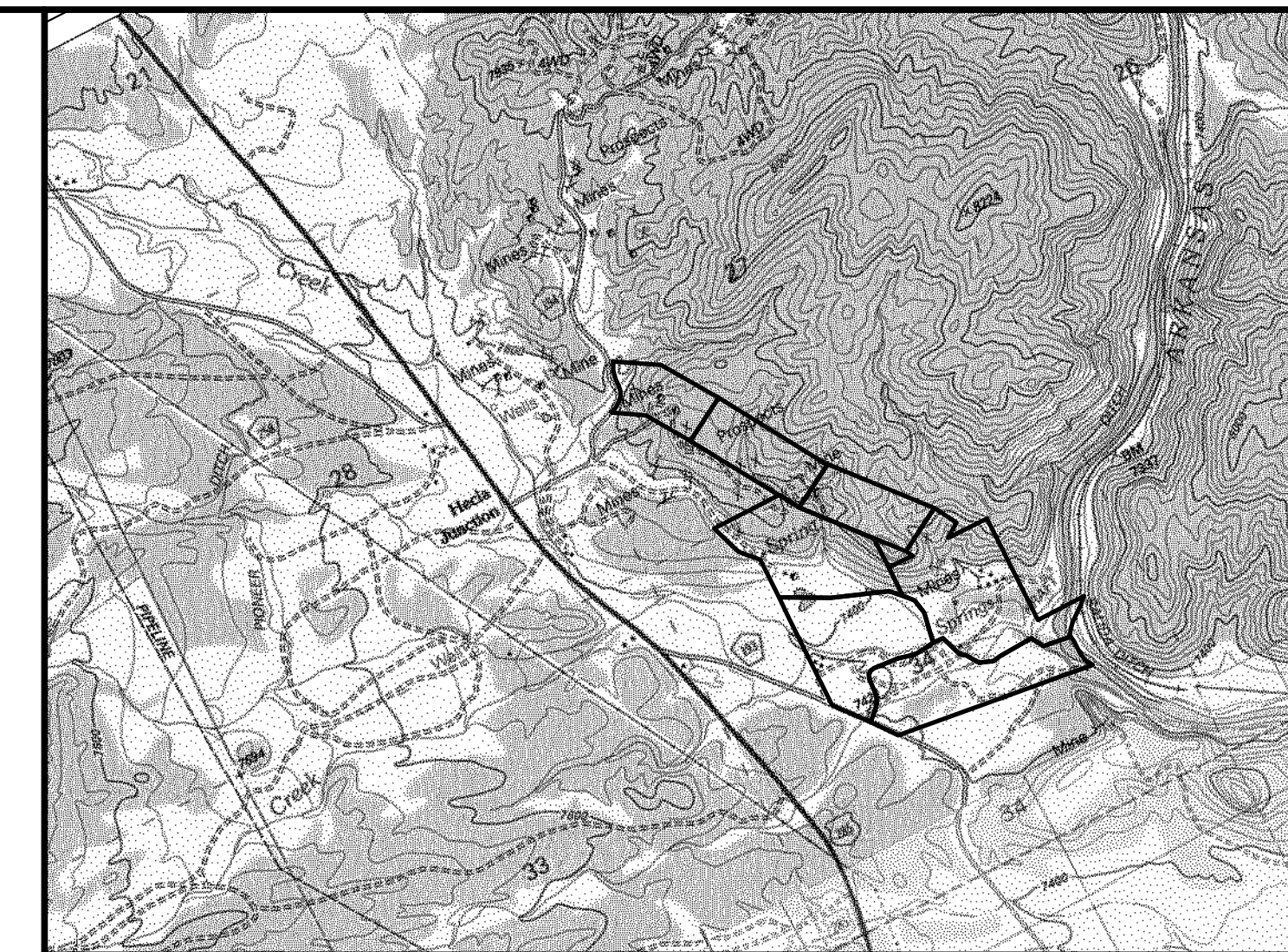


# RIVER VALLEY RANCH – AMENDED

A SUBDIVISION LOCATED IN SECTION 34 TOWNSHIP 51 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRICIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO

### GENERAL NOTES:

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH ESTABLISHED BY G.P.S. OBSERVATIONS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34 HAVING A BEARING OF SOUTH 89°38'03" EAST MARKED BY MONUMENTS SHOWN HEREON.
- 2) THE LEGAL DESCRIPTIONS SHOWN ON SHEET 1 OF 1 DEPICT THE RECORD DIMENSIONS OF THE PROPERTIES CONVEYED TO OWNER. THIS PLAT SHOWS THE LOCATION AND DIMENSIONS OF THE MONUMENTATION BASED UPON A FIELD SURVEY CONDUCTED APRIL 2006.
- 3) "RIVER VALLEY RANCH – AMENDED" PLAT IS MADE TO AMEND "RIVER VALLEY RANCH" PLAT RECEPTION NO. 373359 FILED AT MISC 435AB (3/27/2008) IN THE OFFICE OF THE CHAFFEE COUNTY CLERK AND RECORDER.



VICINITY MAP  
N.T.S.

I, ANTHONY W. KOMARNSKY, A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PREPARED IN ACCORDANCE WITH THE BYLAWS AND RULES SET FORTH BY THE COLORADO BOARD OF REGISTRATION, UNDER MY DIRECT SUPERVISION, AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ANTHONY W. KOMARNSKY P.L.S. 36575

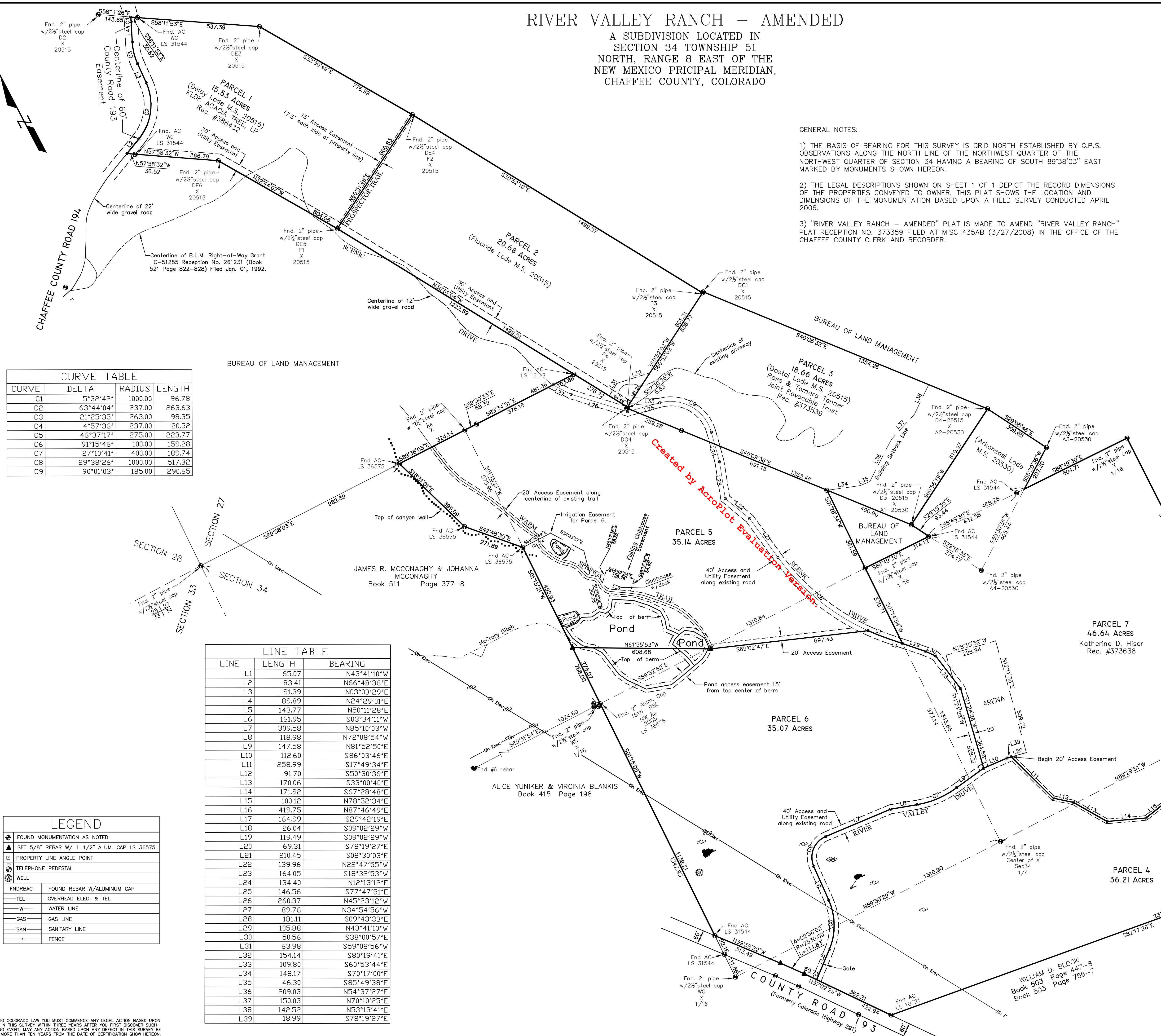
### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS ACCEPTED AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

RECEPTION NUMBER \_\_\_\_\_

CHAFFEE COUNTY CLERK AND RECORDER

BUREAU OF LAND MANAGEMENT



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°32'42"	1000.00	96.78
C2	63°44'04"	237.00	263.63
C3	21°25'35"	263.00	98.35
C4	4°57'36"	237.00	20.52
C5	46°37'17"	275.00	223.77
C6	91°15'46"	100.00	159.28
C7	27°10'41"	400.00	189.74
C8	29°38'26"	1000.00	517.32
C9	90°01'03"	185.00	290.65

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.07	N43°41'10"W
L2	83.41	N66°48'36"E
L3	91.39	N03°03'29"E
L4	89.89	N24°29'01"E
L5	143.77	N50°11'28"E
L6	161.95	S03°34'11"W
L7	309.58	N85°10'03"W
L8	118.98	N72°08'54"W
L9	147.58	N81°52'50"E
L10	112.60	S86°03'46"E
L11	258.99	S17°49'34"E
L12	91.70	S50°30'36"E
L13	170.06	S33°00'40"E
L14	171.92	S67°28'48"E
L15	100.12	N78°52'34"E
L16	419.75	N87°46'49"E
L17	164.99	S29°42'19"E
L18	26.04	S09°02'29"W
L19	119.49	S09°02'29"W
L20	69.31	S78°19'27"E
L21	210.45	S08°30'03"E
L22	139.96	N22°47'55"W
L23	164.05	S18°32'53"W
L24	134.40	N12°13'12"E
L25	146.56	S77°47'51"E
L26	260.37	N45°23'12"W
L27	89.76	N34°54'56"W
L28	181.11	S09°43'33"E
L29	105.88	N43°41'10"W
L30	50.56	S38°00'57"E
L31	63.98	S59°08'56"W
L32	154.14	S80°19'41"E
L33	109.80	S60°53'44"E
L34	148.17	S70°17'00"E
L35	46.30	S85°49'38"E
L36	209.03	N54°37'27"E
L37	150.03	N70°10'25"E
L38	142.52	N53°13'41"E
L39	18.99	S78°19'27"E

LEGEND	
+	FOUND MONUMENTATION AS NOTED
▲	SET 5/8" REBAR W/ 1 1/2" ALUM. CAP LS 36575
□	PROPERTY LINE ANGLE POINT
○	TELEPHONE PEDESTAL
⊙	WELL
FND/RBC	FOUND REBAR W/ALUMINUM CAP
TEL	OVERHEAD ELEC. & TEL.
W	WATER LINE
GAS	GAS LINE
SAN	SANITARY LINE
+	FENCE

CHAFFEE COUNTY, COLORADO  
 PLAT NO. 373359 AMENDED  
 DATE: 08/23/10  
 SHEET 2 OF 2

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

Rev.#	08/23/10	Add irrigation and clubhouse easements	Date	03/24/08
Description		RIVER VALLEY RANCH AMENDED A SUBDIVISION LOCATED IN SECTION 34 TOWNSHIP 51 NORTH, RANGE 8 EAST OF THE NEW MEXICO PRICIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO		
Date		RIDGELINE SURVEYING P.O. BOX 1035 SALIDA, CO. 81201 TEL. (719) 539-6027		
Scale		1"=200'		
Job No.		05188		
Drawn		TK		
Sheet		2 of 2		
Before Excavating Call Toll Free 1-800-922-1987 for Underground Utility Information				