

IMPROVEMENT SURVEY PLAT

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 4, T-1-S, R-75-W OF THE 6TH P.M., GRAND COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4 AS BEARING $N00^{\circ}00'00''E$ PER 1935 GLO RESURVEY MAP AND ALL OTHER BEARINGS HEREIN RELATED THERE TO;

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4;

THENCE $S89^{\circ}06'23''W$ (WESTERLY) ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 54.00 FEET;

THENCE $N00^{\circ}55'56''W$ A DISTANCE OF 123.00 FEET;

THENCE $N15^{\circ}11'51''E$ ($N16^{\circ}10'34''E$ 196.59') A DISTANCE OF 213.60 FEET TO A POINT ON THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4, WHICH POINT IS $N00^{\circ}00'00''E$ A DISTANCE OF 328.27 FEET NORTH OF THE S 1/4 CORNER OF SECTION 4;

THENCE $N00^{\circ}00'00''E$ (NORTHERLY 991.0') ALONG SAID WEST LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 980.70 FEET TO THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4;

THENCE $N52^{\circ}45'00''E$ A DISTANCE OF 700.00 FEET;

THENCE $N65^{\circ}33'00''E$ A DISTANCE OF 297.53 FEET;

THENCE $S25^{\circ}29'19''W$ A DISTANCE OF 601.43 FEET;

THENCE $S00^{\circ}00'00''E$ A DISTANCE OF 577.90 FEET;

THENCE $N60^{\circ}45'01''E$ A DISTANCE OF 1079.08 FEET;

THENCE $N80^{\circ}52'50''E$ ($N81^{\circ}25'30''E$ 1203.71') A DISTANCE OF 1208.94 FEET TO A POINT ON THE EAST LINE OF SECTION 4;

THENCE $S61^{\circ}44'14''W$ A DISTANCE OF 3070.43 FEET (3066.57') TO THE POINT OF BEGINNING.

NOTES

- 1.) BASIS OF BEARINGS IS THE NORTH SOUTH CENTERLINE OF SECTION 4 WHICH BEARS $N00^{\circ}00'00''E$ PER GLO RESURVEY MAP DATED 3-21-1935.
- 2.) TITLE REPORT CASE NO. 06-018-04-00604 BY CHICAGO TITLE INSURANCE COMPANY EFFECTIVE DATE JANUARY 30, 1981 AT 10:35 A.M. PROVIDED BY CLIENT. CANNON SURVEYING DID NOT PERFORM A TITLE SEARCH.
- 3.) RIGHT OF WAY EASEMENT 20 FEET IN WIDTH GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR PURPOSES OF ELECTRIC LINE OR SYSTEM BY INSTRUMENT RECORDED JUNE 9, 1976 IN BOOK 225 AT PAGE 672.
- 4.) RIGHT OF WAY EASEMENT OVER SW 1/4, SE 1/4, SECTION 4, GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR PURPOSES OF SETTING ONE OVERHEAD GUY POLE AND ANCHOR BY INSTRUMENT RECORDED SEPTEMBER 11, 1973 IN BOOK 200 AT PAGE 613 THROUGH 615.
- 5.) RIGHT OF WAY TO USE ALREADY ESTABLISHED HORSE TRAILS AS RESERVED BY MUELLER IN DEED RECORDED JULY 26, 1951 IN BOOK 100 AT PAGE 404.
- 6.) RIGHT OF WAY AND EASEMENTS AS CONTAINED IN DEED RECORDED AUGUST 12, 1976 IN BOOK 227 AT PAGES 742 AND 745.
- 7.) CLIENT DID NOT REQUEST A TITLE SEARCH OR EASEMENTS TO BE RESEARCHED AT THIS TIME.

SURVEYORS CERTIFICATE:

I, W. SID CANNON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO.

DEPOSIT NO. 277
 FILED FOR RECORD IN BOOK 1994
 PERMANENT RECORD, GRAND COUNTY
 WARREN D. WARD, COUNTY SURVEYOR

W. SID CANNON, JR. PLS # 18255 12-8-94

CANNON SURVEYING

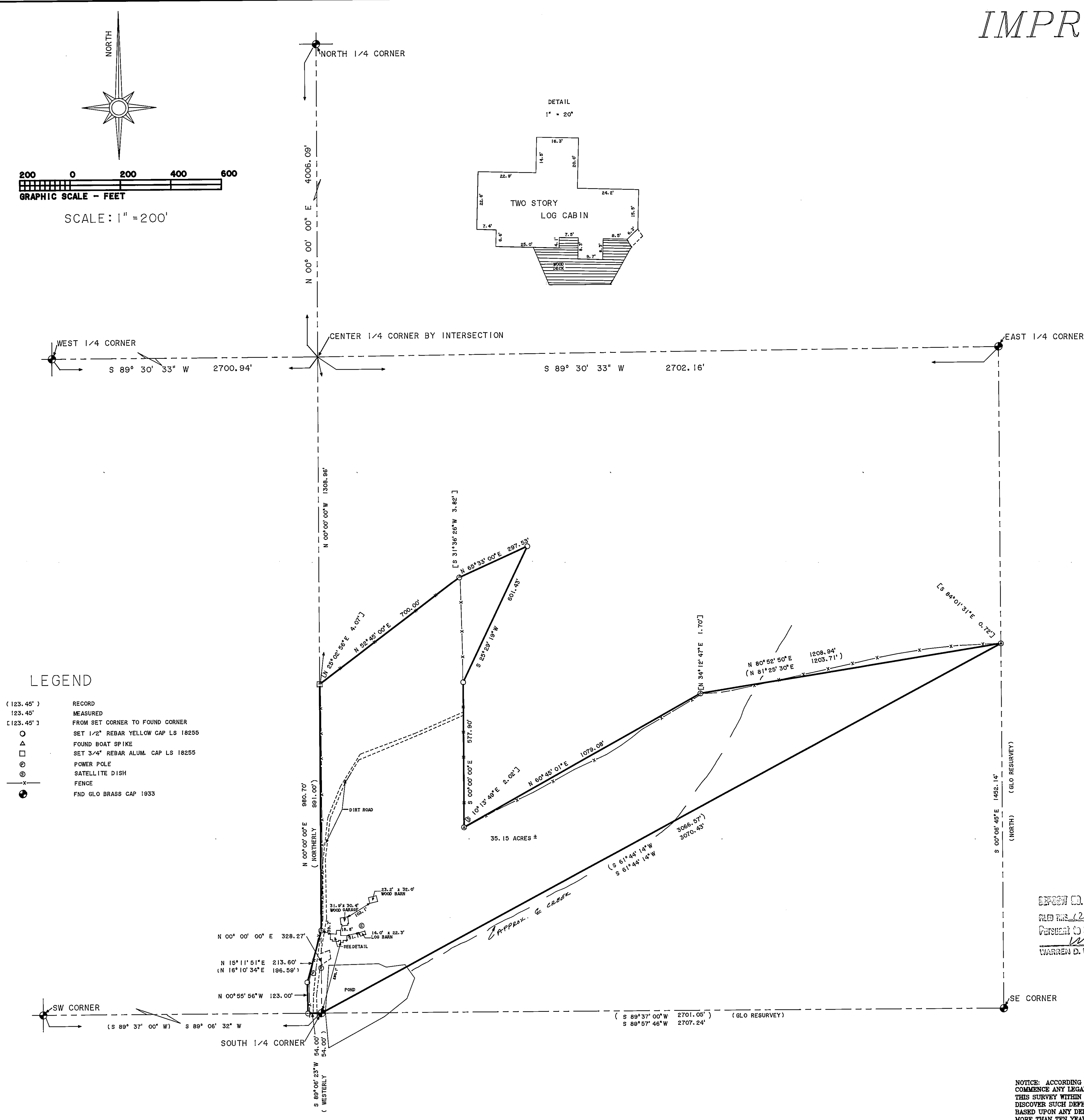
ILC'S
BOUNDARY
CONSTRUCTION

METRO (303) 530-0154
 806 INDEPENDENCE DR. P. O. BOX 1226
 LONGMONT, CO 80501 GRAND LAKE, CO 80447
 (303) 772-4397 (303) 627-3244

PREPARED FOR:	MARY DIXON
ADDRESS:	2637 COUNTY ROAD # 83, FRASER, CO
DATE:	12-8-94
REVISIONS:	
SEC 4 T-1-S R-75-W	
DRAWN BY:	MAC
JOB NO.:	GL94-1140

NOTICE: 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.

FILE OF COLORADO
 County of GRAND
 Filed for record this 9 day of December 1994
 at _____ o'clock _____ M.
 Recorded in Book _____ Page _____
 [Signature]



- ### LEGEND
- (123.45') RECORD
 - [123.45'] MEASURED
 - [123.45'] FROM SET CORNER TO FOUND CORNER
 - SET 1/2" REBAR YELLOW CAP LS 18255
 - △ FOUND BOAT SPIKE
 - SET 3/4" REBAR ALUM. CAP LS 18255
 - ⊙ POWER POLE
 - ⊙ SATELLITE DISH
 - ⊙ FENCE
 - ⊙ FND GLO BRASS CAP 1933

LS 277 SEC 4 IS 75