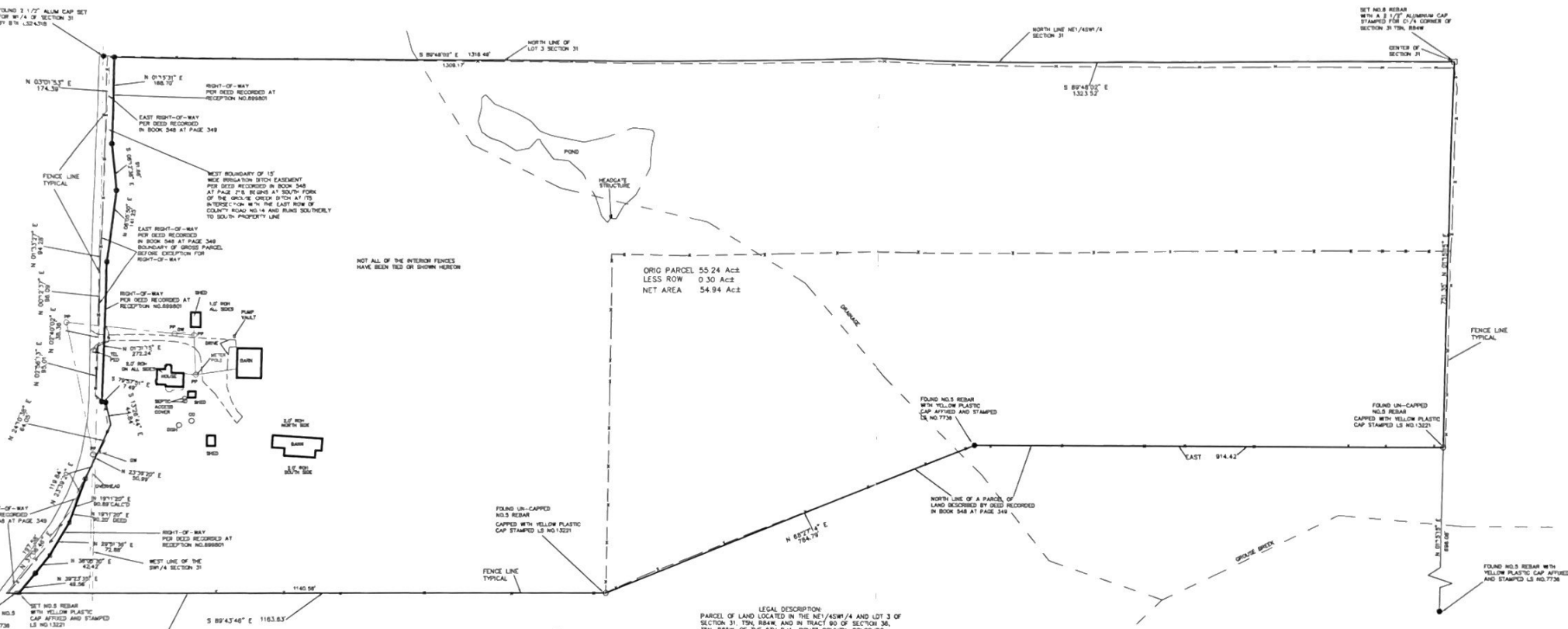
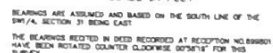




NOTES

GROUSE CREEK AND DRAINAGE SHOWN
HEREIN ARE INDICATED (SCALED
FROM THE RECORDED PLAT OF
THE WHEELS PROJECT RECORDED AT FILE
NO. 344) AT PAGE 249

THE LOCATION OF THE WHEELS CANAL
AS INDICATED FROM SAID PLAT LIES OUTSIDE
THE SUBJECT PROPERTY

THE PROPOSED HIGH WATER LINE FOR
THE "PLEASANT VALLEY" RESERVOIR AS
SHOWN ON SAID PLAT LIES OUTSIDE
THE SUBJECT PROPERTY

PLAT OF GROUSE CREEK WITH RECORDED
AT FILE NO. 43 NOT AFFECT SUBJECT
PROPERTY

ELECTRIC LINE EASEMENT FOR
POWER RECORDED IN BOOK 77
AT PAGE 304 IS NOT LEGIBLE
IT APPEARS TO BE A BALNEET EASEMENT
WHOSE SPECIFIC LOCATION IS NOT
KNOWN

NOTES

THE RIGHT-OF-WAY DEED RECORDED AT RECEPTION IN 1983 IS DEFINED BY A TIE TO THE N/4 CORNER OF SECTION 31 AND THE S/4 CORNER OF SECTION 32. THE LINE BETWEEN THE N/4 AND THE N/4-A CORNER OF SA SECTION 31 THESE TWO CORNERS ARE 5300 FEET FROM SUBJECT PROPERTY. THE SURVEY AND MOVEMENT RECORDS FOR THESE TWO CORNERS WITH THE STATE OF COLORADO AND THE TIEING SURVEY PLAT FILED WITH THE POLICE CLERK AND RECORDER, THE ROUTE COUNTY ROAD AND BRIDGE DEPARTMENT WAS UNABLE TO LOCATE A COPY OF THE RIGHT-OF-WAY SURVEY PERFORMANCE RECORDS FOR THE RIGHT-OF-WAY DEED RECORDED AT RECEPTION IN 1983 WAS RECONSTRUCTED HEREON BY CALCULATING ITS POSITION UTILIZING THE CORNERS OF THE RIGHT-OF-WAY ORIGINAL DEED DESCRIBING THE SUBJECT PROPERTY SHOWN HEREIN.

LEGAL DESCRIPTION:
PARCEL OF LAND LOCATED IN THE NE1/4SW1/4 AND LOT 3 OF
SECTION 31, T5N, R84W, AND IN TRACT 80 OF SECTION 38,
T5N, R85W, OF THE 6TH P.M., ROUTT COUNTY, COLORADO.
MORE PARTICULARLY DESCRIBED IN THE TITLE COMMITMENT
REFERENCED BELOW

STREET ADDRESS: 29400 COUNTY ROAD NO.14

SURVEYORS CERTIFICATE

I, R.C. MOON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION I FURTHER STATE THAT THE RESULTS OF SAID SURVEY, PERFORMED ON JULY 15TH, 2013, ARE ACCURATELY DEPICTED ON THIS PLAN TO THE

DATE JULY 15TH, 2015

R.C. MOON, COLORADO REGISTRATION No. 13221

NOTICE OF RESEARCH
PURSUANT TO C.R.S. § 38-51-106(1)(b)(i), RESEARCH REGARDING
THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS
OBTAINED BY TITLE COMMITMENT NO.462-H0438410-328-PSP AS
PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AS
6-23-15 AND NOT FROM THE PERSONAL SEARCH OF R.C. MOON, A
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ON
_____, 2015, AT _____ M IN THE LAND SURVEY PLAT
RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE
ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S.
SEC 38-50-101

ROUTT COUNTY SURVEYOR

THOMAS H. EFFINGER JR. LS NO. 17851

COUNTY SUPERVISOR

THOMAS H. EFFINGER JR. LS NO. 17851

R.C. MOON, COLORADO REGISTRATION No. 1322

NOTICE OF RESEARCH
PURSUANT TO C.R.S. § 38-51-106(1)(b)(i), RESEARCH REGARDING
THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS
OBTAINED BY TITLE COMMITMENT NO.462-H0438410-328-PSP AS
PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AS
6-23-15 AND NOT FROM THE PERSONAL SEARCH OF R.C. MOON, A
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY
LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN
THREE YEARS AFTER YOU OR YOUR SUCCESSORS SHALL BE IN NO EVENT
MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED
MORE THAN TEN YEARS FROM THE DATE OF THE CREATION OF THE SURVEY.

Revised	Drawn	
Date 07-15-2015		JANET AND CRAIG HAVERLY
Drawn HAVERLY DWG		
File HAVERLY MO		
Scale 1"=100'		
C:\MYHAVERLY.CUR		
		 D & D Inc. A PROFESSIONAL LAND SURVEYING & PLANNING CO. P.O. Box 770 • Independence, MO 64050 816-833-7700