

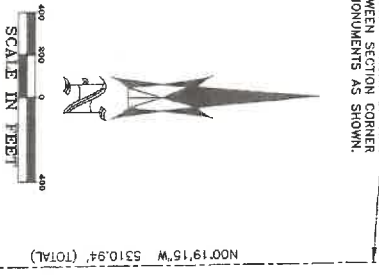
# LAND SURVEY PLAT

1"=400'

NOTICE: THIS SURVEY MADE WITHOUT BENEFIT OF AN UPDATED ABSTRACT OR TITLE POLICY AND MAY BE SUBJECT TO OTHER POLICIES AND DOCUMENTS WHICH MAY HAVE DEVELOPED SINCE THE DATA REFERENCED IN THE SURVEYOR'S STATEMENT.



BEARINGS BASED UPON TRUE MERIDIAN AS DETERMINED BY G.P.S. OBSERVATIONS ON LINE BETWEEN SECTION CORNER MONUMENTS AS SHOWN.



SW COR. OF SEC. 29; EXISTING 3/4" REBAR AND 3-1/4" ALUM. CAP. PLS 30087 (TYPICAL)

**BRUNDAGE LAND SURVEYING, INC.**  
Attn: Brad Brundage, Surveyor, License No. 11182  
1425 W. 10th St., Suite 100, Broomfield, CO 80020  
Phone: 719-985-4000 Fax: 719-985-4000



DATE: APRIL 3, 2019  
PROJECT NO.: 41119 rev. DWG  
SHEET NO.: 1 OF 1

## LAND SURVEY PLAT

PROJECT LOCATION:  
PART OF SEC. 20, 21 & 29, T.22S., R.52W., 6th P.M., BENT COUNTY, COLORADO

CLIENT: BENT COUNTY, COLORADO  
LAS ANIMAS CHANGE ACCESS ROAD

### DESCRIPTION OF TRACT & EASEMENT

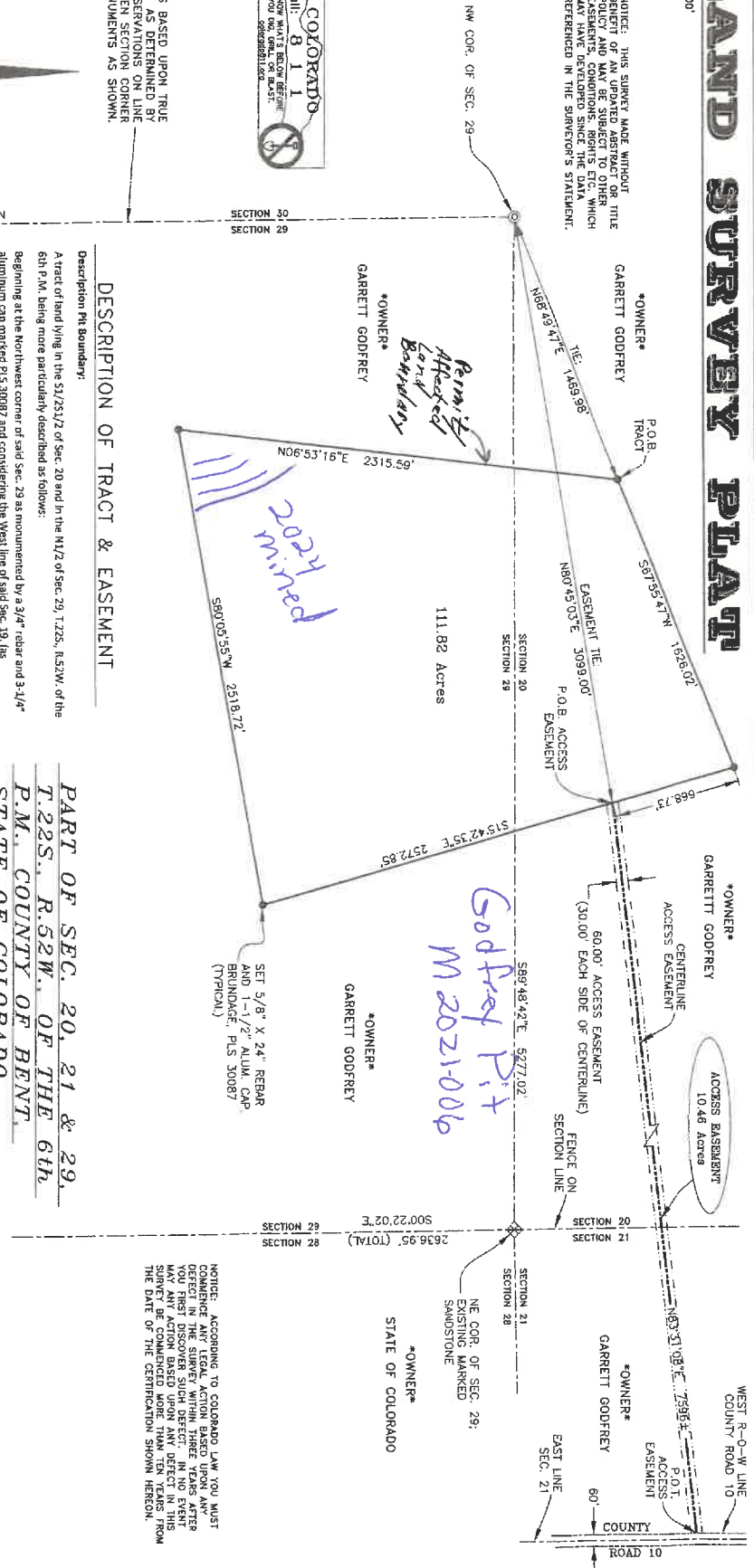
**Description of Tract:**  
A tract of land lying in the S1/2S1/2 of Sec. 20 and in the N1/2 of Sec. 29, T.22S., R.52W., of the 6th P.M. being more particularly described as follows:  
Beginning at the Northwest corner of said Sec. 29 as monumented by a 3/4" rebar and 3-1/4" aluminum cap marked PLS 30087 and considering the West line of said Sec. 19, (as monumented by a similar rebar and cap at its south end), bearing N.07°19'15"W., with all other bearings contained therein being relative thereto; thence N.68°49'47"E., 1469.98 feet to the TRUE POINT OF BEGINNING; thence N.67°55'47"E., 1626.02 feet; thence S.15°42'35"E., 2572.85 feet; thence S.80°05'55"W., 2518.72 feet; thence N.6°33'15"E., 2315.59 feet to the True Point of Beginning. In the County of Bent, State of Colorado. The Tract contains 111.82 Acres. **TOGETHER WITH:** A strip of land 60.00 feet wide (30.00 feet each side of centerline) for Access Easement purposes lying in the S1/2SE1/4 of Sec. 20 and in the S1/2S1/2 of Sec. 21, T.22S., R.52W., of the 6th P.M., whose centerline is more particularly described as follows:  
Beginning at the Northwest corner of said Sec. 29 as monumented by a 3/4" rebar and 3-1/4" aluminum cap marked PLS 30087 and considering the West line of said Sec. 19, (as monumented by a similar rebar and cap at its south end), bearing N.07°19'15"W., with all other bearings contained therein being relative thereto; thence N.80°45'03"E., 3099.00 feet to the TRUE POINT OF EASEMENT BEGINNING; thence N.83°31'08"E., a distance of 7596 feet, more or less, to a point on the West right-of-way line of County Road 10 and the terminus of said easement. All easement stipulations are intended to be extended or shortened to meet said county road right-of-way line and the Eastern line of the above described tract of land. In the County of Bent, State of Colorado. The Tract contains 10.46 Acres, more or less.

**PART OF SEC. 20, 21 & 29, T.22S., R.52W., OF THE 6th P.M., COUNTY OF BENT, STATE OF COLORADO.**

**SURVEYOR'S STATEMENT**  
I, BRAD BRUNDAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE TO THE BENT COUNTY COMMISSIONERS ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF AND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN COLORADO, THAT ON APRIL 2, 2019 AND JULY 23, 2020, AS RESULT OF A SURVEY MADE ON THE GROUND AND MONUMENTED BY ME, THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME AND REPRESENTS THE SURVEY MADE. THAT THE SURVEY WAS BASED UPON INFORMATION AND INSTRUMENTS SUPPLIED BY CLIENT WITH CLIENT DESIRING NO FURTHER RESEARCH INTO EASEMENTS OR RIGHTS-OF-WAY BY THE UNDERSIGNED.

July 24, 2020  
APRIL 3, 2019

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 SHALL THE SURVEYOR BE LIABLE FOR DAMAGES FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



*Handwritten notes:*  
Remainder of Afferred Land Boundary  
Godfrey Pit M 2021-006  
Access Easement 10.46 Acres  
60.00' ACCESS EASEMENT (30.00' EACH SIDE OF CENTERLINE)  
FENCE ON SECTION LINE



REVISED: July 24, 2020  
CHANGE ACCESS ROAD