

**SUBDIVISION EXEMPTION PLAT**  
**A PORTION OF THE SE1/4SE1/4 OF SECTION 1, TOWNSHIP 4**  
**NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN.**  
**MORGAN COUNTY, COLORADO**

**FLOOD PLAIN CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD BOUNDARY ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP < NATIONAL FLOOD INSURANCE PROGRAM > COMMUNITY PANEL NO. 080129 0085 C EFFECTIVE DATE: SEPTEMBER 29, 1989.

**BASIS OF BEARINGS**

BEARINGS AS SHOWN WERE DERIVED FROM G.P.S. LOCALIZATION ON MORGAN COUNTY G.P.S. CONTROL NETWORK, COLORADO NORTH COORDINATE SYSTEM. DISTANCES SHOWN ARE GROUND.

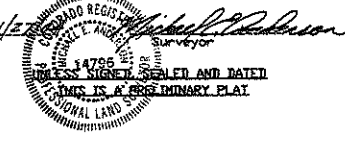
**LEGAL DESCRIPTION**

THAT PORTION OF THE SE1/4SE1/4 OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 59 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE1/4, BEING S 89°25'27" W 100.00 FEET FROM THE SE CORNER OF SAID SE1/4; THENCE S 89°25'27" W ALONG SAID SOUTH LINE A DISTANCE OF 1224.58 FEET TO THE SW CORNER OF SAID SE1/4SE1/4; THENCE N 0°32'27" E ALONG THE WEST LINE OF SAID SE1/4SE1/4 A DISTANCE OF 1312.27 FEET TO THE NW CORNER OF SAID SE1/4SE1/4; THENCE N 89°42'14" E ALONG THE NORTH LINE OF SAID SE1/4SE1/4 A DISTANCE OF 188.49 FEET TO A POINT ON THE CENTERLINE OF THE WELDON VALLEY DITCH; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID DITCH THE FOLLOWING FOUR COURSES: S 36°48'17" E A DISTANCE OF 402.00 FEET, S 38°27'48" E A DISTANCE OF 466.55 FEET, S 88°44'42" E A DISTANCE OF 356.38 FEET, S 47°17'38" E A DISTANCE OF 349.73 FEET TO A POINT 100.00 FEET WEST MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SE1/4; THENCE S 0°27'28" V PARALLEL WITH SAID EAST LINE A DISTANCE OF 146.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2113 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, Michael E. Anderson, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made by me or under my direct supervision.

Date: 1/27/2004 Surveyor: Michael E. Anderson



**PLANNING COMMISSION CERTIFICATE**

Approved the 12 day of January, 2004, County Planning Commission, Morgan County, Colorado.

David Wagner  
Chairman

**COMMISSIONER'S CERTIFICATE**

Approved this 20 day of January, 2004, Board of County Commissioners, Morgan County, Colorado. This approval does not guarantee that the size, soil conditions, subsurface geology, groundwater conditions, or flooding conditions of any lot shown hereon are such that a building permit, well permit, or sewage disposal permit will be issued. This approval is with the understanding that all expenses involving improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Morgan.

Attest: Fay A. Johnson  
Clerk of Board

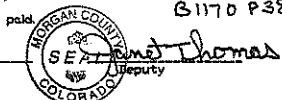


**CLERK AND RECORDER'S CERTIFICATE**

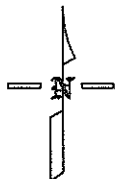
State of Colorado ) ss.  
County of Morgan )

I hereby certify that this instrument was filed in my office at 1:23 o'clock P.M. this 4th day of January, 2004, and is duly recorded in Plat File # 815230 Fees \$ 111.00 paid. 81170 P38+39

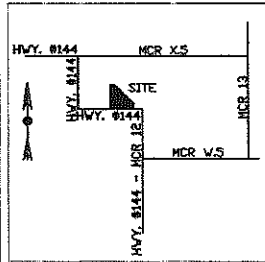
Fay A. Johnson  
Recorder



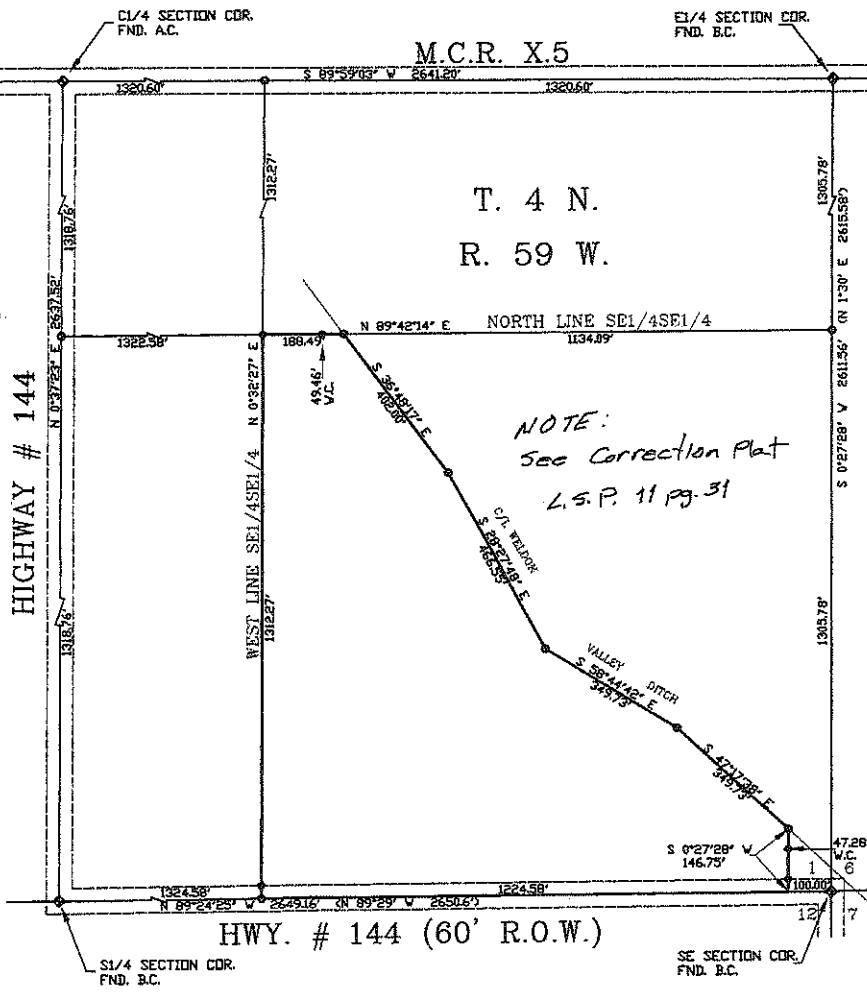
**Notes:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect in no event, any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.  
**Note:**  
A title search was not requested or conducted by me for this or adjacent properties, thus all recorded rights-of-way, easements, discrepancies of description, etc. of record which a title search could reveal have not been considered in making this survey. Some recorded and non-recorded easements may not be shown.



- LEGEND**
- ◆ FOUND SECTION CORNER AS NOTED
  - SET #5 REBAR WITH PLASTIC CAP LS 14796
  - < > RECORD DATA PER 1949 RESURVEY
  - CALCULATED POSITION



**VICINITY MAP**  
SCALE = ( NTS )



T. 4 N.  
R. 59 W.

**NOTE:**  
See Correction Plat  
L.S.P. 11 pg. 31

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**TOMKY**

SCALE: 1" = 200'

DATE: OCTOBER 10, 2003

**MICHAEL E. ANDERSON**  
LICENSED LAND SURVEYOR  
PLS No. 14795  
18008 HWY 144 FT. MORGAN, CO. 80701  
Bus. & Home 970-946-2784  
Cell 970-748-2235  
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REVISED 1/12/04

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