## LAND SURVEY PLAT East Leavenworth Lode Claim, M.S. 539 Located in the S.W.1/4 of Section 14 T.3S., R.73W., 6th P.M. Virginia Canyon Road LEGEND GILPIN COUNTY, COLORADO O = SET 1/2" REBAR WITH YELLOW CAP STAMPED "RUSSELL LS 23519" = FOUND SPIKE IN CAIRN Scale: 1" = 75' U.S. Survey Foot LEGAL DESCRIPTION The East Leavenworth Lode Claim, M.S. 539, except for portions of the Harsh Lode Claim, M.S. 230, being located in the S.W.1/4 of Section 14, T.3S., R.73W., of the 6th P.M., County of No. 1 of said M.S. 539; Thence on a State Plane Bearing of S85°10'21"W a ground distance of 594.42 feet to Corner No. 2 of said M.S. 539; Thence S77\*57'42"W a distance of 299.01 feet o Corner No. 3 of said M.S. 539; Thence S60°37′48″W a distance of 307.10 feet to Corner No. 4 of said M.S. 539; Thence NO5'15'03"W a distance of 162.03 feet to Corner No. 5 of said M.S. 539; Thence N59°50'01"E a distance of 263.50 feet to Corner No. 6 of said M.S. 539; Thence CORNER 8 M.S. 539 NOT FOUND FALLS IN ROAD, SET WITNESS CORNER S85°18'44"W 25.00' N77\*58'07"E along Line 6-7 of said M.S. 539 a distance of 151.03 feet to Line 5-4 of said M.S. 230; Thence S34\*54'20"E along Line 5-4 of said M.S. 230, a distance of 42.62 feet to Corner No. 4 of said M.S. 230; Thence N56°17'48"E along Line 4-3 of said M.S. 230, a distance of 106.33 feet to Line 6-7 of said M.S. 539; Thence N77\*58'07"E along Line 6-7 of said M.S. 539 N85'18'44"E 602.39' a distance of 66.64 feet to Corner No. 7 of said M.S. 539; Thence N85\*18'44"E along Line 7-8 of said M.S. 539, a distance of 257.69 feet to Line 3—2 of said M.S. 230; Thence S35'01'05"E along Line 3—2 of said M.S. 230, a distance of 43.84 feet to Corner No. 2 of said M.S. 230; Thence N54'58'55"E along Line 2—1 of said M.S. 230, a distance of 74.93 feet to Line 7—8 of said M.S. 539; Thence N85'18'44"E along Line 7—8 of said M.S. 539, a distance of 257.88 feet to Corner No. 8 of said M.S. 539; Thence S05'04'46"E a distance of 150.00 feet to Corner No. 1 of said M.S. 539 and the Point of Beginning. Containing 4.058 Acres N85°18'44"E 257.88' N85°18'44"E 257.69' PRNER 8 M.S. 1005 NOT FOUND FALLS ROAD FOUND ORANGE STEEL TEE POST East Leavenworth Lode Claim, M.S. 539 Containing 4.058 Acres S85°10'21"W 594.42' (Record S85°14'W 595.3') CORNER 3 SURVEYOR'S CERTIFICATE I, Charles H. Russell, a Professional Land Surveyor Registered in the State of Colorado, do hereby certify that this plat accurately represents a survey the monuments shown hereon actually exist, and that their positions are as shown. I further certify that this Land Survey Plat is in accordance with CRS 38-51-106, I further certify that the Survey was performed under my responsible charge, is based upon my knowledge and belief, is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. (AES Rule 6.2.2) CHARLES H. RUSSELL COLORADO PLS 23519 NOVEMBER 19, 2024 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 UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUSSELL SURVEYING TO DETERMINE OWNERSHIP, RIGHTS—OF—WAY, OR EASEMENTS OF RECORD. THE CLIENT DID NOT REQUIRE THESE TO BE RESEARCHED OR SHOWN BASIS OF BEARING BEARINGS ARE BASED ON A STATE PLANE BEARING OF S77°57'42"W FROM CORNER NO. 2 OF M.S. 539 TO CORNER NO. OF M.S. 539, BOTH CORNERS ARE FOUND ORIGINAL LODE CLAIM CORNERS, SCRIBED STONES. COUNTY CLERK & RECORDER THIS PLAT WAS DEPOSITED THIS \_\_\_\_\_DAY OF\_\_\_\_ \_\_\_\_\_. M., IN BOOK \_\_\_\_\_ \_\_\_\_, WITH RECEPTION NO.\_\_\_\_ RUSSELL SURVEYING Arvada, CO 80006 Have Gun Will Travel GILPIN COUNTY, COLORADO GREG SMITH