

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 67°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 67°10'11" W along said southerly line of the Southeast Quarter a distance of 436.28 feet; Thence S 60°47'01" W a distance of 1670.32 feet to a point of line of the Southeast Quarter a corner to the right a distance of 64.32 feet, said corner bearing a central angle of 79°20'00"; Thence along the line of a corner to the right a distance of 64.32 feet, said corner bearing a central angle of 79°20'00"; Thence S 67°10'11" W a distance of 61.33 feet, the chord of which bears N 51°32'59" W a distance of 76.30 feet; Thence S 67°10'11" W a distance of 536.11 feet; Thence N 1°15'00" W along the easterly line and the prolongation thereof of the Jolly Pit #2 as shown on A Survey Plat For Cheyenne County, Colorado Jolly Pit #2 filed for record in the Cheyenne County, Colorado records as Reception No. 211756, a distance of 719.20 feet; Thence N 87°30'40" E a distance of 546.30 feet; Thence S 11°53'00" E a distance of 211.75 feet, a distance of 719.20 feet; Thence along the line of a corner to the left a distance of 57.23 feet, said corner bearing a central angle of 79°20'00"; Thence S 67°10'11" W a distance of 41.33 feet, the chord of which bears S 51°32'59" E a distance of 52.77 feet; Thence N 60°47'01" E a distance of 1670.04 feet; Thence N 67°10'11" E a distance of 436.00 feet; Thence S 02°49'49" E a distance of 20.00 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 67°10'11" W along the southerly line of the Southeast Quarter of Section 10, T12S, R48W, 6th P.M., between a USGLO Brass Cap on Pipe monument at the Southeast Corner and a #6 Rebar and 2.5" Aluminum Cap FLS 23902 monument at the South 1/4 Corner of said Section 10, as shown hereon. Datum NAD 83 SPC Colorado Control Zone.

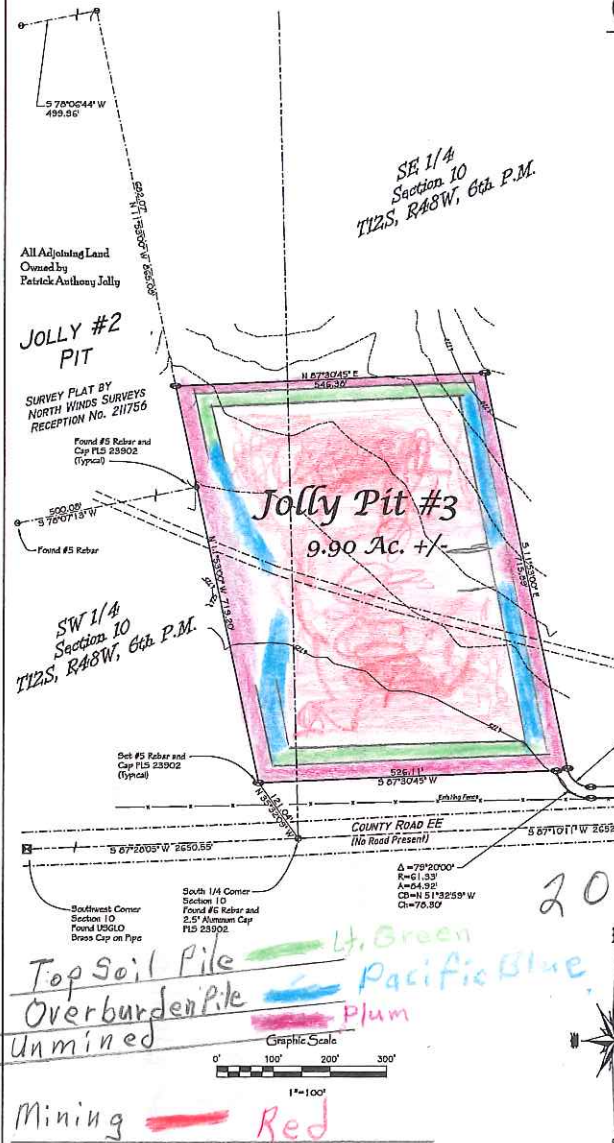
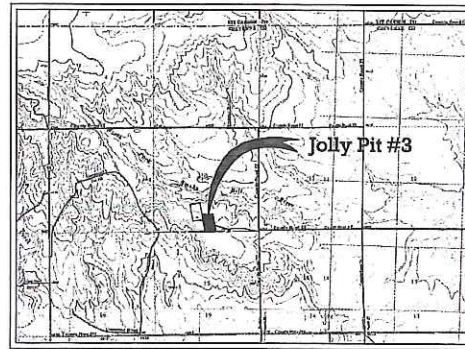
Surveyor's Statement

I, Greg J. Pettibone, 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 foot was used as the base unit of measurement for this survey.

Whereof I set my hand and official seal this ____ day of August, 2016.

Greg J. Pettibone
Colorado FLS 23902

Vicinity Map Not to Scale



Clerk and Recorder's Certificate

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

I hereby certify that the instrument was filed for record in my office at _____ M., _____ 20____, and is duly recorded as Document No. _____ in Plat Book _____ at Page No. _____

Clerk and Recorder _____ By _____ Deputy
Fees \$ _____

In the event of a dispute as to the validity of this survey, the surveyor shall be deemed to have acted in good faith and the survey shall be deemed to be correct and the surveyor shall be deemed to be the author of the same.

All the rights of the client, and its successors with 30-51 NORTHWEST, rights-of-way and easements are not shown hereon, the above described property may be subject to the requirements of a public or private water, road, electric, gas and other utility, railroad, right-of-way and other right-of-way, the rights of which are not shown hereon, easements contained in the abstractor's certificate, and a history of the same shall not be shown hereon, the surveyor's name, etc. if any.



Cheyenne County, Colorado			
DRAWN	GP	DATE	8/2/16
BY	EQ	SECTION	Jolly Pit #3
SCALE	SHEET	PROJECT NO.	T12S, R48W, 6th P.M.
1"=100'	1 of 1	1047.026	

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