

RECEPTION#: 707436, 11/26/2018 at  
10:46:49 AM, 2, R \$20.00 TERI A. STEPHENSON  
DELTA COUNTY,  
CO CLERK AND RECORDER  
PLAT BK PG

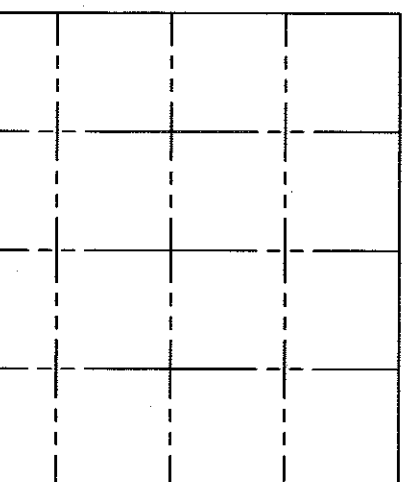
PLAT REFERENCES:  
"REPLAT OF BUCK CANYON ESTATES LAND SURVEY PLAT"-  
RECORDED DECEMBER 5, 2006 UNDER RECEPTION NO. 610255  
"LAND SURVEY PLAT OF BUCK CANYON RANCH"-  
RECORDED SEPTEMBER 8, 2000 UNDER RECEPTION NO. 537662

# HANSON HOMESTEAD ESTATES SUBDIVISION #SUB18-009

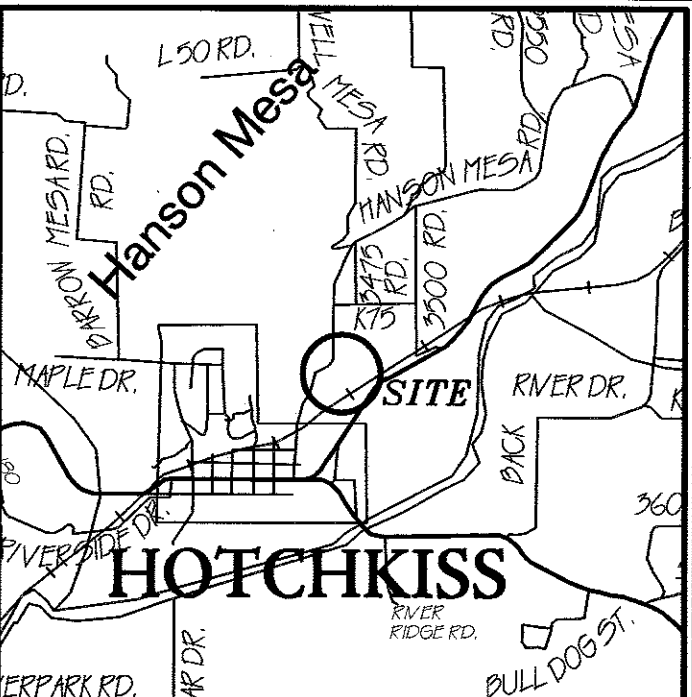
WITHIN THE NW1/4 SE1/4 OF SECTION 30, T.14S., R.92W., 6TH P.M.  
DELTA COUNTY, COLORADO

TOTAL ACRES  
20.710 Acres

SEE PLAT



CONTROL MAP



AREA LOCATOR

TYPICAL LEGEND

- Found 5/8" rebar with 1 1/2" aluminum cap PLS 24963 or as described,
  - Found 3/4" rebar with 2 1/2" aluminum cap PLS 20138
  - Found 3/4" rebar with 2 1/2" aluminum cap PLS 24963
  - Set 5/8" rebar 30" long with 2" aluminum cap PLS38255
  - Set 5/8" rebar 30" long with 2" aluminum cap as Witness corner or Inpin PLS38255
- Power Pole
  - WM Water Meter LOT 1
  - Fencelines
  - Electric (overhead)
  - UE Electric (underground)
  - Water line
  - Easement
  - Previous Parcel Boundary
  - Setback line
  - Existing Road

NEW QUIT CLAIM TO DELTA COUNTY  
PREVIOUS R.O.W. TO DELTA COUNTY

BASIS OF BEARINGS:  
N.89°37'57"E. FROM THE NE CORNER OF EAST PARCEL PER STUCKER LAND SURVEY PER RECEPTION NO. 2002608 TO THE CE1/16 CORNER SEC. 30 GEODETIC NORTH GPS OBSERVATION  
SCALE 1"=60 U.S. SURVEY FEET

CURVE	ARC LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH
C1	219.95'	3212.61'	355°22'	N 26°28'55"	E	219.90'	
C2	251.73'	930.00'	153°32'	N 16°45'58"	E	250.97'	
C3	191.50'	320.00'	341°19'	N 20°08'22"	E	188.66'	
C4	124.45'	320.00'	22°16'55"	N 54°26'29"	E	123.66'	
C5	250.15'	395.34'	36°15'12"	N 49°44'38"	E	246.00'	
C6	81.00'	415.34'	11°10'28"	N 62°13'39"	E	80.88'	

LINE	BEARING	DISTANCE
L1	N 02°00'42"	E 65.18'
L2	N 09°00'42"	E 24.97'
L3	N 65°34'56"	E 112.46'
L4	S 35°20'27"	W 242.05'
L5	S 12°40'51"	W 28.91'
L6	N 88°42'01"	W 129.85'
L7	N 01°56'06"	E 130.80'
L8	N 51°00'22"	E 158.33'
L9	S 43°00'28"	E 79.61'
L10	S 46°17'14"	W 222.26'
L11	N 07°36'08"	W 90.03'
L12	N 17°28'09"	E 127.20'
L13	N 02°20'16"	E 166.02'
L14	N 89°58'04"	E 126.19'
L15	S 00°01'56"	E 252.88'
L16	S 87°54'43"	E 441.16'
L17A	S 78°56'36"	E 42.57'
L17B	S 84°54'11"	E 60.73'
L18	S 28°38'37"	E 66.45'
L19	S 59°38'03"	W 315.01'
L20	S 87°57'23"	W 302.35'
L21	N 00°01'43"	E 123.33'
L22	N 01°56'06"	E 94.08'
L23	N 18°10'56"	E 50.42'
L24	N 38°20'27"	E 241.63'
L25	N 24°27'23"	E 157.10'
L26	N 90°00'00"	E 40.00'
L27	S 00°00'00"	E 40.00'
L28	N 90°00'00"	W 40.00'
L29	N 00°00'00"	W 40.00'
L30	S 28°36'18"	W 51.82'
L31	S 64°31'50"	W 78.84'
L32	S 84°54'11"	W 78.96'
L33	S 28°36'18"	W 28.38'
L34	S 64°31'50"	W 40.17'
L35	S 84°54'11"	W 66.01'
L36	N 65°34'56"	E 28.80'

POINT OF BEGINNING  
ACCESS ROAD EASEMENT  
AND HANSON MESA ROAD  
#1. TIE IS S.28°00'28"W.  
427.89' TO CS1/16TH  
CORNER.

ACCESS EASEMENT  
FOR INGRESS AND  
EGRESS PER  
RECEPTION NO.  
706510.

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

STUCKER DANIEL A  
PO BOX 961  
HOTCHKISS, CO 81419  
BOOK 54 PAGE 69

HANSON MESA ROAD  
TO BE DEEDED TO DELTA COUNTY  
0.469 Acres

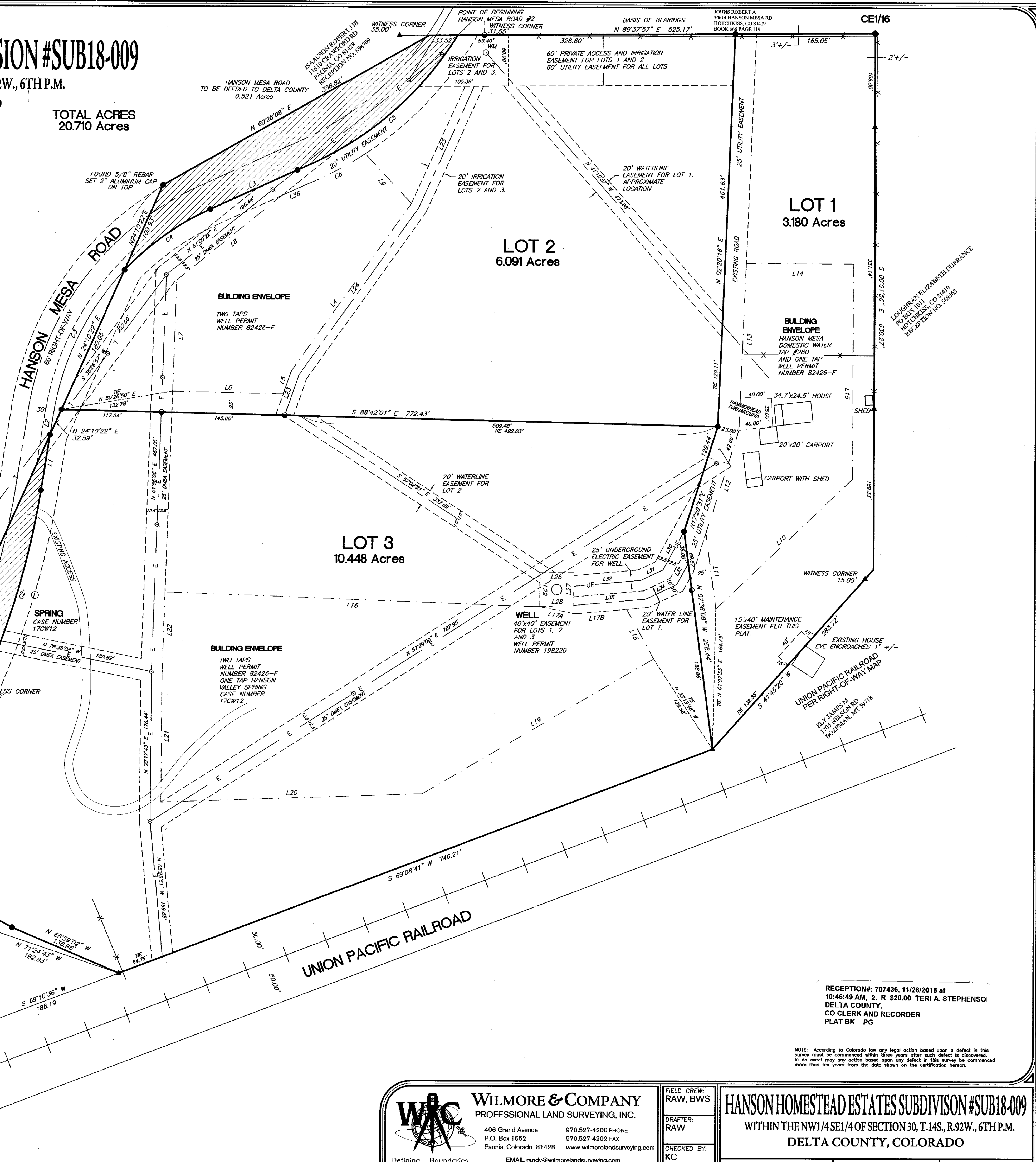
REIDRON DELBERT  
400 HOWARD ST  
DELTA, CO 81416  
BOOK 54 PAGE 53

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

WITNESS CORNER  
20.00'

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20.00'



RECEPTION#: 707436, 11/26/2018 at  
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NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

**WILMORE & COMPANY**  
PROFESSIONAL LAND SURVEYING, INC.  
406 Grand Avenue P.O. Box 1652  
Paonia, Colorado 81428  
970.527-4200 PHONE  
970.527-4202 FAX  
www.wilmorelandsurveying.com  
EMAIL: randy@wilmorelandsurveying.com

FIELD CREW:  
RAW, BWS  
DRAFTER:  
RAW  
CHECKED BY:  
KC

**HANSON HOMESTEAD ESTATES SUBDIVISION #SUB18-009**  
WITHIN THE NW1/4 SE1/4 OF SECTION 30, T.14S., R.92W., 6TH P.M.  
DELTA COUNTY, COLORADO  
WILMOREFINAL 23 OCTOBER 2018 SHEET 1 OF 2



PLAT REFERENCES:

"JAMES BEIL SUBDIVISION EXEMPTION"---RECORDED  
NOVEMBER 26, 1990 UNDER RECEPTION NO. 450215

"LUCERO-McPHERSON BOUNDARY ADJUSTMENT"---  
RECORDED APRIL 14, 1992 UNDER RECEPTION  
NO. 459135

"STUCKER LAND SURVEY PLAT"---RECORDED JUNE 19, 2002  
UNDER RECEPTION NO. 2002608

DEDICATION

I, Randy A. Wilmore and Beverly L. Wilmore, being the owner of the land described as follows:

A parcel of land located within the NW1/4 of the SE1/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.89°37'57"E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CE1/16 corner (monumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

Beginning at said CE1/16 corner and running thence S.00°01'56"E. 630.27 feet (monumented by a witness corner bearing S.41°45'20"W. 15.00 feet from the true corner position and being a 1 1/2" aluminum cap PLS 24963); thence S.41°45'20"W. 283.72 feet to the northerly right-of-way line of the Union Pacific Railroad (monumented by a 1 1/2" aluminum cap PLS 24963); thence along the northerly right-of-way line of the Union Pacific Railroad S.69°08'41"W. 746.21 feet (monumented by a 1 1/2" aluminum cap PLS 24963); thence leaving said right-of-way line N.66°59'02"W. 136.96 feet (monumented by a 2" aluminum cap PLS 38255); thence N.60°53'02"W. 199.25 feet (monumented by a witness corner bearing S.60°53'02"E. 40.95 feet from the true corner position and being a 2" aluminum cap PLS 38255); thence N.24°10'22"E. 851.52 feet (monumented by a 2" aluminum cap PLS 38255); thence N.60°28'08"E. 358.82 feet to the north line of said NW1/4 of the SE1/4 (monumented by a witness corner bearing S.89°37'57"W. 35.00 feet from the true corner position and being a 1 1/2" aluminum cap PLS 24963); thence along the north line of said NW1/4 of the SE1/4 N.89°37'57"E. 525.17 feet to the Point of Beginning, said parcel containing 20.710 acres, more or less.

County of Delta,  
State of Colorado.

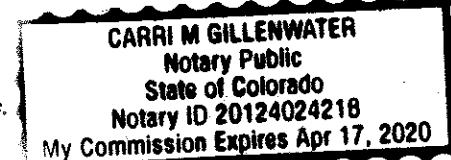
In Delta County, Colorado, under the name of HANSON HOMESTEAD ESTATES SUBDIVISION #SUB18-009, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof Randy A. Wilmore and Beverly L. Wilmore have subscribed their names this 24th day of October, A.D. 2018.

By: Randy A. Wilmore By: Beverly L. Wilmore  
Randy A. Wilmore Beverly L. Wilmore

NOTARIAL

State of Colorado )  
County of Delta ) ss.



The foregoing instrument was acknowledged before me this 24th day of October, A.D. 2018, by Randy A. Wilmore and Beverly L. Wilmore.

My commission expires: April 17, 2020

My address is: 41026 Lamborn Mesa  
Paonia, Co 81428

Carri M. Gillewater  
Witness my hand and official seal.

NOTES:

1. EACH LOT OWNER SHALL BE PERSONALLY RESPONSIBLE TO CONTROL UNDESIRABLE, NOXIOUS WEEDS WITHIN THE BOUNDARIES OF THAT LOT, TO PREVENT THE SPREADING OF SUCH WEEDS TO OTHER LANDS AND TO COMPLY WITH THE RECOMMENDATIONS OF THE DELTA COUNTY (WEED BOARD) CONCERNING THE CONTROL OF SUCH WEEDS.
2. SHARES OF IRRIGATION WATER CONVEYED TO LOTS AT THE TIME OF PLAT RECORDING MAY NOT BE SOLD SEPARATELY FROM THE PROPERTY AND WILL RUN WITH THE LAND.
3. OUTDOOR LIGHTING SHALL BE HOODED OR SHIELDED SO THAT LIGHT IS DIRECTED DOWNWARD SO AS NOT TO GLARE INTO THE ADJACENT PROPERTY, OR DILUTE THE NIGHT SKY.
4. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL AREA. NORMAL AGRICULTURAL ACTIVITIES WILL CONTINUE UNABATED IN THE SURROUNDING AREAS AND MAY NOT BE THE BASIS FOR A LAWSUIT EXCEPT IN CASES OF PROVEN GROSS NEGLIGENCE.
5. ALL DEVELOPMENT IN DELTA COUNTY IS SUBJECT TO THE DELTA COUNTY RIGHT TO FARM AND RANCH POLICY, ADOPTED AS RESOLUTION 99-R-020 BY THE BOARD OF COUNTY COMMISSIONERS OF DELTA COUNTY ON SEPTEMBER 27, 1999.
6. COLORADO IS AN "OPEN RANGE" STATE. IT IS NOT THE RESPONSIBILITY OF A LIVESTOCK OWNER TO FENCE IN LIVESTOCK.
7. ALL NEW UTILITIES MUST BE PLACED UNDERGROUND ON ALL PARCELS.
8. SETBACKS ARE 25' FROM FRONT, SIDE AND REAR LOT LINES AND NO LESS THAN 25' FROM RIGHT-OF-WAY OF ANY PUBLIC ROAD.
9. DEED RESTRICTION ON LOTS 1, 2 AND 3 STATING NO FUTHER SUBDIVISION OF LOTS 1, 2 AND 3 FOR A PERIOD OF 20 YEARS AFTER SUBDIVISION PLAT IS RECORDED.
10. IF THERE ARE COVENANTS, RESTRICTIONS OR OTHER DOCUMENTS FOR THE PROPERTY IN THIS SUBDIVISION, THEY WILL BE RECORDED IN THE OFFICE OF THE DELTA COUNTY CLERK AND RECORDER.
11. ACCESS TO ALL SHOWN OR UN-SHOWN IRRIGATION DITCHES FOR CLEANING AND MAINTENANCE PURPOSES IS PERMITTED.
12. WATER LINES HAVE BEEN EXTENDED TO LOTS 2 AND 3 FROM THE WELL.
13. Lots 1, 2, and 3 in SUB18-009 Hanson Homestead Estates Subdivision have been approved for one single family dwelling and one 1,000 square foot mother-in-law single family dwelling on each lot.
14. The Owners/developers of SUB18-009 request a Subdivision Improvements Agreement to address the well water treatment system required for each of the 5 well water taps. The Subdivision Improvements Agreement is attached which states the Owners/Developers will place \$14,450.00 plus a 50% contingency for a total of \$22,675.00 in an escrow account as part of final plat approval. In the event of future water testing indicates that the treatment system is not necessary as approved by the Health Department, these funds plus interest shall be returned to the developer upon request. In the absence of such testing, or installation of a water treatment system with the construction of a new residence, the funds will remain in escrow until either is satisfactorily accomplished. If a residence is constructed on the property, the water treatment system shall be installed or a satisfactory water quality test submitted to Delta County within 60 days of completion of the residence.

Amended Plat Note:

Lots 1, 2, and 3 in SUB18-009 Hanson Homestead Estates Subdivision have been approved for one single family dwelling and one 1,000 square foot mother-in-law single family dwelling on each lot.

The Owners/developers of SUB18-009 request a Subdivision Improvements Agreement to address the well water treatment system required for each of the 5 well water taps. The Subdivision Improvements Agreement is attached which states the Owners/Developers will place \$14,450.00 plus a 50% contingency for a total of \$22,675.00 in an escrow account as part of final plat approval. In the event of future water testing indicates that the treatment system is not necessary as approved by the Health Department, these funds plus interest shall be returned to the developer upon request. In the absence of such testing, or installation of a water treatment system with the construction of a new residence, the funds will remain in escrow until either is satisfactorily accomplished. If a residence is constructed on the property, the water treatment system shall be installed or a satisfactory water quality test submitted to Delta County within 60 days of completion of the residence.

# HANSON HOMESTEAD ESTATES SUBDIVISION #SUB18-009

WITHIN THE NW1/4 SE1/4 OF SECTION 30, T.14S., R.92W., 6TH P.M.  
DELTA COUNTY, COLORADO

DELTA COUNTY PLANNING DEPARTMENT APPROVAL

This plat of the above subdivision has been checked for compliance on this 7th day of November, A.D. 2018.

Teri A. Stephenson  
Planning Department

DELTA COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Delta County, Colorado, on this 26th day of November, A.D. 2018;

Reception Number 707436, Time 10:46AM Date 11/26/2018

Teri A. Stephenson  
County Clerk

BOARD OF COUNTY COMMISSIONERS APPROVAL

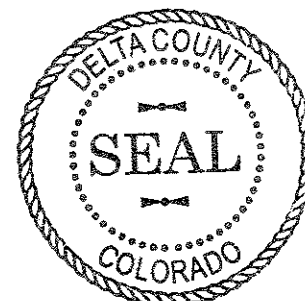
The within plat of HANSON HOMESTEAD ESTATES SUBDIVISION #SUB18-009,

is approved this 29th day of October, A.D. 2018, and the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes.

Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or regulations in effect at that time.

Teri A. Stephenson  
Chairman

Attest: Teri A. Stephenson  
County Clerk



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2018 upon all parcels

of real estate described on this plat are paid in full. Dated this 7th day of November, A.D. 2018.

Teri A. Stephenson  
Recorder of Delta County, Colorado

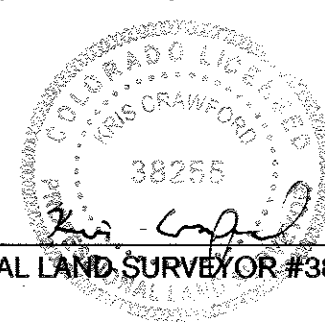
COUNTY SURVEYOR'S CERTIFICATE:

Approved for content and form only and not as to the accuracy of survey, computations or drafting, pursuant to CRS 38-51-106.

Joe Wilmore  
County Surveyor

SURVEYOR'S CERTIFICATION

I, Kris Crawford, do hereby certify that the above described parcel has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon, and is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied.



Date: 24 Oct 2018 Signed: Kris Crawford  
COLORADO PROFESSIONAL LAND SURVEYOR #38255

LEGAL DESCRIPTION OF PARCEL TO BE DEDICATED TO DELTA COUNTY

HANSON MESA ROAD

A parcel of land located within the NW1/4 of the SE1/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.89°37'57"E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CE1/16 corner (monumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point from whence the CE1/16 corner (monumented by a 2" aluminum cap PLS 20138) bears S.28°05'28"W. 427.89 feet and running thence N.24°10'24"E. 526.94 feet to the easterly right-of-way line of Hanson Mesa Road; thence along said easterly right-of-way line the following three (3) courses: (1) S.09°00'42"W. 66.18 feet; (2) thence on a tangent curve to the right with an arc length of 251.73 feet, having a radius of 930.00 feet, with a chord bearing and distance of S.16°45'58"W. 250.97 feet; (3) thence on a compound curve to the right with an arc length of 219.95 feet, having a radius of 3212.61 feet, with a chord bearing and distance of S.26°28'55"W. 219.90 feet; thence leaving said right-of-way line N.60°53'02"W. 40.95 feet to the Point of Beginning, said parcel contains 0.469 acres, more or less.

County of Delta,  
State of Colorado.

TOGETHER WITH

A parcel of land located within the NW1/4 of the SE1/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.89°37'57"E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CE1/16 corner (monumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point on the north line of said NW1/4 of the SE1/4 also being the easterly right-of-way line of Hanson Mesa Road from whence said CE1/16 corner bears N.89°37'57"E. 491.65 feet; thence along said easterly right-of-way line the following three (3) courses: (1) on a non-tangent curve to the right with an arc length of 250.15 feet, having a radius of 395.34 feet, with a chord bearing and distance of S.42°44'38"W. 246.00 feet; (2) thence S.65°34'56"W. 112.46 feet; (3) thence on a tangent curve to the left with an arc length of 124.45 feet, having a radius of 320.00 feet, with a chord bearing and distance of S.54°26'29"W. 123.66 feet; thence leaving said right-of-way line N.24°10'22"E. 109.93 feet; thence N.60°28'08"E. 358.82 feet to the north line of said NW1/4 of the SE1/4; thence along said north line N.89°37'57"E. 33.52 feet to the Point of Beginning, said parcel contains 0.521 acres, more or less.

County of Delta,  
State of Colorado.

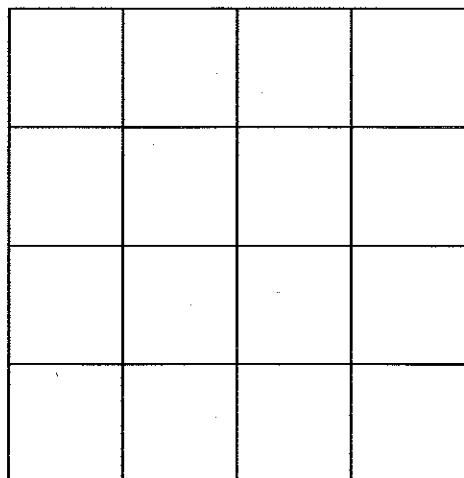
LEGAL DESCRIPTION  
ACCESS EASEMENT

A access easement for ingress and egress located within the NW1/4 of the SE1/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.89°37'57"E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CE1/16 corner (monumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

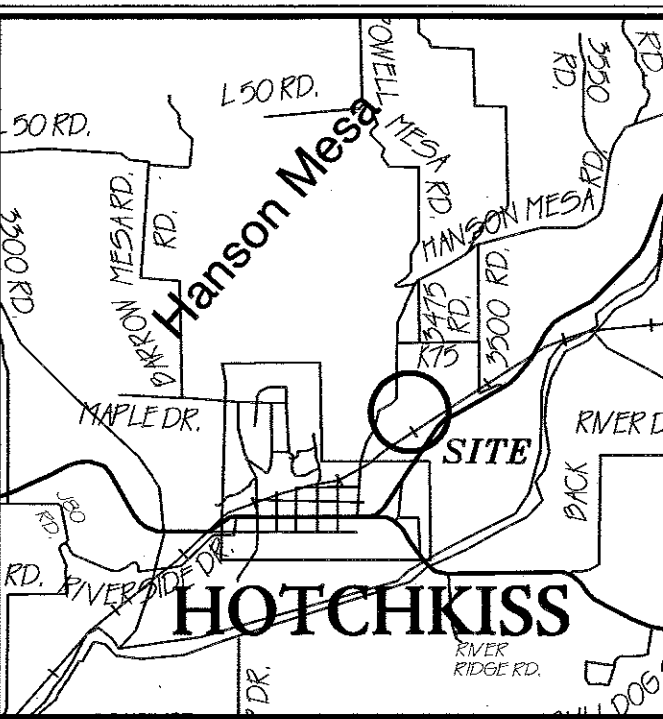
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County of Delta,  
State of Colorado.

SEE PLAT



CONTROL MAP



AREA LOCATOR

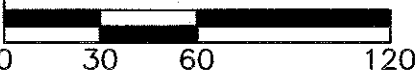
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- ▲ Found 5/8" rebar with 1 1/2" aluminum cap PLS 24963 or as described,
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- ◆ Found 3/4" rebar with 2 1/2" aluminum cap PLS 24963
- Set 5/8" rebar 30" long with 2" aluminum cap PLS38255
- Set 5/8" rebar 30" long with 2" aluminum cap as Witness corner or inlinen PLS38255

- ⊙ Power Pole
- WM Water Meter
- Fencelines
- E— Electric (overhead)
- UE— Electric (underground)
- W— Water line
- Easement
- ... Previous Parcel Boundary
- /// New Quit Claim to Delta County
- Previous R.O.W. to Delta County

BASIS OF BEARINGS:

N.89°37'57"E. FROM THE NE CORNER OF EAST PARCEL PER STUCKER LAND SURVEY PER RECEPTION NO. 2002608 TO THE CE1/16 CORNER SEC. 30. GEODETIC NORTH GPS OBSERVATION  
SCALE 1"=60 U.S. SURVEY FEET



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PROFESSIONAL LAND SURVEYING, INC.

406 Grand Avenue 970.527-4200 PHONE  
P.O. Box 1652 970.527-4202 FAX  
Paonia, Colorado 81428 www.wilmorelandsurveying.com

Defining Boundaries

EMAIL: randy@wilmorelandsurveying.com

FIELD CREW:

RAW, BWS

DRAFTER:

RAW

CHECKED BY:

KC

**HANSON HOMESTEAD ESTATES SUBDIVISION #SUB18-009**

WITHIN THE NW1/4 SE1/4 OF SECTION 30, T.14S., R.92W., 6TH P.M.

**DELTA COUNTY, COLORADO**

WILMOREFINAL

23 OCTOBER 2018

SHEET 2 OF 2