LAND SURVEY PLAT

BATSON TRACT PARCELS "060" and "061"

BEING A PORTION OF THE SW1/4 SECTION 33, T 1 N, R 75 W, 6th P.M., GRAND COUNTY, COLORADO

BASIS OF BEARING: PER WARD SURVEY PLAT, GRAND COUNTY RECORDS.

N02°56'00"W, 1277.33'

SOUTHERLY 258.11'

N87°16'23"W, 1381.28' (S87°42'W, 1343.23'+/-)

PARCEL "060"
6.36 Ac.+/-
BK. 148, PG. 381

N46°02'09"E, 22.69'

N87°16'23"E, 49.36'

N04°43'38"E, 233.5'+/-

N89°39'00"E, 1277.72' (N89°39'E, 1308.13')

1/4 Cor.

32 33

Approximate centerline Trail Creek.

PARCEL "061"
7.17 Ac.+/-
BK. 455, PG. 324

S87°42'34"E, 25.02'

N03°00'35"W, 188.32'

N03°04'59"W, 87.62'

S89°30'29"W, 1227.31'

Section Line

S02°56'56"E, 328.71'

S02°52'28"E, 349.96'

S89°58'20"E, 1335.66'
(BK. 155, PG. 235 - N89°15'E, 1333.85')

1/64 Cor.

Apparent Witness Corner.

Scale: 1 in = 60 ft

60 0 60 120 180

( ) DENOTES RECORD DEED DATA BK. 148, PG. 381.

NOTE: RECORDED AND APPARENT EASEMENTS NOT SHOWN HEREON, PER CLIENT REQUEST.

LEGEND
- ◆ - FOUND GLO BRASS CAP
- ⊗ - FOUND USFS ALUMINUM CAP
- ⊕ - FOUND ALUMINUM CAP, PLS 7238
- ● - FOUND ALUMINUM CAP, PLS 1042
- ● - FOUND 5/8" REBAR
- • - PLATTED POINT
- Ø - SET ALUMINUM CAP, PLS 25971

THIS LAND SURVEY PLAT SHOWS THE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECTION, RESPONSIBILITY AND CHECKING.

WARREN D. WARD COLORADO PLS No. 25971

COLORADO REGISTERED W. D. WARD 25971 3-9-92 PROFESSIONAL LAND SURVEYOR

DEPOSIT NO. 6-41

FILED [illegible] MARCH 1992

PLAT NO. 6-41, ONE SHEET

W. D. WARD, COUNTY SURVEYOR

Jim Ward Surveys

P.O. BOX 445 KREMMLING, COLORADO 80459

"ASSOCIATED PLANNING" (303) 724-3845. "LAND SURVEYS"

LAND SURVEY PLAT

BATSON TRACT PARCELS "060" and "061"
BEING A PORTION OF SW1/4 SECTION 33, T1N, R75W, 6th P.M., GRAND COUNTY, COLORADO

SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: MJM
DATE: 26 Feb92		REVISED:
		JOB No. 802.09
		SHEET 1 OF 1

6 41

STATE OF COLORADO, County of GRAND } ss

Filed for record this 4th day of March A.D. 1992 at 3:40 o'clock P.M.

Recorded in Book [illegible] Page [illegible]

SARAH L. ROSENE
SARAH L. ROSENE
Recorder

By [signature] Deputy

Fee $ 10.00

SEC 33 IN 75