

TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC

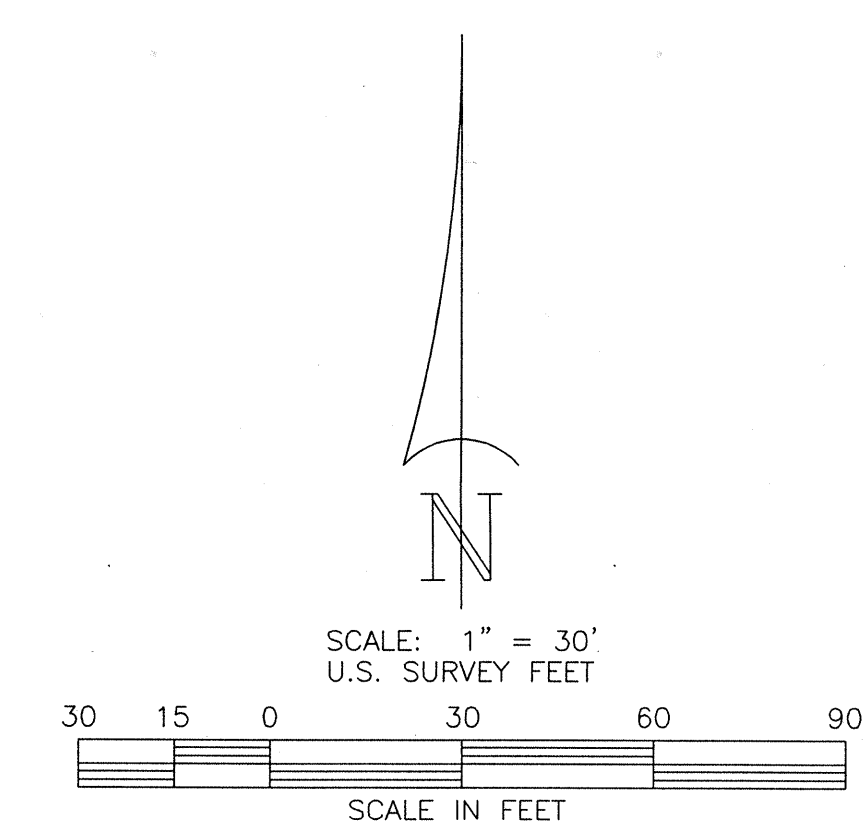
U.S. HIGHWAY 34

NORTHWEST CORNER OF SE1/4 OF SECTION 3, T3N, R57W FOUND NO. 6 REBAR WITH 3-1/4" METAL CAP 0.4'± BELOW ROAD IN MONUMENT BOX CAP STAMPED

CLD. 0071. OF TRANSPORTATION DISTRICT NO. 13N R57W C1/4 S3 2005 PLS NO 37951

LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- SET NO. 5 REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED "PLS 38044"
- x—x— EXISTING FENCE LINE
- OHE—OHE— OVERHEAD ELECTRIC LINE
- PP POWER POLE
- LP LIGHT POLE
- ∨ DOWN GUY
- FM FIBER OPTIC MARKER
- T TELEPHONE PEDESTAL
- CONCRETE



NOTES

- ELEVATIONS SHOWN ARE NAVD 88.
- CONTOUR INTERVAL= 1 FOOT
- ELEVATIONS ARE BASED ON A OPUS SOLUTION.

2.38 ACRES

COUNTY ROAD R

COUNTY ROAD 22

SURVEYOR'S STATEMENT

I, NICOLE F. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: NICOLE F. HAY
FOR AND ON BEHALF OF
LEIBERT-McATEE & ASSOCIATES, INC.
P.L.S. NO. 38044



DESCRIPTION

(AS PER RECEPTION NO. 915113 OF THE MORGAN COUNTY RECORDS)

A PARCEL OF LAND IN THE SW1/4SE1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M., MORGAN COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE SE1/4 OF SECTION 3, 198 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 OF SECTION 3, 519.00 FEET; THENCE SOUTHERLY 198 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 3 TO THE POINT OF BEGINNING.

ALSO KNOWN AND SOMETIMES DESCRIBED AS FOLLOWS:
(AS PER BOOK 733 AT PAGE 751 OF THE MORGAN COUNTY RECORDS)

A PARCEL OF LAND IN THE SW1/4SE1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 57 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH ALONG THE WEST LINE OF THE SE1/4 OF SECTION 3, 198 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF THE SE1/4 OF SECTION 3, 519 FEET; THENCE SOUTHERLY 198 FEET TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SE1/4 OF SECTION 3, 528 FEET TO THE POINT OF BEGINNING.

NOTES

A TITLE SEARCH WAS NOT REQUESTED OR CONDUCTED BY ME FOR THIS PARCEL THEREFORE, ALL RECORDED RIGHTS-OF-WAY OR EASEMENTS MAY NOT BE SHOWN.

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, T3N, R57W BEARS SOUTH 89°40'35" WEST. THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID SE1/4 OF SECTION 3 ARE MONUMENTED AS SHOWN.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.

SIGNIFICANT VARIANCES IN THE LOCATION OF THE PARCEL LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

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 CERTIFICATION SHOWN HEREON.

Official Records of Morgan County, CO 1801952
10/23/2019 12:50:25 PM Page: 1 Res Fee: 28.00
State Documentary Fee: \$ Clerk: Susan L. Bailey

NOTE

NO UTILITY LOCATE PERFORMED FOR THIS SURVEY.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

REVISIONS	LEIBERT-McATEE & ASSOCIATES, INC. P.O. BOX 442 615 SOUTH TENTH AVENUE STERLING, CO 80751 970-522-1960		
TITLE	TOPOGRAPHIC SURVEY FOR WAGON WHEEL HOMES, LLC IN THE SW1/4SE1/4 OF SECTION 3, T3N, R57W OF THE 6TH P.M., MORGAN COUNTY, COLORADO		
SCALE:	8-13-19	DR. BY: NH	DRAWING NO.
DATE:	1" = 30'	PROJ. NO.: 1000-19	SHEET 1 of 1

2019-42