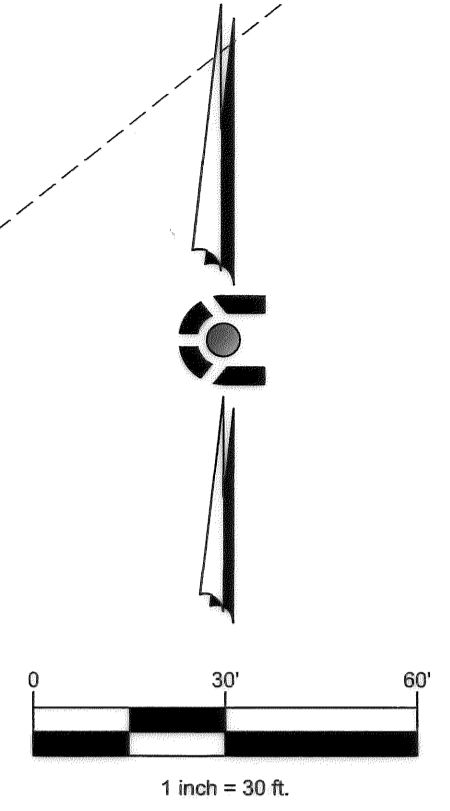


IMPROVEMENT SURVEY PLAT  
**METES & BOUNDS PARCEL**  
**62438 U.S. HIGHWAY 40**

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 6,  
 TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH P.M.,  
 TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO.



**LEGEND**

CORRUGATED METAL PIPE.....	CMP
END SECTION.....	FES
GUY WIRE.....	GW
MANHOLE.....	MH
POWER POLE.....	PP
LIGHT.....	LTS
TELEPHONE PED.....	TP

TRACT GC3  
 GOLF COURSE, FIRST FILING,  
 GRAND ELK RANCH AND CLUB  
 REC #2002-005196

TRACT GC4  
 GOLF COURSE, FIRST FILING,  
 GRAND ELK RANCH AND CLUB  
 REC #2002-005196

UTILITY EASEMENT  
 REC #2001-012562

10' MOUNTAIN PARKS ELEC. INC.  
 SERVICE LINE ROW ESMT.  
 REC #2001-009580  
 REC #76596

C-21  
 C-20  
 CLUBHOUSE CABINS AND THE  
 VILLAGE AT SADDLE RIDGE,  
 GRAND ELK RANCH AND CLUB  
 REC #2001-011667

FOUND #4 REBAR WITH  
 1-1/4" YELLOW PLASTIC  
 MARKED "LS 32444"

FOUND #4 REBAR WITH  
 1-1/4" YELLOW PLASTIC  
 MARKED "LS 32444"

SEE ALTA/ACSM  
 LAND TITLE SURVEY  
 6-28-07, LS 172

SE CORNER  
 LOT C-13  
 FOUND #4 REBAR  
 WITH YELLOW PLASTIC  
 MARKED "LS 32444"

**LS 2232**

**NOTES:**

- 1.) BEARINGS SHOWN ON THE ACCOMPANYING IMPROVEMENT SURVEY PLAT ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 6 BEARS, N88°54'25"W, AS MONUMENTED AND SHOWN HEREON.
- 2.) SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE STATED.
- 3.) ADDRESS: 62438 U.S. HIGHWAY 40, GRANBY, COLORADO 80446.
- 4.) CLIENT: PAUL CHAVOUSTE.
- 5.) THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: (A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- 6.) DATE OF LAST FIELD INSPECTION: OCTOBER 12, 2018 BY SHAWN HAKES. ALL FIELD MEASUREMENTS WERE OBTAINED WITH A LEICA TS15 AND A LEICA GPS GS14.
- 7.) THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 39.37/1200 FEET.
- 8.) CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.

**B-2 EXCEPTIONS:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OF PUBLIC OR PRIVATE RECORDS BY CORE CONSULTANTS OR DETERMINATION OF TITLE, OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES. CORE CONSULTANTS RELIED UPON TITLE COMMITMENT FILE NO. 0301508-C2 PREPARED BY TITLE COMPANY OF THE ROCKIES DATED JULY 26, 2019 AT 7:00A.M. SEE EXCEPTIONS BELOW:

RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED BY UNITED STATES PATENT RECORDED DECEMBER 30, 1925 IN BOOK 053 AT PAGE 165. (EXCEPTION 7)

RIGHT OF WAY GRANTED GRAND COUNTY LIGHT, HEAT AND POWER COMPANY BY INSTRUMENT RECORDED JUNE 24, 1940 IN BOOK 088 AT PAGE 289. (EXCEPTION 8)

RIGHT OF WAY GRANTED MOUNTAIN PARKS ELECTRIC, INC. BY INSTRUMENT RECORDED OCTOBER 20, 1953 IN BOOK 106 AT PAGE 466. (EXCEPTION 9)

INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY MORRIS HEREFORDS, INC. IN DEED TO GEORGE R. MORRIS AND ARDITH E. MORRIS RECORDED JULY 18, 1962 IN BOOK 140 AT PAGE 303, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (EXCEPTION 10)

MINERALS AS CONVEYED TO J.E. BLACKMOR BY INSTRUMENT RECORDED DECEMBER 17, 1952 IN BOOK 104 AT PAGE 017. (EXCEPTION 11)

SERVICE LINE RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. RECORDED SEPTEMBER 25, 2001 AT RECEPTION NO. 2001-009580. (EXCEPTION 12)

ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN, ON OR UNDER THE LAND. (EXCEPTION 13)

**NOTICE:**

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 MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

GRANBY REALTY  
 HOLDINGS, LLC  
 BK 352 PAGE 659

**LEGAL PER TITLE COMPANY:**

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

A TRACT OF LAND IN THE SE1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 40 WHENCE THE SE CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., BEARS SOUTH 40°00'30" EAST A DISTANCE OF 1120.76 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 92.02 FEET; THENCE NORTH 88°15' EAST A DISTANCE OF 679.90 FEET; THENCE SOUTH 14°15' EAST A DISTANCE OF 359.00 FEET TO THE POINT OF BEGINNING

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL SEAN KERWIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY (AS DEFINED IN 12-25-2021(6)(g), C.R.S.) AND THIS RESULTING PLAT WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

*Michael Sean Kerwin*  
 MICHAEL SEAN KERWIN, PLS 34592  
 DATE: 10-15-18  
 FOR AND ON BEHALF OF  
 CORE CONSULTANTS, INC.

TRACT A  
 OCEANSPRAY OUTRIGHT  
 EXEMPTION  
 REC #2008-009677

(BASIS OF BEARING)  
 N88°54'25"W 1314.59'

SW COR., SE1/4,  
 SE1/4, SEC. 6  
 (E1/16 COR.)  
 FOUND 3-1/4" BLM BRASS CAP  
 PROPERLY MARKED & STAMPED  
 "1975" ON 2-1/2" STEEL POST  
 0.4' ABOVE GROUND SURFACE  
 (MATCHES MON RECORD)

SE COR SEC. 6  
 FOUND 3-1/4" BLM BRASS CAP  
 PROPERLY MARKED & STAMPED  
 "1975" ON 2-1/2" STEEL POST  
 0.4' ABOVE GROUND SURFACE  
 (MATCHES MON RECORD)

PROJECT NO.:	18-148	FIELD CREW:	SH
FILE NAME:	ISP	DRAWN BY:	MSK
DATE:	10/15/2018	CHECKED BY:	MJM
SCALE:	1"=30'	PROJECT MANAGER:	MSK



OFFICIAL USE ONLY - GRAND COUNTY, COLORADO

STATE OF COLORADO }  
 County of GRAND }  
 Filed for record this 11th  
 day of February 2019  
 at 11:45 o'clock A.M.  
 Recorded in Book \_\_\_\_\_  
 Page \_\_\_\_\_  
*Loraine C. Murray*  
 Recorder  
 Deputy