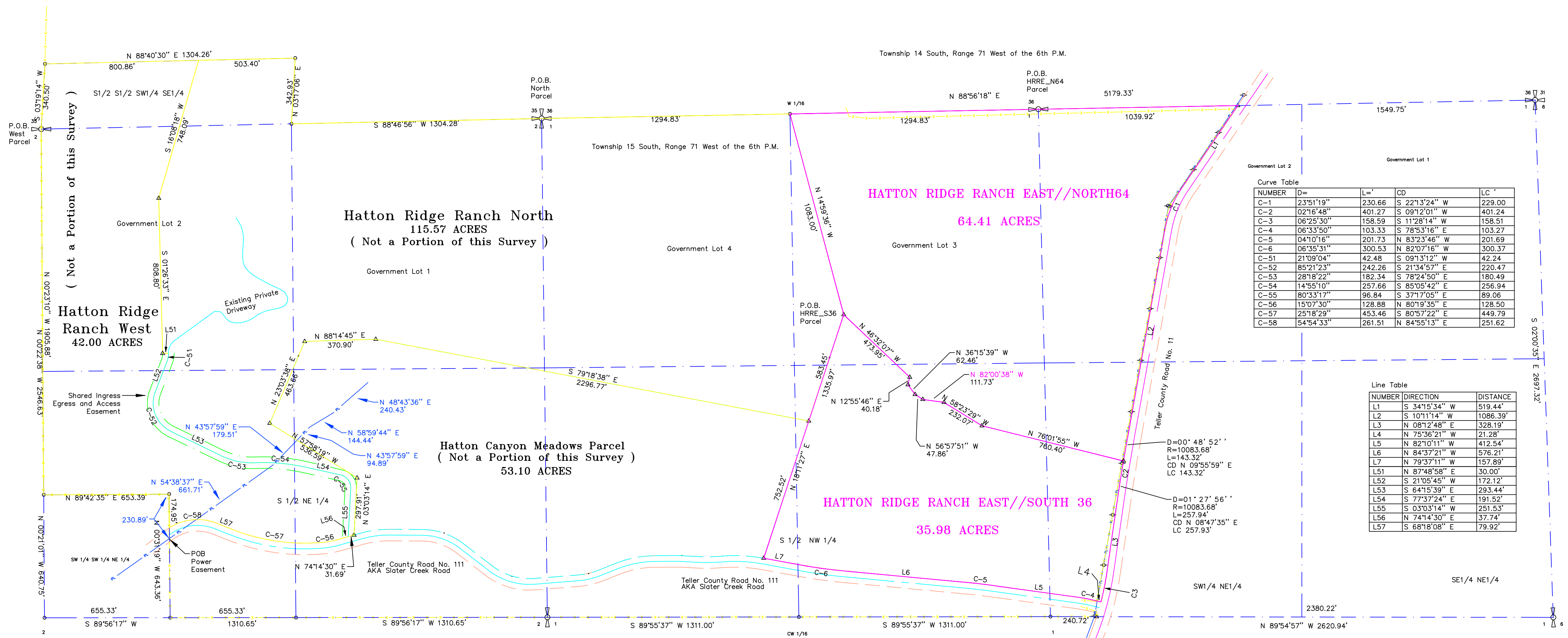


- Found Section Corner as shown
- Found Quarter Corner as shown
- Found PLS 27931 Rebar and Cap
- Set CPLS 38118 Rebar and Cap per State Statute
- Section Lines
- Parcel Boundary
- Centerline County Road No. 111
- Centerline County Road No. 111
- Right of Way County Road No. 111
- Right of Way County Road No. 111
- Existing Power Line and Poles
- Existing Fence Lines



Curve Table

NUMBER	D=	L=	CD	LC
C-1	23°51'19"	230.66	S 221°3'24" W	229.00
C-2	02°16'48"	401.27	S 09°12'01" W	401.24
C-3	06°23'30"	158.59	S 11°28'14" W	158.51
C-4	06°33'50"	103.33	S 78°53'16" E	103.27
C-5	04°10'16"	201.73	N 83°23'46" W	201.69
C-6	06°35'31"	300.53	N 82°07'16" W	300.37
C-51	21°09'04"	42.48	S 09°13'12" W	42.24
C-52	85°21'23"	242.26	S 21°34'57" E	220.47
C-53	28°18'22"	182.34	S 78°24'50" E	180.49
C-54	14°55'10"	257.66	S 85°05'42" E	256.94
C-55	80°33'17"	96.84	S 37°17'05" E	89.06
C-56	15°07'30"	128.88	N 80°19'35" E	128.50
C-57	25°18'29"	453.46	S 80°57'22" E	449.79
C-58	54°54'33"	261.51	N 84°55'13" E	251.62

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 34°15'34" W	519.44'
L2	S 10°11'14" W	1086.39'
L3	N 08°12'48" E	328.19'
L4	N 75°36'21" W	21.28'
L5	N 82°10'11" W	412.54'
L6	N 84°37'21" W	576.21'
L7	N 79°37'11" W	157.89'
L51	N 87°48'58" E	30.00'
L52	S 21°05'45" W	172.12'
L53	S 84°15'39" E	293.44'
L54	S 77°37'24" E	191.52'
L55	S 03°03'14" W	251.53'
L56	N 74°14'30" E	37.74'
L57	S 68°18'08" E	79.92'

# Hatton Ridge Ranch East Parcels

A portion of the N 1/2 of Section 2, Township 15 South, Range 71 West of the 6th P.M., and the S1/2 S1/2 SW1/4 SE1/4 Section 35, Township 14 South, Range 71 West of the 6th P.M., Teller County, Colorado

**Hatton Ridge Ranch East/North64**

A tract of land lying in portions of the S1/2 of the NW1/4, the SW 1/4 of the NE 1/4 and Government Lots 2 and 3 of Section 1, Township 15 South, Range 71 West of the 6th P.M., Teller County, Colorado, lying West of the Westerly Right of Way of Teller County Road No. 11, more particularly described as follows:

Beginning at the North Quarter corner of said Section 1; Thence N 88°56'18" E a distance of 1294.83' to intersect the Westerly Right of Way line of said Teller County Road No. 11; Thence S 34°15'34" W a distance of 519.44' along said Right of Way; Thence around a curve to the left through a central angle of 23°51'19" on an arc distance of 230.66' a chord bearing of S 221°3'24" W a distance of 229.00' along said Right of Way; Thence S 10°11'14" W a distance of 1086.39' along said Right of Way; Thence around a curve to the left through a central angle of 06°33'50" on an arc distance of 103.33' a chord bearing of N 78°53'16" W a distance of 103.27' along said Northerly right of way of Teller County Road No. 111; Thence N 82°10'11" W a distance of 412.54' along said Northerly right of way of Teller County Road No. 111; Thence around a curve to the left through a central angle of 04°10'16" on an arc distance of 201.73' a chord bearing of N 83°23'46" W a distance of 201.69'; Thence N 84°37'21" W a distance of 576.21'; Thence around a curve to the right through a central angle of 06°35'31" on an arc distance of 300.53' a chord bearing of N 82°07'16" W a distance of 300.37' along said Northerly right of way of Teller County Road No. 111; Thence N 79°37'11" W a distance of 157.89' along said Northerly right of way of Teller County Road No. 111; Thence N 18°11'27" E a distance of 1335.97' leaving said Northerly right of way line to the Point of Beginning. Containing 64.41 acres more or less.

**Hatton Ridge Ranch East/South36**

A tract of land lying in portions of the S1/2 of the NW1/4, the SW 1/4 of the NE 1/4 and Government Lot 3 of Section 1, Township 15 South, Range 71 West of the 6th P.M., Teller County, Colorado, lying North of Teller County Road No. 111 (AKA Slater Creek Road) and West of the Westerly Right of Way of Teller County Road No. 11, more particularly described as follows:

Commencing at North Quarter corner of said Section 1; Thence S 88°56'18" W a distance of 1294.83' along the North line of said Section 1 to the W 1/16 of said Section 1; Thence S 14°59'36" E a distance of 1083.00' leaving said North line to the true point of beginning; Thence S 46°32'07" E a distance of 473.95' to intersect an existing fence line; Thence S 12°55'46" E a distance of 40.18' along said existing fence line; Thence S 36°15'39" E a distance of 62.46' along said existing fence line; Thence S 56°57'51" E a distance of 47.86' along said existing fence line; Thence S 82°00'38" E a distance of 111.73' along said existing fence line; Thence S 58°23'29" E a distance of 232.07' along said existing fence line; Thence S 76°01'55" E a distance of 760.40' along said existing fence line to intersect the Westerly right of way of said Teller County Road No. 11; Thence around a curve to the left through a central angle of 01°22'56" on an arc distance of 257.94' a chord bearing of S 08°47'35" W a distance of 257.93' along said Westerly right of way; Thence S 08°12'48" W a distance of 328.19' along said Westerly right of way; Thence around a curve to the right through a central angle of 06°25'30" on an arc distance of 158.59' a chord bearing of S 11°28'14" W a distance of 158.51' along said Westerly right of way to intersect the Northerly right of way of Teller County Road No. 111 (AKA Slater Creek Road); Thence N 75°36'21" W a distance of 21.28' leaving said Westerly right of way to follow said Northerly right of way of Teller County Road No. 111; Thence around a curve to the left through a central angle of 06°33'50" on an arc distance of 103.33' a chord bearing of N 78°53'16" W a distance of 103.27' along said Northerly right of way of Teller County Road No. 111; Thence N 82°10'11" W a distance of 412.54' along said Northerly right of way of Teller County Road No. 111; Thence around a curve to the left through a central angle of 04°10'16" on an arc distance of 201.73' a chord bearing of N 83°23'46" W a distance of 201.69'; Thence N 84°37'21" W a distance of 576.21'; Thence around a curve to the right through a central angle of 06°35'31" on an arc distance of 300.53' a chord bearing of N 82°07'16" W a distance of 300.37' along said Northerly right of way of Teller County Road No. 111; Thence N 79°37'11" W a distance of 157.89' along said Northerly right of way of Teller County Road No. 111; Thence N 18°11'27" E a distance of 1335.97' leaving said Northerly right of way line to the Point of Beginning. Containing 35.97 acres more or less.

**COUNTY CLERK AND RECORDERS STATEMENT**

State of Colorado  
County of \_\_\_\_\_

This plat was filed for record in the office of the County Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ M., on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. under Reception No. \_\_\_\_\_

County Clerk and Recorder \_\_\_\_\_

**NOTICE**  
According to Colorado law you must commence any legal action based on 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.

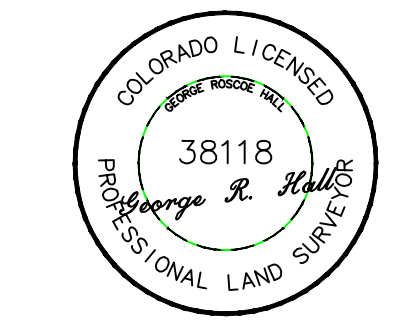
**LINEAL UNITS**  
Lineal units = U.S. Survey foot = 1.00' = 12 inches

**Crown Point Land Services**  
719-275-5005 Office  
391 Arrowhead Drive  
P.O. Box 749  
Canon City, CO 81215-0749

391 Arrowhead Drive  
Florissant, CO 80816  
crown.land@questoffice.net

**NOTES**  
This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. A150201C prepared by United Title Company, LLC dated 3/11/2016

**BASIS OF BEARINGS:**  
Bearings are based on G.P.S. observation on the East line of Section 1 as being S 02°00'35" E. Both corners being Original Stone Monuments.



George R. Hall, C.P.L.S. 38118