

PART OF SEC. 5 & 8, T.23S., R.52W.,
6th P.M., BENT COUNTY, COLORADO.

LAND SURVEY PLAT

1"=60'

EXISTING DESCRIPTION OF PARCELS

APPROXIMATE LOCATION OF
1871 SOUTH ARKANSAS
RIVER MEANDER LINE

NOTICE: THIS SURVEY MADE WITHOUT
BENEFIT OF AN UPDATED ABSTRACT OR
OTHER EVIDENCE OF RECORDING RIGHTS
ETC. WHICH MAY HAVE DEVELOPED
SINCE THE DATA REFERENCED IN THE
SURVEYOR'S STATEMENT.

SET 5/8" X 24" REBAR
AND 1-1/2" ALUM CAP
BRUNDAGE, PLS 30087
(TYPICAL)

Parcel No. 1
A tract of land in Lot 1 of Section 5, Township 23 South, Range 52 West of the 6th P.M., described by metes and bounds as follows: From a point on the boundary line common to sections 5 and 8 of said Township which is the NW corner of Lot 1 of said Section 8, thence East 195 feet to the true point of beginning, thence East 405 feet to a point, thence North 323 feet to a point, thence West 405 feet to a point, thence South to the true point of beginning, containing 3 acres, more or less, together with an easement of vehicular and special equipment traffic from the public road at the point of reference to the above-described lands adequate to permit the removal of sand and gravel to be excavated from the above-described premises.

Parcel No. 2
A tract of land in Lot one (1) of Section Five (5), Township Twenty-Three (23) South, Range Fifty-Two (52) West of the 6th P.M., described by metes and bounds as follows: From a point on the boundary line to Section Five (5) and Eight (8) of said Township which is the Northwest corner of Lot (1) of said Section (8), thence East 50 feet to a point, thence West to a point, thence North 145 feet to a point, thence East 50 feet to a point, thence North 335 feet to a point, thence West to a point, thence North 405 feet to a point, thence East 145 feet, thence South 405 feet to the point of beginning, containing 1.22 acres, more or less, together with an easement for vehicular and special equipment traffic from the public road at the point of reference to the above-described lands adequate to permit the removal of sand and gravel to be excavated from the above-described premises, subject to the benefits and burdens of any special improvement district in which the above-described property may be located.



LOT 1, SEC. 5

PARCEL NO. 2
1.22 Acres

PARCEL NO. 1
3.00 Acres

SW COR. OF LOT 1, SEC. 8
(DEED POINT OF REFERENCE)

S1/4 COR. OF SEC. 5;
(SW COR. OF LOT 1, SEC. 5)

EXISTING 3/4" REBAR
AND 3-1/4" ALUM.
CAP. PLS 30087

COUNTY ROAD

COUNTY ROAD 8.75

60' R-O-W

60' R-O-W

60' R-O-W

60' R-O-W

60' R-O-W

60' R-O-W

60' R-O-W

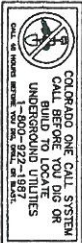
60' R-O-W

60' R-O-W

60' R-O-W

60' R-O-W

NOTICE: ACCORDING TO COLORADO LAW YOU
MAY COMMENCE ANY LEGAL ACTION BASED UPON
THIS SURVEY ONLY AFTER YOU HAVE BEEN
ADVISED BY A REGISTERED PROFESSIONAL
LAND SURVEYOR THAT THE SURVEY IS
DEFECTIVE IN ANY MANNER. IN NO
EVENT MAY ANY ACTION BASED UPON ANY DEFECT
IN THIS SURVEY BE COMMENCED MORE THAN TEN
YEARS AFTER THE DATE OF THE CERTIFICATION
SHOWN HEREON.



BEARINGS BASED UPON TRUE
MERIDIAN AS DETERMINED BY
G.P.S. OBSERVATIONS ON LINE
BETWEEN SECTION CORNER
MONUMENTS AS SHOWN.

SURVEYOR'S STATEMENT NOV. 13, 2011.

I, LANCE W. BRUNDAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY STATE TO JOE THOMECEK ON THE BASIS OF
MY KNOWLEDGE, INFORMATION AND BELIEF AND TO THE NORMAL STANDARDS
OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN COLORADO,
THAT ON NOVEMBER 12, 2015, AS A RESULT OF A SURVEY MADE ON THE GROUND
AND MONUMENTED BY ME, THAT THIS LAND SURVEY PLAT WAS PREPARED BY
ME AND REPRESENTS THE SURVEY MADE. THAT THE SURVEY WAS BASED UPON
MY KNOWLEDGE, INFORMATION AND BELIEF AND TO THE NORMAL STANDARDS
OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN COLORADO,
AND THAT I HAVE NOT BEEN ADVISED OF ANY REASONABLE DOUBT OR FURTHER
RESEARCH INTO EASEMENTS OR RIGHTS OF WAY BY THE UNDERSIGNED.

LANCE W. BRUNDAGE
REGISTERED PROFESSIONAL
LAND SURVEYOR
COLORADO 30087



REVISED:

CLIENT: JOE THOMECEK

LAS ANIMAS COLORADO

BRUNDAGE LAND SURVEYING, INC.
P.O. BOX 441
SWING, COLORADO 81077-0441
PHONE: 719-583-4687
FAX: 719-583-4689

DATE: NOVEMBER 13, 2015
PROJECT NO. 8315.DWG
SHEET NO. 1 OF 1

LAND SURVEY
PLAT

PROJECT LOCATION:
PART OF SEC. 5 & 8, T.23S., R.52W.,
6th P.M., BENT COUNTY, COLORADO