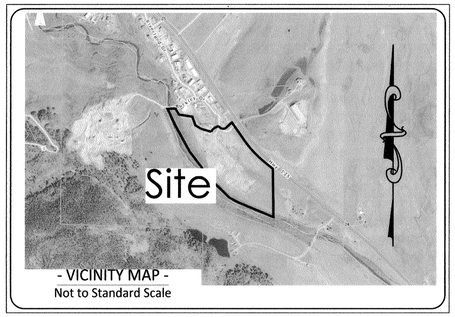
Final Plat
Whetstone Industrial Park
Situated in Section 18, T.14 S., R.85 W. and also in Section 13, T.14 S., R.86 W. of the 6th P.M.
Gunnison County, Colorado



- VICINITY MAP -
Not to Standard Scale

LAND USE TABLE	
17 INDIVIDUAL LOTS	17.97 ACRES ±
ROAD RIGHT-OF-WAY	3.97 ACRES ±
OPEN SPACE	13.26 ACRES ±

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Known all by these presents that L&D Ranches LLC, A Colorado Limited Liability Company, & Sagebrush, LLLP, A Colorado Limited Liability Limited Partnership, being the owner(s), mortgagee(s) and lien holder(s) of the land described as follows:

A parcel of land lying South and West of the Colorado State Highway 135 right-of-way, and situated in Government Lot 1 and Government Lot 2, Section 18, Township 14 South, Range 85 West and also situate in the E1/2NE1/4, Section 13, Township 14 South, Range 86 West, all of the 6th P.M., County of Gunnison, State of Colorado, said parcel being a portion of that property described in the Deed recorded as Reception No. 292370 of the Gunnison County records, and being more fully described as follows:

Beginning at a point on the west line of Lot 1 of "RIVERLAND – AN INDUSTRIAL PARK, FILING 1", as shown on the Plat thereof, recorded as Reception No. 369534 of the Gunnison County records (from which a Rebar and Cap Stamped "LS 11250", found in place for the northwest corner of said Lot 1 bears N 31°35'24" W a distance of 15.57 feet, and from which a 3" Aluminum Cap, LS # 11250 found in place for the 185.7 foot Witness Corner to the Northeast Corner of Section 13 bears N38°16'01"E a distance of 727.03 feet);

thence S 31°35'24" E along the westerly line of said Lot 1 a distance of 135.21 feet to the Southwest Corner of said Lot 1;

thence S 80°51'37" E along the southerly line of said Lot 1, a distance of 242.00 feet to the westerly line of Lot 2 of the "Replat of Lots 2, 3, 4, Riverland Filing 1" and shown in that document recorded as Reception No. 467259 and Reception No. 489063;

thence S 19°21'37" E along said westerly line, a distance of 168.69 feet to the Southwest Corner of said Lot 2, also being the Northwest Corner of that parcel of land described in the Warranty Deed recorded as Reception No. 607486 of the Gunnison County records;

thence along the southerly line of said parcel described in said Warranty Deed recorded as Reception No. 607486, the following six (6) courses:

1. S 59°08'23" E a distance of 98.35 feet;
2. 52.55 feet along the arc of a non-tangent curve to the left, having a radius of 210.00 feet, a central angle of 14°20'15", the chord of which bears S 66°18'30" E a distance of 52.41 feet;
3. S 73°28'38" E along said southerly line, a distance of 157.18 feet to the southerly most corner of said parcel;
4. 77.94 feet along the arc of a non-tangent curve to the right, having a radius of 190.00 feet, a central angle of 23°30'13", the chord of which bears N 40°25'40" E a distance of 77.40 feet;
5. N 52°10'47" E a distance of 24.01 feet;
6. N 65°23'11" E a distance of 74.70 feet to the Northwest Corner of that parcel of land described in the Warranty Deed recorded as Reception No. 607485 of the Gunnison County records;

thence along the northerly line of said parcel, the following five (5) courses:

1. N 67°23'11" E a distance of 5.32 feet;
2. 164.93 feet along the arc of a non-tangent curve to the left, having a radius of 85.00 feet, a central angle of 111°10'20", the chord of which bears S 78°48'49" E a distance of 140.25 feet;
3. N 45°36'01" E a distance of 84.97 feet;
4. 32.64 feet along the arc of a curve to the right, having a radius of 190.00 feet, a central angle of 9°50'33", the chord of which bears N 50°31'18" E, a distance of 32.60 feet
5. N 55°26'34" E a distance of 16.54 feet to the southwesterly right-of-way of Colorado State Highway No. 135 as described in the Right of Way Deed recorded in Book 291 at Page 40 of the Gunnison County records;

thence along said right-of-way, the following three (3) courses (record bearings in said deeds being rotated 00°03'29" clockwise to coincide with basis of bearings used for the various Riverland Industrial Park plats);

1. S 34°44'31" E a distance of 391.85 feet;
2. 566.70 feet along the arc of a curve to the left, having a radius of 1960.00 feet, a central angle of 16°33'58", the chord of which bears S 43°01'01" E, a distance of 564.73 feet;
3. S 51°18'18" E a distance of 173.10 feet to east line of said Government Lot 2 of Section 18;

thence S 00°50'48" E along said east line, a distance of 884.04 feet to the northeasterly line of that Conservation Easement described in Reception No. 607494 of the Gunnison County records;

thence along said northeasterly line the following six (6) courses, (record bearings for said six (6) courses being rotated 00°00'30" counter-clockwise to coincide with basis of bearings used for the various Riverland Industrial Park plats);

1. N 67°22'22" W a distance of 674.52 feet (record distance being 674.34 feet);
2. N 62°16'49" W a distance of 202.22 feet;
3. N 45°58'14" W a distance of 433.65 feet;
4. N 37°05'15" W a distance of 673.47 feet;
5. N 28°43'04" W a distance of 542.76 feet;
6. N 25°09'49" W a distance of 341.88 feet to the southerly line that "Access Road" described in Reception No. 607499 of the Gunnison County records;

thence along said southerly line the following three (3) courses;

1. N 87°00'05" E a distance of 47.07 feet;
2. N 87°58'18" E a distance of 44.29 feet;
3. N 84°00'59" E a distance of 50.11 feet to the point of beginning, said parcel containing 38.20 acres, more or less.

Excepting therefrom:
Lot 1, RU Subdivision, containing 3.000 acres, as shown on the Plat thereof, recorded as Reception No. 607489 of the Gunnison County records.

Resulting acreage of the subject parcel being 35.20 acres, more or less in Gunnison County, Colorado, under the name of WHETSTONE INDUSTRIAL PARK, have laid out, platted and subdivided the same as shown on this plat and do hereby permanently dedicate and convey to the owners of lots, tracts or parcels within this subdivision and their guests, but not to the public at large, the common right to use streets, alleys, roads and other areas as shown hereon and hereby permanently dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. Notwithstanding foregoing private dedication of roads, the portion of Buckley Drive previously publicly dedicated in the Dedication recorded in the office of the Gunnison County Clerk and Recorder at reception number 607490 and shown hereon shall remain public.

In witness whereof L&D Ranches has (have) subscribed his, her, their name(s) this 25 day of April, A.D. 20 18

L&D Ranches, LLC, a limited liability company

By: William Joseph Lacy
By: Lacy Construction Inc. its Managing Member
By: William Joseph Lacy Jr., President

State of Colorado)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me this 25 day of April A.D. 20 18, by William Joseph Lacy, Jr. as President of Lacy Construction Company, Inc. as managing member of L&D ranches, LLC a limited liability company.

My commission expires: 7-21-2021

My address is: 525 N. Main Gunnison, CO 81230

Witness my hand and official seal:

Mary Jo Marvel
Notary Public

MARY JO MARVEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20054028754
My Commission Expires July 21, 2021

In witness whereof Sagebrush, LLLP has (have) subscribed his, her, their name(s) this 26 day of April A.D. 20 18.

Sagebrush, LLLP, a limited liability limited partnership

By: John L. Rozman, Jr. General Partner

By: Marilyn K. Rozman, General Partner

State of Colorado)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me this 26 day of April A.D. 20 18, by John L. Rozman, Jr. & Marilyn K. Rozman, General Partners of Sagebrush, LLLP.

My commission expires: 7-21-2021

My address is: 525 N. Main St. Gunnison, CO 81230

Witness my hand and official seal:

Mary Jo Marvel
Notary Public

MARY JO MARVEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20054028754
My Commission Expires July 21, 2021

ATTORNEYS OPINION:

I, Marcus J. Lock, an attorney at law duly licensed to practice in the state of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is vested in L&D Ranches, LLC, a Colorado limited liability company, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

1. Declaration of Protective Covenants for WHETSTONE INDUSTRIAL PARK as recorded on the same date as this plat in the real property records of Gunnison County, Colorado at reception number 654064.
2. Final approval by Gunnison County, Colorado as recorded on the same date as this plat in the real property records of Gunnison County, Colorado at reception number 654062.
3. Taxes and assessments for the current and subsequent years, a lien not yet due and payable.
4. Any facts, rights, easements, liens, encumbrances, defects, encroachment, encumbrance, violation, variation, adverse circumstance, interests or claims thereof or other matters not shown by the public records.
5. RESOLUTION APPROVING SKETCH PLAN AS RECORDED ON NOVEMBER 16, 2016 AT RECEPTION NUMBER 643379 IN THE REAL PROPERTY RECORDS OF GUNNISON COUNTY, COLORADO.
6. ALL PATENT RESERVATIONS AS SET FORTH IN UNITED STATES PATENTS RECORDED FEBRUARY 16, 1915 IN BOOK 184 AT PAGE 6 AND MAY 14, 1919 IN BOOK 184 AT PAGE 164.
7. RIGHT OF WAY DEED AS SET FORTH IN INSTRUMENT RECORDED JULY 16, 1952 IN BOOK 291 AT PAGE 40 AND ANY AND ALL ASSIGNMENTS THEREOF AND INTERESTS THEREIN.
8. EASEMENT AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 1, 1952 IN BOOK 291 AT PAGE 105 AND ANY AND ALL ASSIGNMENTS THEREOF AND INTERESTS THEREIN.
9. EASEMENT AS SET FORTH IN INSTRUMENT RECORDED APRIL 28, 1966 IN BOOK 387 AT PAGE 211 AND ANY AND ALL ASSIGNMENTS THEREOF AND INTERESTS THEREIN.
10. TERMS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN GUNNISON COUNTY PLANNING COMMISSION CERTIFICATE OF ADMINISTRATIVE REVIEW CERTIFICATE NUMBER 2, SERIES 1996, RECORDED APRIL 23, 1996 IN BOOK 781 AT PAGE 753 AND INSTRUMENT RECORDED JULY 1, 1996 IN BOOK 786 AT PAGE 114.
11. TERMS AND CONDITIONS OF GRANT OF EASEMENT RECORDED JUNE 24, 1996 IN BOOK 785 AT PAGE 552.
12. TERMS AND CONDITIONS OF BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 47, SERIES 1996 AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 3, 1998 AS RECEPTION NO. 489063.
13. EASEMENT AND RIGHT OF WAY GRANTED TO GUNNISON COUNTY ELECTRIC ASSOCIATION AS SET FORTH IN INSTRUMENTS RECORDED JANUARY 25, 2000 AS RECEPTION NO. 499271 AND APRIL 17, 2005 AS RECEPTION NO. 551818 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
14. ROZMAN/NICHOLS AND ALTITUDE BUILDING BOUNDARY LINE ADJUSTMENT PLAT OF LOT 4, RIVERLAND – AN INDUSTRIAL PARK, FILING 1, RECORDED JULY 10, 2007 AS RECEPTION NO. 576894 AND BOUNDARY LINE ADJUSTMENT PLAT RECORDED AUGUST 18, 2011 AS RECEPTION NO. 607487.
15. EASEMENT AGREEMENT RECORDED JULY 19, 2006 AS RECEPTION NO. 567102 AND AMENDED EASEMENT AGREEMENT RECORDED MARCH 5, 2008 AS RECEPTION NO. 582507 AND ANY AND ALL ASSIGNMENT THEREOF AND INTERESTS THEREIN.
16. PLAT OF RU SUBDIVISION RECORDED AUGUST 18, 2011 AS RECEPTION NO. 607489, TOGETHER WITH ANY AND ALL EASEMENTS AND DEDICATIONS FOR ACCESS, ROADS AND UTILITIES AS SHOWN. DEDICATION RECORDED AUGUST 18, 2011 AS RECEPTION NO. 607490.
17. EASEMENT DEED AND AGREEMENT RECORDED AUGUST 18, 2011 AS RECEPTION NO. 607491; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
18. EASEMENTS AND AGREEMENT RECORDED AUGUST 18, 2011 AS RECEPTION NO. 607495; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
19. EASEMENT AGREEMENT RECORDED AUGUST 18, 2011 AS RECEPTION NO. 607496 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
20. CORRECTION EASEMENT AND AGREEMENT RECORDED SEPTEMBER 22, 2011 AS RECEPTION NO. 608446.
21. DEVELOPMENT IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 23, 2008 AS RECEPTION NO. 608483, ADDENDUM RECORDED JANUARY 28, 2013 AS RECEPTION NO. 618213.
22. BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY RESOLUTION NO. 11-20 AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 26, 2011 AS RECEPTION NO. 608521.
23. TERMS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN GUNNISON COUNTY PLANNING COMMISSION CERTIFICATE OF ADMINISTRATIVE REVIEW, CERTIFICATION NO. 08 SERIES 2011, RECORDED SEPTEMBER 27, 2011 AS RECEPTION NO. 608557.
24. UTILITY EASEMENT GRANTED TO GUNNISON COUNTY ELECTRIC ASSOCIATION, INC. AS SET FORTH IN INSTRUMENT RECORDED APRIL 3, 2000 AS RECEPTION NO. 500738 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
25. UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO GUNNISON COUNTY ELECTRIC ASSOCIATION, INC. AS SET FORTH IN INSTRUMENT RECORDED AUGUST 6, 2015 AS RECEPTION NO. 634620 AND AS RECEPTION NO. 634621 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
26. COLORADO STATE HIGHWAY 135 IS A LIMITED ACCESS HIGHWAY AND ACCESS TO AND FROM THE HIGHWAY IS CONTROLLED BY THE STATE OF COLORADO, DEPARTMENT OF HIGHWAY.
27. A DEED OF TRUST FROM L&D RANCHES, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF GUNNISON COUNTY FOR THE BENEFIT OF SAGEBRUSH, LLLP IN THE PRINCIPAL AMOUNT OF $1,975,000.00 DATED MARCH 8, 2016, RECORDED MARCH 8, 2016 AS RECEPTION NO. 638333.
28. ALL MATTERS SHOWN ON LAND SURVEY PLAT L&D RANCHES LLC PARCEL DEPOSITED WITH THE GUNNISON COUNTY CLERK AND RECORDER ON MAY 4, 2016 AT DEPOSIT NO. 630

Dated this 26th day of April, A.D. 20 18.

Attorney-at-Law

Gunnison County, CO
6/27/2018 3:16:43 PM
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654063
Page 1 of 3
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SURVEYOR NOTES:

1. Legal Description per the L&D Ranches LLC Land Survey Plat recorded as Survey Deposit 630 of the Gunnison County Clerk and Recorders Office.
2. Basis of Bearings: Bearings shown hereon are based on an bearing of N00°30'45"W between the 3" Aluminum Cap, LS # 11250, found in place for the 185.7 foot witness corner to the Northeast Corner of Section 13, and a Rebar and Aluminum Cap, LS # 23502 found in place for the South One-Sixteenth Corner at the Section Line common to Sections 7 and 12.
3. Units of linear measurements are displayed in US Survey Feet.
4. SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
5. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Gunnison County Abstract Company, Commitment No. G16-37, having an effective date of February 8th, 2016.
6. Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc.

GENERAL NOTES:

1. Confinement of domestic animals: All dogs and cats shall be confined by kenneling, leashing, fencing or other physical constraint at all times. This restriction may be enforced by Gunnison county at the expense of the owner.
2. Colorado's fence out requirements: A property owner is required to construct and maintain fencing in order to keep livestock off his/her property.
3. Irrigation ditch maintenance: An irrigation ditch owner has the right to enter the designated irrigation ditch maintenance easement, maintain the ditch, and may leave natural debris on the bank.

SURVEYORS CERTIFICATE:

I, Robert E. Brandeberry, do hereby certify that I am a professional land surveyor licensed under the law of the state of Colorado, that this plat is a true, correct and complete plat of WHETSTONE INDUSTRIAL PARK as laid out, platted, dedicated and shown hereon, that such plat was made by me from an accurate survey of said property by SGM Inc. and under my supervision and correctly shows the location and dimensions of the boundary and easements of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land. I further certify that this plat satisfies requirements of the C.R.S. Section 38-33.3-209.

COLORADO LICENSED
ROBERT E. BRANDEBERRY
38388
4/25/18
PROFESSIONAL LAND SURVEYOR

Robert E. Brandeberry
Colorado PLS # 38388
For, and on behalf of SGM

WARNING AND DISCLAIMER OF FLOODPLAIN AFFECTING USE AND OCCUPANCY OF THIS PROPERTY

We, L&D Ranches on behalf of ourselves and all successors, heirs and assigns, hereby acknowledge having been informed by Gunnison County of the existence of floodplain hazard areas that may affect the use and occupancy of this property, and any improvements thereto. We acknowledge that the County's approval of this land use change does not guarantee the safety of the property, or in any way imply that areas outside of the designated hazard areas will be free from hazards and hereby agree to indemnify, defend and save harmless the County, its agents, officers and employees from and against any and all liability, expense including defense costs and legal fees, and claims for damages of any nature whatsoever, including, bodily injury, death, personal injury, or property damage arising from or connected with any activity related to these hazards, including any suits, liability, or expense.

By: William Joseph Lacy
William Joseph Lacy, Jr. as President of Lacy Construction Company, Inc. as managing member of L&D ranches, LLC a limited liability company.

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, hereby recommends approval of this plat of the above subdivision, such recommendation being made at a meeting of said Commission held on this 6th day of April, A.D. 20 18.

Chairperson, Gunnison County Planning Commission

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of WHETSTONE INDUSTRIAL PARK is approved this 15th day of May, A.D. 20 18, and the private dedication of roads and common areas is approved on the condition that such private roads and common areas shall be maintained and snowplowed, by and at the expense of the lot owners and not by Gunnison County or any other public agency, and provided further that the portion of Buckley Drive previously publicly dedicated in the Dedication recorded in the office of the Gunnison County Clerk and Recorder at reception number 607490 and shown hereon shall remain public, but such public dedication shall not constitute in any way Gunnison County's acceptance of Buckley Drive for maintenance and snow removal purposes.

Chairperson, Gunnison County Board of Commissioners

Attest: Dan M. Bare, Deputy
Gunnison
County Clerk and Recorder

GUNNISON COUNTY SEAL COLORADO

COMPLIANCE WITH BOARD OF COUNTY COMMISSIONERS' RESOLUTION

The property described on this plat is subject to all the requirements, terms and conditions of the Board of County Commissioners' Resolution No. 654063, recorded at Reception No. 654062 of the Records of the Clerk and Recorder of Gunnison County.
2018-16

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 27th day of June A.D. 20 18, Reception Number 654063 Time 3:16pm Date 6-27-18

Dan M. Bare, Deputy
Gunnison County Clerk and Recorder

GUNNISON COUNTY SEAL COLORADO

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MARY JO MARVEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20054028754
My Commission Expires July 21, 2021

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Whetstone Industrial Park
Gunnison County, Colorado

#	Revision	Date	By
1			
2			
3			
4			
5			

Final Plat

Job No.	2015-229.005
Drawn by:	EB
Date:	04/25/2018
Approved:	REB
File:	WhetstonePlat

1 Of 3

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Final Plat

Whetstone Industrial Park

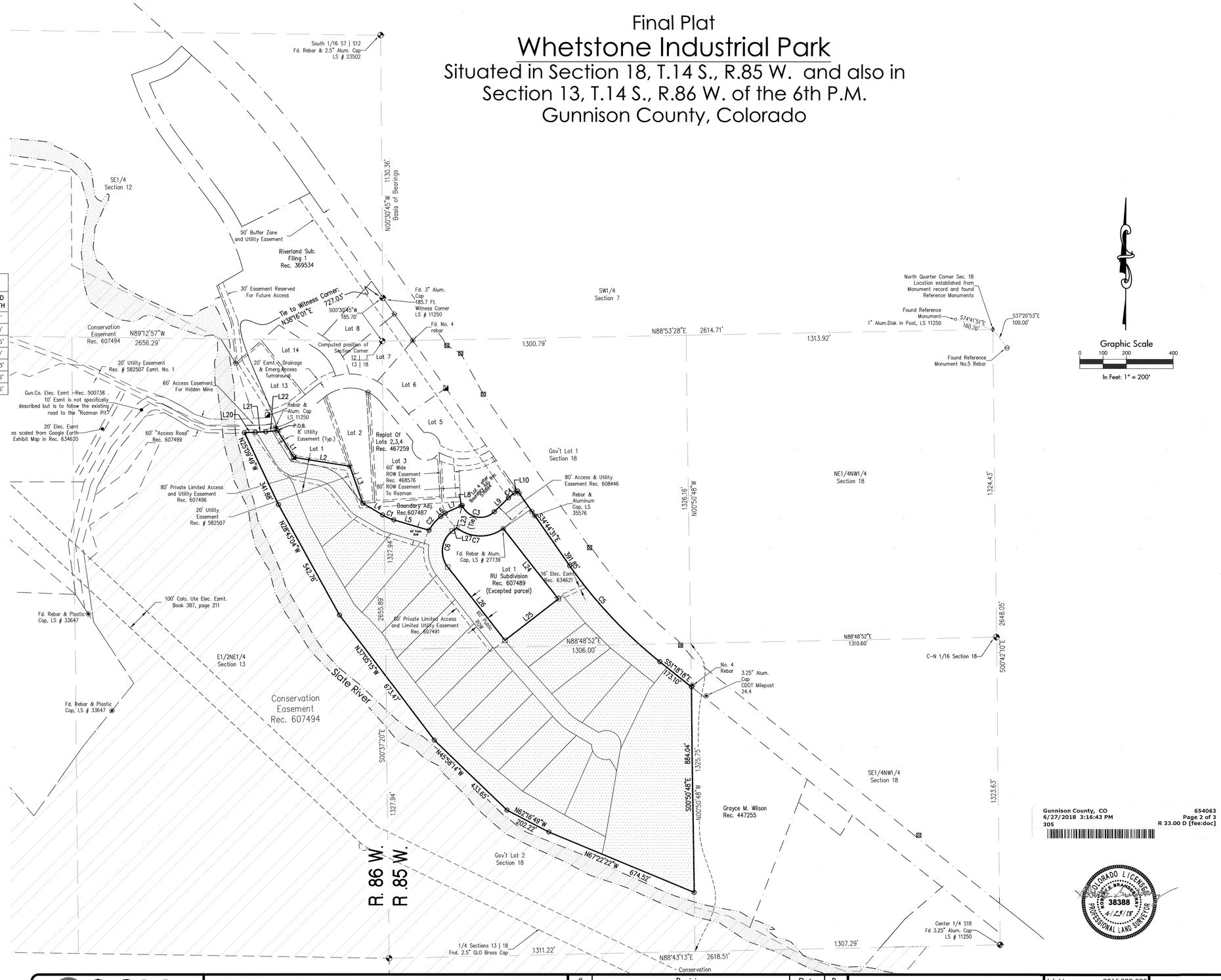
Situated in Section 18, T.14 S., R.85 W. and also in Section 13, T.14 S., R.86 W. of the 6th P.M. Gunnison County, Colorado

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L1	S31°35'24"E	135.21'
L2	S80°51'37"E	242.00'
L3	S19°21'37"E	168.69'
L4	S59°08'23"E	98.35'
L5	S73°28'38"E	157.18'
L6	N52°10'47"E	24.01'
L7	N65°23'11"E	74.70'
L8	N67°23'11"E	5.32'
L9	N45°36'01"E	84.97'
L10	N55°26'34"E	16.54'
L20	N87°00'05"E	47.07'
L21	N87°58'18"E	44.29'
L22	N84°00'59"E	50.11'
L23	S13°50'37"W	99.18'
L24	S37°51'48"E	384.40'
L25	S52°10'47"W	289.93'
L26	N37°49'13"W	399.22'
L27	N52°10'47"E	24.06'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.55'	210.00'	14°20'15"	S66°18'30"E	52.41'
C2	77.94'	190.00'	23°30'13"	N40°25'40"E	77.40'
C3	164.93'	85.00'	111°10'20"	S78°48'49"E	140.25'
C4	32.64'	190.00'	9°50'33"	N50°31'18"E	32.60'
C5	566.70'	1960.00'	16°33'58"	S43°01'01"E	564.73'
C6	172.79'	110.00'	90°00'00"	N07°10'47"E	155.56'
C7	214.18'	165.00'	74°22'29"	S89°04'51"E	199.46'

- LEGEND -

- Found Aliquot monument as described
- Set Rebar & Plastic Cap, LS # 38388
- Found Monument as described
- Found Rebar & 1.5" Aluminum Cap, LS 27739
- Found 3.25" CDOT Aluminum Cap, LS # 27272
- Found 3.25" Aluminum Cap, LS # 11250
- Found Rebar & Plastic Cap, LS # 9476
- Found No.5 rebar
- Conservation Easement



Graphic Scale

0 100 200 400

In Feet: 1" = 200'

Gunnison County, CO 654063
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COLORADO LICENSED
PROFESSIONAL LAND SURVEYOR
38388
4/25/18

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Whetstone Industrial Park
Gunnison County, Colorado

#	Revision	Date	By
1			
2			
3			
4			
5			

Final Plat

Job No.	2015-229.003
Drawn by:	EB
Date:	04/25/2018
Approved:	REB
File:	WhetstonePlat

2 Of 3

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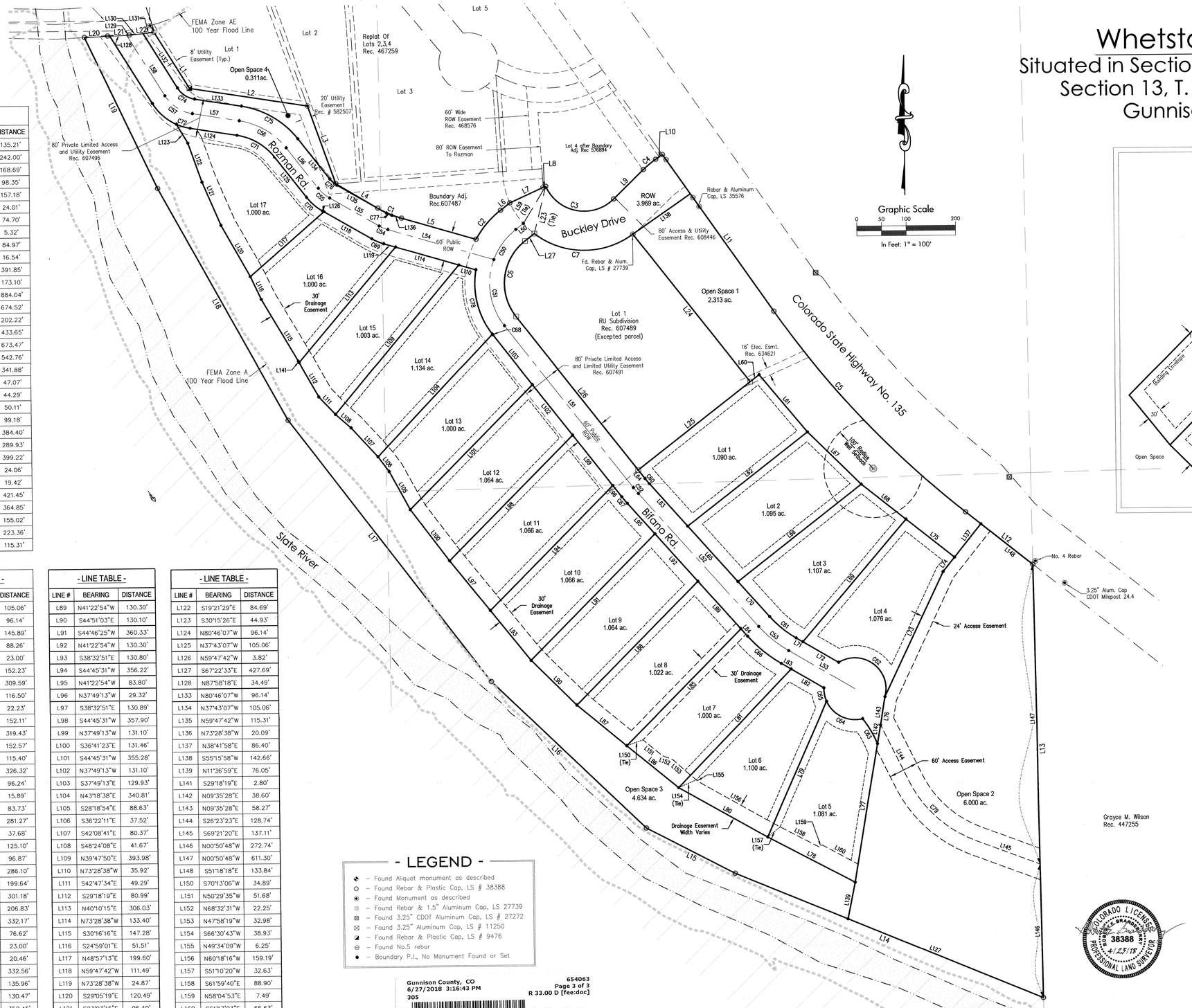
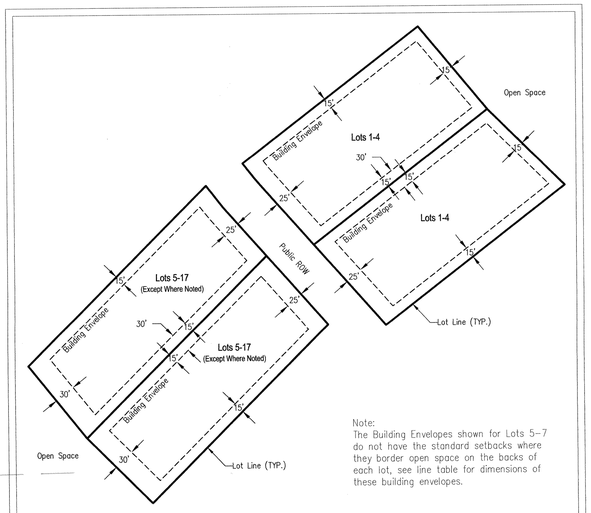
Final Plat

Whetstone Industrial Park

Situated in Section 18, T.14 S., R.85 W. and also in Section 13, T.14 S., R.86 W. of the 6th P.M.
Gunnison County, Colorado





Building Envelope Detail

Note:
The Building Envelopes shown for Lots 5-7 do not have the standard setbacks where they border open space on the backs of each lot, see line table for dimensions of these building envelopes.

- LINE TABLE -

LINE #	BEARING	DISTANCE
L1	S31°35'24"E	135.21'
L2	S80°51'37"E	242.00'
L3	S19°21'37"E	168.69'
L4	S59°08'23"E	98.35'
L5	S73°28'38"E	157.18'
L6	N52°10'47"E	24.01'
L7	N65°23'11"E	74.70'
L8	N67°23'11"E	5.32'
L9	N45°36'01"E	84.97'
L10	N55°26'34"E	16.54'
L11	S34°44'31"E	391.85'
L12	S51°18'18"E	173.10'
L13	S00°50'48"E	884.04'
L14	N67°22'22"W	674.52'
L15	N62°16'49"W	202.22'
L16	N45°58'14"W	433.65'
L17	N37°05'15"W	673.47'
L18	N28°43'04"W	542.76'
L19	N25°09'49"W	341.88'
L20	N87°00'05"E	47.07'
L21	N87°58'18"E	44.29'
L22	N84°00'59"E	50.11'
L23	S13°50'37"W	99.18'
L24	S37°51'48"E	384.40'
L25	S52°10'47"W	289.93'
L26	N37°49'13"W	399.22'
L27	N52°10'47"E	24.06'
L50	S52°10'47"W	19.42'
L51	S37°49'13"E	421.45'
L52	S41°22'54"E	364.85'
L53	S59°24'35"E	155.02'
L54	S73°28'38"E	223.36'
L55	S59°47'42"E	115.31'

- LINE TABLE -

LINE #	BEARING	DISTANCE
L56	S37°43'07"E	105.06'
L57	S80°46'07"E	96.14'
L58	S31°35'24"E	145.89'
L59	N31°15'22"E	88.26'
L60	S52°10'45"W	23.00'
L61	S39°26'51"E	152.23'
L62	N52°10'47"E	309.59'
L63	N41°22'54"W	116.50'
L64	N37°49'13"W	22.23'
L65	N41°22'54"W	152.11'
L66	N52°05'46"E	319.43'
L67	S45°05'02"E	152.57'
L68	S51°18'02"E	115.40'
L69	N40°26'48"E	326.32'
L70	N41°22'54"W	96.24'
L71	N59°24'35"W	15.89'
L72	N59°24'35"W	83.73'
L73	N25°22'46"E	281.27'
L74	N38°41'58"E	37.68'
L75	S51°18'02"E	125.10'
L76	S09°35'28"W	96.87'
L77	N09°35'28"E	286.10'
L78	S61°59'40"E	199.64'
L79	S23°48'20"W	301.18'
L80	S60°18'16"E	206.83'
L81	N43°50'53"E	332.17'
L82	N59°24'35"W	76.62'
L83	N59°24'35"W	23.00'
L84	N41°22'54"W	20.46'
L85	S44°45'31"W	332.56'
L86	S50°32'42"E	135.96'
L87	S50°07'43"E	130.47'
L88	S44°45'31"W	352.45'

- LINE TABLE -

LINE #	BEARING	DISTANCE
L89	N41°22'54"W	130.30'
L90	S44°51'03"E	130.10'
L91	S44°46'25"W	360.33'
L92	N41°22'54"W	130.30'
L93	S38°32'51"E	130.80'
L94	S44°45'31"W	356.22'
L95	N41°22'54"W	83.80'
L96	N37°49'13"W	29.32'
L97	S38°32'51"E	130.89'
L98	S44°45'31"W	357.90'
L99	N37°49'13"W	131.10'
L100	S36°41'23"E	131.46'
L101	S44°45'31"W	355.28'
L102	N37°49'13"W	131.10'
L103	S37°49'13"E	129.93'
L104	N43°18'38"E	340.81'
L105	S28°18'54"E	88.63'
L106	S36°22'11"E	37.52'
L107	S42°08'41"E	80.37'
L108	S48°24'08"E	41.67'
L109	N39°47'50"E	393.98'
L110	N73°28'38"W	35.92'
L111	S42°47'34"E	49.29'
L112	S29°18'19"E	80.99'
L113	N40°10'15"E	306.03'
L114	N73°28'38"W	133.40'
L115	S30°16'16"E	147.28'
L116	S24°59'01"E	51.51'
L117	N48°57'13"E	199.60'
L118	N59°47'42"W	111.49'
L119	N73°28'38"W	24.87'
L120	S29°05'19"E	120.49'
L121	S23°03'16"E	96.40'

- LINE TABLE -

LINE #	BEARING	DISTANCE
L122	S19°21'29"E	84.69'
L123	S30°15'26"E	44.93'
L124	N80°46'07"W	96.14'
L125	N37°43'07"W	105.06'
L126	N59°47'42"W	3.82'
L127	S67°22'33"E	427.69'
L128	N87°58'18"E	34.49'
L133	N80°46'07"W	96.14'
L134	N37°43'07"W	105.06'
L135	N59°47'42"W	115.31'
L136	N73°28'38"W	20.09'
L137	N38°41'58"E	86.40'
L138	S55°15'58"W	142.66'
L139	N11°36'59"E	76.05'
L141	S29°18'19"E	2.80'
L142	N09°35'28"E	38.60'
L143	N09°35'28"E	58.27'
L144	S26°23'23"E	128.74'
L145	S69°21'20"E	137.11'
L146	N00°50'48"W	272.74'
L147	N00°50'48"W	611.30'
L148	S51°18'18"E	133.84'
L150	S70°13'06"W	34.89'
L151	N50°29'35"W	51.68'
L152	N68°32'31"W	22.25'
L153	N47°58'19"W	32.98'
L154	S66°30'43"W	38.93'
L155	N49°34'09"W	6.25'
L156	N60°18'16"W	159.19'
L157	S51°10'20"W	32.63'
L158	S61°59'40"E	88.90'
L159	N58°04'53"E	7.49'
L160	S61°17'03"E	66.63'

- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.55'	210.00'	14°20'15"	S66°18'30"E	52.41'
C2	77.94'	190.00'	23°30'13"	N40°25'40"E	77.40'
C3	164.93'	85.00'	111°10'20"	S78°48'49"E	140.25'
C4	32.64'	190.00'	9°50'33"	N50°31'18"E	32.60'
C5	566.70'	1960.00'	16°33'58"	S43°01'01"E	564.73'
C6	172.79'	110.00'	90°00'00"	N07°10'47"E	155.56'
C7	214.18'	165.00'	74°22'29"	S89°04'51"E	199.46'
C50	77.14'	140.00'	31°34'09"	S36°23'42"W	76.17'
C51	142.77'	140.00'	58°25'44"	S08°36'19"E	136.67'
C52	15.54'	250.00'	3°33'41"	S39°36'03"E	15.54'
C53	78.66'	250.00'	18°01'41"	S50°23'44"E	78.34'
C54	19.10'	80.00'	13°40'56"	S66°38'10"E	19.06'
C55	30.82'	80.00'	22°04'36"	S48°45'25"E	30.63'
C56	112.70'	150.00'	43°03'00"	S59°14'37"E	110.07'
C57	68.67'	80.00'	49°10'43"	S56°10'46"E	66.58'
C60	13.67'	220.00'	3°33'41"	S39°36'03"E	13.67'
C61	69.22'	220.00'	18°01'41"	S50°23'44"E	68.94'
C62	150.01'	63.00'	136°25'36"	S52°45'34"E	117.00'
C63	59.30'	220.00'	15°26'42"	N30°16'00"W	59.13'
C64	88.06'	63.00'	80°05'14"	N63°31'31"W	81.06'
C65	28.19'	63.00'	25°38'07"	N10°39'51"W	27.95'
C66	88.10'	280.00'	18°01'41"	N50°23'44"W	87.74'
C67	17.40'	280.00'	3°33'41"	N39°36'03"W	17.40'
C68	1.64'	170.00'	0°33'11"	N37°32'38"W	1.64'
C69	26.27'	110.00'	13°40'56"	N66°38'10"W	26.21'
C70	42.38'	110.00'	22°04'36"	N48°45'25"W	42.12'
C71	90.16'	120.00'	43°03'00"	N59°14'37"W	88.06'
C72	29.09'	110.00'	15°09'00"	N73°11'37"W	29.00'
C74	42.92'	50.00'	49°10'43"	N56°10'46"W	41.61'
C75	135.25'	180.00'	43°03'00"	N59°14'37"W	132.09'
C76	19.27'	50.00'	22°04'36"	N48°45'25"W	19.15'
C77	11.94'	50.00'	13°40'56"	N66°38'10"W	11.91'
C78	139.56'	170.00'	47°02'05"	N13°45'00"W	135.67'
C79	187.47'	250.00'	42°57'57"	S47°52'21"E	183.11'

- LEGEND -

- Found Aliquot monument as described
- Found Rebar & Plastic Cap, LS # 38388
- Found Monument as described
- Found Rebar & 1.5" Aluminum Cap, LS 27739
- Found 3.25" CDOT Aluminum Cap, LS # 27272
- Found 3.25" Aluminum Cap, LS # 11250
- Found Rebar & Plastic Cap, LS # 9476
- Found No.5 rebar
- Boundary P.I., No Monument Found or Set

Gunnison County, CO
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Page 3 of 3
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COLORADO LICENSED
PROFESSIONAL ENGINEER
No. 38388
6/25/18
PROFESSIONAL LAND SURVEYOR

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Whetstone Industrial Park
Gunnison County, Colorado

#	Revision	Date	By
1			
2			
3			
4			
5			

Final Plat

Job No.	2015-229.003
Drawn by:	EB
Date:	04/25/2018
Approved:	REB
File:	WhetstonePlat

3 Of 3

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