

IMPROVEMENT SURVEY PLAT

5166 Grand County Road 84

Part of NW1/4NE1/4 Sec.21
T1N, R75W, 6TH P.M.
Grand County, Colorado

BASIS OF BEARINGS:
The centerline of Section 21 bears S02°28'00"E, per numerous original "Fair Tract" deeds, from the north 1/4 corner of Section 21, being a 1929 G.L.O. brass cap, to the center 1/4 of Section 21, being a 3" aluminum capped, 3/4" rebar stamped PLS 25971.

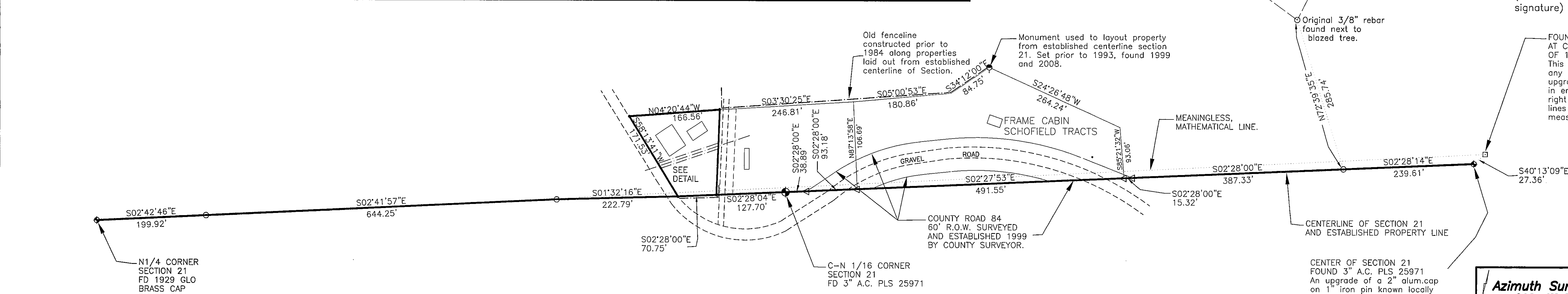
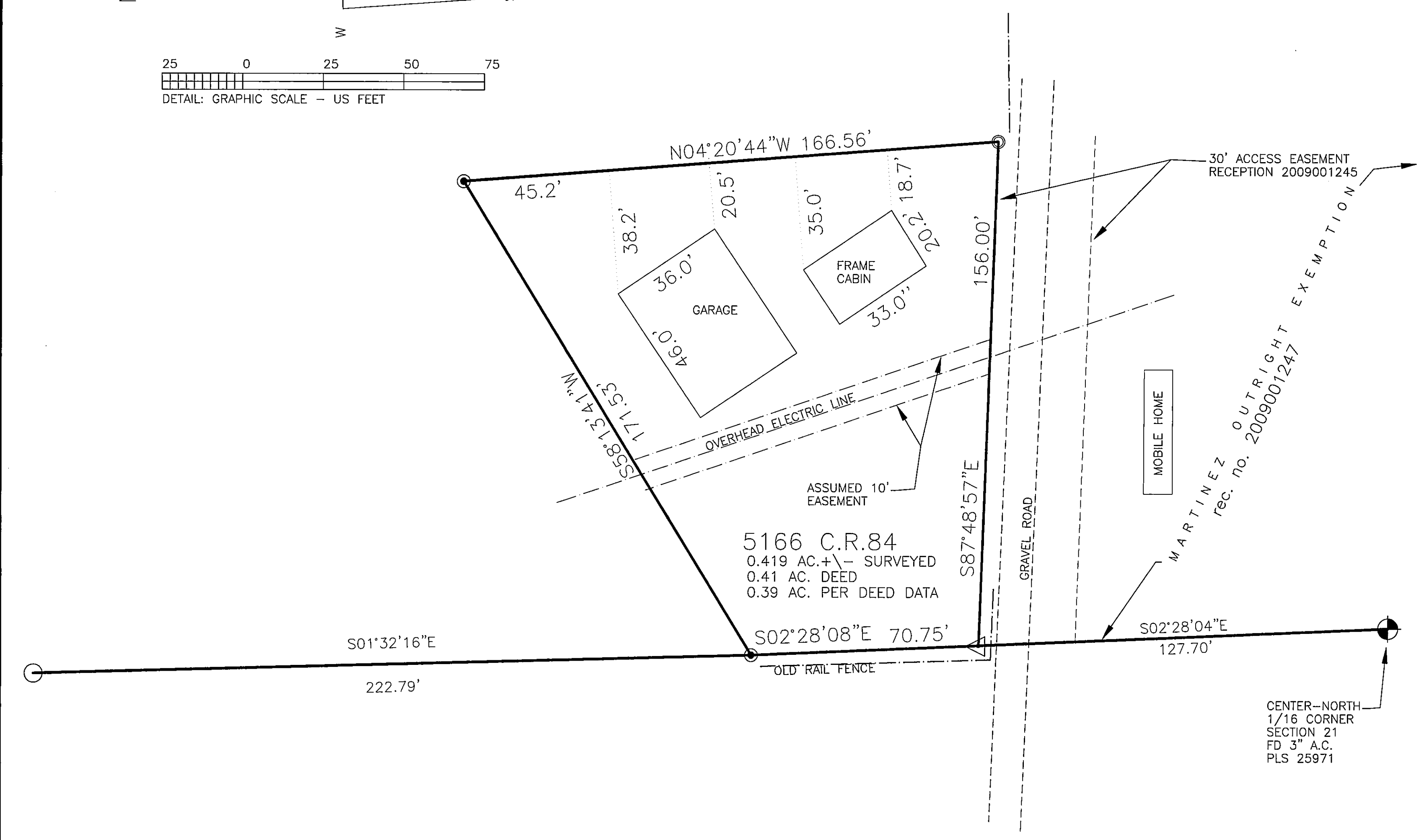
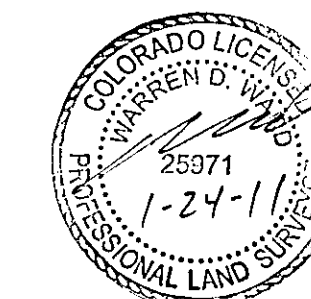
- LEGEND:**
- ⊕ - FOUND PLSS CORNER NOTED
 - - FOUND 3/8" REBAR, APPARENT ORIGINAL PROPERTY CORNER MONUMENT.
 - ⊙ - FOUND IRON PIPE, APPARENT ORIGINAL MONUMENT.
 - △ - FOUND ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 25971.
 - ⊙ - SET ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 25971, APRIL, 2010.
 - - FOUND 3" A.C. PLS 35586
 - - FOUND BOAT SPIKE LS 3660

NOTE: This improvement survey plat is not a determination of title by Azimuth Survey Company. Record easements as disclosed by a title insurance policy are not shown or addressed, as declined by the client. Buried utilities not shown.

This improvement survey plat was produced for Robert A. Baker, shows the result of a field survey done by me and under my direction, complies with applicable statutes, and is not a warranty or guarantee, either expressed or implied.

Warren D. Ward
Colorado PLS 25971.

(not valid without original seal and signature)



CENTER OF SECTION 21
FOUND 3" A.C. PLS 25971
An upgrade of a 2" alum. cap on 1" iron pin known locally to date back to the 1940's. It is the local corner used to layout several "Fair Tracts". Upgraded in 2001 by the County Surveyor during survey of county property, pursuant to 30-10-903. Local surveyors and property owners have recognized this monument as a controlling corner since prior to 1984.

LS1882

Azimuth Survey Company <small>P.O. Box 653, Fraser, CO 80442 970-531-1120 PH 800-725-2734 FAX</small>		STATE OF COLORADO } County of GRAND } Filed for record this 25th day of January, 2010 at _____ o'clock _____ M. Recorded in Book _____ Page _____ SARA L. ROSENE <i>Donna Plew</i> Recorder Deputy Fees \$ 20.00
Date: 01-24-11 Job: CR84S2111 by ww scale: 1 in. = 100 sft.		