

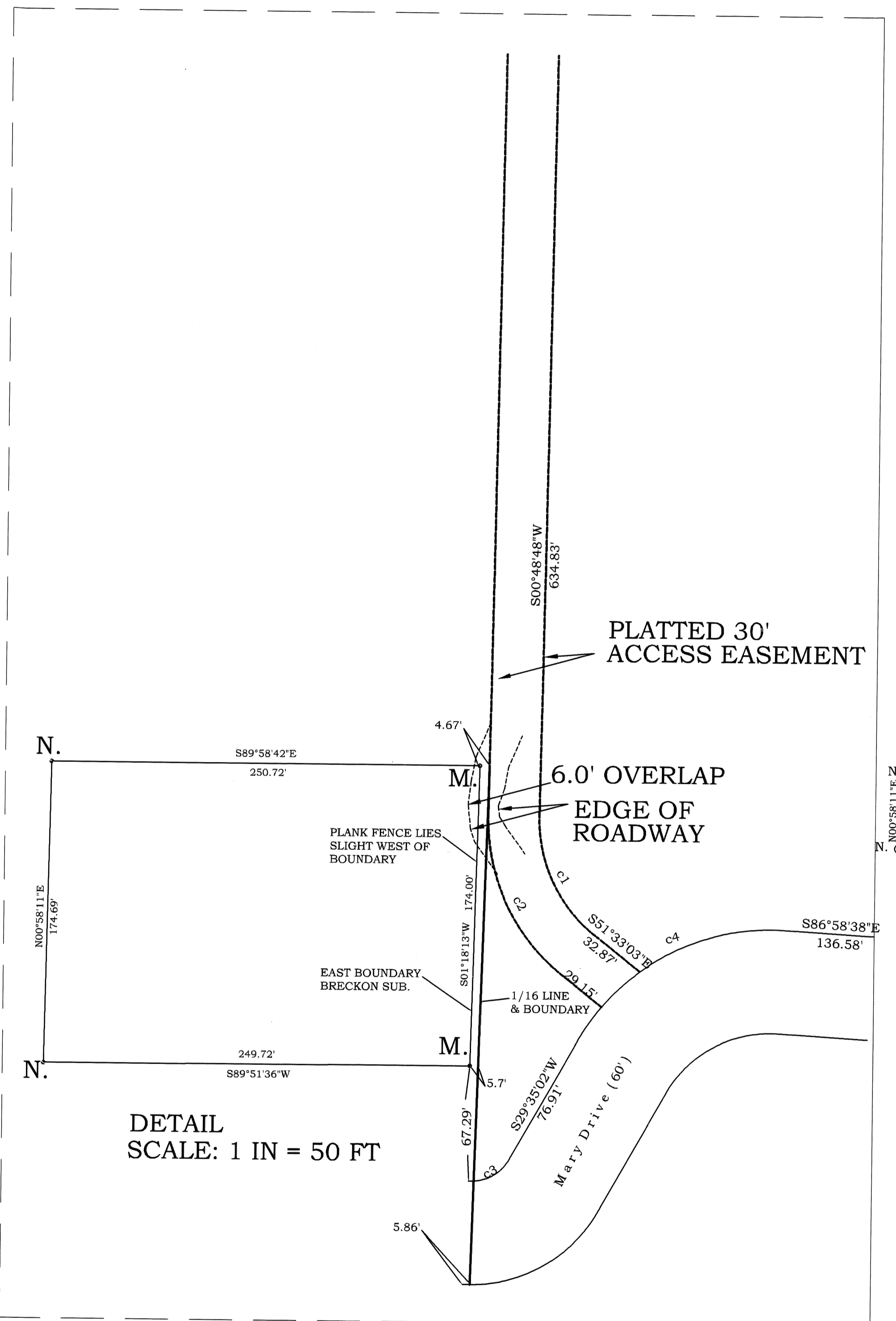


200 0 200 400 600
GRAPHIC SCALE - FEET

Basis of Bearings: S88°48'33"E, along the north boundary of Tract A, Block 3, monumented as shown, derived with GPS/RTK.

- KEY:
- A. - EXTANT PLSS CORNER NOTED. FOUND 1911 G.L.O. BRASS CAP.
 - B. - FOUND 1/2" REBAR
 - C. - FOUND 5/8" REBAR
 - D. - FOUND ALUMINUM CAPPED, 1/2" REBAR SCRIBED ls 25971.
 - F. - FOUND PLASTIC CAPPED REBAR STAMPED 10945.
 - G. - FOUND HIGHWAY R.O.W. BRASS CAP.
 - H. - MANHOLE
 - I. - SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED ls 25971.
 - J. EXTANT PLSS CORNER NOTED. FOUND 1950 BUREAU OF LAND MANAGEMENT BRASS CAP.
 - K. - FOUND PLASTIC CAPPED, 5/8" REBAR STAMPED PLS 26950.
 - L. - FOUND PLASTIC CAPPED REBAR STAMPED PLS 28286.
 - M. - FOUND ALUMINUM CAPPED, 5/8" REBAR STAMPED PLS 31942.
 - N. - FOUND BOAT SPIKE AND WASHER, LS 3660.
 - O. - FOUND 1" IRON PIN.
 - P. - FOUND 1" IRON PIPE.
 - Q. - EXTANT PLSS CORNER NOTED. FOUND 1928 G.L.O. BRASS CAP.

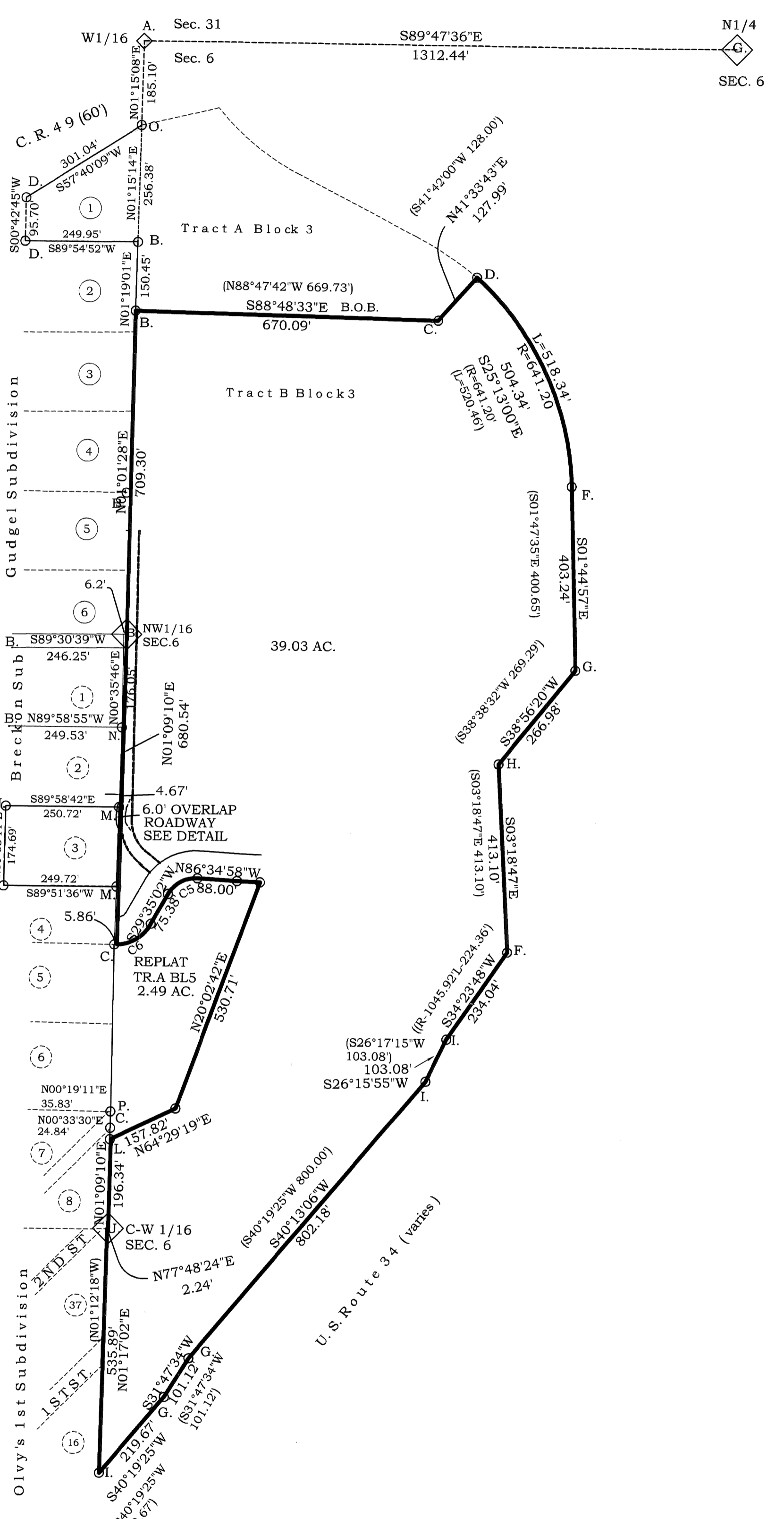
() - DENOTES RECORD PLAT DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY.



DETAIL SCALE: 1 IN = 50 FT

CURVE	CURVE TABLE			CHORD BRG	CHORD
	LENGTH	RADIUS	DELTA		
C1	84.52	84.92	57°01'33"	S26°54'04"E	81.07
C2	111.43	114.71	55°39'18"	S26°38'54"E	107.10
C3	30.30	25.70	67°33'11"	N59°13'30"E	28.58
C4	144.83	130.00	63°50'03"	N61°30'02"E	137.46

CURVE	CHORD BRG			DIST
	CHORD	BRG	DIST	
C5	77.99	70.00	S61°30'02"W	74.02
C6	92.32	84.44	N58°24'09"E	87.79



LAND SURVEY PLAT

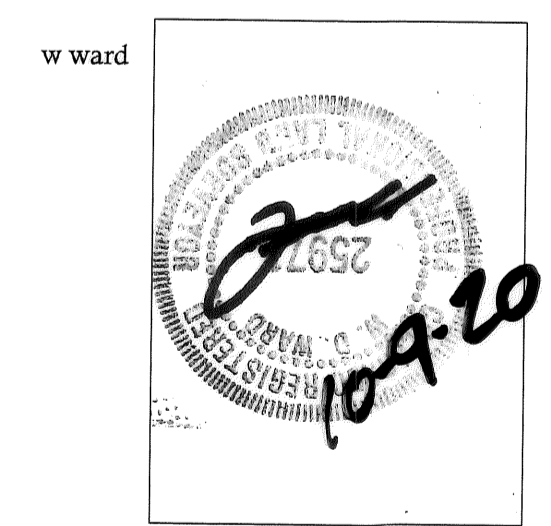
A Retracement Survey of Shadow Park West

Part of Sec. 6 T3N, R75W, 6TH P.M.
Grand County, Colorado

NOTICE:

1. For title, reference to a title insurance commitment is recommended.
2. Buried utilities are not located and marked by a utility company.
3. Wetlands are not addressed.
4. This document is certified as one, complete document. Any alteration, addition, change, or edit of any part of this document, as-is or after being transferred to other parties, supercedes and invalidates all previous information and certifications.
5. Subject to applicable building setbacks and zoning restrictions duly enacted prior to, and/or added after the recording of this subdivision.
6. A monument established by the first surveyor, acting in good faith, is a property corner. A property boundary is the line where property rights change. Once established, a property corner does not move, but can possibly be vacated.

This land survey plat was produced for Shadow Park West HOA, shows the result of a field survey done by me or under my responsible charge, based on facts known to me, complies with applicable statutes set forth by Title 38, Articles 50 and 51, CRS, and is not a warranty or guarantee, either expressed or implied.



LS2364

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P.O.Box 653 Fraser, Colorado 80442
800-725-2734 p970-531-1120

LAND SURVEY PLAT
A Retracement Survey of
Shadow Park West
Part of Sec. 6 T3N, R75W, 6TH P.M.
Grand County, Colorado

STATE OF COLORADO } ss
County of GRAND }
Filed for record this 30th
day of October 2020
at 9:54 o'clock A.M.
Recorded in Book _____ Page _____
Sara L. Rosene
Recorder
Deborah J. McManus
Deputy
Page 20 of 20

DATE: 12-8-19, 10-09-20
SCALE: 1 in = 200 usft BY: ww JOB: A14-40