By: \_\_\_\_\_  
Mark S. Beckler, L.S. No. 28643

**CLERK AND RECORDER'S ACCEPTANCE**

This Annexation and County Road No. 107 right-of-way Dedication Plat of Red Hill Recreation Area was filed for record in the office of the Clerk and Recorder of Garfield County at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, as Reception No. \_\_\_\_\_.

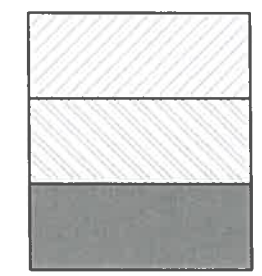
Clerk and Recorder

By \_\_\_\_\_  
Deputy



**CONTIGUOUS BOUNDARY CALCULATION**

TOTAL BOUNDARY	5731.87'
1/6TH CONTIGUITY (5731.87 x 1/6)	955.31'
CONTIGUOUS BOUNDARY	1243.93'



AREA OF RED HILL PUD TO BE ANNEXED

AREA OF HIGHWAY 82 RIGHT-OF-WAY TO BE ANNEXED

AREA OF RED HILL PUD TO BE DEDICATED AS RIGHT-OF-WAY TO GARFIELD COUNTY

**TOTAL ANNEXATION PARCEL**

A Parcel of land situated within a portion that property described in the document recorded as Reception No. 907792 of the Garfield County records and within a portion Colorado Department of Transportation Highway No. 82 ROW per Project No. C 0821-091; said Parcel of land being located in Lot 7, 8, 9 and 21 of Section 28, Township 7 South, Range 88 West of the Sixth Principal Meridian and is further described as follows:

Beginning at a point on the Northerly right-of-way of Colorado Department of Transportation Highway No. 82 Project No. C 0821-091 whence a found 3.25" 1986 B.L.M. Aluminum Cap monumenting the Northwest corner of the John Kelso Claim (Northwest corner of said Lot 7) bears N.13°55'16".E a distance of 849.86 feet; thence S.45°46'57".E a distance of 196.24 feet; thence S.00°11'06".W a distance of 77.42 feet; thence N.84°37'21".W a distance of 163.47 feet to a point being 1 foot northerly of an existing fence; thence the following eight (8) courses one foot northerly of an existing fence:

- N.87°02'15".W a distance of 80.20 feet;
- N.73°13'00".W a distance of 31.29 feet;
- N.83°35'25".W a distance of 119.62 feet;
- N.81°38'11".W a distance of 84.78 feet;
- S.86°53'55".W a distance of 19.76 feet;
- N.81°13'49".W a distance of 165.40 feet;
- N.67°41'13".W a distance of 253.53 feet;
- N.72°54'00".W a distance of 69.76 feet to a point on the Northerly right-of-way of said Highway 82;

thence the following four (4) courses along said right-of-way:

- 170.20 feet along a non-tangent curve to the right having a radius of 1760.10 feet and a central angle of 05°32'26" (chord bears N.70°07'47".W, a distance of 170.14 feet);
- N.60°21'09".W a distance of 288.32 feet;
- N.62°45'15".W a distance of 149.95 feet;
- N.61°55'48".W a distance of 324.64 feet to a point on the North-South X line and west line of said Lot 21 of said Section 28, said point also being the Southwest corner of said property;

thence the following seven (7) courses along the boundary of said property:

- N.01°15'25".E along said North-South X line a distance of 241.21 feet to the Center X corner of said Section 28;
- S. 89°14'35".E along the East-West X line of said Section 28 a distance of 1856.57 feet, to the Southwest corner of said Lot 7;
- N.00°28'09".W along the westerly line of said Lot 7 a distance of 199.71 feet to the Northwest corner of said Lot 7;
- N.88°28'22".E along the northerly line of said Lot 7 a distance of 154.32 feet to a point on the westerly line of County Road No. 107 right-of-way as recorded in Book 673 at Page 648 of the Garfield County records;
- leaving said northerly line S.04°40'55".E along said westerly line a distance of 60.20 feet;
- continuing along said westerly line S.25°33'55".E a distance of 137.53 feet;
- continuing along said westerly line S.31°11'05".W a distance of 74.60 feet;

thence leaving said westerly line 80.28 feet along a non-tangent curve to the left having a radius of 247.00 feet and a central angle of 18°37'19" (chord bears S.42°24'08".W, a distance of 79.93 feet); thence 10.41 feet along a reverse curve to the right having a radius of 100.00 feet and a central angle of 05°57'46" (chord bears S.36°04'21".W, a distance of 10.40 feet); thence 36.69 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of 14°00'59" (chord bears S.32°02'45".W, a distance of 36.60 feet); thence 63.94 feet along a reverse curve to the right having a radius of 58.00 feet and a central angle of 63°09'38" (chord bears S.56°37'05".W, a distance of 60.75 feet); thence 14.56 feet along a reverse curve to the left having a radius of 50.00 feet and a central angle of 15°40'52" (chord bears S.79°51'27".W, a distance of 14.51 feet); thence 5.71°31'01".W a distance of 76.25 feet; thence 69.02 along a curve to the left having a radius of 304.00 feet and a central angle of 13°00'30" (chord bears S.65°00'46".W, a distance of 68.87); thence 27.44 feet along a reverse curve to the right having a radius of 100.00 feet and a central angle of 15°43'26" (chord bears S.66°22'15".W, a distance of 27.36 feet); thence 175.11 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of 13°00'30" (chord bears S.40°47'23".W, a distance of 165.33 feet); thence 5.07°20'48".W a distance of 28.86 feet; thence 157.36 feet along a curve to the left having a radius of 340.00 feet and a central angle of 26°31'07" (chord bears S.05°54'45".E, a distance of 155.96 feet); thence 75.24 feet along a reverse curve to the right having a radius of 290.00 feet and a central angle of 14°51'52" (chord bears S.11°44'23".E, a distance of 75.02 feet) to the point of beginning.

Said Parcel of land containing 1,130,384 square feet or 25.950 acres, more or less.

County of Garfield  
State of Colorado

**PORTION OF RED HILL PUD PROPERTY TO BE DEDICATED TO GARFIELD COUNTY AS COUNTY ROAD NO. 107 RIGHT-OF-WAY**

Portion of Red Hill PUD Property to be dedicated to Garfield County as County Road No. 107 Right-of-Way

A Parcel of land situated within a portion that property described in the document recorded as Reception No. 907792 of the Garfield County records; said Parcel of land being located in Lot 7, 8 and 9 of Section 28, Township 7 South, Range 88 West of the Sixth Principal Meridian and is further described as follows:

Beginning at a point on the Northerly right-of-way of Colorado Department of Transportation Highway No. 82 Project No. C 0821-091 whence a found 3.25" 1986 B.L.M. Aluminum Cap monumenting the Northwest corner of the John Kelso Claim (Northwest corner of said Lot 7); thence 75.24 feet along a non-tangent curve to the left having a radius of 290.00 feet and a central angle of 14°51'52" (chord bears N.11°44'23".W, a distance of 75.02 feet); thence 157.36 feet along a reverse curve to the right having a radius of 340.00 feet and a central angle of 26°31'07" (chord bears N.05°54'45".W, a distance of 155.96 feet); thence N.07°20'48".E a distance of 28.86 feet; thence 175.11 feet along a curve to the right having a radius of 150.00 feet and a central angle of 66°53'10" (chord bears N.40°47'23".E, a distance of 165.33 feet); thence 27.44 feet along a reverse curve to the left having a radius of 100.00 feet and a central angle of 15°43'26" (chord bears N.66°22'15".E, a distance of 27.36 feet); thence 69.02 feet along a reverse curve to the right having a radius of 304.00 feet and a central angle of 13°00'30" (chord bears N.36°04'21".E, a distance of 10.40 feet); thence N.71°31'01".E a distance of 76.25 feet; thence 14.56 feet along a curve to the right having a radius of 50.00 feet and a central angle of 16°40'52" (chord bears N.79°51'27".E, a distance of 14.51 feet); thence 63.94 feet along a reverse curve to the left having a radius of 58.00 feet and a central angle of 63°09'38" (chord bears N.56°37'05".E, a distance of 60.75 feet); thence 36.69 feet along a reverse curve to the right having a radius of 150.00 feet and a central angle of 14°00'59" (chord bears N.32°02'45".E, a distance of 36.60 feet); thence 10.41 feet along a reverse curve to the left having a radius of 100.00 feet and a central angle of 05°57'46" (chord bears N.36°04'21".E, a distance of 10.40 feet); thence 80.28 feet along a reverse curve to the right having a radius of 247.00 feet and a central angle of 18°37'19" (chord bears N.42°24'08".E, a distance of 79.93 feet) to a point on the Westerly line of County Road 107 right-of-way as recorded in Book 673 at Page 648 of the Garfield County records; thence along said Westerly line the following eight (8) courses:

- S.31°11'05".W a distance of 129.28 feet;
  - S.63°58'05".W a distance of 119.39 feet;
  - S.71°03'05".W a distance of 78.99 feet;
  - S.62°42'05".W a distance of 36.45 feet;
  - S.57°02'05".W a distance of 82.79 feet;
  - S.07°41'05".W a distance of 141.56 feet;
  - S.16°04'55".E a distance of 159.52 feet;
  - S.25°37'36".E a distance of 34.66 feet to a point on the Northerly line of said Highway 82 right-of-way;
- thence along said Northerly line S.89°40'24".W a distance of 65.71 feet to the point of beginning.
- Said parcel of land containing 22,529 square feet or 0.517 acres, more or less.

County of Garfield  
State of Colorado

**GENERAL UTILITY NOTES:**

The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT. NO DEFECT MAY BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENTED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**PORTION OF ANNEXATION PARCEL WITHIN RED HILL PUD PROPERTY**

A Parcel of land situated within a portion that property described in the document recorded as Reception No. 907792 of the Garfield County records; said Parcel of land being located in Lot 7, 8, 9 and 21 of Section 28, Township 7 South, Range 88 West of the Sixth Principal Meridian and is further described as follows:

Beginning at a point on the Northerly right-of-way of Colorado Department of Transportation Highway No. 82 Project No. C 0821-091 whence a found 3.25" 1986 B.L.M. Aluminum Cap monumenting the Northwest corner of the John Kelso Claim (Northwest corner of said Lot 7) bears N.13°55'16".E a distance of 849.86 feet; thence along said Northerly right-of-way the following nine (9) courses:

- S.89°40'24".W a distance of 4.39 feet;
- S.42°18'24".W a distance of 147.79 feet;
- N.84°48'37".W a distance of 65.83 feet;
- N.86°51'35".W a distance of 84.93 feet;
- N.85°23'26".W a distance of 288.14 feet;
- 460.83 feet along a non-tangent curve to the right having a radius of 1760.10 feet and a central angle of 15°00'04" (chord bears N.74°51'35".W, a distance of 459.51 feet);
- N.60°21'09".W a distance of 288.32 feet;
- N.62°45'15".W a distance of 149.95 feet;
- N.61°55'48".W a distance of 324.64 feet to a point on the North-South X line and west line of said Lot 21 of said Section 28, said point also being the Southwest corner of said property;

thence the following seven (7) courses along the boundary of said property:

- N.01°15'25".E along said North-South X line a distance of 241.21 feet to the Center X corner of said Section 28;
- S. 89°14'35".E along the East-West X line of said Section 28 a distance of 1856.57 feet, to the Southwest corner of said Lot 7;
- N.00°28'09".W along the westerly line of said Lot 7 a distance of 199.71 feet to the Northwest corner of said Lot 7;
- N.88°28'22".E along the northerly line of said Lot 7 a distance of 154.32 feet to a point on the westerly line of County Road No. 107 right-of-way as recorded in Book 673 at Page 648 of the Garfield County records;
- leaving said northerly line S.04°40'55".E along said westerly line a distance of 60.20 feet;
- continuing along said westerly line S.25°33'55".E a distance of 137.53 feet;
- continuing along said westerly line S.31°11'05".W a distance of 74.60 feet;

thence leaving said westerly line 80.28 feet along a non-tangent curve to the left having a radius of 247.00 feet and a central angle of 18°37'19" (chord bears S.42°24'08".W, a distance of 79.93 feet); thence 10.41 feet along a reverse curve to the right having a radius of 100.00 feet and a central angle of 05°57'46" (chord bears S.36°04'21".W, a distance of 10.40 feet); thence 36.69 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of 14°00'59" (chord bears S.32°02'45".W, a distance of 36.60 feet); thence 63.94 feet along a reverse curve to the right having a radius of 58.00 feet and a central angle of 63°09'38" (chord bears S.56°37'05".W, a distance of 60.75 feet); thence 14.56 feet along a reverse curve to the left having a radius of 50.00 feet and a central angle of 15°40'52" (chord bears S.79°51'27".W, a distance of 14.51 feet); thence 5.71°31'01".W a distance of 76.25 feet; thence 69.02 along a curve to the left having a radius of 304.00 feet and a central angle of 13°00'30" (chord bears S.65°00'46".W, a distance of 68.87); thence 27.44 feet along a reverse curve to the right having a radius of 100.00 feet and a central angle of 15°43'26" (chord bears S.66°22'15".W, a distance of 27.36 feet); thence 175.11 feet along a reverse curve to the left having a radius of 150.00 feet and a central angle of 13°00'30" (chord bears S.40°47'23".W, a distance of 165.33 feet); thence 5.07°20'48".W a distance of 28.86 feet; thence 157.36 feet along a curve to the left having a radius of 340.00 feet and a central angle of 26°31'07" (chord bears S.05°54'45".E, a distance of 155.96 feet); thence 75.24 feet along a reverse curve to the right having a radius of 290.00 feet and a central angle of 14°51'52" (chord bears S.11°44'23".E, a distance of 75.02 feet) to the point of beginning.

Said parcel of land containing 1,063,279 square feet or 24.410 acres, more or less.

County of Garfield  
State of Colorado

**SOPRIS ENGINEERING - LLC**  
CIVIL CONSULTANTS  
502 MAIN STREET, SUITE A13  
CARBONDALE, COLORADO 81623  
(970) 704-0311 SOPRISENG@SOPRISENG.COM



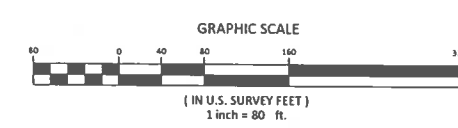
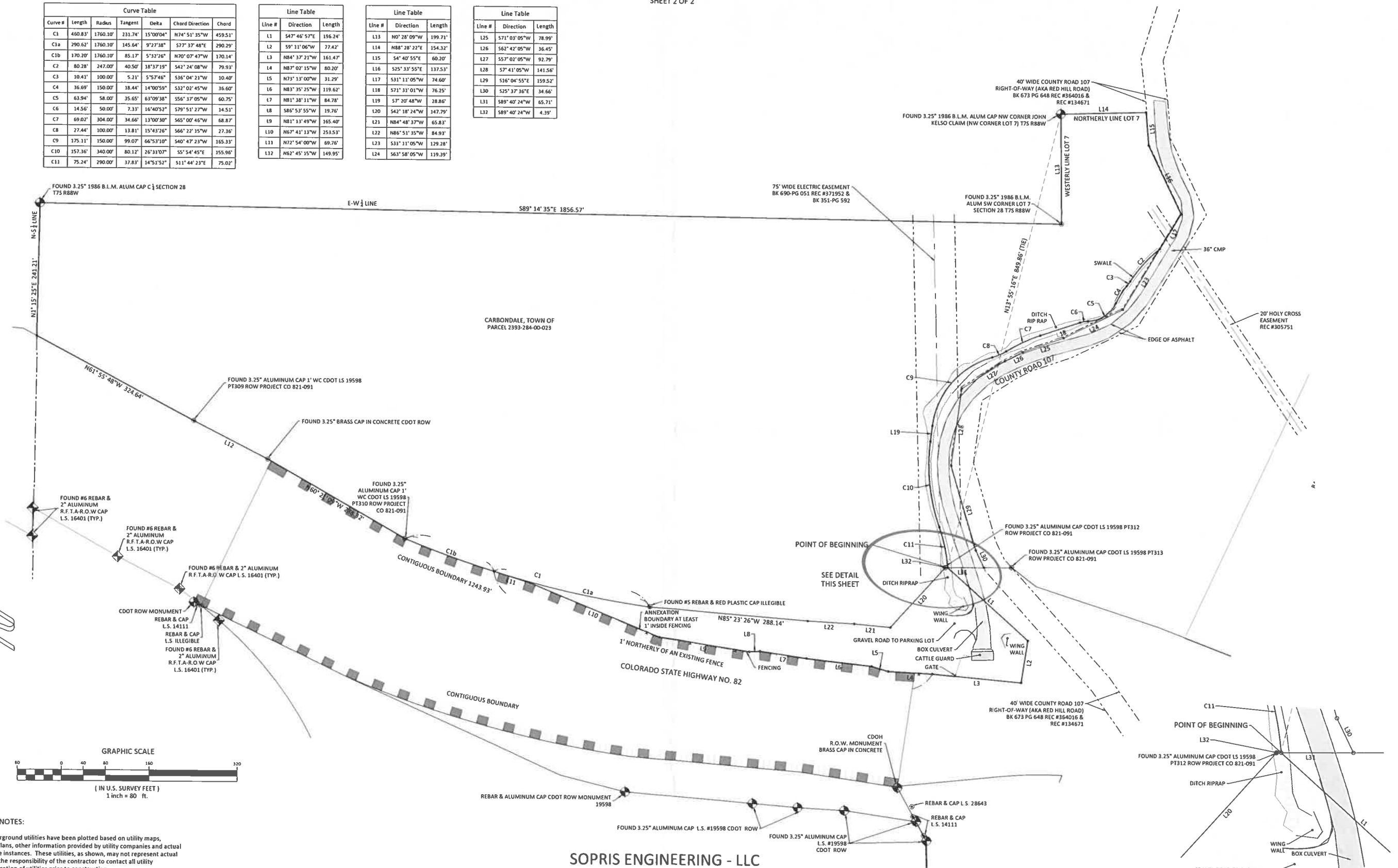
**ANNEXATION AND COUNTY ROAD No. 107 RIGHT-OF-WAY DEDICATION PLAT OF:  
RED HILL RECREATION AREA**  
SITUATED IN LOTS 7, 8, 9 AND 24 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M.  
COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 2 OF 2

Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	460.83'	1760.10'	231.74'	15°00'04"	N74°51'35"W	459.51'
C1a	290.62'	1760.10'	145.64'	9°27'38"	S77°37'48"E	290.29'
C1b	170.20'	1760.10'	85.17'	5°32'26"	N70°07'47"W	170.14'
C2	80.28'	247.00'	40.50'	18°37'19"	S42°24'08"W	79.93'
C3	10.41'	100.00'	5.21'	5°57'46"	S36°04'21"W	10.40'
C4	36.69'	150.00'	18.44'	14°00'59"	S32°02'45"W	36.60'
C5	63.94'	58.00'	35.65'	63°09'38"	S56°37'05"W	60.75'
C6	14.56'	50.00'	7.31'	16°40'52"	S79°51'27"W	14.51'
C7	69.02'	304.00'	34.66'	13°00'30"	S65°00'46"W	68.87'
C8	27.44'	100.00'	13.81'	15°43'26"	S66°22'35"W	27.36'
C9	175.11'	150.00'	99.07'	66°53'10"	S40°47'23"W	165.33'
C10	157.36'	340.00'	80.12'	26°31'07"	S5°54'45"E	155.96'
C11	75.24'	290.00'	37.83'	14°51'52"	S11°44'23"E	75.02'

Line Table		
Line #	Direction	Length
L1	S47°46'57"E	196.24'
L2	S9°11'06"W	77.42'
L3	N84°37'21"W	161.47'
L4	N87°02'15"W	80.20'
L5	N73°13'00"W	31.29'
L6	N83°35'25"W	119.62'
L7	N81°38'11"W	84.78'
L8	S86°53'55"W	19.76'
L9	N81°13'49"W	165.40'
L10	N67°41'13"W	253.53'
L11	N72°54'00"W	69.76'
L12	N62°45'15"W	149.95'

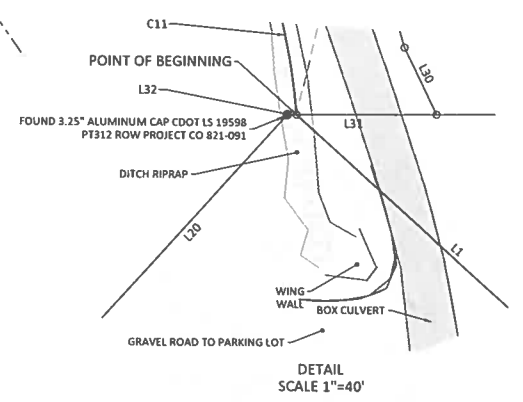
Line Table		
Line #	Direction	Length
L13	N0°28'09"W	199.71'
L14	N88°28'32"E	154.32'
L15	S4°40'55"E	60.20'
L16	S25°33'55"E	137.53'
L17	S31°11'05"W	74.60'
L18	S16°04'55"E	159.52'
L19	S25°37'36"E	34.66'
L20	S89°40'24"W	65.71'
L21	S89°40'24"W	4.39'

Line Table		
Line #	Direction	Length
L22	S71°03'05"W	78.99'
L23	S62°42'05"W	36.45'
L24	S57°02'05"W	92.79'
L25	S7°41'05"W	141.56'
L26	S16°04'55"E	159.52'
L27	S25°37'36"E	34.66'
L28	S89°40'24"W	65.71'
L29	S89°40'24"W	4.39'



**GENERAL UTILITY NOTES:**  
The locations of underground utilities have been plotted based on utility maps, construction/design plans, other information provided by utility companies and actual field locations in some instances. These utilities, as shown, may not represent actual field conditions. It is the responsibility of the contractor to contact all utility companies for field location of utilities prior to construction.

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Receipt #: 980463  
 Jean Alberici  
 10/19/2022 01:03:52 PM  
 9 of 9 Rec Fee: \$63.00 Doc Fee: \$0.00 GARFIELD COUNTY CO

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 CERTIFICATION SHOWN HEREON.