

LAND SURVEY PLAT

METES & BOUNDS TRACT
SECTION 33, TOWNSHIP 1 NORTH, RANGE 75 WEST, 6TH P.M.
GRAND COUNTY, COLORADO
OWNERSHIP RECORDED AT RECEPTION NO. 98007748

LEGAL DESCRIPTION

(RECORD)

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A 30 FOOT LOGGING ROAD, WHICH POINT IS ON THE NORTHWESTERLY LINE OF A TRACT DESCRIBED IN INSTRUMENT RECORDED DECEMBER 15, 1969 IN BOOK 168 AT PAGE 327 AND FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION BEARS SOUTH 79 DEGREES 40 MINUTES EAST, 2421.22 FEET;

THENCE ALONG THE CENTERLINE OF SAID LOGGING ROAD AND THE BOUNDARY OF SAID TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54 DEGREES 45 MINUTES EAST, 331.7 FEET;
SOUTH 34 DEGREES 10 MINUTES EAST, 73.65 FEET;
SOUTH 05 DEGREES 06 MINUTES EAST, 158.4 FEET;
SOUTH 71 DEGREES 37 MINUTES EAST, 60.8 FEET;
NORTH 72 DEGREES 13 MINUTES EAST, 152.77 FEET;
NORTH 53 DEGREES 37 MINUTES EAST, 223.7 FEET;
SOUTH 85 DEGREES 22 MINUTES EAST, 203.5 FEET; AND
NORTH 82 DEGREES 13 MINUTES EAST, 131.2 FEET;

THENCE NORTH 01 DEGREES 04 MINUTES WEST, 723.8 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 85 DEGREES 32 MINUTES WEST, ALONG THE U.S. FOREST SERVICE BOUNDARY, 1225.03 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN INSTRUMENT RECORDED AUGUST 25, 1967 IN BOOK 157 AT PAGE 641;

THENCE, ALONG THE BOUNDARIES OF SAID TRACT DESCRIBED IN INSTRUMENT RECORDED AUGUST 25, 1967 IN BOOK 157 AT PAGE 641, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 17 MINUTES EAST, 175 FEET; AND

SOUTH 88 DEGREES 43 MINUTES WEST, 100 FEET, MORE OR LESS, TO THE WESTERLY EDGE OF A 30 FOOT LOGGING ROAD;

THENCE SOUTH 01 DEGREES 17 MINUTES EAST, ALONG SAID ROAD, 156.5 FEET;

THENCE SOUTH 16 DEGREES 16 MINUTES WEST, ALONG SAID ROAD ROAD, 110.9 FEET; THENCE SOUTH 39 DEGREES 08 MINUTES WEST, ALONG SAID ROAD, 199.3 FEET;

THENCE SOUTH 53 DEGREES 42 MINUTES WEST, ALONG SAID ROAD, 100 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN INSTRUMENT RECORDED JULY 26, 1966 IN BOOK 153 AT PAGE 717;

THENCE SOUTH 52 DEGREES 07 MINUTES EAST, 30.3 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 12, 1970 IN BOOK 174 AT PAGE 398;

THENCE EAST, ALONG THE BOUNDARY OF SAID TRACT, 162.57 FEET;

THENCE SOUTH, ALONG THE BOUNDARY OF SAID TRACT, 417.94 FEET, MORE OR LESS, TO THE NORTHERLY EDGE OF THE LOGGING ROAD HEREIN MENTIONED;

THENCE SOUTH 15 FEET TO THE CENTERLINE OF SAID ROAD;

THENCE NORTH 83 DEGREES 43 MINUTES EAST, ALONG SAID CENTERLINE, 128.1 FEET; THENCE NORTH 42 DEGREES 01 MINUTES EAST, ALONG SAID CENTERLINE, 140 FEET; THENCE NORTH 34 DEGREES 58 MINUTES EAST, ALONG SAID CENTERLINE, 157 FEET;

THENCE NORTH 25 DEGREES 49 MINUTES EAST, ALONG SAID CENTERLINE, 70.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

COUNTY OF GRAND, STATE OF COLORADO.

NOTES:

1) THIS LAND SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND/OR TITLE POLICY. CONSEQUENTLY, RECORDED EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AGREEMENTS MAY EXIST THAT ARE NOT DEPICTED HEREIN.

2) THE RECORD LEGAL DESCRIPTION OF THE SUBJECT PROPERTY DESCRIBED AT RECEPTION No. 98007748 RECOGNIZES THE NORTHEAST 1/16TH CORNER AS THE FENCE POST IN A MOUND OF STONES. FOR PURPOSES OF THIS SURVEY, THE ALUMINUM CAP, PLS No. 11415 IS RECOGNIZED AS THE TRUE NORTHEAST 1/16TH. CONSEQUENTLY, 1.69 ACRES OF LAND AREA ARE NOT INCLUDED WITHIN THE LEGAL DESCRIPTION PREPARED BY THIS SURVEY.

3) THE RECORD LEGAL DESCRIPTION OF THE SUBJECT PROPERTY CONTAINS AN ERROR OF CLOSURE OF 33 FEET.

4) THE THREE MANAGEMENT AREAS DEPICTED HEREIN ARE NOT A DIVISION OF OWNERSHIP AND/OR LAND TITLE WITHIN THE SUBJECT PROPERTY. SAID MANAGEMENT AREAS ARE DELINEATED FOR MAINTENANCE AGREEMENT PURPOSES AMONG THE COMMON OWNERS.

LEGAL DESCRIPTION

(FIELD SURVEYED)

A LEGAL DESCRIPTION OF A TRACT OF LAND SITUATED IN THE NORTH ONE-HALF OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, GRAND COUNTY, COLORADO, AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 33 TO BEARS N 89°34'27" E AS EVIDENCED BY A UNITED STATES FOREST SERVICE MONUMENT (ALUMINUM CAP, PLS NO.10402) AT THE NORTH-CENTER ONE SIXTEENTH CORNER AND A MONUMENT (ALUMINUM CAP, PLS NO.11415) AT THE NORTH-EAST ONE SIXTEENTH CORNER AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST ONE SIXTEENTH CORNER (ALUMINUM CAP, PLS NO.11415) OF SAID SECTION 33, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE S 04°07'14" E, ALONG THE WESTERLY LINE OF PARCEL 3, HURD CREEK MEADOWS SUBDIVISION EXEMPTION, A DISTANCE OF 616.42' TO A POINT (FOUND SPIKE) SITUATED IN THE CENTERLINE OF AN OLD LOGGING ROAD AT THE MOST NORTHERLY CORNER OF AMENDED PARCEL 1 OF HURD CREEK MEADOWS SUBDIVISION EXEMPTION AND OUTRIGHT EXEMPTION;

THENCE ALONG THE CENTERLINE OF THE OLD LOGGING ROAD AND RUNNING ALONG THE NORTHERLY LINE OF SAID AMENDED PARCEL 1 FOR THE FOLLOWING COURSES;

THENCE S 79°56'16" W A DISTANCE OF 130.41' TO A POINT (FOUND YELLOW PLASTIC CAP PLS NO.9132);

THENCE N 87°21'01" W A DISTANCE OF 203.26' TO A POINT (FOUND SPIKE);

THENCE S 51°29'35" W A DISTANCE OF 223.36' TO A POINT (FOUND YELLOW PLASTIC CAP PLS NO.9132) WHENCE THE NORTHWESTERLY CORNER (FOUND YELLOW PLASTIC CAP PLS NO.9132) OF SAID AMENDED PARCEL 1 BEARS S 70°16'17" W A DISTANCE OF 29.30';

THENCE DEPARTING SAID LINE OF AMENDED LOT 1 AND RUNNING ALONG THE NORTHERLY LINE OF TRACT 33 OF HURD CREEK MEADOWS SUBDIVISION EXEMPTION AND OUTRIGHT EXEMPTION FOR THE FOLLOWING COURSES;

THENCE S 70°16'17" W A DISTANCE OF 152.58' TO A POINT (FOUND SPIKE);

THENCE N 73°44'40" W A DISTANCE OF 60.09' TO A POINT (FOUND SPIKE);

THENCE N 07°15'07" W A DISTANCE OF 157.95' TO A POINT (FOUND SPIKE);

THENCE N 36°03'15" W A DISTANCE OF 73.45' TO A POINT (FOUND SPIKE) SITUATED AT THE NORTHWEST CORNER OF TRACT 33;

THENCE DEPARTING TRACT 33 AND RUNNING ALONG THE NORTH LINE OF THAT TRACT DESCRIBED AT BOOK 406, PAGE 426 FOR THE FOLLOWING COURSES;

THENCE S 23°44'23" W A DISTANCE OF 70.85' TO A POINT (FOUND SPIKE);

THENCE S 32°47'25" W A DISTANCE OF 156.75' TO A POINT (FOUND SPIKE);

THENCE S 38°04'13" W A DISTANCE OF 137.05' TO A POINT (FOUND SPIKE);

THENCE S 82°03'40" W A DISTANCE OF 133.09' TO A POINT (FOUND SPIKE);

THENCE DEPARTING SAID TRACT AND SAID OLD LOGGING ROAD AND CONTINUING ALONG THE EASTERLY LINE OF THAT TRACT DESCRIBED AT RECEPTION NO. 2006008657 FOR THE FOLLOWING COURSES;

THENCE N 02°06'01" W A DISTANCE OF 248.85' TO A POINT (FOUND SPIKE) RECOGNIZED AS A POINT ON LINE;

THENCE N 01°08'14" W A DISTANCE OF 183.79' TO A POINT (FOUND SPIKE);

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT FOR THE FOLLOWING COURSE;

THENCE N 88°41'03" W A DISTANCE OF 160.38' TO A POINT (FOUND SPIKE) SITUATED AT THE EASTERLY SIDE OF AN OLD LOGGING ROAD;

THENCE DEPARTING THE NORTHERLY LINE OF SAID TRACT AND RUNNING N 63°22'35" W ACROSS THE OLD LOGGING ROAD A DISTANCE OF 27.15' TO A POINT (FOUND SPIKE W/ WASHER PLS NO. 3660) SITUATED ON THE WESTERLY SIDE OF SAID LOGGING ROAD;

THENCE ALONG THE WESTERLY SIDE OF SAID LOGGING ROAD FOR THE FOLLOWING COURSES;

THENCE N 51°33'09" E A DISTANCE OF 99.54' TO A POINT (FOUND SPIKE W/ WASHER PLS NO. 3660);

THENCE N 37°39'36" E A DISTANCE OF 197.44' TO A POINT (FOUND SPIKE W/ WASHER PLS NO. 3660);

THENCE N 13°37'08" E A DISTANCE OF 112.26' TO A POINT (FOUND SPIKE W/ WASHER PLS NO. 3660);

THENCE N 03°36'33" W A DISTANCE OF 157.18' TO A POINT (FOUND SPIKE W/ WASHER PLS NO. 3660);

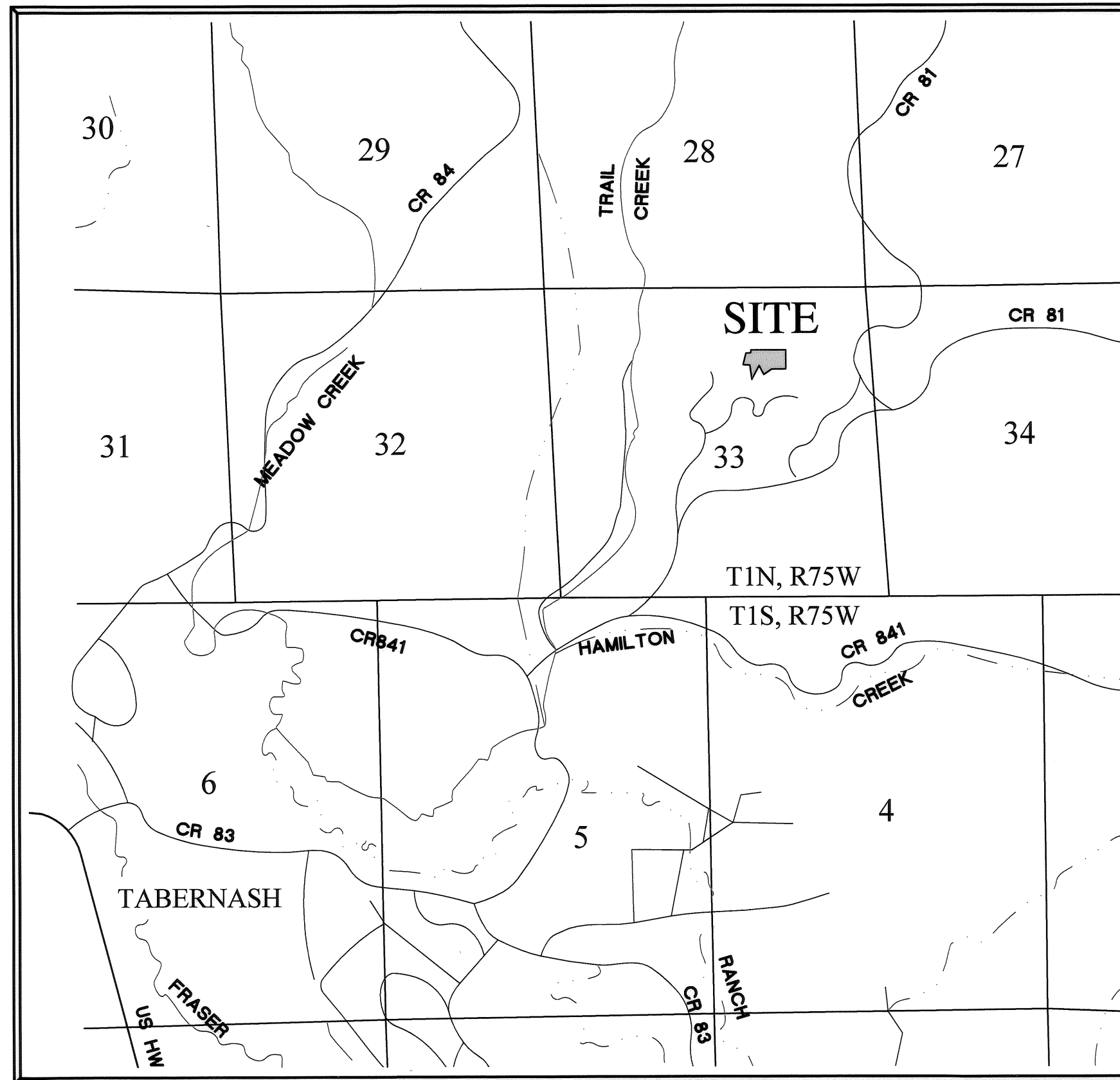
THENCE DEPARTING SAID WESTERLY SIDE AND CONTINUING;

THENCE N 85°29'14" E A DISTANCE OF 100.19' TO A POINT (FOUND SPIKE W/ WASHER PLS NO. 3660);

THENCE N 03°12'33" W A DISTANCE OF 162.02' TO A POINT (SET REBAR AND ALUMINUM CAP, PLS NO. 31942) SITUATED ON THE SOUTHERLY LINE OF THE UNITED STATES FOREST SERVICE PROPERTY WHENCE THE NORTH-CENTER ONE SIXTEENTH CORNER BEARS S 89°33'38" W A DISTANCE OF 91.97';

THENCE N 89°33'38" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1210.91' BACK TO THE POINT OF BEGINNING, WHENCE A FENCE POST IN A MOUND OF STONES BEARS N 02°48'03" E A DISTANCE OF 105.72'.

SAID TRACT OF LAND CONTAINS 1028177.96 SQUARE FEET AND/OR 23.60 ACRES MORE OR LESS.

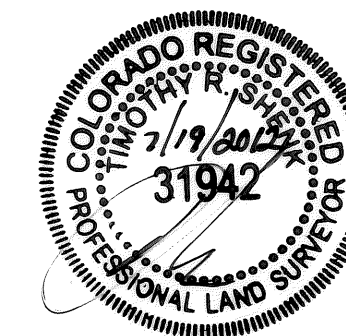


VICINITY MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS, REQUIRED BY SAID STATUTE HAVE BEEN PLACED ON THE GROUND.

DATED THIS 19th DAY OF JULY, 2012



TIMOTHY R. SHENK, P.L.S. #31942
FOR AND ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

TIM SHENK
LAND SURVEYING INC.
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

STATE OF COLORADO } 88
County of GRAND }
Filed for record this 11th
day of December 2018
at 4:07 o'clock P.M.
Recorded in Book _____ Page _____
Deputy
Fee \$ 20.00

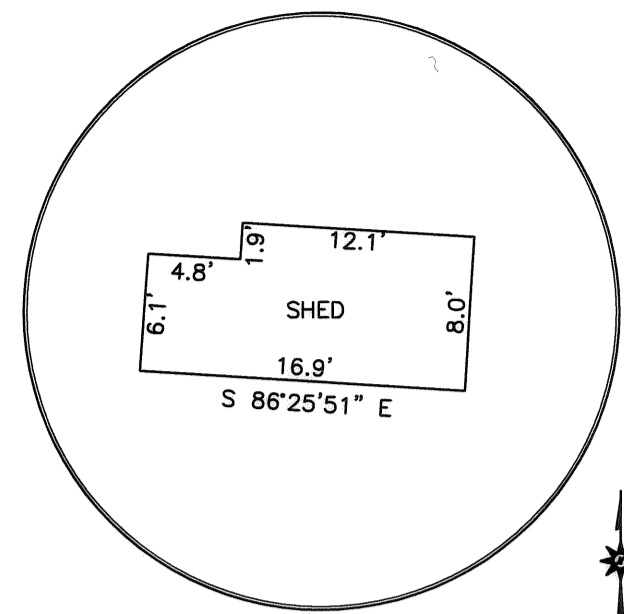
SHEET 1 OF 2

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DWG: 05138.09	DATE: 07/19/2012	DRAWN BY: TRS	REVISED:

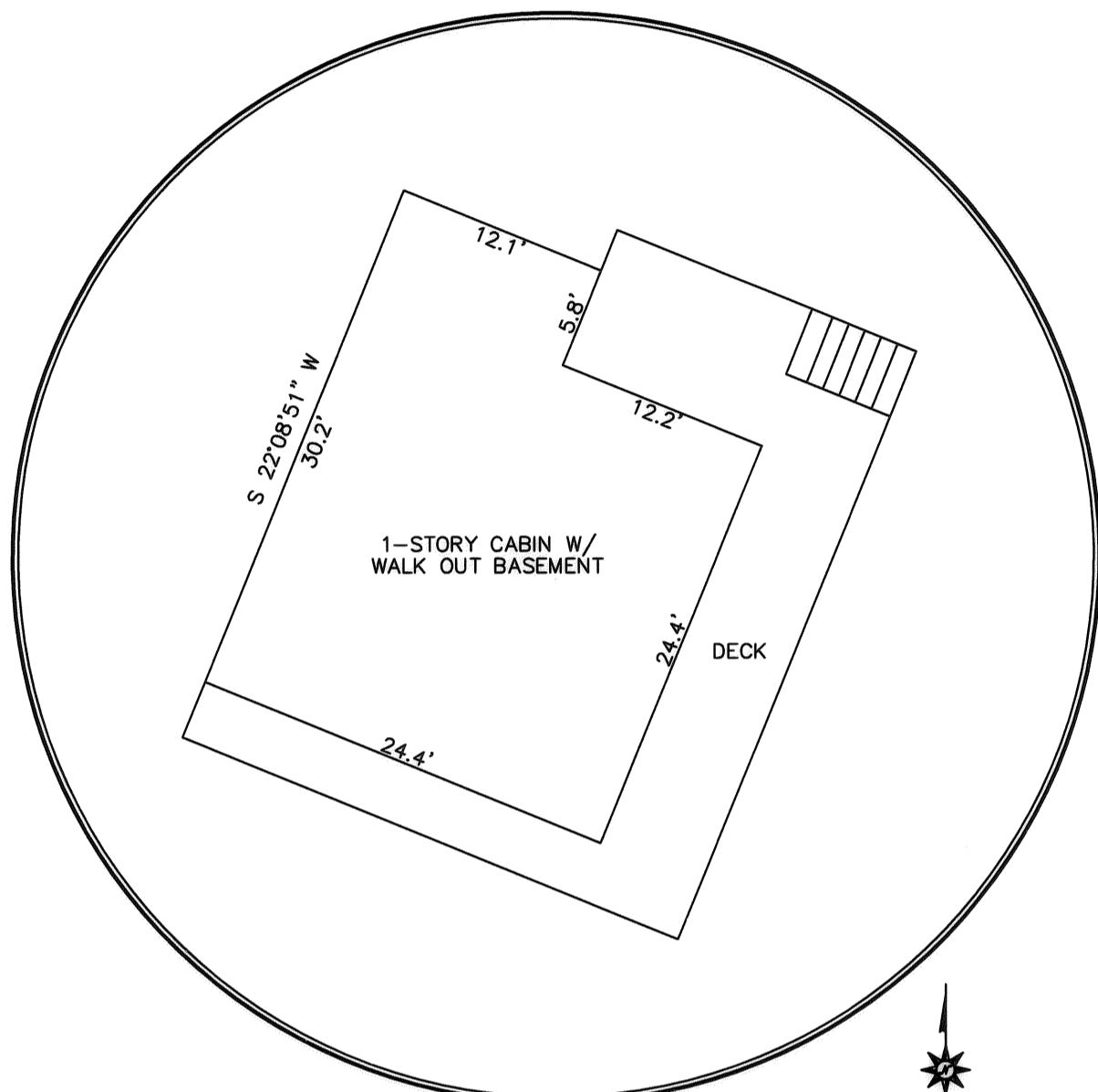
LS2216

LAND SURVEY PLAT

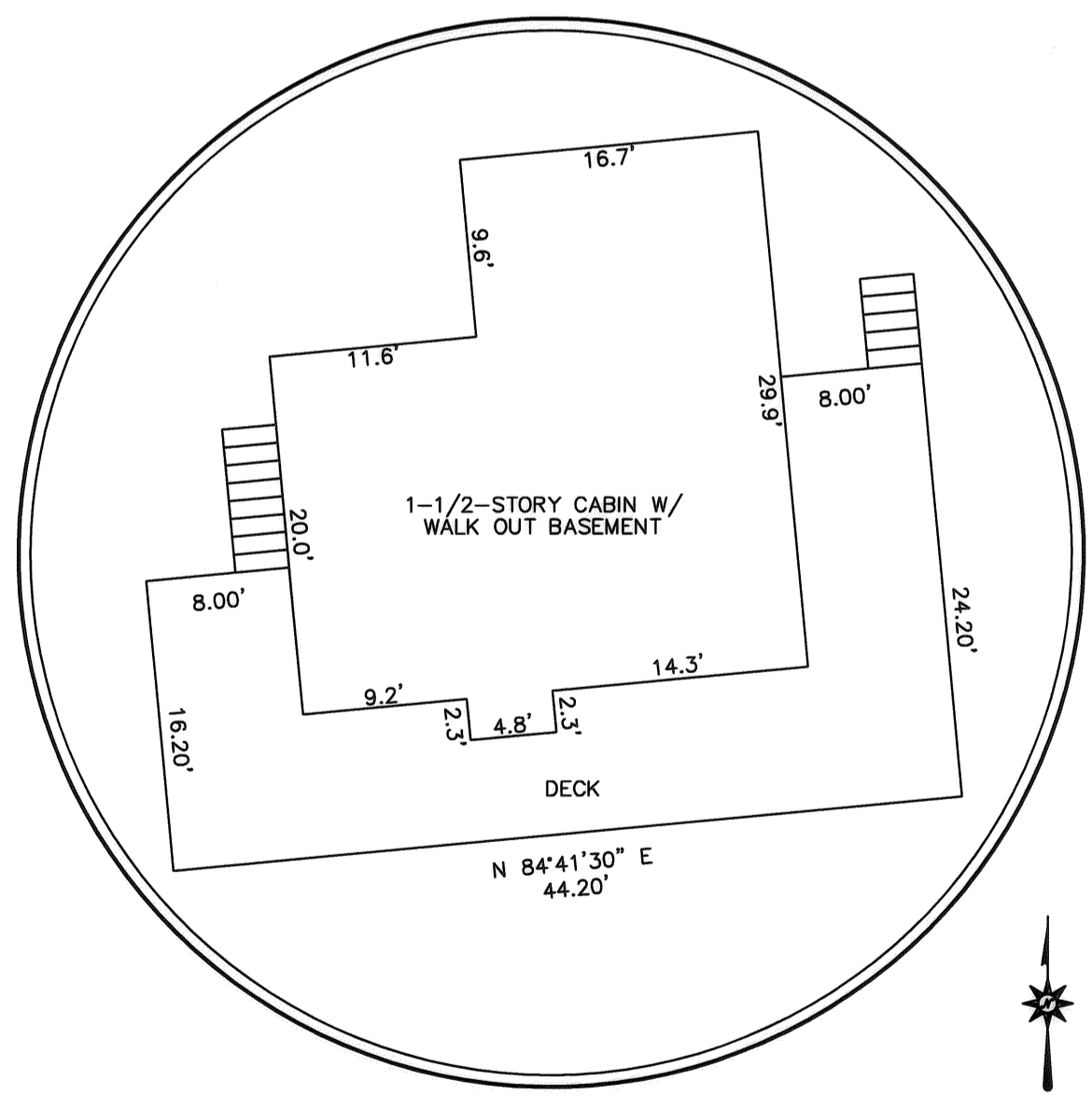
METES & BOUNDS TRACT
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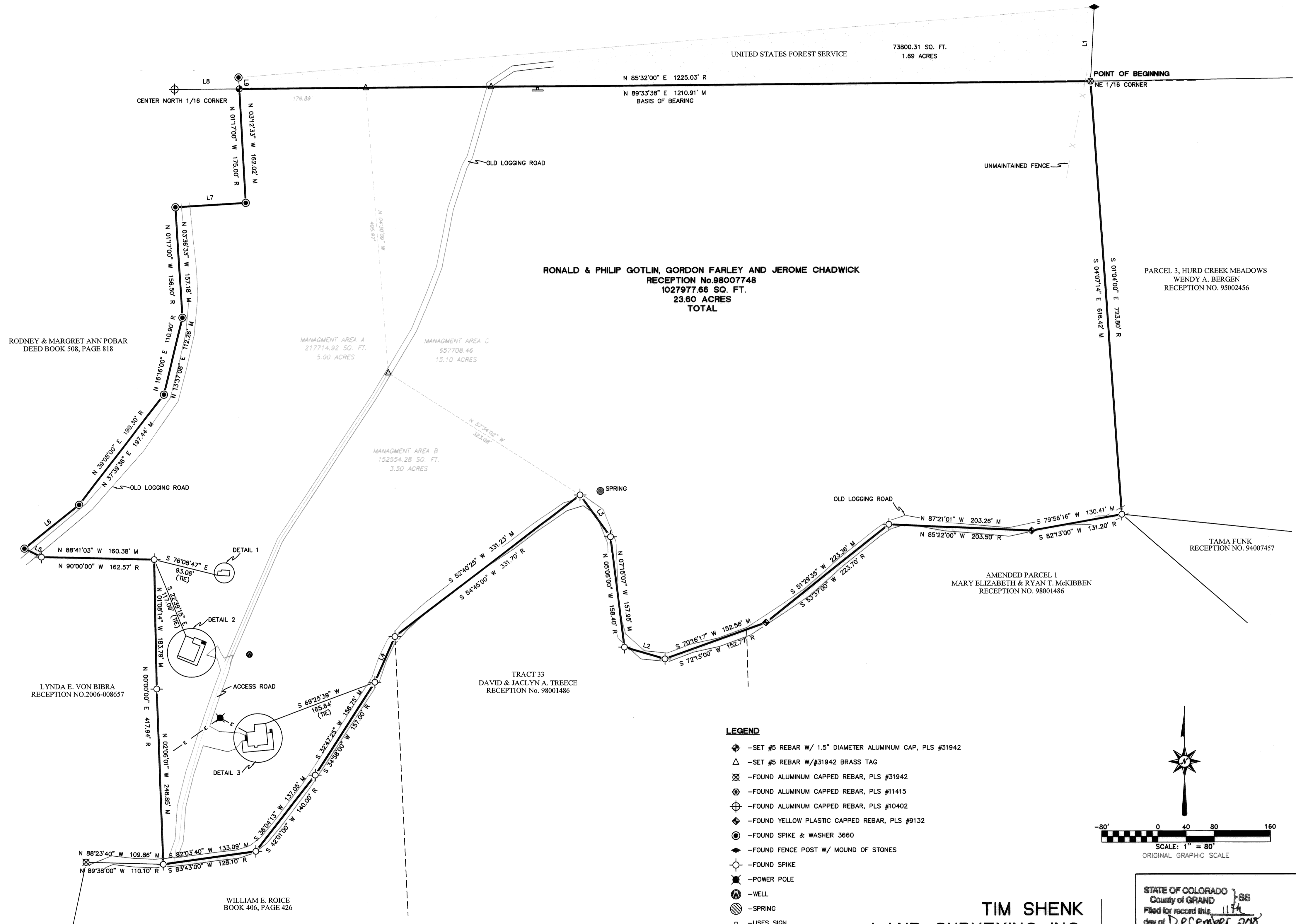
DETAIL 1
SCALE 1" = 10'



DETAIL 2
SCALE 1" = 10'



DETAIL 3
SCALE 1" = 10'



RODNEY & MARGRET ANN POBAR
DEED BOOK 508, PAGE 818

LYNDA E. VON BIBRA
RECEPTION NO.2006-008657

WILLIAM E. ROICE
BOOK 406, PAGE 426

RONALD & PHILIP GOTLIN, GORDON FARLEY AND JEROME CHADWICK
RECEPTION No.98007748
1027977.66 SQ. FT.
23.60 ACRES
TOTAL

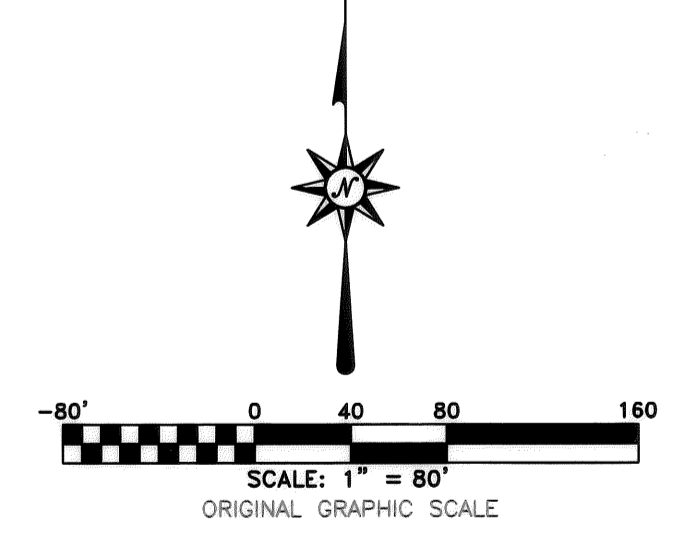
TRACT 33
DAVID & JACLYN A. TREECE
RECEPTION No. 98001486

PARCEL 3, HURD CREEK MEADOWS
WENDY A. BERGEN
RECEPTION NO. 95002456

AMENDED PARCEL 1
MARY ELIZABETH & RYAN T. MCKIBBEN
RECEPTION NO. 98001486

TAMA FUNK
RECEPTION NO. 94007457

- LEGEND**
- ◆ -SET #5 REBAR W/ 1.5" DIAMETER ALUMINUM CAP, PLS #31942
 - △ -SET #5 REBAR W/#31942 BRASS TAG
 - ⊗ -FOUND ALUMINUM CAPPED REBAR, PLS #31942
 - ⊕ -FOUND ALUMINUM CAPPED REBAR, PLS #11415
 - ⊕ -FOUND ALUMINUM CAPPED REBAR, PLS #10402
 - ◆ -FOUND YELLOW PLASTIC CAPPED REBAR, PLS #9132
 - ⊙ -FOUND SPIKE & WASHER 3660
 - ◆ -FOUND FENCE POST W/ MOUND OF STONES
 - ⊕ -FOUND SPIKE
 - ⊕ -POWER POLE
 - ⊕ -WELL
 - ⊕ -SPRING
 - ⊕ -USFS SIGN



LINE	BEARING	DISTANCE
L1 M	N 02°48'05" E	105.72'
L2 M	N 73°44'40" W	60.09'
L3 M	N 36°03'15" W	73.45'
L4 M	S 23°44'23" W	70.85'
L5 M	N 63°22'35" W	27.15'
L6 M	N 51°33'09" E	99.54'
L7 M	N 88°29'14" E	100.19'
L8 M	S 89°33'38" W	91.97'
L9 M	N 03°12'24" W	16.21'

LINE	BEARING	DISTANCE
L1 R	N 01°44'02" E	109.90'
L2 R	N 71°37' W	60.80'
L3 R	N 34°10' W	73.65'
L4 R	S 25°49' W	70.86'
L5 R	N 52°07' W	30.30'
L6 R	N 53°42' E	100.00'
L7 R	N 88°43' E	100.00'
L8 R	N/A	N/A
L9 R	N/A	N/A



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STATE OF COLORADO }
County of GRAND }
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day of December 2018
at 1:07 o'clock P.M.
Recorded in Book _____ Page _____
Tim Sherk
Surveyor
Tama Funk
Deputy
Fee \$ 20.00

SHEET 2 OF 2

JOB: 05138	SCALE: 1"=80'	CRD: 05138.19	REVISED:
DWG: 05138.09	DATE: 07/19/2012	DRAWN BY: TRS	REVISED: