

# LAND SURVEY PLAT

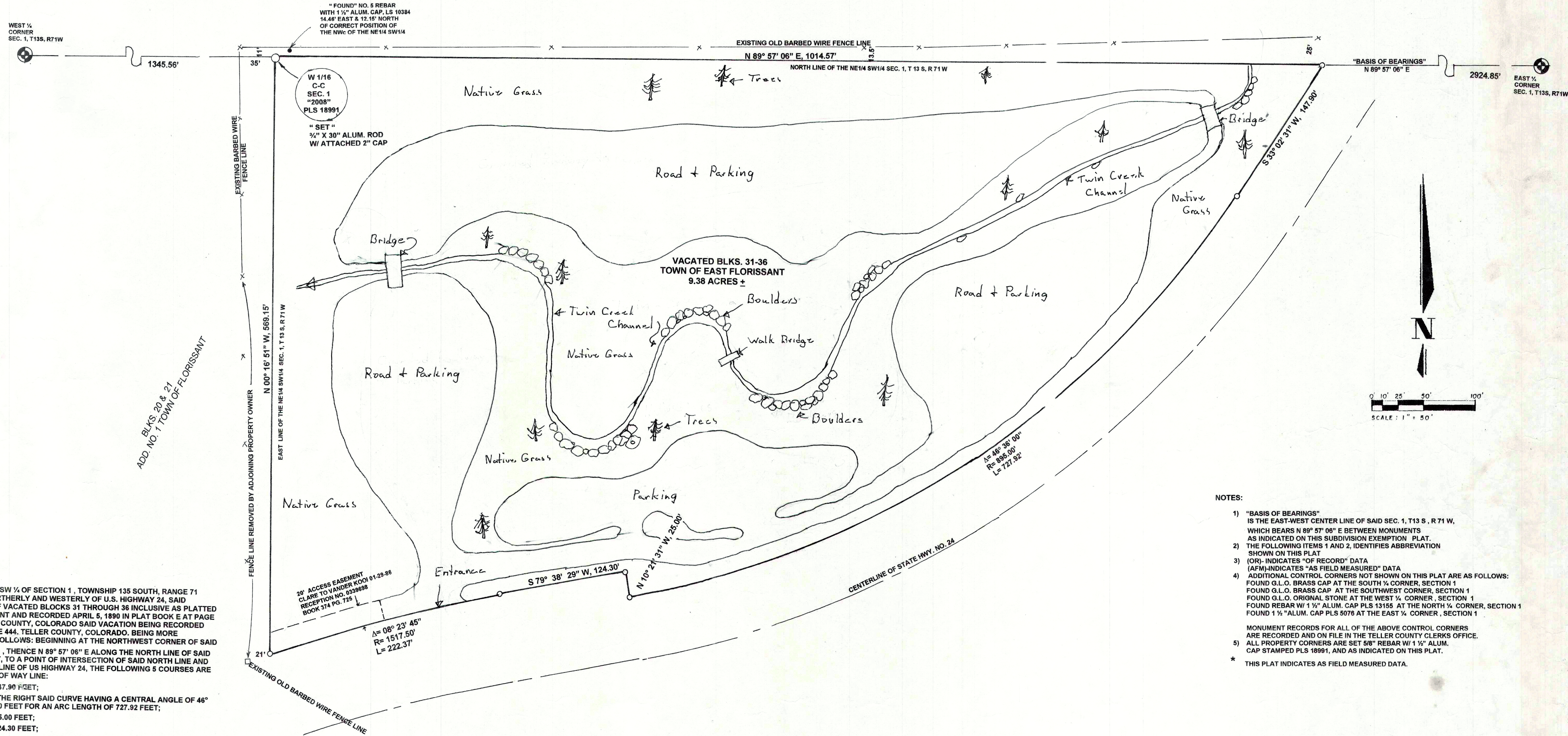
A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 1, T 13 S, R 71 W, OF THE 6TH P.M., TELLER, COLORADO

COUNTY SURVEYOR'S CERTIFICATE:

Deposited this day of 20 A.D., at o'clock m. in Book of the County Surveyor's Land Survey Plats and Right-of-Way Surveys at Page , Reception no.

This LAND SURVEY PLAT complies with Section 38-51-102, Colorado Revised Statutes.

County Surveyor



**LEGAL DESCRIPTION:**  
THE PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 13S SOUTH, RANGE 71 WEST OF THE 6TH P.M. LYING NORTHERLY AND WESTERLY OF U.S. HIGHWAY 24, SAID PROPERTY BEING COMPOSED OF VACATED BLOCKS 31 THROUGH 36 INCLUSIVE AS PLATTED IN THE TOWN OF EAST FLORISSANT AND RECORDED APRIL 5, 1890 IN PLAT BOOK E AT PAGE 24 OF THE RECORDS OF EL PASO COUNTY, COLORADO SAID VACATION BEING RECORDED MARCH 6, 1961 IN BOOK 285 PAGE 444, TELLER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 1, THENCE N 89° 57' 06" E ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4, 1014.57 FEET, TO A POINT OF INTERSECTION OF SAID NORTH LINE AND THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 24, THE FOLLOWING 5 COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE:

1. THENCE S 33° 02' 29" W, 147.90 FEET;
2. THENCE ON A CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF 46° 36' 00" A RADIUS OF 895.00 FEET FOR AN ARC LENGTH OF 727.92 FEET;
3. THENCE N 10° 21' 31" W, 25.00 FEET;
4. THENCE S 79° 38' 29" W, 124.30 FEET;
5. THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08° 23' 45" A RADIUS OF 1517.50 FEET FOR AN ARC LENGTH OF 222.37 FEET;

THENCE N 00° 16' 51" W, 569.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.38 ACRES OF LAND MORE OR LESS.

COUNTY OF TELLER  
STATE OF COLORADO

TITLE INFORMATION WAS PROVIDED BY CLIENT AS FOLLOWS:

TITLE COMPANY: N/S

COMMITMENT NO: N/S

COMMITMENT DATE: N/S

WARRANTY DEED RECEPTION NUMBER: 456461, DATED 12/17/1996

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR OPINION.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.

**CERTIFICATION**

I, JACK L. KIRBY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF COLORADO; THAT THE SURVEY AND ATTACHED LAND SURVEY PLAT WAS MADE BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING; THAT I SET, TOGETHER WITH THOSE FOUND, ARE THE CHARACTER AND OCCUPY THE POSITION THEREON, ON 11-21-02, AND THAT SAID LAND SURVEY PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jack L. Kirby*  
JACK L. KIRBY, COLORADO P.L.S. 18991

**NOTES:**

- 1) "BASIS OF BEARINGS" IS THE EAST-WEST CENTER LINE OF SAID SEC. 1, T13 S, R 71 W, WHICH BEARS N 89° 57' 06" E BETWEEN MONUMENTS AS INDICATED ON THIS SUBDIVISION EXEMPTION PLAT.
- 2) THE FOLLOWING ITEMS 1 AND 2, IDENTIFIES ABBREVIATION SHOWN ON THIS PLAT
- 3) (OR) INDICATES "OF RECORD" DATA (AFM) INDICATES "AS FIELD MEASURED" DATA
- 4) ADDITIONAL CONTROL CORNERS NOT SHOWN ON THIS PLAT ARE AS FOLLOWS:  
FOUND G.L.O. BRASS CAP AT THE SOUTH 1/4 CORNER, SECTION 1  
FOUND G.L.O. BRASS CAP AT THE SOUTHWEST CORNER, SECTION 1  
FOUND G.L.O. ORIGINAL STONE AT THE WEST 1/4 CORNER, SECTION 1  
FOUND REBAR W/ 1 1/2" ALUM. CAP PLS 13155 AT THE NORTH 1/4 CORNER, SECTION 1  
FOUND 1 1/2" ALUM. CAP PLS 5076 AT THE EAST 1/4 CORNER, SECTION 1

MONUMENT RECORDS FOR ALL OF THE ABOVE CONTROL CORNERS ARE RECORDED AND ON FILE IN THE TELLER COUNTY CLERKS OFFICE.

5) ALL PROPERTY CORNERS ARE SET 58" REBAR W/ 1 1/2" ALUM. CAP STAMPED PLS 18991, AND AS INDICATED ON THIS PLAT.

\* THIS PLAT INDICATES AS FIELD MEASURED DATA.

PREPARED FOR: HAROLD E. CLARE II AND MARION CLARE

**"LAND SURVEY PLAT"**

A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 1, T 13 S, R 71 W, OF THE 6TH P.M., TELLER, COLORADO

**JACK L. KIRBY**  
**LAND SURVEYOR**  
COLORADO P.L.S. NO. 18991

P.O. Box 178  
Lake George, Co. 80827  
(719) 748-3144

SCALE 1" = 50'

DATE 03/31/08 SHEET 1 OF 1 DWG. NO. MH-08-03/31