

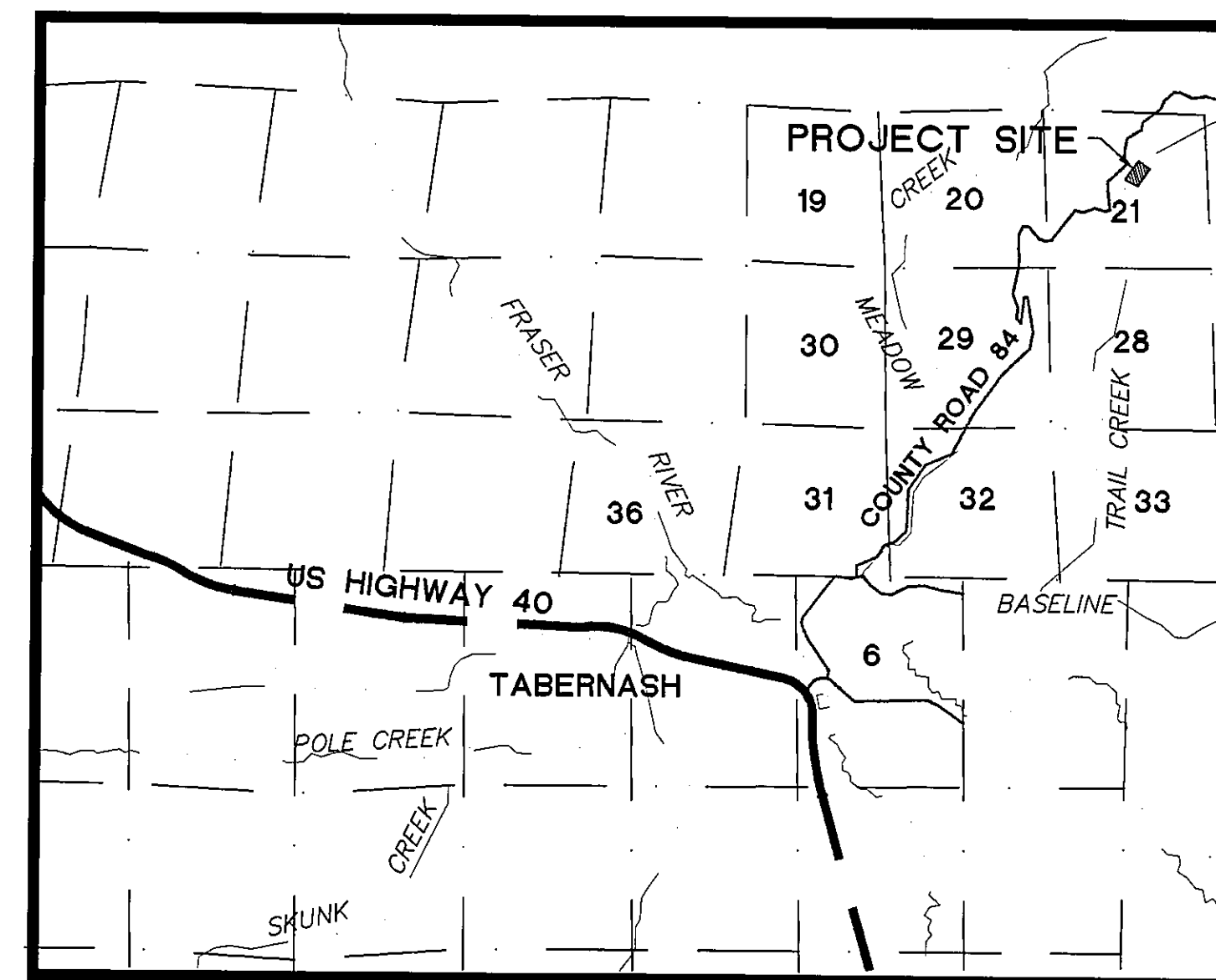
# IMPROVEMENT SURVEY PLAT

## OF A PARCEL DESCRIBED AT RECEPTION NO. 99010557

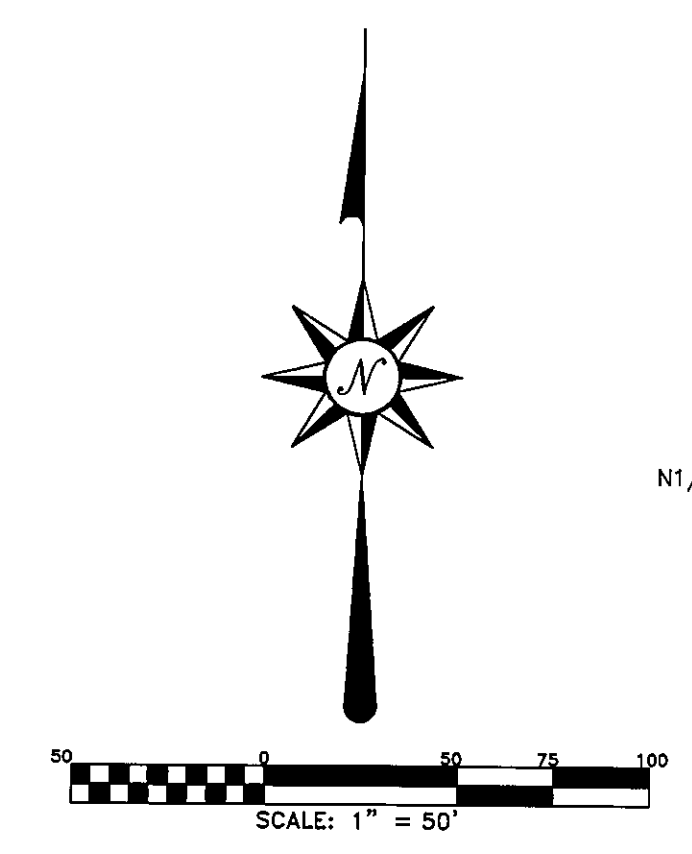
### GRAND COUNTY, COLORADO

#### SITUATED IN A PORTION OF

#### SECTION 21, TOWNSHIP 1 NORTH, RANGE 75 WEST, 6TH PRIME MERIDIAN

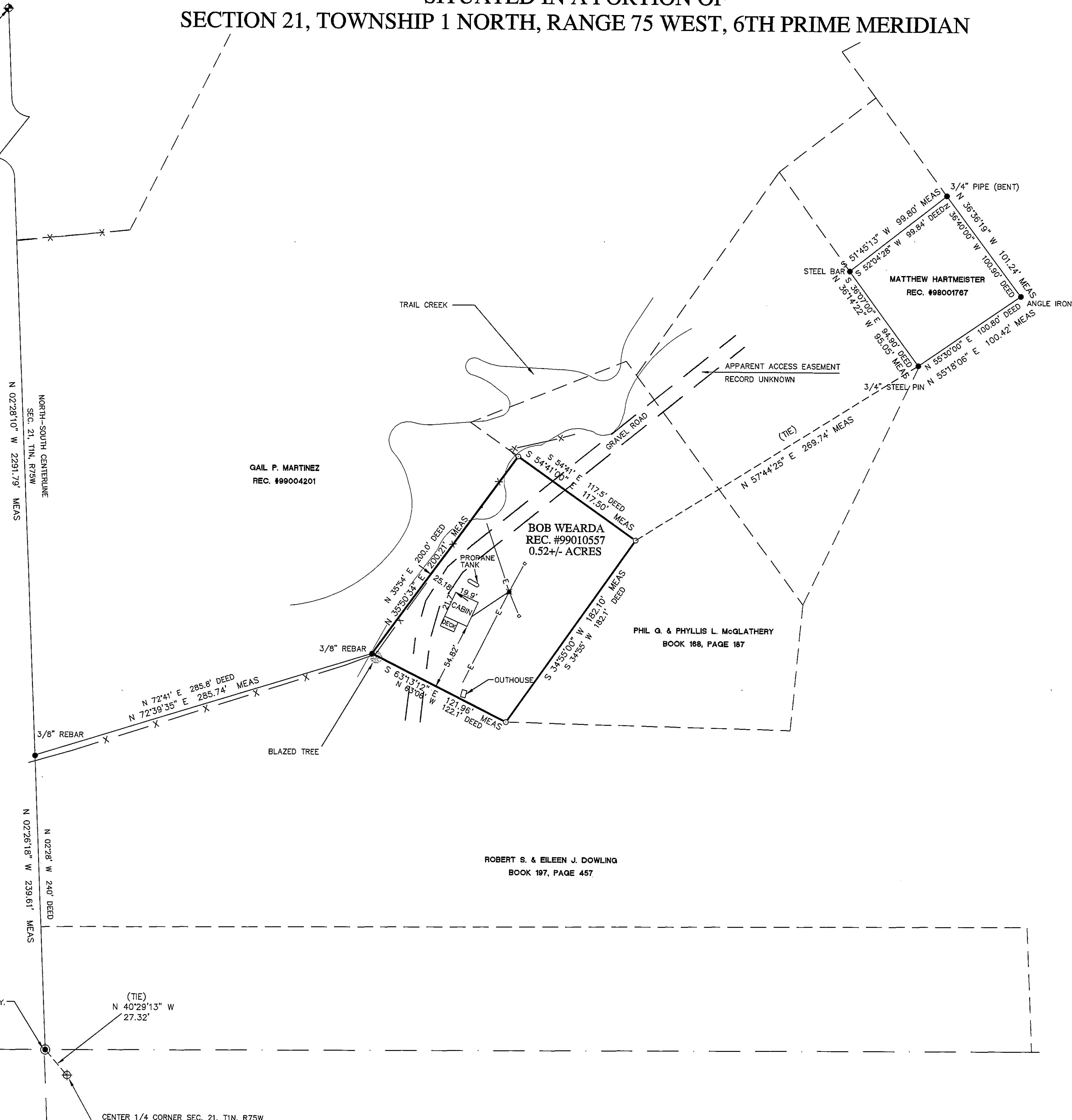


VICINITY MAP  
NOT TO SCALE



FOUND BRASS CAP  
N 1/4 CORNER OF SEC. 21, T1N, R75W

- LEGEND**
- - FOUND 2" DIAMETER ILLEGIBLE ALUMINUM CAP
  - - DENOTES FOUND MONUMENT AS DESCRIBED
  - - SET ALUMINUM CAP PLS #31942
  - ⊕ - FOUND BRASS CAP (BUREAU OF LAND MANAGEMENT)
  - - FOUND ALUMINUM CAP PLS #11415
  - ⊕ - POWER POLE ANCHOR
  - ⊕ - POWER POLE
  - ⊕ - BLAZED TREE
  - e — OVERHEAD ELECTRIC
  - x — FENCE



**NOTES:**

1. The following documents were referenced in the preparation of this survey:
  - A. Lawyers Title Insurance Corporation, Owner's Policy No. A75-0181253, issued by Grand County Title and Escrow Company Inc. 10-6-99.
  - B. General Land Office, Dependent Resurvey, Township 1 North, Range 75 West, 6th Prime Meridian, approved August 3, 1931.
  - C. Grand County Records, Tax Map # 1453-21-1
  - D. Various deeds and other instruments of record.
2. Basis of Bearing for this survey is the line between a found 2 inch aluminum cap on a 1 inch diameter pipe, accepted as the center 1/4 corner Section 21, T1N, R75W and a found BLM brass cap monumenting the north 1/4 corner Section 21, T1N, R75W, said bearing of N 02°28' W according to deed description at Reception #99010557.
3. These premises are subject to any and all easements, rights of ways variances, and/or agreements as of record may appear.
4. This survey does not constitute a Title Search by Tim Shenk Land Surveying.
5. Two monuments exist for the center 1/4 corner of section 21. For purposes of this survey the illegible 2" aluminum cap on a 1" diameter pipe is accepted as the historical center 1/4 position. Consideration has been given to existing fence lines, apparent lines of occupancy, and recovered existing monuments that best fit the record calls.

**Surveyor's Statement**

This Improvement Survey Plat was prepared for Robert H. Wearda and shows the results of a field survey performed under my supervision and responsibility.



TIMOTHY R. SHENK, COLORADO PLS #31942

DEPOSIT NO. LS1090  
 FILED THIS 2 day of Aug, 2000  
 Pursuant to 33-50-101, CRS  
 WARREN D. WARD, COUNTY SURVEYOR

**TIM SHENK LAND SURVEYING**  
 P.O. BOX 604  
 FRASER, COLORADO 80442  
 (970) 726-2031

IMPROVEMENT SURVEY PLAT		STATE OF COLORADO } SS County of GRAND
OF A PARCEL DESCRIBED AT RECEPTION # 99010557 GRAND COUNTY, COLORADO SITUATED IN A PORTION OF S. 21, T1N, R75W, 6TH P.M.		Filed for record this <u>24</u> day of <u>July</u> , 2000 at _____ o'clock _____ M. Recorded in Book _____ Page _____
SARAL ROSENE <i>Saral Rose</i> Recorder Deputy		Fees \$ <u>20</u>
JOB: WEARDA_3_TS	SCALE: 1" = 50'	DRAWN BY: BJN\TRS
DATE: 6/19/2000	CRD: WERDA5	REVISED: 7-11-00

**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 legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

LS 1090