

NOTES

- FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - A. GRAND COUNTY RECORDS, MAP OF LONGVIEW ADDITION TO HOT SULPHUR SPRINGS, REC. #28588
 - B. GRAND COUNTY RECORDS, RE-SUBDIVISION OF LOTS 1-15, BLOCK 7, LONGVIEW ADDITION, REC. #2004-000215
 - C. GRAND COUNTY RECORDS, GRAND COUNTY TITLE & ESCROW COMPANY ANNEXATION, REC. #99009366
 - D. GRAND COUNTY RECORDS, BLUE QUILL TOWNHOMES, REC. #2010001836
 - E. GRAND COUNTY SURVEYORS RECORDS, LS#668, STATE HIGHWAY 40
 - F. GRAND COUNTY SURVEYORS RECORDS, LS#1908, 250 GRAND AVENUE
 - G. GRAND COUNTY SURVEYORS RECORDS, LS#1534, LOTS 16-21, BLOCK 7, LONGVIEW ADDITION
 - H. GRAND COUNTY SURVEYORS RECORDS, LS#1230, LOTS 7-15 & 18-24, BLOCK 18, LONGVIEW ADDITION
 - I. COLORADO STATE HIGHWAY DEPARTMENT, FEDERAL AID PROJECTS NO. 254-AR & 151-G, RECOMMENDED FOR APPROVAL 9/3/36
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT #0301612-C2, EFFECTIVE DATE OF SEPTEMBER 18, 2018 AND TITLE COMMITMENT #0301613-C2, EFFECTIVE DATE OF SEPTEMBER 18, 2018 ISSUED BY TITLE COMPANY OF THE ROCKIES AS AN AGENT FOR WESTCOOR LAND TITLE INSURANCE COMPANY.
- THE APPARENT SOUTHWEST CORNER OF LOT 13 IS UTILIZED FOR LINE ONLY (I.E. THE NORTH LINE OF THE ALLEY) BECAUSE ITS HORIZONTAL POSITION IS 2.75' EAST OF THE PLAT POSITION FOR SAID CORNER.
- THE HORIZONTAL POSITION OF THE SOUTHWEST CORNER OF LOT 6 IS LOCATED 234.80' EAST OF THE SOUTHWEST CORNER OF LOT 15, BLOCK 18 (PER THE PLAT) AND IS SITUATED ON THE NORTH LINE OF THE ALLEY.
- THE PURPOSE OF THIS MONUMENT IS UNKNOWN TO THIS SURVEYOR. NO SURVEY PLAT WAS FOUND IN THE GRAND COUNTY SURVEYOR RECORDS, HOWEVER, A CAD DRAWING WAS REQUESTED, FURNISHED AND REFERENCED. THE CAD POSITION FOR SAID CORNER APPEARS CORRECT, HOWEVER, THE FOUND MONUMENT IS SITUATED 3.2' EAST OF THE CAD POSITION CONSEQUENTLY, SAID MONUMENT IS NOT UTILIZED FOR THIS SURVEY.
- UNDERGROUND UTILITIES ARE NOT ADDRESSED BY THIS SURVEY.
- ALL MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
- FIELD WORK PERFORMED OCTOBER 18TH - 24TH 2018.
- 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.

IMPROVEMENT SURVEY PLAT

LOTS 1-6, BLOCK 18, LOTS 14 & 15, BLOCK 17, AND VACATED SECOND STREET OF LONGVIEW ADDITION TO HOT SULPHUR SPRINGS, RECEPTION NO. 28588

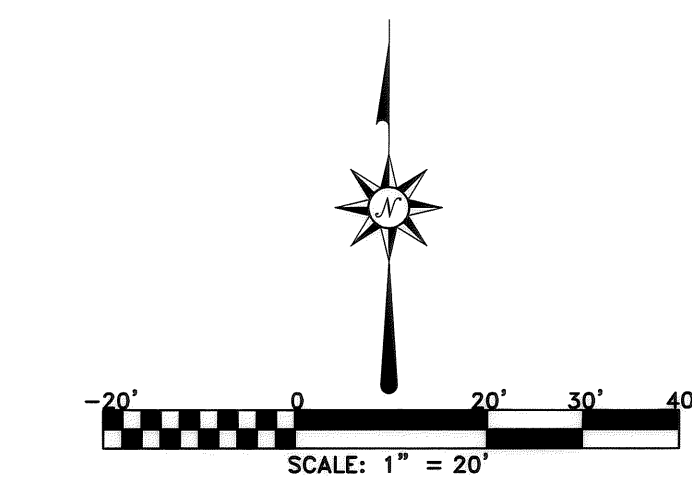
(SEE LEGAL DESCRIPTION)

SITUATED IN SECTION 2, TOWNSHIP 1 NORTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, HOT SULPHUR SPRINGS, GRAND COUNTY, COLORADO

OWNERSHIP VESTED BY WARRANTY DEED RECORDED AT RECEPTION No. 98013922
ALSO KNOWN AS 129 EAST BYERS AVENUE

LEGEND

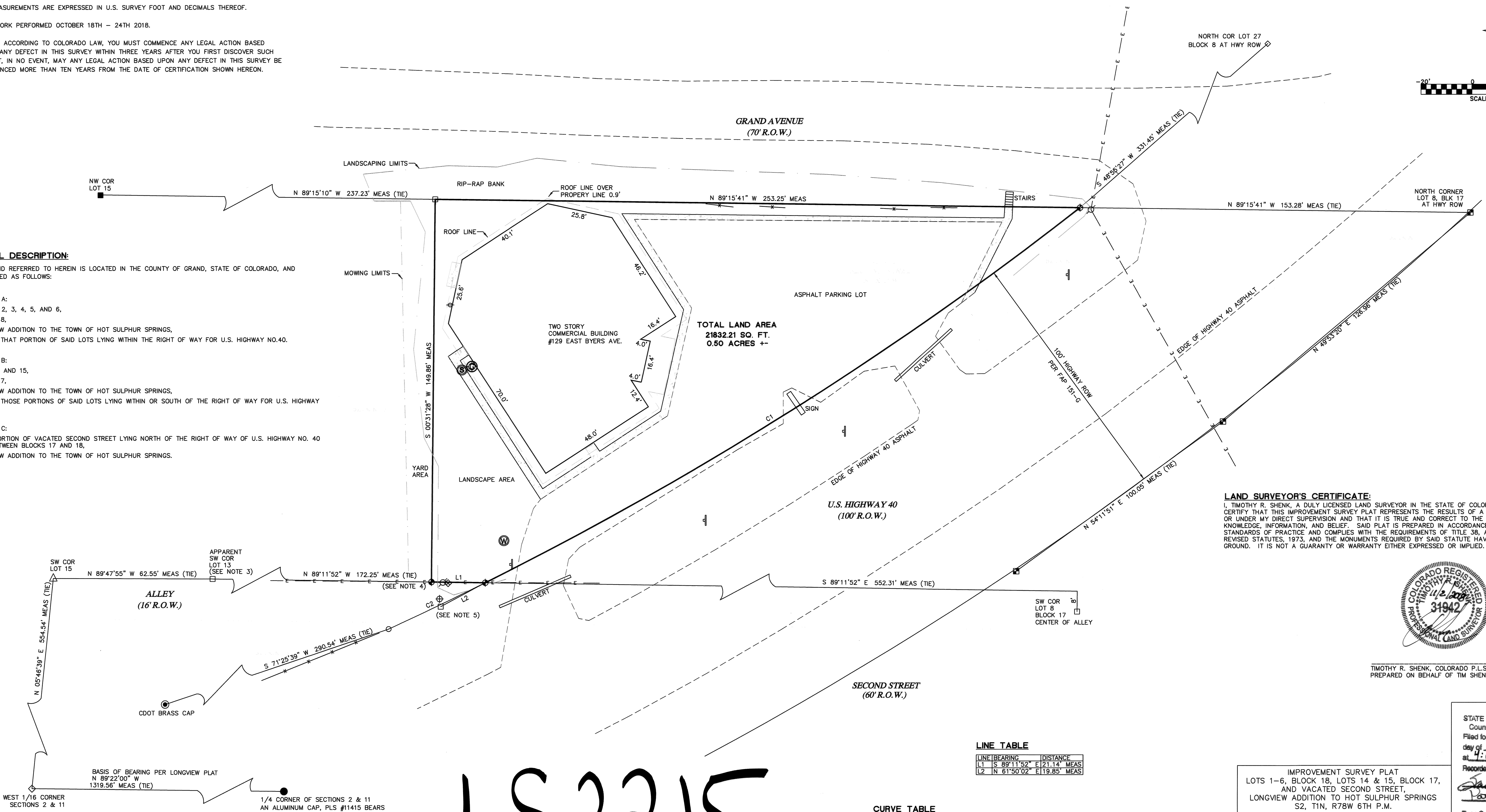
- SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS #31942
- FOUND #5 REBAR
- FOUND SPIKE WITH ALUMINUM TAG, PLS #3660
- FOUND PLASTIC CAPPED REBAR, PLS #25971
- ◇ FOUND ALUMINUM CAPPED REBAR, PLS #11415
- ◇ FOUND SPIKE
- FOUND 1" DIAMETER PIPE
- FOUND 3/4" DIAMETER PIPE
- ⊙ FOUND CDOT BRASS CAP STAMPED FAP 151-G, 25+44.8 FLUSH WITH GROUND
- ⊙ WATER FAUCET/SPIGOT
- ⊙ 10" DIAMETER VERTICAL PVC
- ⊙ POWER POLE
- ⊙ STREET SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ CIRCUIT BOX
- ⊙ GAS METER
- ⊙ SEWER CLEANOUT
- MEASURED DISTANCE
- OVERHEAD ELECTRIC
- FENCE
- CONCRETE



LEGAL DESCRIPTION:

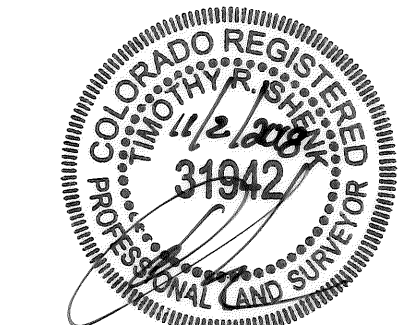
THE LAND REFERRED TO HEREIN IS LOCATED IN THE COUNTY OF GRAND, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

- PARCEL A:**
 LOTS 1, 2, 3, 4, 5, AND 6,
 BLOCK 18,
 LONGVIEW ADDITION TO THE TOWN OF HOT SULPHUR SPRINGS,
 EXCEPT THAT PORTION OF SAID LOTS LYING WITHIN THE RIGHT OF WAY FOR U.S. HIGHWAY NO.40.
- PARCEL B:**
 LOTS 14 AND 15,
 BLOCK 17,
 LONGVIEW ADDITION TO THE TOWN OF HOT SULPHUR SPRINGS,
 EXCEPT THOSE PORTIONS OF SAID LOTS LYING WITHIN OR SOUTH OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 40.
- PARCEL C:**
 THAT PORTION OF VACATED SECOND STREET LYING NORTH OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 40 AND BETWEEN BLOCKS 17 AND 18,
 LONGVIEW ADDITION TO THE TOWN OF HOT SULPHUR SPRINGS.



LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE HAVE BEEN PLACED IN THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942
 PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°11'52" E	21.14' MEAS
L2	N 61°50'02" E	19.85' MEAS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1382.50' MEAS	276.29' MEAS	11°27'01"	N 57°49'25" E	275.83' MEAS
C2	1382.50' MEAS	42.07' MEAS	1°44'37"	S 84°25'14" W	42.07' MEAS

LS2215

STATE OF COLORADO }
 County of GRAND } SS
 Filed for record this 11th
 day of December 2018
 at 4:01 o'clock P.M.
 Recorded in Book _____ Page _____
 _____ Recorder
 _____ Deputy
 Fees \$ 20.00

IMPROVEMENT SURVEY PLAT
 LOTS 1-6, BLOCK 18, LOTS 14 & 15, BLOCK 17,
 AND VACATED SECOND STREET,
 LONGVIEW ADDITION TO HOT SULPHUR SPRINGS
 S2, T1N, R78W 6TH P.M.
 A.K.A. #129 EAST BYERS AVENUE

JOB: 18209	SCALE: 1" = 20'	CRD: 18209.05	REVISED:
DWG: 18209.01	DATE: 10-29-2018	DRAWN BY: TRS	CHECKED BY: TRS/BP