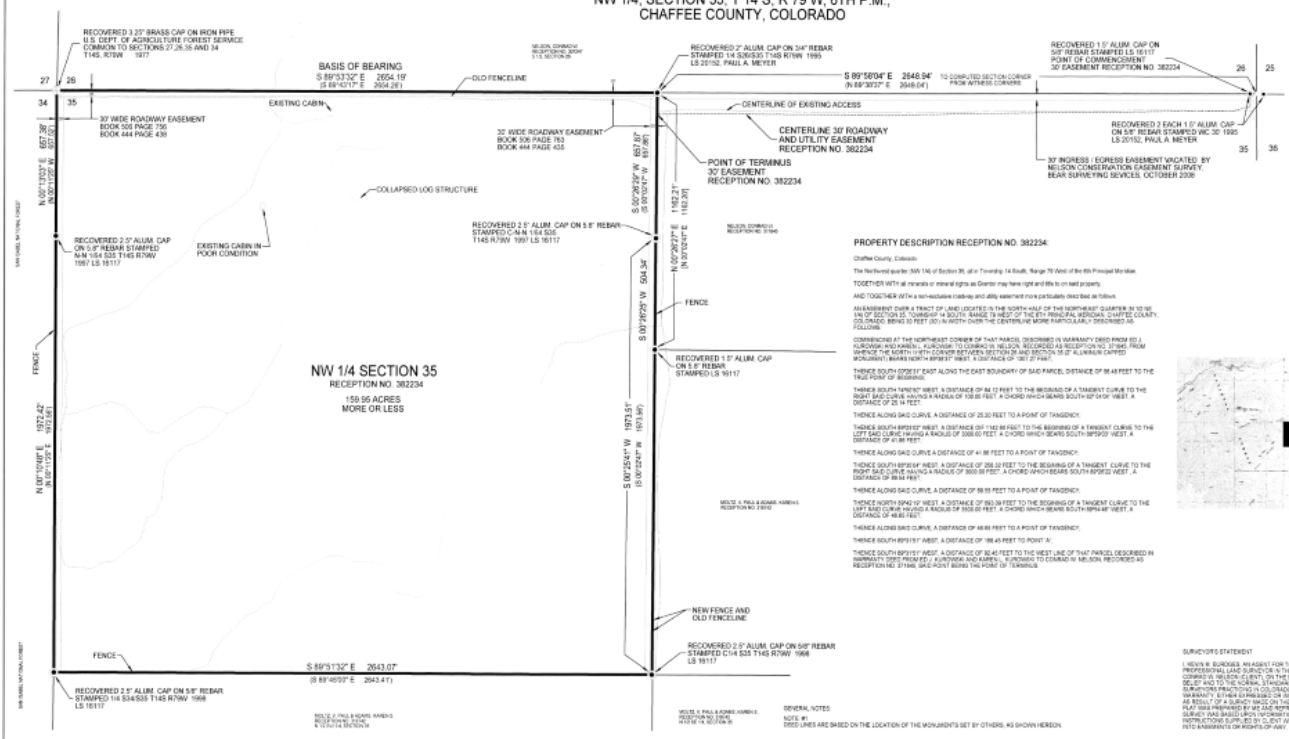
LAND SURVEY PLAT

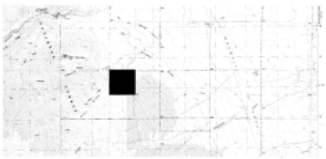
NW 1/4, SECTION 35, T 14 S, R 79 W, 6TH P.M.,
CHAFFEE COUNTY, COLORADO



GRAPHIC SCALE
1 INCH = 200 US SURVEY FEET

LEGEND

- CENTERLINE OF EXISTING AS-FENCED ROADWAY
- CENTERLINE OF EXISTING TWO TRACK ROADWAY
- FENCE LINE
- ( ) RECORD PLAT MEASUREMENTS PER SUR NO. 333
- [ ] RECORD PLAT MEASUREMENTS PER SUR NO. 465



VICINITY MAP
NOT TO SCALE
PROJECT LOCATION

PROPERTY DESCRIPTION RECEPTION NO. 382234:

Chaffee County, Colorado

The Northwest quarter (NW 1/4) of Section 35, all in Township 14 South, Range 79 West of the 6th Principal Meridian

TOGETHER WITH all minerals or mineral rights as Grantor may have right and title to on said property.

AND TOGETHER WITH a non-exclusive roadway and utility easement more particularly described as follows:

AN EASEMENT OVER A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4) OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 79 WEST OF THE 6TH PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING 30 FEET (30') IN WIDTH OVER THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN WARRANTY DEED FROM ED J. KUROWSKI AND KAREN L. KUROWSKI TO CONRAD W. NELSON, RECORDED AS RECEPTION NO. 371646, FROM WHENCE THE NORTH 1/4 60TH CORNER BETWEEN SECTION 26 AND SECTION 35 (2" ALUMINUM CAPPED MONUMENT) BEARS NORTH 89°39'37" WEST, A DISTANCE OF 1307.27 FEET;

THENCE SOUTH 00°26'31" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL, DISTANCE OF 96.48 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 74°45'50" WEST, A DISTANCE OF 64.12 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 108.65 FEET, A CHORD WHICH BEARS SOUTH 83°24'04" WEST, A DISTANCE OF 25.14 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 25.20 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°53'32" WEST, A DISTANCE OF 1142.88 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3000.00 FEET, A CHORD WHICH BEARS SOUTH 89°59'03" WEST, A DISTANCE OF 41.86 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 41.86 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°24'34" WEST, A DISTANCE OF 258.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3000.00 FEET, A CHORD WHICH BEARS SOUTH 89°26'53" WEST, A DISTANCE OF 99.64 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 99.65 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°42'10" WEST, A DISTANCE OF 892.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3535.65 FEET, A CHORD WHICH BEARS SOUTH 89°54'48" WEST, A DISTANCE OF 48.80 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 48.80 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°31'51" WEST, A DISTANCE OF 188.45 FEET TO POINT 'A';

THENCE SOUTH 89°31'51" WEST, A DISTANCE OF 92.45 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED FROM ED J. KUROWSKI AND KAREN L. KUROWSKI TO CONRAD W. NELSON, RECORDED AS RECEPTION NO. 371646, SAID POINT BEING THE POINT OF TERMINUS.

REFERENCE PLATS:

ALTA/ACSM LAND TITLE SURVEY, THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 14 SOUTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, P. A. MEYERS, LAND SURVEYOR, INC., DECEMBER 21, 1995

LAND SURVEY PLAT OF THE NW 1/4 OF SECTION 35, T 14 S, R 79 W, 6TH P.M. CHAFFEE COUNTY, COLORADO. SUR No. 333

LAND SURVEY PLAT FOR TRACTS IN THE N1/2 NE1/4 OF SECTION 35 T 14 S, R 79 W, 6TH P.M., SUR No. 465

NELSON CONSERVATION EASEMENT SURVEY, A PORTION OF LAND IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEAR SURVEYING SERVICES, OCTOBER, 2008

NOTICE:

ACCORDING TO COLORADO LAW (C. R. S. 13-80-105) 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 STATEMENT SHOWN HEREON.

GENERAL NOTES:

NOTE #1:
DEED LINES ARE BASED ON THE LOCATION OF THE MONUMENTS SET BY OTHERS, AS SHOWN HEREON.

NOTE #2:
THE PURPOSE OF THIS LAND SURVEY PLAT IS TO SHOW THE RESULTS OF THE BOUNDARY SURVEY PERFORMED ON SAID PARCEL.

NOTE #3:
THIS PLAT IS NOT INTENDED TO SHOW ALL PUBLIC OR PRIVATE UTILITIES, IRRIGATION FACILITIES, OTHER IMPROVEMENTS OR FLOOD PLAIN AREAS UPON THE PARCEL OR PARCELS DELINEATED HEREON.

NOTE #4:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TOTL SURVEYS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE COMMITMENT WAS PROVIDED BY THE CLIENT, AND RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, AND EASEMENTS SHOWN OR STATED HEREON ARE LIMITED TO THOSE APPARENT BY VISUAL INSPECTION AND MAY NOT SHOW ALL EASEMENTS OF RECORD WHICH MIGHT BE REVEALED BY A LICENSED TITLE AUTHORITY.

NOTE #5:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BASIS OF GRID BEARING WAS DETERMINED BY GPS RTK BETWEEN THE NORTHWEST CORNER OF SECTION 35 AND THE QUARTER CORNER COMMON TO SECTIONS 26 AND 35. THAT BEARING BEING S 89°53'32" E. RECORD BEARING S 89° 45' 17" E.

NOTE #6:
CONSERVATION EASEMENT PARCELS OR BUILDING AREAS, EXHIBIT B, RECEPTION NO. 315274, NOT SHOWN.

SURVEYOR'S STATEMENT FEBRUARY 9, 2017

I, KEVIN W. BURGESS, AN AGENT FOR TOTL SURVEYS, INC. AND A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE TO CONRAD W. NELSON (CLIENT), ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN COLORADO AND THAT THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ON NOVEMBER 22, 23 & 25, 2016 AS RESULT OF A SURVEY MADE ON THE GROUND BY ME, THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME AND REPRESENTS THE SURVEY MADE, THAT THE SURVEY WAS BASED UPON INFORMATION RECORDED IN CHAFFEE COUNTY AND INSTRUCTIONS SUPPLIED BY CLIENT WITH CLIENT DESIRING NO FURTHER RESEARCH INTO EASEMENTS OR RIGHTS-OF-WAY.

TOTL SURVEYS, INC.
BY: KEVIN W. BURGESS (AGENT)

KEVIN W. BURGESS, R.P.L.S. COLORADO 34885

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34885 2-9-17

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Revisions	JOB	Drawing#
	18-OF-BLNW1/4S35 T14S R79W/6th PCS	

Owner	CONRAD A. NELSON
Project Location	SEC. 35, T 14S, R 79W, 6TH P.M. CHAFFEE COUNTY, COLORADO.
TOTL Surveys, Inc.	Po Box 6146 Buena Vista, Co 81211 Tel: 719-395-8408
	Top Of The Line Surveys, Inc.
Date	2-9-17
Sheet No.	1 OF 1