

A Survey Plat For Cheyenne County, Colorado

Jolly Pit #3

A portion of the S 1/2, Section 10, T12S, R48W, 6th P.M.
Cheyenne County, Colorado

Property Description Jolly Pit #3 Tract

A tract of land situated in the Southeast Quarter and the Southwest Quarter of Section 10, Township 12 South, Range 48 West of the 6th Principal Meridian, Cheyenne County, Colorado and being more particularly described as follows:
Commencing at the Southeast Corner of said Section 10; Thence S 87°10'11" W along the southerly line of the Southeast Quarter of said Section 10 a distance of 25.00 feet to the True Point of Beginning; Thence S 87°10'11" W along and southerly line of the Southeast Quarter a distance of 435.23 feet; Thence S 87°10'11" W a distance of 1670.32 feet to a point of beginning; Thence along the arc of a curve to the right a distance of 64.32 feet, said curve having a central angle of 73°20'00", a radius of 61.33 feet, the chord of which bears S 51°32'59" W a distance of 70.30 feet; Thence S 87°50'45" W a distance of 325.11 feet; Thence N 11°53'00" W along the easterly line and the prolongation thereof of the July 14th 1880 as shown on a Survey Plat for Cheyenne County, Colorado July 14th 1880 for record in the Cheyenne County, Colorado records as Record No. 211756, a distance of 710.20 feet; Thence N 87°34'45" E a distance of 542.53 feet; Thence S 11°53'00" E a distance of 715.69 feet to a point of beginning; Thence along the arc of a curve to the left a distance of 57.23 feet, said curve having a central angle of 73°20'00", a radius of 41.33 feet, the chord of which bears S 51°32'59" E a distance of 52.77 feet; Thence N 87°10'11" E a distance of 1670.04 feet; Thence N 87°10'11" E a distance of 435.00 feet; Thence S 02°49'49" E a distance of 10.00 feet to the point of beginning, described parcel containing 9.90 acres more or less.

Basis of Bearings

Bearings of this survey originate from GPS observations with an observed bearing of S 87°10'11" W along the southerly line of the Southeast Quarter of Section 10, T12S, R48W, 6th P.M. between a USGSD Brass Cap on Pipe monument at the Southeast Corner and a 16" Pacer and 2.5" Aluminum Cap PLS 23502 monument at the South 1/4 Corner of said Section 10, as shown herein. Unless noted 63 SFC Colorado Central Zone.

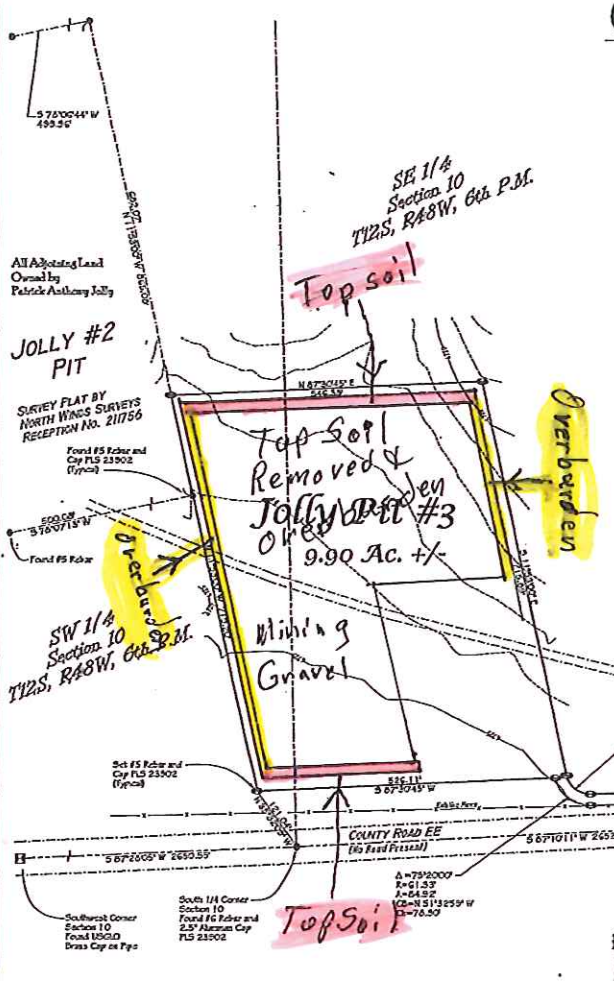
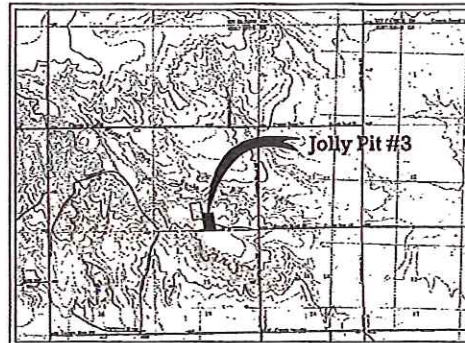
Surveyor's Statement

I, Greg J. Feltbore, a Colorado Registered Professional Land Surveyor do hereby state that this plat represents the results of a field survey performed under my responsible charge and checking in June, July and August of 2016. The U.S. Survey feet are used as the legal unit of measurement for this survey.

Witness my hand and official seal this ____ day of August, 2016.

Greg J. Feltbore
Colorado PLS 23502

Vicinity Map



Clerk and Recorder's Certificate

Doc No. _____
State of Colorado) 55
County of Cheyenne)

I hereby certify that this instrument was filed for record in my office at _____, Mo., on this _____ day of _____, 2016, and is duly recorded as Document No. _____ in Plat Book _____ at Page No. _____.

Clerk and Recorder _____ By _____ Deputy

PLS \$ _____

Notarizing According to Colorado law you must maintain your legal seal in the hands of the person who is performing the survey. If the seal is not in the hands of the person performing the survey, the survey is void. If the seal is not in the hands of the person performing the survey, the survey is void.

At the request of the client, and in accordance with the rules of the State of Colorado, the surveyor is not responsible for the accuracy of the survey. The surveyor is responsible for the accuracy of the survey. The surveyor is responsible for the accuracy of the survey.



Cheyenne County, Colorado			
DATE	8/5/16	July 14th 1880	Section 10
BOOK	1170	1170	T12S, R48W, 6th P.M.
SCALE	1"=100'	SHEET	1 of 1
PROJECT NO.	1049.026		

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