

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

LAND SURVEY PLAT

1"=60'

EXISTING DESCRIPTION OF PARCELS

NOTICE: THIS SURVEY MADE WITHOUT
BENEFIT OF AN UPDATED ABSTRACT OR
OTHER EASEMENTS, CONDITIONS, RIGHTS
ETC., WHICH MAY HAVE DEVELOPED
SINCE THE SURVEYOR'S SALE HEREIN.

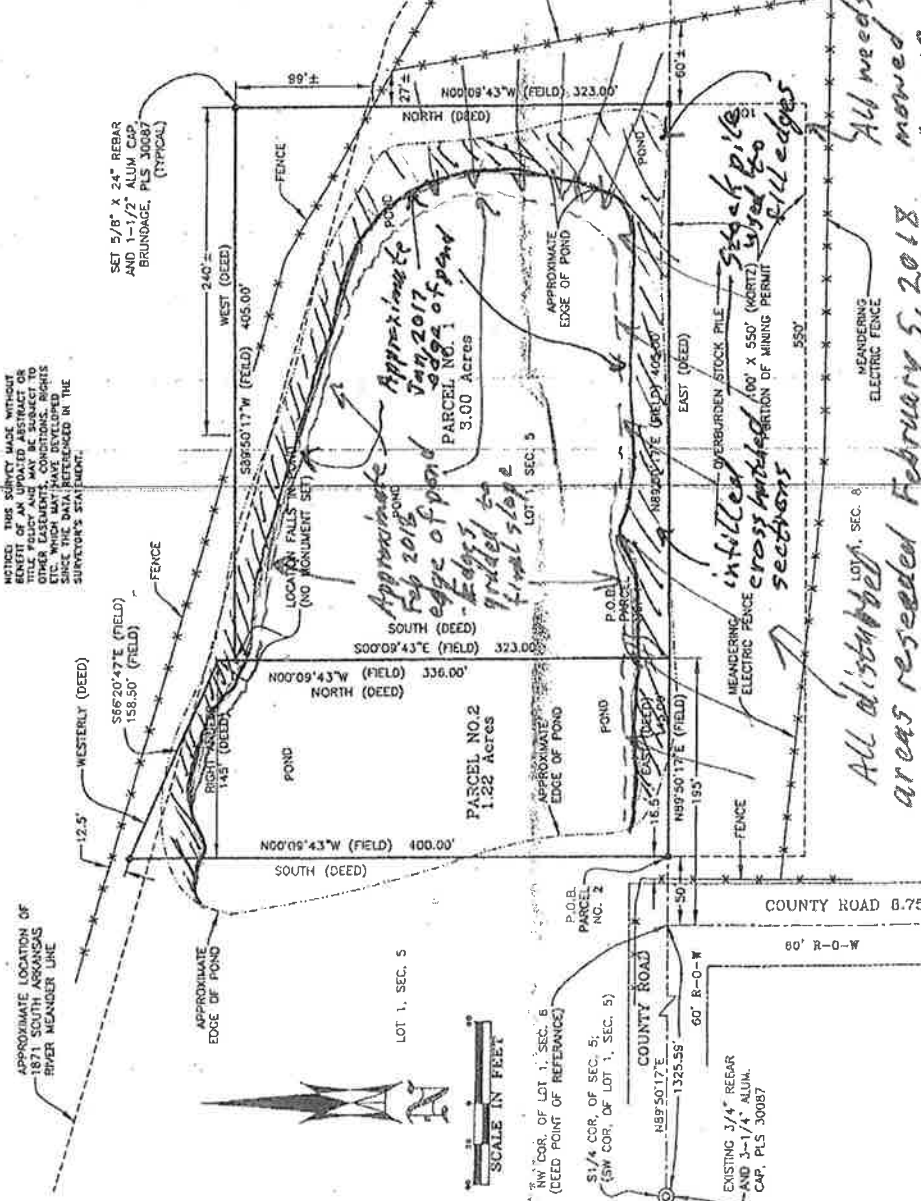
Parcel No. 1

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 line 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 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 to Sections 5 and 8 of said Township which is the Northwest corner of Lot 1 of said Section 8, thence East 50 feet to a point of beginning and thence East an additional 145 feet to a point, thence North 336 feet to a point, thence West to a point at 145 feet North of the point of beginning and at right angles to the North South course just described, thence South 400 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.

All in the County of Bent, State of Colorado.



SCALE IN FEET

NW COR. OF LOT 1, SEC. 5
(3/4" COR. OF SEC. 5)
(SW COR. OF LOT 1, SEC. 5)

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

60' R-O-W

COUNTY ROAD 8.75

1325.55'

1325.55'

1325.55'

1325.55'

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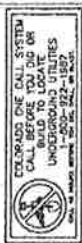
1325.55'

SURVEYOR'S STATEMENT NOV. 13, 2017

I, LANCE W. BRUNDAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE MADE THE ABOVE SURVEY FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED HEREIN INTO PARCELS OF LAND. I HAVE BEEN ADVISED BY THE OWNER OF THE LAND OF MY KNOWLEDGE, INFORMATION AND BELIEF AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY MADE ON THE GROUND 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 WARRANTY DEED RECORDED JUNE 5, 1986 AT RECEPTION NO. 268481 AND THAT THE SURVEY WAS BASED UPON THE SURVEY MADE BY LANCE W. BRUNDAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, IN 1986, AND THAT THE SURVEY WAS BASED UPON RESEARCH INTO EASEMENTS OR RIGHTS-OF-WAY BY THE UNDERSIGNED.

LANCE W. BRUNDAGE
REGISTERED PROFESSIONAL
LAND SURVEYOR
COLORADO 30087

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



REVISED:

PROJECT LOCATION:

LAND SURVEY

PLAT

DATE: NOVEMBER 13, 2015

DRAWING NO. 8315.DWG

SHEET NO. 1 OF 1

PROJECT NO. 83104119

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BRUNDAGE LAND SURVEYING, INC.
P.O. BOX 441
SPRING, COLORADO 81077-0441
PHONE: 719-363-6667
FAX: 719-363-6668

CLERK:

JOE THOMECEK

LAS ANIMAS

COLORADO

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6th P.M., BENT COUNTY, COLORADO