

OWNERSHIP AND ENCUMBRANCE REPORT

**Dotter Abstract Company
Walsenburg, Colorado**

SUBSEQUENT TO: December 18, 2018

LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO

RECORD OWNER:

SNOWY RIVER RANCHES LLC

ENCUMBRANCES:

NONE

ABSTRACTORS NOTE: THIS REPORT DOES NOT APPLY NOR IS ANY GUARANTEE MADE WITH RESPECT TO MINERALS, LODE AND PLACER CLAIMS, ROADS, RAILROADS, HIGHWAYS, ALLEYS, WATER RIGHTS, DITCHES, CANALS, RESERVOIRS, PIPELINES, UTILITIES, SCHOOL TRACTS , RIGHTS OF WAY AND EASEMENTS THEREFOR AND ANY INSTRUMENTS RELATING THERETO.

THIS SEARCH IS MADE FOR THE BENEFIT OF: CITY OF WALSENBURG

THE LIABILITY HEREUNDER IS SPECIFICALLY LIMITED TO THE AMOUNT OF THE CHARGE HERETOFORE:

THIS SEARCH IS NOT TO BE CONSTRUED AS AN OPINION OF TITLE AND NO ATTEMPT IS MADE TO PASS UPON THE SUFFICIENCY OF ANY INSTRUMENT SHOWN ABOVE OR AS TO MARKETABILITY OF TITLE.

THIS SEARCH COVERS THAT PERIOD OF TIME ENDING June 18, 2019 at at 7:00 A.M..

Dotter Abstract Company

BY: 

Sandra J. Dotter

CASE NO: 36718

Dotter Abstract Company

506 Main Street

Walsenburg, CO 81089

Phone: (719) 738-1730 Fax: (719) 738-1012

TITLE INSURANCE
AND
ESCROW SERVICES

Date: July 09, 2019

TO: CITY OF WALSENBURG
525 SOUTH ALBERT
WALSENBURG, CO 81089

DESCRIPTION	AMOUNT
File No.: 36718 /CITY OF WALSENBURG * * * * *	 \$200.00 <i>PAID</i>
TOTAL DUE	\$200.00

[Handwritten signature]

LEGAL DESCRIPTION

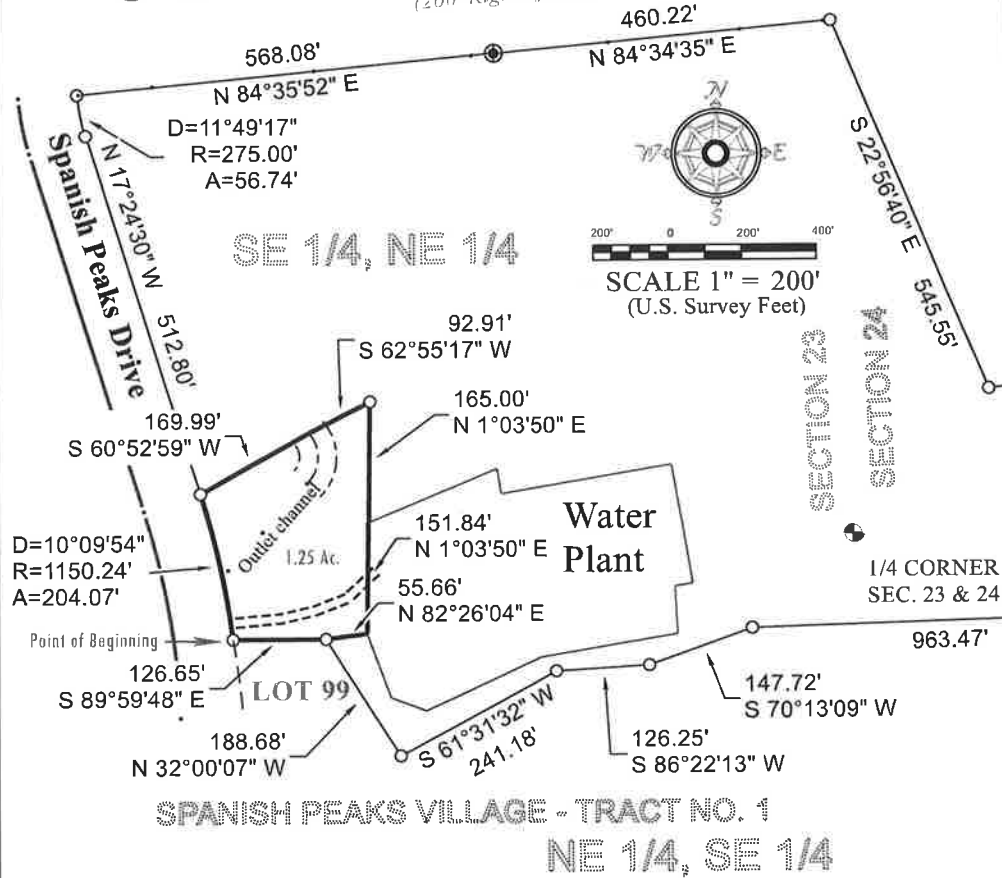
A parcel of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, all in Township 28 South, Range 67 West, of the 6th P.M. in the County of Huerfano, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest Corner of Lot 99, Spanish Peaks Village Tract No. 1; thence along the northern boundary line of said Lot 99, S 89° 59' 48" E, a distance of 126.65 feet thence N 82° 26' 04" e, a distance of 55.66 feet to the western boundary line of the Walsenburg Water Treatment Plant; thence N 01° 03' 50" E, along said western boundary line, a distance of 151.84 feet; thence N 01° 03' 50" E, a distance of 165.00 feet; thence S 62° 55' 17" W, a distance of 92.91 feet to the eastern right-of-way line of Spanish Peaks Drive; thence continuing along said eastern right-of-way line, on the arc of a curve to the right, thru a central angle of 10° 09' 54", with a radius of 1150.24 feet, an arc length of 204.07 feet to the point of beginning, containing 1.25 acres.

Easement Plat

FOR
 SNOWY RIVER RANCHES, LLC
 LOCATED IN A PORTION OF SECTIONS 23
 TOWNSHIP 28 SOUTH, RANGE 67 WEST, OF THE 6th P.M.
 COUNTY OF HUERFANO, STATE OF COLORADO

Colorado State Highway No. 160
 (200' Right-of-Way)



EASEMENT DESCRIPTION

A parcel of land located in the SE ¼ of the NE ¼ and NE ¼ of the SE ¼ of Section 23, all in Township 28 South, Range 67 West, of the 6th P.M. in the County of Huerfano, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest Corner of Lot 99, Spanish Peaks Village Tract No. 1; thence along the northern boundary line of said Lot 99, S 89° 59' 48" E, a distance of 126.65 feet; thence N 82° 26' 04" E, a distance of 55.66 feet to the western boundary line of the Walsenburg Water Treatment Plant; thence N 01° 03' 50" E, along said western boundary line, a distance of 151.84 feet; thence N 01° 03' 50" E, a distance of 165.00 feet; thence S 62° 55' 17" W, a distance of 92.91 feet; thence S 60° 52' 59" W, a distance of 169.99 feet to the Eastern right-of-way line of Spanish Peaks Drive; thence continuing along said eastern right-of-way line, on the arc of a curve to the right, thru a central angle of 10° 09' 54", having a radius of 1150.24 feet, an arc length of 204.07 feet to the point of beginning, containing 1.25 acres.

Wachob and Wachob, Inc.
 Professional Land Surveyors, Colorado City, Colorado
 P.O. Box 19376, Zip 81019 Phone (719)-878-3885

Job Name: Walsenburg Utility Easement-city lake.trv	
Scale: 1" = 200'	Drawn By:
Date: 6-15-2019	
Job No. 2010-108	Sheet 1/1



About this Location



CO Game Management

Unit

Unit

CO Private Lands

Owner

Private River Ranches, LLC

Tax Address

1072 S NASTRUP, ST

Tax City State ZIP

EVANSTOWN CO 804132933

Area (Acres)

Map Tools



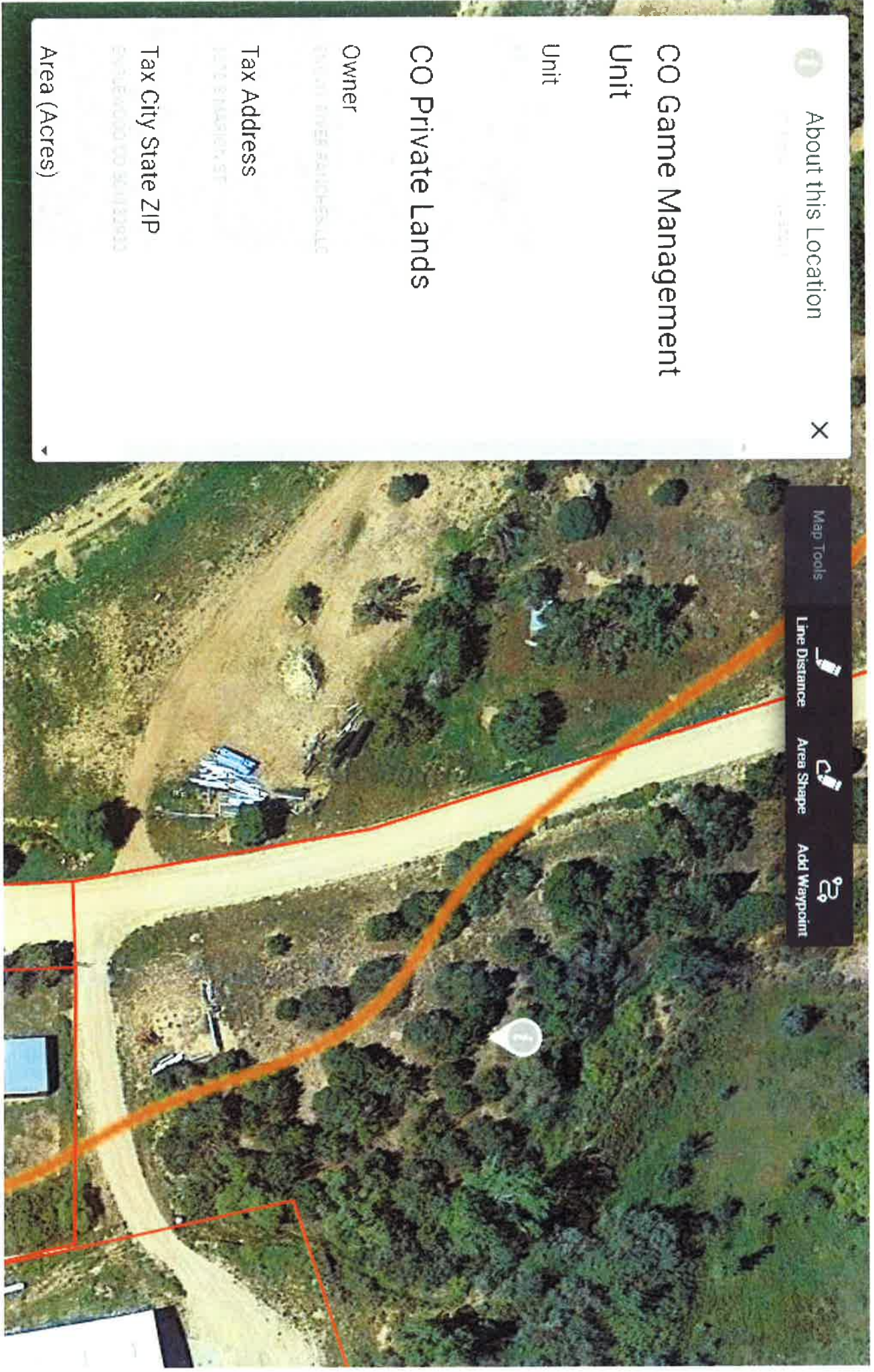
Line Distance



Area Shape



Add Waypoint

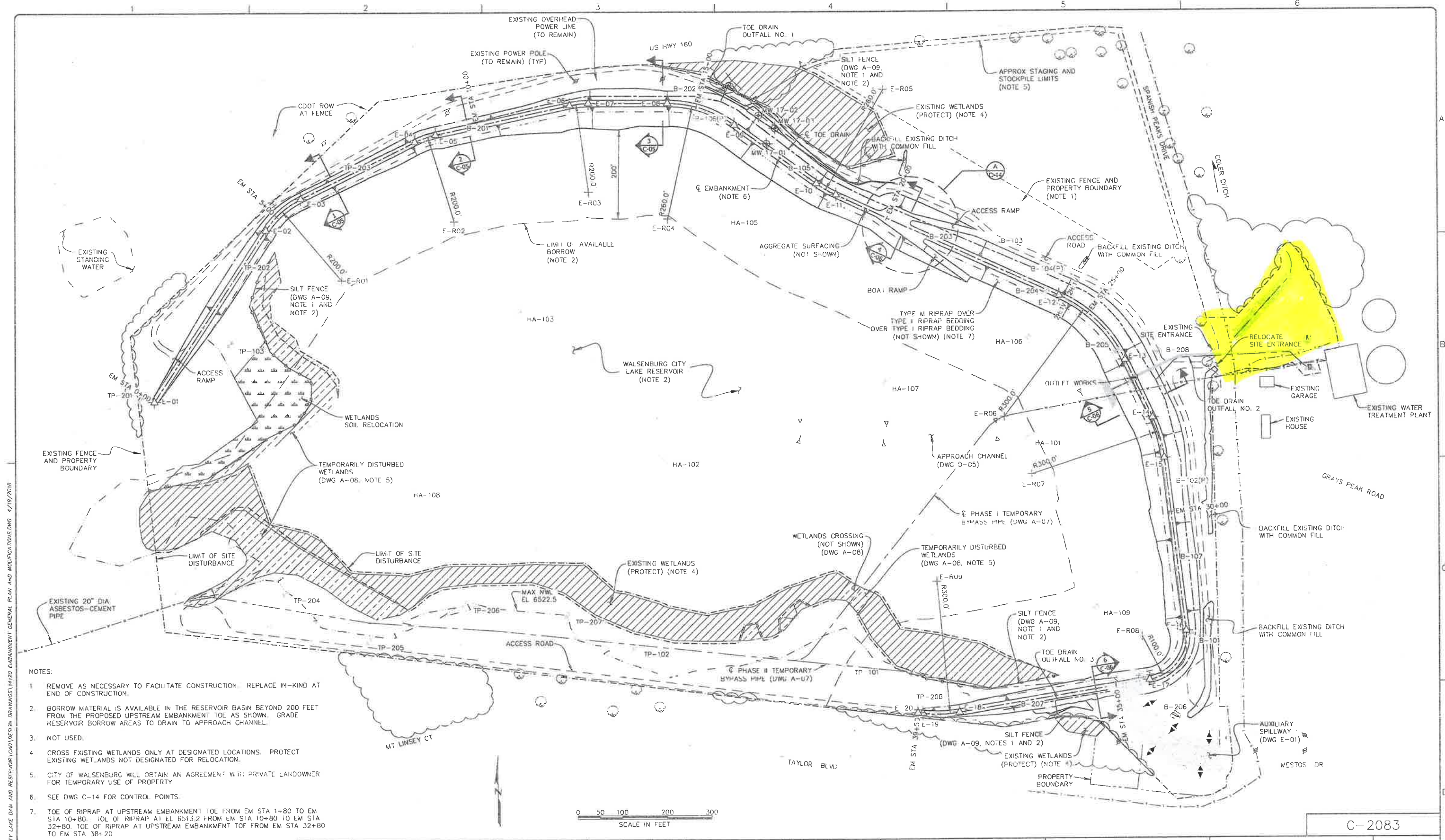












- NOTES:
- REMOVE AS NECESSARY TO FACILITATE CONSTRUCTION. REPLACE IN-KIND AT END OF CONSTRUCTION.
 - BORROW MATERIAL IS AVAILABLE IN THE RESERVOIR BASIN BEYOND 200 FEET FROM THE PROPOSED UPSTREAM EMBANKMENT TOE AS SHOWN. GRADE RESERVOIR BORROW AREAS TO DRAIN TO APPROACH CHANNEL.
 - NOT USED.
 - CROSS EXISTING WETLANDS ONLY AT DESIGNATED LOCATIONS. PROTECT EXISTING WETLANDS NOT DESIGNATED FOR RELOCATION.
 - CITY OF WALSENBURG WILL OBTAIN AN AGREEMENT WITH PRIVATE LANDOWNER FOR TEMPORARY USE OF PROPERTY.
 - SEE DWG C-14 FOR CONTROL POINTS.
 - TOE OF RIPRAP AT UPSTREAM EMBANKMENT TOE FROM EM STA 1+80 TO EM STA 10+80. TOE OF RIPRAP AT EL 6513.2 FROM EM STA 10+80 TO EM STA 32+80. TOE OF RIPRAP AT UPSTREAM EMBANKMENT TOE FROM EM STA 32+80 TO EM STA 38+20.



THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS THE PROPERTY OF THE CITY OF WALSENBURG AND RJH CONSULTANTS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF WALSENBURG AND RJH CONSULTANTS, INC.

NO.	DATE	ISSUE/REVISION	DES	DRN	CHK	APP
	4/18	ISSUE FOR BID	MSS	RJA	ERF	MLC



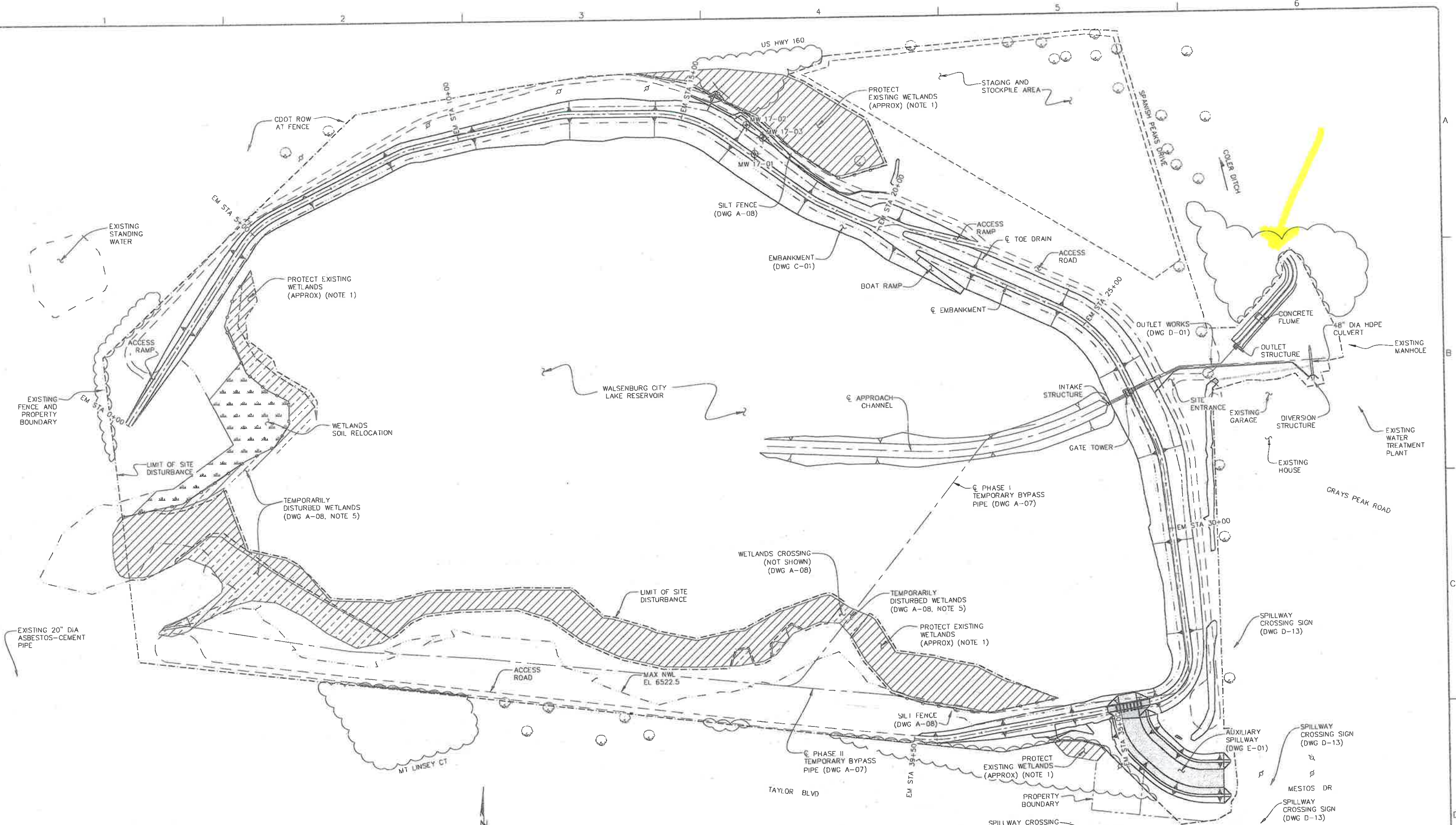
WALSENBURG CITY LAKE DAM AND RESERVOIR REHABILITATION AND ENLARGEMENT
HUERFANO COUNTY, COLORADO

EMBANKMENT PLAN

DWG NO. C-01
SHEET NO 12 of 40

2 1/14120 - WALSENBURG CITY LAKE DAM AND RESERVOIR REHABILITATION AND ENLARGEMENT GENERAL PLAN AND MODIFICATIONS.DWG 1/19/2018

P: 14120 - WALSBERG CITY LAKE DAM AND RESERVOIR CAD DESIGN DRAWINGS 14120 GENERAL PLAN AND MODIFICATIONS.DWG 4/18/2018



NOTE:
1. LOCATION OF EXISTING WETLANDS TO BE PROTECTED SHALL BE COORDINATED WITH THE OWNER PRIOR TO CONSTRUCTION.



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-	4/18	ISSUE FOR BID	MSS	RJA	ERF	MLG
		ISSUE/REVISION				



WALSBERG CITY LAKE DAM AND RESERVOIR REHABILITATION AND ENLARGEMENT HUERFANO COUNTY, COLORADO

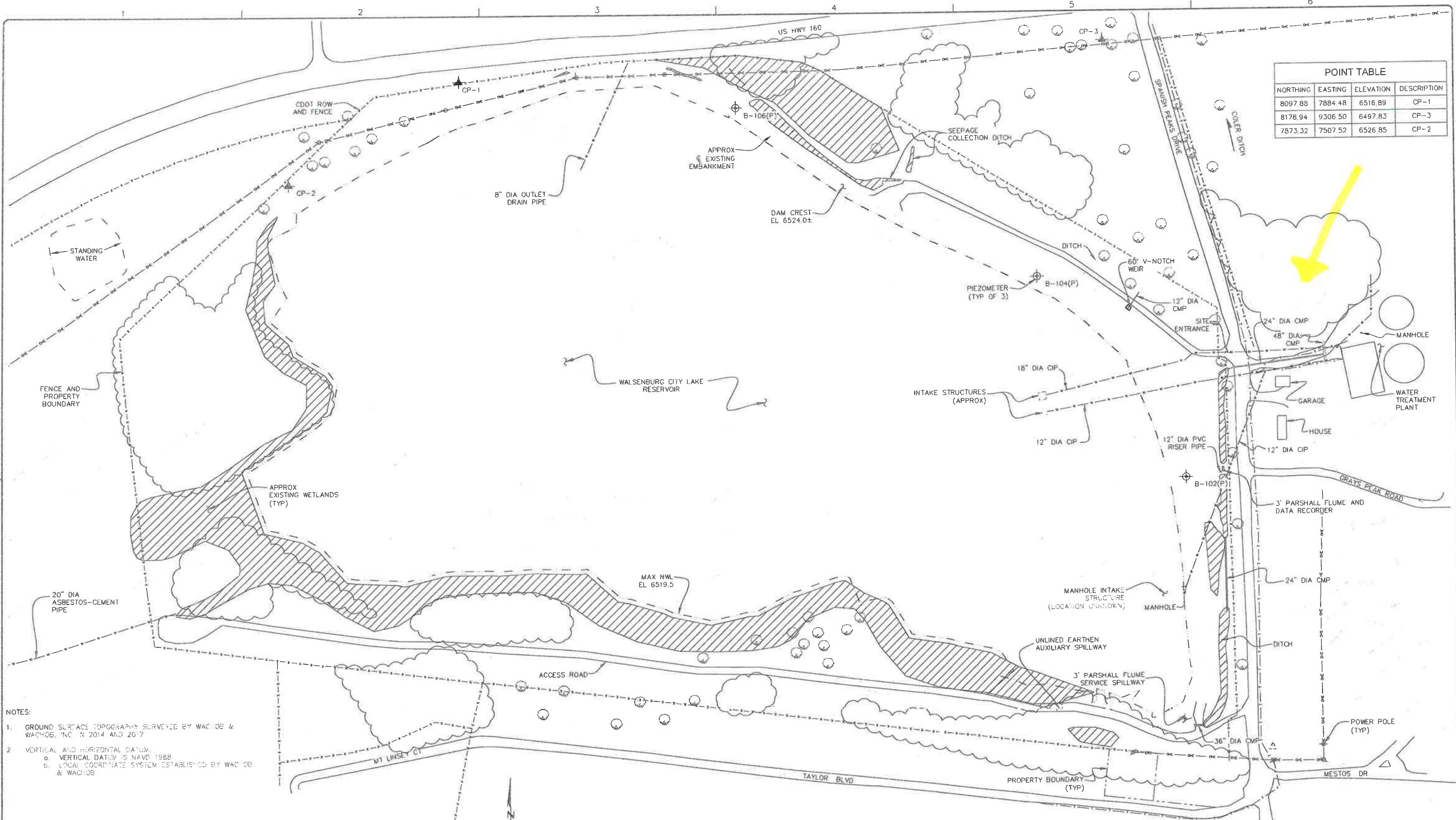
GENERAL PLAN OF MODIFICATIONS

C-2083

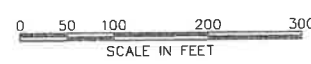
DWG NO. A-05
SHEET NO. 5 of 40

P:\14120 - WALSENSBURG CITY LAKE DAM AND RESERVOIR\CAD\DESIGN DRAWINGS\14120 PLAN OF EXISTING CONDITIONS.DWG 4/19/2018

POINT TABLE			
NORTHING	EASTING	ELEVATION	DESCRIPTION
8097.88	7884.48	6516.89	CP-1
8178.94	9306.50	6497.83	CP-3
7873.32	7507.52	6526.85	CP-2



- NOTES:
- GROUND SURFACE TOPOGRAPHY SURVEYED BY WACHOB & WACHOB, INC. IN 2014 AND 2017
 - VERTICAL AND HORIZONTAL DATUM
 - a. VERTICAL DATUM IS NAVD 1988
 - b. LOCAL COORDINATE SYSTEM ESTABLISHED BY WACHOB & WACHOB



C-2083



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-	4/18	ISSUE FOR BID	MSS	RJA	ERF	MLG



WALSENSBURG CITY LAKE DAM AND RESERVOIR REHABILITATION AND ENLARGEMENT HUERFANO COUNTY, COLORADO

PLAN OF EXISTING CONDITIONS AND SURVEY CONTROL

DWG. NO. **A-03**
SHEET NO. 3 of 40