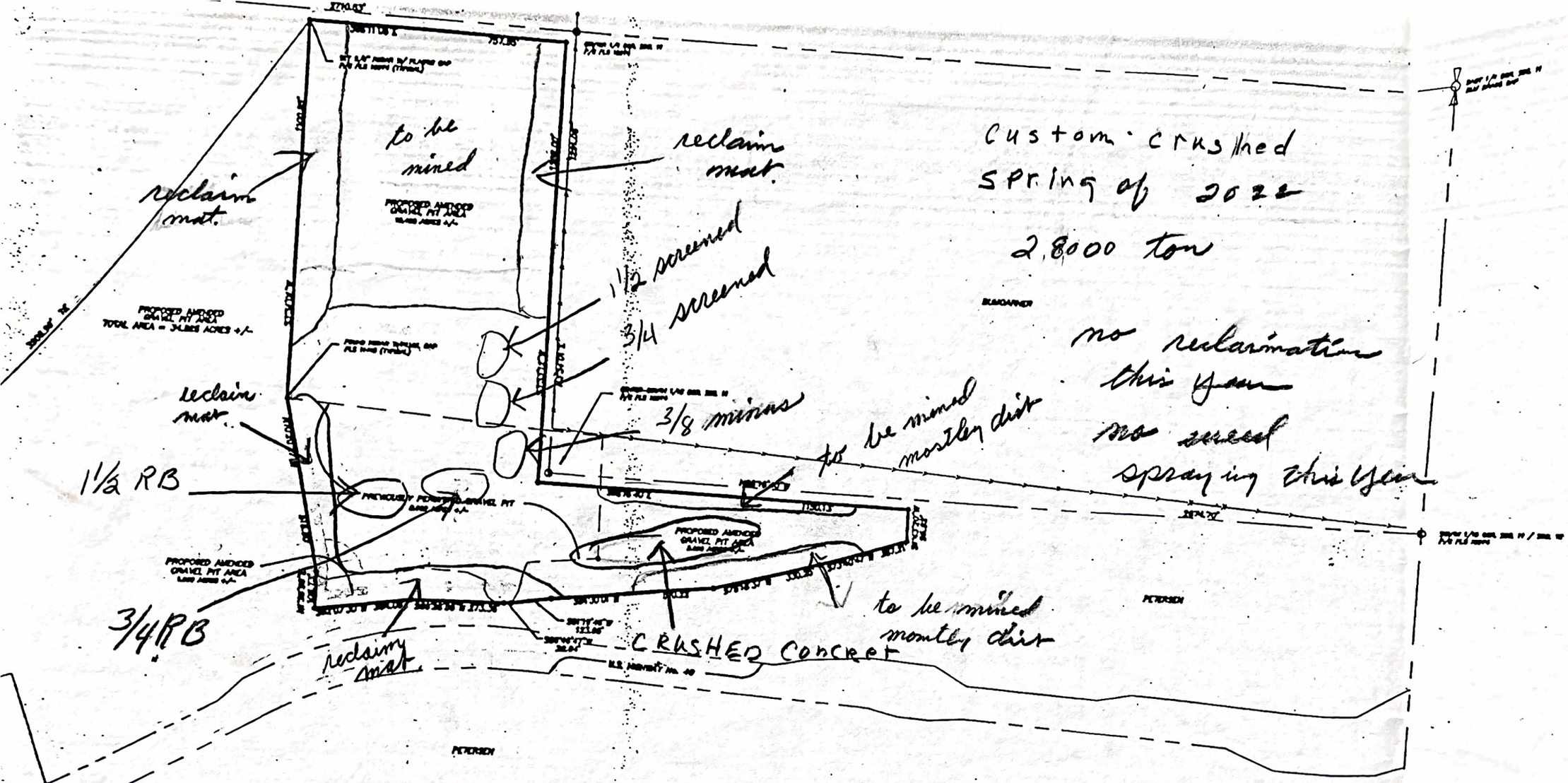

Custom crushed
spring of 2022
2,8000 ton

no reclamation
this year
no screed
spraying this year

2022
report

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. 80 W. BOTH POINTS BEING MONUMENTED WITH STANDARD B.L.M. PIPES AND BRASS CAPS, THIS LINE IS ASSUMED TO BEAR N 00°09'27" E.

THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT:

1) A PLAT OF A SURVEY PERFORMED BY ALPINE SURVEYORS DATED APRIL 1998.

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, 2000.

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 80 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. PIPE AND BRASS CAP, THENCE N 38°06'33" E A DISTANCE OF 380.18 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

THENCE ALONG THE BOUNDARY OF SAID GRAVEL PIT FOR THE FOLLOWING COURSES:

THENCE, S 88°11'08" E A DISTANCE OF 737.38 FEET,
THENCE, S 03°33'13" W A DISTANCE OF 1368.00 FEET,
THENCE, S 88°16'40" E A DISTANCE OF 1150.13 FEET,
THENCE, S 84°43'30" W A DISTANCE OF 96.92 FEET,
THENCE, S 73°40'47" W A DISTANCE OF 367.31 FEET,
THENCE, S 73°18'37" W A DISTANCE OF 330.96 FEET,
THENCE, S 84°30'09" W A DISTANCE OF 310.22 FEET,
THENCE, S 84°19'48" W A DISTANCE OF 123.66 FEET,
THENCE, S 88°46'43" E A DISTANCE OF 33.84 FEET,
THENCE, S 88°38'56" E A DISTANCE OF 373.38 FEET,
THENCE, S 88°07'36" E A DISTANCE OF 384.09 FEET,
THENCE, N 84°38'58" E A DISTANCE OF 928.73 FEET,