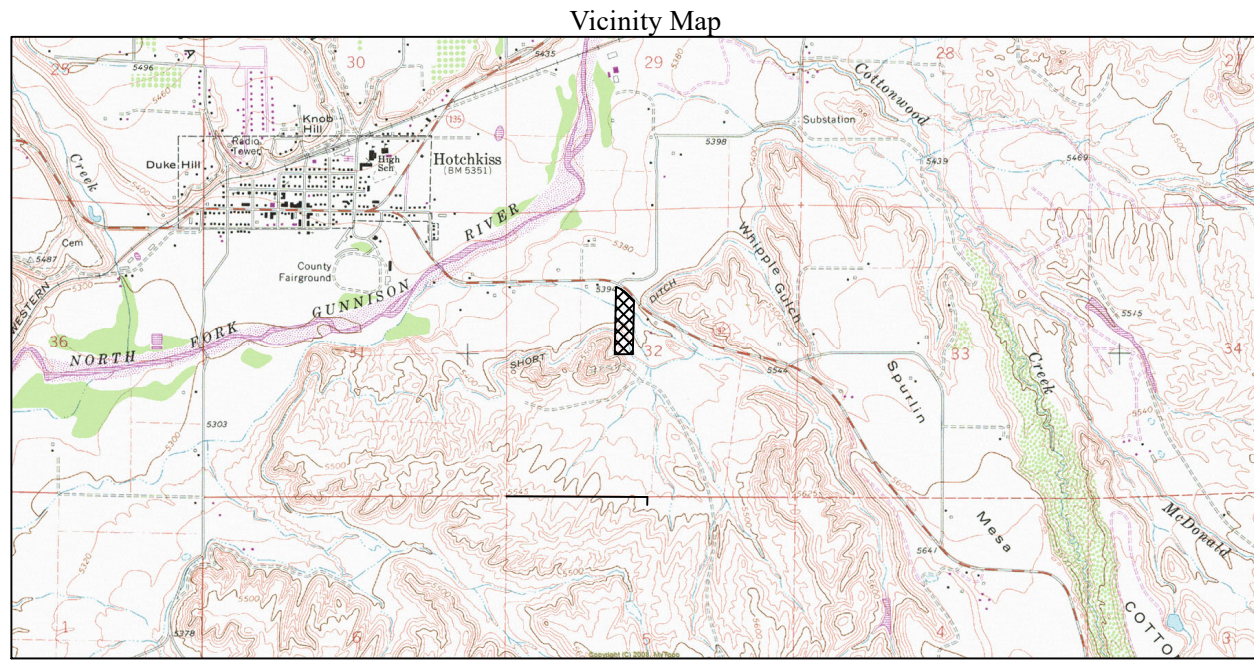


Carpenter East Subdivision

Located in the
SE 1/4 NW 1/4 of Section 32, Township 14 South, Range 92 West, of the 6th Principal Meridian
Delta County, Colorado



N.T.S.

Legal Description: Lot 1

Located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 14 South, Range 92 West, of the 6th Principal Meridian. Delta County, Colorado. Beginning at a point whence the southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 32 bears N 89°59'06" W, 392.72 ft. dist., thence along the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 32, N 89°59'06" W 4.94 ft. dist.; thence N 03°13'08" W 44.63 ft. dist.; thence N 04°04'58" W 52.62 ft. dist.; thence along a curve to the left having an arc length of 157.77 ft. dist., a radius of 256.00 ft. dist., and a chord of which bears N 22°09'38" W, 155.29 ft. dist.; thence N 39°14'26" W 52.51 ft. dist.; thence N 41°43'35" W 51.02 ft. dist.; thence along a curve to the left having an arc length of 79.64 ft. dist., a radius of 206.00 ft. dist., and a chord of which bears N 52°03'23" W, 79.15 ft. dist.; thence along a compound curve to the left with an arc length of 73.74 ft. dist., a radius of 336.00 ft. dist., and a chord of which bears N 70°00'58" W, 73.59 ft. dist.; thence N 00°45'22" E 829.18 ft. dist., to the south Right of Way of Highway 92, thence along the south Right of Way of Highway 92 the following calls, S 58°05'26" E 58.77 ft. dist.; thence S 52°36'26" E 95.57 ft. dist.; thence S 46°09'21" E 76.49 ft. dist.; thence S 41°18'42" E 136.80 ft. dist.; thence leaving the south Right of Way of Highway 92, S 00°48'12" W 977.81 ft. dist., more or less, to the point of beginning. Containing 5.19 acres, more or less.

Legal Description: Lot 2

Located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 14 South, Range 92 West, of the 6th Principal Meridian. Delta County, Colorado. Beginning at a point whence the southeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 32 bears N 89°59'06" W, 392.72 ft. dist.; thence N 03°13'08" W 44.63 ft. dist.; thence N 04°04'58" W 52.62 ft. dist.; thence along a curve to the left having an arc length of 157.77 ft. dist., a radius of 256.00 ft. dist., and a chord of which bears N 22°09'38" W, 155.29 ft. dist.; thence N 39°14'26" W 52.51 ft. dist.; thence N 41°43'35" W 51.02 ft. dist.; thence along a curve to the left having an arc length of 79.64 ft. dist., a radius of 206.00 ft. dist., and a chord of which bears N 52°03'23" W, 79.15 ft. dist.; thence along a compound curve to the left with an arc length of 73.74 ft. dist., a radius of 336.00 ft. dist., and a chord of which bears N 70°00'58" W, 73.59 ft. dist.; thence N 00°45'22" E 829.18 ft. dist., to the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 32, thence along the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 32, S 89°59'06" E 268.77 ft. dist., more or less, to the point of beginning. Containing 1.82 acres, more or less.

Ownership

We James William Carpenter, Gladys B. Carpenter and Carl J. Carpenter being the owner(s) of the above described lands, have laid out and platted, at the Carpenter Subdivision, the said land for boundary line adjustment is located within the Town of Hotchkiss, Colorado.

In witness whereof James William Carpenter, Gladys B. Carpenter and Carl J. Carpenter, has subscribed his and her names this ____ day of ____, A.D. 2025.

By: _____
James William Carpenter

By: _____
Gladys B. Carpenter

By: _____
Carl J. Carpenter

NOTARIAL:

State of Colorado
County of Delta

The foregoing signature(s) was (were) acknowledged before me this ____ day of ____, A.D. 2025 by (owners).

My Commission expires: _____

My address is: _____
Witness my hand and official seal

Notary Public

Town of Hotchkiss, Colorado, Approval of Carpenter Subdivision: The within plat of the Carpenter Subdivision is approved this day of ____, 2025.

Mayor

Attest:

Town Clerk

(Seal)

This plat was deposited and filed in the survey plat records with the office of the clerk and recorder of Delta County at ____ M., on the ____ day of ____, in survey book ____, page ____, reception # _____.

GENERAL NOTES:

This survey was performed without the benefit of a title policy and/or title commitment.

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

No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.

Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.

PLAT REFERENCES:

- Annexation to the Town of Hotchkiss, Weatherby Addition - Recorded at reception # 399123
- Husted Annexation and Subdivision Plat - Recorded at reception #530868
- Amended Plat of H Hill Minor Subdivision - Recorded at reception #683272

LEGEND

- Found 3-1/4" aluminum cap - LS 25972
- Found 1" aluminum cap - LS 1456
- Found 1-1/2" aluminum cap - LS 14621
- Found aluminum cap - LS 12766 as noted.
- Set 2-1/2" aluminum cap - LS 38114
- Boundary Line
- Allotment Lines
- W.C. Witness Corner
- (R) Record Information
- Travel Surface

LINE	BEARING	DISTANCE
L1	S 89°59'06" E	4.94'
L2	N 03°13'08" W	44.63'
L3	S 04°04'58" E	52.62'
L4	N 39°14'26" W	52.51'
L5	S 41°43'35" E	51.02'
L6	N 58°05'26" W	58.77'
L7	N 52°36'26" W	95.57'
L8	N 46°09'21" W	76.49'

RECORD

LINE	BEARING	DISTANCE
L6 (R)	N 58°15'00" W	58.60'
L7 (R)	N 52°46'00" W	95.30'
L8 (R)	N 46°33'30" W	76.40'

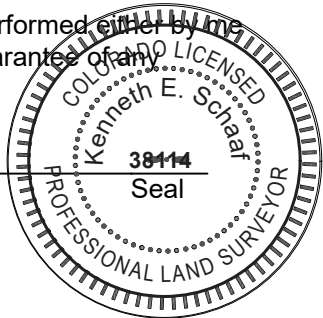
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	256.00'	157.77'	155.29'	N 22°09'38" W	35°18'41"
C2	206.00'	79.64'	79.15'	S 52°03'23" E	22°09'04"
C3	336.00'	73.74'	73.59'	S 70°00'58" E	12°34'30"

CERTIFICATE OF SURVEY:

I Kenneth E. Schaaf, hereby certify that this exhibit accurately represents a survey and mapping performed by me or under my supervision. This certificate is not intended to be an express or implied warranty or guarantee of any matters except those stated in the preceding sentence.

Signature
PLS No. 38114

Date



U.S. MINERAL SURVEYORS
REGISTERED LAND SURVEYORS
IN COLORADO

PLAN SCALE:
1"=60' U.S.S.F.

FIELD CREW:
DLR, TTS

DRAFTER:
KES

SHEET 1 of 1

REVISIONS:

SOUTHWEST LAND SURVEYING LLC
1315 Snowden St., Silverton, CO 81433
(970) 387-0600...Silverton (970) 874-2880...Delta
EMAIL: kenschaaf@swslc.us

Carpenter East Subdivision

Located in
Sec. 32, T. 14 S., R. 92 W., 6th P.M.
Delta County, Colorado

Carl Carpenter

P.O. Box 82
Hotchkiss, Colorado
81419

FW: 8/19/2025

JOB #: 34-25A

BASIS OF BEARING:

The South line of the SE 1/4 NW 1/4, is assumed to bear S 89°59'06" E., and is monumented as shown hereon. All other bearings are relative thereto.

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.