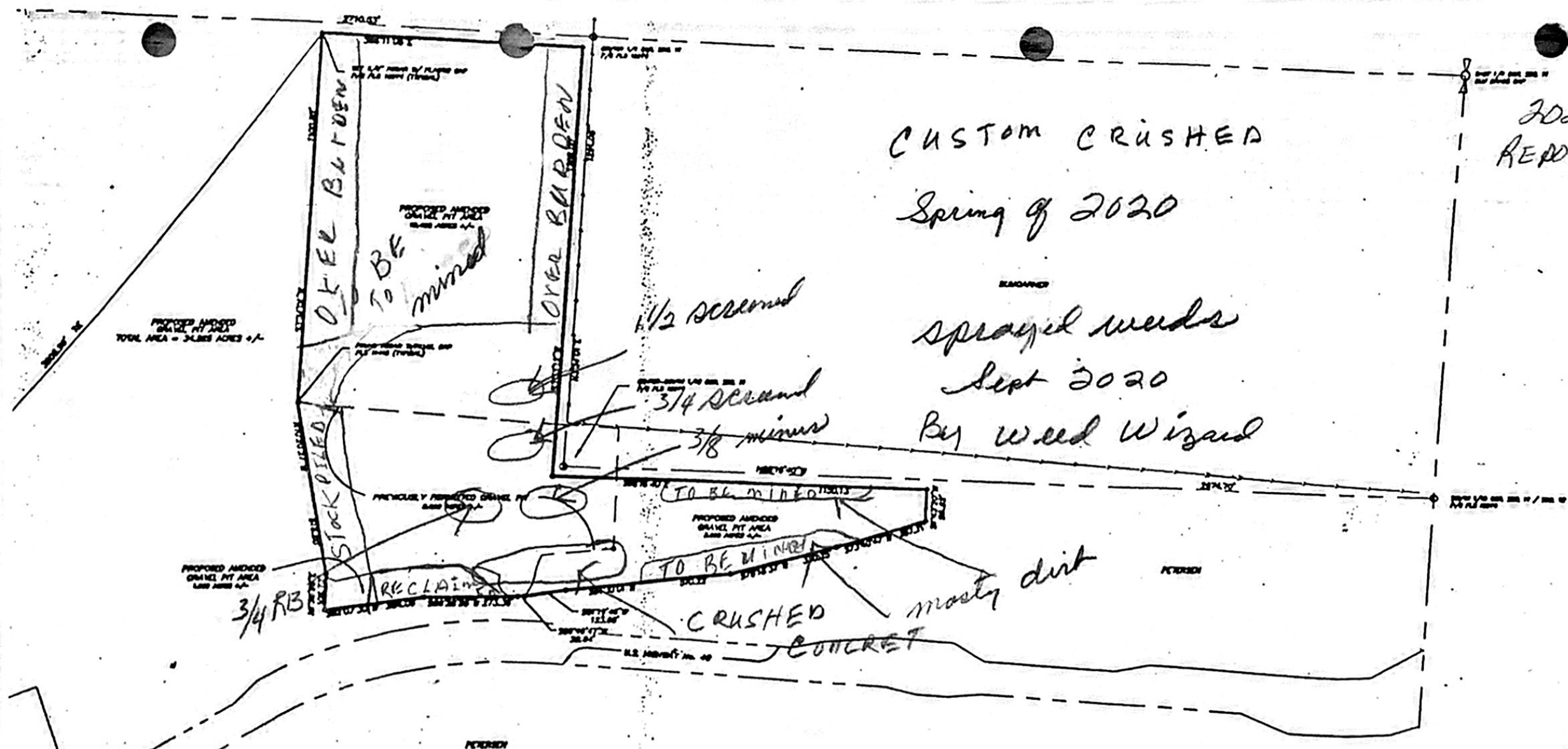


2021
Report

CUSTOM CRUSHED

Spring of 2020

removed
sprayed weeds
Sept 2020
By Weed Wizard



PLAT NOTES

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 11, T. 1 N., R. 50 W. BORN POINTS BEING MONUMENTED WITH STANDARD B.L.M. PINS AND BRASS CAPS. THIS LINE IS ASSUMED TO BEAR N 02°02'17" E.

THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT

- 1) A PLAT OF A SURVEY PERFORMED BY ALPINE SURVEYORS DATED APRIL 1986.

THIS SURVEY AND PLAT WERE PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT OF TITLE. THEREFORE THE CERTIFICATE OF SURVEY EXTENDS ONLY TO THE INFORMATION SHOWN HEREON. NO ATTEMPT WAS MADE TO RESEARCH EASEMENTS OF RECORD WHICH MAY BE LOCATED UPON THIS PROPERTY. APPARENT EASEMENTS WERE NOT LOCATED EXCEPT AS SHOWN HEREON AND AS OF THIS DATE, APRIL 14, 2020.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER DISCOVERY OF SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PARCEL DESCRIPTION - PETERSEN GRAVEL PIT

A PARCEL OF LAND LOCATED IN PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 50 WEST OF THE 6TH PRINCIPAL MERIDIAN, GRAND COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11 AND SAID CORNER BEING MONUMENTED WITH A STANDARD B.L.M. PIN AND BRASS CAP, THENCE N 30°01'31" E A DISTANCE OF 3808.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

THENCE ALONG THE BOUNDARY OF SAID GRAVEL PIT FOR THE FOLLOWING COURSES:
 THENCE S 89°11'08" E A DISTANCE OF 757.30 FEET,
 THENCE S 87°33'13" W A DISTANCE OF 1368.00 FEET,
 THENCE S 88°04'40" E A DISTANCE OF 1150.13 FEET,
 THENCE S 89°43'20" W A DISTANCE OF 96.98 FEET,
 THENCE S 73°04'41" W A DISTANCE OF 347.31 FEET,
 THENCE S 77°18'21" W A DISTANCE OF 310.34 FEET,
 THENCE S 84°30'01" W A DISTANCE OF 310.23 FEET,
 THENCE S 84°09'40" W A DISTANCE OF 113.98 FEET,
 THENCE S 86°04'41" E A DISTANCE OF 28.84 FEET,
 THENCE S 86°38'30" E A DISTANCE OF 273.38 FEET,
 THENCE S 86°07'30" E A DISTANCE OF 284.00 FEET,
 THENCE N 87°08'30" E A DISTANCE OF 988.75 FEET

