

# LAND SURVEY PLAT

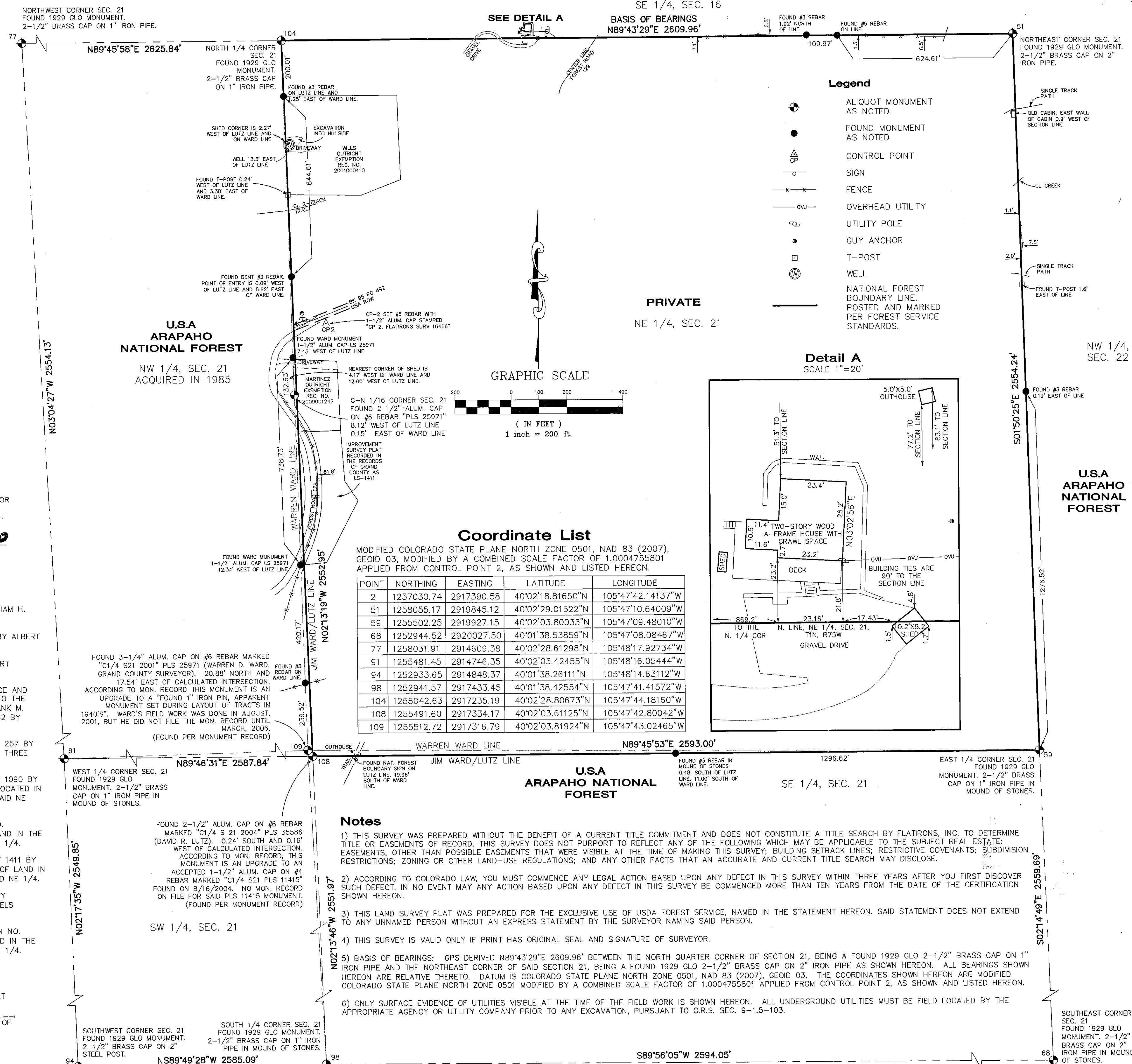
U.S.D.A. FOREST SERVICE ARAPAHO NATIONAL FOREST  
 THE NORTH, EAST, SOUTH & WEST LINES OF THE NORTHEAST QUARTER OF  
 SECTION 21, TOWNSHIP 1 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY  
 OF GRAND, STATE OF COLORADO  
 SHEET 1 OF 1

- Notes (Continued)**
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-506. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858 (2009).
  - THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
  - ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
  - DATES OF FIELDWORK: AUGUST 11-20, 2010
  - AREAS OF CONCERN: ALL ORIGINAL GLO CORNERS WERE RECOVERED DURING THE SURVEY. THE EAST LINE OF THE NE 1/4 RUNS BETWEEN TWO FOUND ORIGINAL GLO MONUMENTS AND NO SIGNIFICANT ISSUES ALONG THIS LINE WERE FOUND DURING THE SURVEY.

**Parcel Description**  
 (PROVIDED BY CLIENT)

THE NORTH, EAST, SOUTH AND WEST LINES OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO.

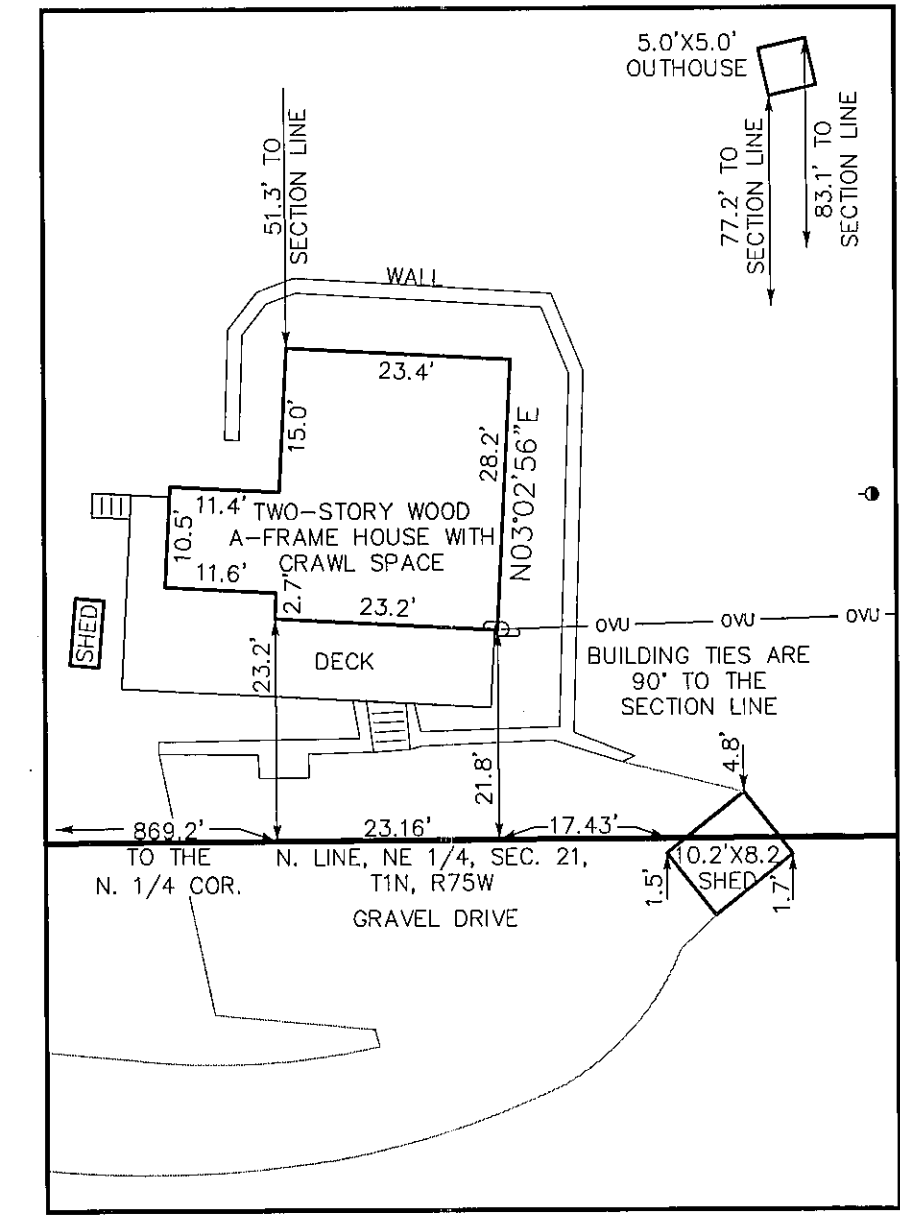
USA  
 ARAPAHO  
 NATIONAL FOREST  
 SE 1/4, SEC. 16



**Legend**

- ALIQUOT MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CONTROL POINT
- SIGN
- FENCE
- OVERHEAD UTILITY
- UTILITY POLE
- GUY ANCHOR
- T-POST
- WELL
- NATIONAL FOREST BOUNDARY LINE, POSTED AND MARKED PER FOREST SERVICE STANDARDS.

**Detail A**  
 SCALE 1"=20'



**Coordinate List**

MODIFIED COLORADO STATE PLANE NORTH ZONE 0501, NAD 83 (2007), GEOID 03, MODIFIED BY A COMBINED SCALE FACTOR OF 1.0004755801 APPLIED FROM CONTROL POINT 2, AS SHOWN AND LISTED HEREON.

POINT	NORTHING	EASTING	LATITUDE	LONGITUDE
2	1257030.74	2917390.58	40°02'18.81650"N	105°47'42.14137"W
51	1258055.17	2919845.12	40°02'29.01522"N	105°47'10.64009"W
59	1255502.25	2919927.15	40°02'03.80033"N	105°47'09.48010"W
68	1252944.52	2920027.50	40°01'38.53859"N	105°47'08.08467"W
77	1258031.91	2914609.38	40°02'28.61298"N	105°48'17.92734"W
91	1255481.45	2914746.35	40°02'03.42455"N	105°48'16.05444"W
94	1252933.65	2914848.37	40°01'38.26111"N	105°48'14.63112"W
98	1252941.57	2917433.45	40°01'38.42554"N	105°47'41.41572"W
104	1258042.63	2917235.19	40°02'28.80673"N	105°47'44.18160"W
108	1255491.60	2917334.17	40°02'03.61125"N	105°47'42.80042"W
109	1255512.72	2917316.79	40°02'03.81924"N	105°47'43.02465"W

**Notes**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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 THE CERTIFICATION SHOWN HEREON.
- THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF USDA FOREST SERVICE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 5) BASIS OF BEARINGS: GPS DERIVED N89°43'29"E 2609.96' BETWEEN THE NORTH QUARTER CORNER OF SECTION 21, BEING A FOUND 1929 GLO 2-1/2" BRASS CAP ON 1" IRON PIPE AND THE NORTHEAST CORNER OF SAID SECTION 21, BEING A FOUND 1929 GLO 2-1/2" BRASS CAP ON 2" IRON PIPE AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. DATUM IS COLORADO STATE PLANE NORTH ZONE 0501, NAD 83 (2007), GEOID 03. THE COORDINATES SHOWN HEREON ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 0501 MODIFIED BY A COMBINED SCALE FACTOR OF 1.0004755801 APPLIED FROM CONTROL POINT 2, AS SHOWN AND LISTED HEREON.
- ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELD WORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.

**Forest Supervisor Statement**

THIS SURVEY WAS MADE AT MY REQUEST AND ACCEPTED FOR NATIONAL FOREST MANAGEMENT PURPOSES.

*[Signature]*  
 FOREST SUPERVISOR

12-8-10  
 DATE

**History of Surveys**

SOUTH BOUNDARY OF T1N; APPROVED 10/21/1867 BY WILLIAM H. LESSIG (SURVEYOR GENERAL)

ORIGINAL SURVEY OF T1N, R75W; APPROVED 05/24/1882 BY ALBERT JOHNSON (SURVEYOR GENERAL)

EAST BOUNDARY OF T1N; APPROVED 06/02/1882 BY ALBERT JOHNSON (SURVEYOR GENERAL)

DEPENDENT RESURVEY OF T1N, R75W, DESIGNED TO RETRACE AND REESTABLISH LINES OF THE ORIGINAL SURVEY ACCORDING TO THE BEST AVAILABLE EVIDENCE; APPROVED 08/13/1931 BY FRANK M. JOHNSON (SUPERVISOR OF SURVEYS) ACCEPTED 01/07/1932 BY THOMAS C. HAVELL (ASSISTANT COMMISSIONER)

IMPROVEMENT SURVEY PLAT, GRAND COUNTY LAND SURVEY 257 BY ROCKY MOUNTAIN REALTY SURVEYS, INC. DATED 7/1/1994. THREE PARCELS IN THE NE 1/4 OF SECTION 21.

IMPROVEMENT SURVEY PLAT, GRAND COUNTY LAND SURVEY 1090 BY TIM SHENK LAND SURVEYING, DATED 7/1/00. A PARCEL LOCATED IN THE NE 1/4 OF SECTION 21, TIED TO THE WEST LINE OF SAID NE 1/4.

WILLS OUTRIGHT EXEMPTION, GRAND COUNTY RECEPTION NO. 2001-000410, RECORDED 1/16/2001. A SUBDIVISION OF LAND IN THE NE 1/4 OF SECTION 21 ALONG THE WEST LINE OF SAID NE 1/4.

IMPROVEMENT SURVEY PLAT, GRAND COUNTY LAND SURVEY 1411 BY AZIMUTH SURVEY COMPANY, DATED 11/11/2003. A TRACT OF LAND IN THE NE 1/4 OF SECTION 21 ALONG THE WEST LINE OF SAID NE 1/4.

LAND SURVEY PLAT, GRAND COUNTY LAND SURVEY 1584 BY MOUNTAIN STATES SURVEYING, DATED 4/21/05. TWO PARCELS LOCATED IN THE NE 1/4 OF SECTION 21.

MARTINEZ OUTRIGHT EXEMPTION, GRAND COUNTY RECEPTION NO. 2009001247, RECORDED 2/6/2009. A SUBDIVISION OF LAND IN THE NE 1/4 OF SECTION 21 ALONG THE WEST LINE OF SAID NE 1/4.

**Depositing Certificate**

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_ OF THE RECORDS OF GRAND COUNTY, COLORADO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

THESE ARE TWO MONUMENTS PURPORTING TO MARK THE CENTER OF SECTION 21. THE MONUMENT SET BY WARREN WARD, GRAND COUNTY SURVEYOR, PLS 25971, IN 2001 UPGRADED A FOUND 1" IRON PIN (THE "WARREN WARD" LOCATION). THE MONUMENT RECORD FILED BY WARREN WARD STATES THIS TO BE AN "APPARENT MONUMENT SET DURING LAYOUT OF TRACTS IN THE 1940'S", HOWEVER OTHER THAN THIS STATEMENT ON THE MONUMENT RECORD NO EVIDENCE TO SUPPORT THIS LOCATION WAS PRESENTED AFTER CONSULTING WITH WARREN WARD.

THE MONUMENT SET BY DAVID LUTZ, PLS 35586, WAS AN UPGRADE TO AN EXISTING MONUMENT BY JIM WARD, PLS 11415 (WARREN WARD'S FATHER), APPARENTLY SET SOMETIME IN THE 1980'S AT THE INTERSECTION OF OPPOSING QUARTER CORNERS USING THE METHOD AS SPECIFIED IN THE 1973 BLM MANUAL OF SURVEYING INSTRUCTIONS 3-87 (THE "JIM WARD/LUTZ" LOCATION). THE DATE OF THE JIM WARD MONUMENT IS BASED ON EVIDENCE PROVIDED BY WARREN WARD IN A TRANSMITTAL TO THIS OFFICE IN WHICH HE STATES THAT HE WAS A MEMBER OF THE CREW AND PRESENT WHEN THE MONUMENT WAS SET.

DEPOSITED SURVEYS BY WARREN WARD AND TIM SHENK, PLS 31942, USE THE WARREN WARD LOCATION. TIM SHENK STATES ON HIS IMPROVEMENT SURVEY PLAT, DATED JUNE 2000 AND DEPOSITED AS LS-1090, GRAND COUNTY COLORADO, THAT HE USED THE WARREN WARD LINE AS THE BEST FIT FOR FENCES, MONUMENTS AND OCCUPATION LINES FOR HIS SURVEY. THE PARCEL SURVEYED BY SHENK IS NOT ADJACENT TO THE N/S CENTERLINE.

SIX MONUMENTS WERE FOUND ALONG THE N/S CENTERLINE, TWO #3 REBARS AND A T-POST WERE FOUND ALONG THE JIM WARD/LUTZ LINE, AND ONE #3 REBAR AND TWO WARREN WARD MONUMENTS WERE FOUND ALONG THE WARREN WARD LINE.

ALTHOUGH WARREN WARD HAS ACCEPTED A 1" IRON PIN THOUGHT BY HIM TO DATE TO THE 1940'S, NO DIRECT EVIDENCE SUPPORTING THIS WAS FOUND. THE #3 REBARS ON THE WARREN WARD LINE AND THE OCCUPATIONS, FENCES AND MONUMENTS ON THE SHENK SURVEY MAY BE CONSIDERED AS INDIRECT EVIDENCE. HOWEVER, THE DATES OF THE ESTABLISHMENT OF THE INDIRECT EVIDENCE IS UNKNOWN. IT IS KNOWN THAT BOTH EXEMPTION SURVEYS AND THE SHENK SURVEY ARE SUBSEQUENT TO 1985 AND THE JIM WARD MONUMENT WAS EXISTENT IN THE 1980'S, BUT THE EXACT DATE IS NOT KNOWN.

A SINGLE #3 REBAR WAS FOUND ALONG THE SOUTH LINE OF THE NE 1/4 ALONG THE LINE MARKED JIM WARD/LUTZ. A NATIONAL FOREST BOUNDARY SIGN WAS FOUND ALONG THE JIM WARD/LUTZ LINE. AN OUTHOUSE WAS LOCATED SOUTH OF THE E/W WARREN WARD LINE, BUT NORTH OF THE E/W JIM WARD/LUTZ LINE. FOLLOWING THE BLM RULE FOR ESTABLISHING THE CENTER LINES OF THE SECTION, IT IS NOT CONSIDERED THAT THE FEDERAL AUTHORITY WOULD HAVE ANY INTEREST IN CLAIMING LAND NORTH OF THE LINE AS ESTABLISHED BY THAT RULE. NO OTHER ISSUES WERE NOTED ALONG THE SOUTH LINE.

THE CENTER OF SECTION IS LOCATED PER BLM RULE AT THE INTERSECTION OF OPPOSING QUARTER CORNERS (2009 BLM MANUAL OF SURVEYING INSTRUCTIONS 3-114). THE MONUMENT SET BY LUTZ (PLS 35586) WAS FOUND VERY CLOSE TO THE CENTER POINT (AS SHOWN HEREON) AND IS CONSIDERED TO BE WITHIN TOLERANCE TO THE MATHEMATICAL CENTER TO ACCEPT AS THE LOCATION.

THERE DOES NOT APPEAR TO BE SUFFICIENT EVIDENCE TO ACCEPT THE WARREN WARD LINE AS THE N/S OR E/W CENTERLINE BASED ON THE FACTS AS NOTED HEREON, HOWEVER ADDITIONAL SURVEYING AND/OR RESEARCH AND INVESTIGATION MAY REVEAL ADDITIONAL EVIDENCE THAT COULD HAVE AN AFFECT ON THIS OPINION.

THE NW 1/4 OF SECTION 21 WAS REACQUIRED FROM PRIVATE OWNERSHIP BY THE USFS IN 1985 AND, THEREFORE, CONSIDERATION MUST BE GIVEN TO THE POSSIBILITY OF PRIVATE TITLE/EQUA FIDE RIGHTS IN THE REACQUIRED AREA.

THE AREAS AND IMPROVEMENTS EXTENDING ACROSS THE JIM WARD/LUTZ LINE ARE SHOWN AS AREAS OF CONCERN. ACCORDING TO THE 2009 BLM MANUAL OF SURVEYING INSTRUCTIONS 5-21, "THE SURVEYOR DOES NOT HAVE THE AUTHORITY TO DECIDE BOUNDARY DISPUTES..." AND "...THE AUTHORITY TO RESOLVE BOUNDARY DISPUTES AND MAKE FINAL DETERMINATION ON THE BOUNDARY OF FEDERAL INTEREST LANDS IS VESTED IN FEDERAL COURTS."

THERE ARE SUBSTANTIAL IMPROVEMENTS BUILT ACROSS THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AND CROSSING INTO THE SE 1/4 OF SECTION 16. THIS AREA OF CONCERN IS SHOWN IN "DETAIL A". NO OTHER ISSUES WERE NOTED ALONG THE NORTH LINE.

12) FLATIRONS RESEARCHED, IDENTIFIED, AND PLOTTED FORTY-ONE PARCEL DESCRIPTIONS, FOUR DEPOSITED SURVEYS AND TWO EXEMPTION PLATS IN THE NE 1/4. FOURTEEN PARCELS WERE DIRECTLY RELATED TO THE CENTER OF SECTION OR NORTH/SOUTH CENTERLINE OF THE SECTION. THREE DEPOSITED SURVEYS AND ONE EXEMPTION PLAT MADE REFERENCE TO BOTH MONUMENTS. NONE OF THE DEEDS DESCRIBED THE WARREN WARD CORNER MONUMENT OR MADE REFERENCE TO A SURVEY.

THE FIRST DOCUMENT REFERENCE FOUND BY FLATIRONS TO THE WARREN WARD CORNER IS IN A DEPOSITED LAND SURVEY BY SHENK IN 2000 (GRAND COUNTY DEPOSITED SURVEY LS 1090 FILED 7-24-2000). BOTH MONUMENTS ARE BELIEVED TO EXIST FROM SOMETIME IN THE MID 1980'S AS DESCRIBED IN NOTE 11. THERE WERE NINE DEEDS FOUND RELATING TO THE CENTER WHICH PREDATED THE MID 1980'S, ALTHOUGH OTHER DEED DESCRIPTIONS DATED SUBSEQUENT TO THE MID 1980'S MAY HAVE BEEN BASED ON EARLIER DEEDS. FLATIRONS DID NOT RUN A CHAIN OF TITLE OR OBTAIN AN ABSTRACT OF TITLES. THE RELATIONSHIP OF THE VARIOUS MEETS AND BOUNDS PARCEL DESCRIPTIONS, AS PLOTTED AND COMPARED, WAS NOT CONCLUSIVE AS ESTABLISHING THAT THE WARREN WARD CENTER WAS PRIMARILY OR EXCLUSIVELY USED TO PREPARE THE DESCRIPTIONS.

13) EASEMENTS AND RIGHTS OF WAY NOT SHOWN AT REQUEST OF CLIENT.

**Surveyor's Statement**

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO USDA FOREST SERVICE, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 23, 2010; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-106 "LAND SURVEY PLAT".

LAND SURVEY PLAT  
 PREPARED FOR  
 U.S.D.A. FOREST SERVICE ARAPAHO NATIONAL FOREST ROCKY MOUNTAIN REGION  
 CONTRACT NUMBER AG-82X9-C-09-0199/AG-82X9-D-09-0188  
 SHEET 1 OF 1

DRAWN BY: B. OELKE

DATE: NOVEMBER 23, 2010  
 FSI JOB NO. 09-56,368

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655 FOURTH AVE  
 LONGMONT, CO 80501  
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INT: DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 CHECKED BY: ZG/WW/ETB

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