

IMPROVEMENT BOUNDARY SURVEY PREPARED FOR **WILLIAM SCOTT HOWARD** PORTION OF HOMESTEAD ENTRY SURVEY NO. 347 WITHIN SECTIONS 20, 29 AND 30, T.11S., R.91W., 6TH P.M. DELTA COUNTY, COLORADO

FOUND ORIGINAL STONE
3"x12"x7" HIGH MARKED 3
HES NO. 347
PER MONUMENT RECORD.

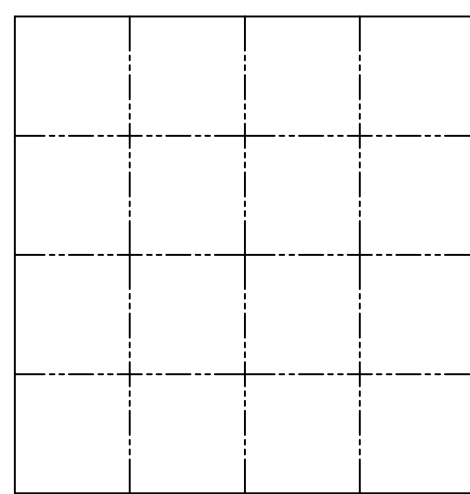
N 71°20'20" W 330.97'

PLAT REFERENCES:

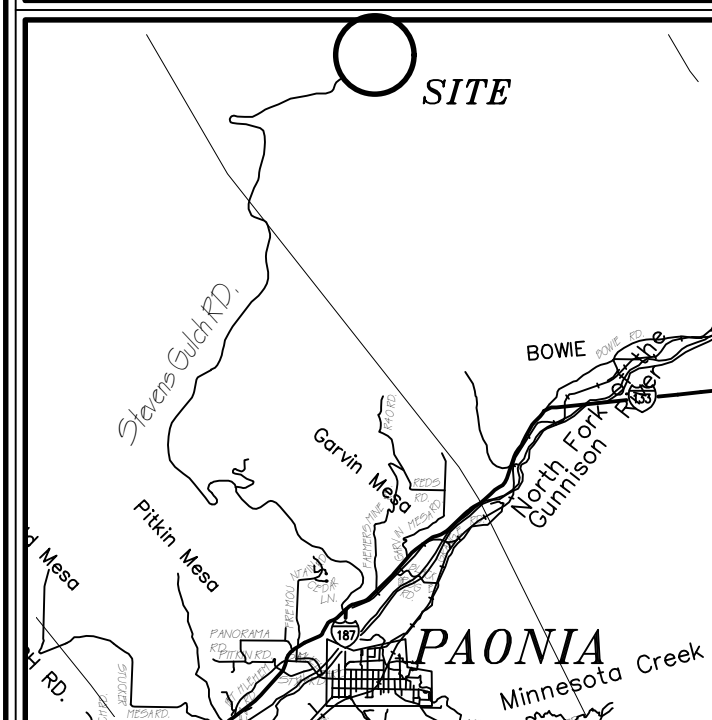
"BOUNDARY LINE ADJUSTMENT PLAT"—RECORDED OCTOBER 27, 2009 UNDER RECEPTION NO. 638611.

"ELECTRIC MOUNTAIN RECREATION SUBDIVISION—RECORDED OCTOBER 4, 1977 UNDER RECEPTION NO. 346748.

SEE PLAT



CONTROL MAP



AREA LOCATOR

TYPICAL LEGEND

- Found 5/8" rebar with 2" aluminum cap PLS 25972
- Found HES NO. 347 corner as noted, per monument record
- ⊙ Found 5/8" rebar with 1 1/2" aluminum cap PLS 10386 or as noted.
- ▲ Found 5/8" rebar with 1 1/2" aluminum cap PLS 12180

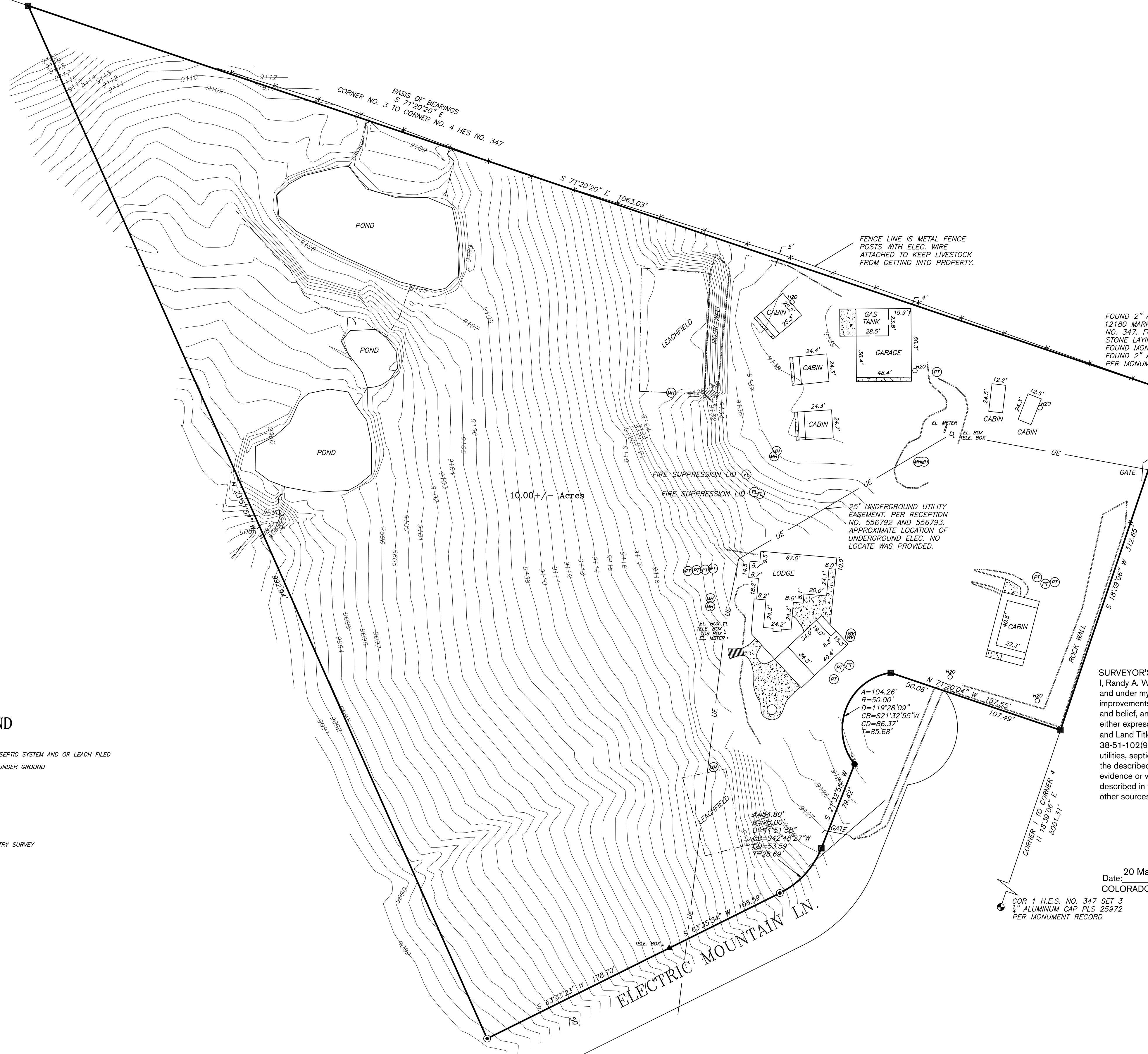
- Fencelines
- E — Electric (overhead)
- UE — Electric (underground) approximate location (not located)
- W — Water line
- - - Easement

BASIS OF BEARINGS:
S. 71°20'20"E. FROM CORNER NO. 3 HES 347 TO CORNER NO. 4 HES 347
GEODETIC NORTH
GPS OBSERVATION

SCALE 1"=50 U.S. SURVEY FEET



- ### LEGEND
- W WATER VALVE
 - MH MAN HOLE FOR SEPTIC SYSTEM AND OR LEACH FIELD
 - PT PROPANE TANK UNDER GROUND
 - HSO WATER SPOCKET
 - ROCK WALL
 - LEACH FIELD
 - - - DITCH DRAINAGE
 - CONCRETE
 - HES HOMESTEAD ENTRY SURVEY



LEGAL DESCRIPTION PER THIS SURVEY
That portion of Homestead Entry Survey HES No. 347 in Sections 20, 29 and 30, Township 11 South, Range 91 West of the Sixth Principal Meridian, having a description based upon a bearing of S. 71°20'20"E. from Corner No. 3 of HES No. 347 (monumented by an original stone) to Corner No. 4 of HES No. 347 (monumented by a 2" aluminum cap PLS 12180) with all other bearings relative thereto and being more particularly described as follows:
Beginning at said Corner No. 4 of HES No. 347 and running along the east line of HES No. 347 S. 18°39'06" W. 312.65 feet, thence leaving said east line N. 71°20'04" W. 157.55 feet; thence on a non-tangent curve to the left with an arc length of 104.26 feet, having a radius of 50.00 feet, with a chord bearing and distance of S. 21°32'55" W. 86.37 feet; thence S. 21°32'55" W. 79.42 feet; thence on a non-tangent curve to the right with an arc length of 54.80 feet, having a radius of 75.00 feet, with a chord bearing and distance of S. 42°48'27" W. 63.59 feet; thence S. 63°18'34" W. 108.59 feet; thence S. 63°33'23" W. 178.70 feet; thence N. 23°57'57" W. 992.94 feet to the north line of HES No. 347; thence along the north line of HES No. 347 S. 71°20'20"E. 1063.03 feet to the Point of Beginning, said parcel containing 10.00 acres, more or less.
State of Colorado.

FOUND 2" ALUMINUM CAP PLS 12180 MARKED COR 4 H.E.S. NO. 347. FOUND ORIGINAL STONE LAYING ALONG SIDE OF FOUND MONUMENT. ACCEPTED FOUND 2" ALUMINUM CAP PER MONUMENT RECORD.

This survey does not constitute a title search by Wilmore and Company Professional Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Wilmore and Company Professional Land Surveying, Inc. relied upon commitment for title insurance, Commitment Number DR44006090 issued by Land Title Guarantee Company and having an effective date of March 15, 2022.

SURVEYOR'S CERTIFICATION
I, Randy A. Wilmore, do hereby certify that the above Improvement Survey Plat has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon, and that all visible improvements and easements of record are shown hereon, and is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied. I, Randy A. Wilmore hereby certify to WILLIAM SCOTT HOWARD and Land Title Guarantee Company, that this is an "improvement survey plat" as defined by C.R.S. § 38-51-102(9) and that it is a monumented land survey showing the location of all structures, visible utilities, septic access, septic tanks, irrigation ditches, head gates, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, any conflicting boundary evidence or visible encroachments, and all easements, underground utilities, and tunnels as visible and described in the Heritage Title Company Insurance Commitment Number 597-HO529508-091-VP2 or other sources as specified on the improvement survey plat.



Date: 20 May 2022 Signed: *Randy A. Wilmore*
COLORADO PROFESSIONAL LAND SURVEYOR #25972

COR 1 H.E.S. NO. 347 SET 3
1/2" ALUMINUM CAP PLS 25972
PER MONUMENT RECORD

WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.
406 Grand Avenue Paonia, Colorado 81428
970.527-4200 PHONE 970.527-4202 FAX
www.wilmorelandsurveying.com
EMAIL randy@wilmorelandsurveying.com
Defining Boundaries

FIELD CREW:
RAW TWIG
DRAFTER:
RAW TWIG
CHECKED BY:
KC

IMPROVEMENT BOUNDARY SURVEY PREPARED FOR
WILLIAM SCOTT HOWARD
PORTION OF HOMESTEAD ENTRY SURVEY NO. 347
WITHIN SECTIONS 20, 29 AND 30, T.11S., R.91W., 6TH P.M.
DELTA COUNTY, COLORADO
J22128FINAL 2 JUNE 2022

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.