

Description:

A parcel of ground situated in the SE $\frac{1}{4}$ Section 36, the SW $\frac{1}{4}$ Section 36, the SE $\frac{1}{4}$ Section 35 and the SE $\frac{1}{4}$ Section 35, Township 10 South, Range 96 West of the 6th P.M. Said parcel being described in Book 2540 Page 892/896 of the Mesa County Records and being additionally described as follows:

Beginning at the NE $\frac{1}{4}$ corner of Section 6 Township 11 South, Range 96 West of the 6th P.M. and considering the West line of the SW $\frac{1}{4}$ of Section 36 Township 11 South, Range 96 West of the 6th P.M. to bear N00 $^{\circ}$ 21'25"E and all other bearings contained herein to be relative thereto; thence along the South line of said Section 36, N89 $^{\circ}$ 47'50"W 926.99 feet to the SE $\frac{1}{4}$ corner of said Section 36, a found GLO monument; thence along the South line of said Section 36, N89 $^{\circ}$ 58'18"W 1836.29 feet to the NW corner of said Section 6, T11S, R96W 6th P.M., a found GLO monument; thence along the South line of said Section 36, S89 $^{\circ}$ 27'01"W 627.69 feet to the SW corner of said Section 36, a found GLO monument; thence along the South line of said Section 35, T10S, R96W 6th P.M., S89 $^{\circ}$ 53'54"W 2666.48 feet to the SE $\frac{1}{4}$ corner of said Section 35, a found GLO monument; thence along the West line of the SE $\frac{1}{4}$ of said Section 35, N00 $^{\circ}$ 37'33"E 2642.25 feet to the NE $\frac{1}{4}$ corner of the NE $\frac{1}{4}$ of said Section 35, N00 $^{\circ}$ 37'33"E 1321.28 feet to the NE $\frac{1}{4}$ corner of said Section 35; thence along the North line of the SE $\frac{1}{4}$ of said Section 35, S89 $^{\circ}$ 28'57"E 2644.23 feet to the NE corner of the SE $\frac{1}{4}$ of said Section 35; thence along the East line of said Section 35, T10S, R96W 6th P.M., S00 $^{\circ}$ 12'00"W 1311.63 feet to the SE corner of said Section 35, a found original stone; thence along the East line of said Section 35, T10S, R96W 6th P.M., S00 $^{\circ}$ 21'25"W 215.85 feet to the centerline of an existing 30 foot wide private road, thence along said road the following (10) ten courses:

(1) N36 $^{\circ}$ 03'28"E 171.70 feet; (2) thence N63 $^{\circ}$ 33'28"E 115.93 feet; (3) thence N88 $^{\circ}$ 17'23"E 455.08 feet; (4) thence S45 $^{\circ}$ 32'37"E 371.00 feet; (5) thence S76 $^{\circ}$ 10'37"E 188.53 feet; (6) thence N71 $^{\circ}$ 05'23"E 216.05 feet; (7) thence S81 $^{\circ}$ 56'12"E 103.11 feet; (8) thence N49 $^{\circ}$ 37'38"E 60.44 feet; (9) thence N82 $^{\circ}$ 22'28"E 121.54 feet; (10) thence N40 $^{\circ}$ 29'38"E 227.13 feet to the intersection of an existing fence; thence along the existing fence, S00 $^{\circ}$ 23'52"E 74.94 feet to the fence corner; thence along the existing fence S46 $^{\circ}$ 36'52"E 1794.19 feet to the fence corner and found rebar with cap L5#4403; thence S22 $^{\circ}$ 45'27"E 1432.19 feet to the Point of Beginning, Containing 404.9 acres as described, lying in Mesa County, Colorado.

Together with and Subject the right-of-way for Southside Canal.
And Together with and Subject to and existing 30' wide private road along the northerly portion of the SW $\frac{1}{4}$ of Section 36 and the Southerly portion of the NW $\frac{1}{4}$ of Section 36, T10S, R96W of the 6th P.M.

Notes:

1. Title Commitment provided by Western Colorado Title Company File #99-08-017K.
2. Please refer to Title Commitment to additional restrictions affecting parcel that may not be shown on this plat.
3. South Side Canal location based on found monuments and deposited plat. Plat deposited at Mesa County Surveyors Office, Deposited November 23, 1988, Book 1, Page 4, Reception #133-58.
4. There appears to be an overlap in descriptions (BOOK-1380 PAGE-135 & BOOK-2540 PAGE-892/896) along the 30' private roadway. Said overlap appears to be due to different starting positions. However both descriptions do call to the centerline of private road. BOOK-2540 PAGE-892/896 follows said centerline better and thus it was used with in this survey.

FOUND WITNESS CORNERS FROM TRUE CORNER

LINE	BEARING	DISTANCE
L1	N107 $^{\circ}$ 03'51"E	111.13
L2	S76 $^{\circ}$ 13'18"W	9.94
L3	N82 $^{\circ}$ 55'11"W	1.15
L4	N79 $^{\circ}$ 47'32"E	6.55
L5	S85 $^{\circ}$ 58'29"E	6.65
L6	N01 $^{\circ}$ 12'11"W	16.78
L7	N27 $^{\circ}$ 41'03"W	1.64
L8	N52 $^{\circ}$ 22'18"W	4.48
L9	N64 $^{\circ}$ 49'28"W	8.58
L10	N70 $^{\circ}$ 12'15"W	8.49
L11	N02 $^{\circ}$ 29'07"E	9.19



LEGEND & NOTES

- FOUND #5 REBAR W/ 2" ALUM. CAP STAMPED D H SURVEYS LS#24305
- ⊕ FOUND 3-1/4" ALUM. MONUMENT STAMPED D H SURVEYS LS#24305
- FOUND #5 REBAR W/ CAP LS#4403
- FOUND ORIGINAL STONE
- ⚡ FOUND GLO BRASS CAP
- ⊕ FOUND 3-1/4" ALUM. MONUMENT STAMPED SCHAAF LS#12457
- ⊕ SET NO. 6 RE-BAR W/ 2-1/2" ALUM. CAP STAMPED Q.E.D. SURVEYING LS#16413
- SET NO. 5 RE-BAR W/ CAP L.S. 16413

SE CORNER
SECTION 36
T10S, R96W
6th PM

BOUNDARY SURVEY

SITUATED IN SECTIONS 35 & 36 TOWNSHIP 10 SOUTH, RANGE 96 WEST 6th PM			
FOR: WALTER	Q.E.D. SURVEYING SYSTEMS Inc.	SURVEYED BY: RM (GPS)	
ACAD ID: WALTERBS	1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568	DRAWN BY: DMM	CHECKED BY: MEM
SCALE: 1" = 300'		SHEET NO.	
DATE: 10/06/99		FILE: 99223	

Deposit 2164-00

N1/2 NE1/4 SBO.86

S1/2 NE1/4 SBO.86

SE1/4 SBO.86

SW1/4 SBO.86

SE1/4 SBO.86

404.9 ± ACRES

Basis of Bearings Statement:

Bearings are based on the West line of the SW $\frac{1}{4}$ Section 36, Township 10 South, Range 96 West of the 6th P.M. bears N00 $^{\circ}$ 21'25"W as Book-2540 Page-892/896 of the Mesa County Records states.

CERTIFICATION

I, MAX E. MORRIS, CERTIFY THAT THIS PLAT IS PREPARED FROM FIELD NOTES OF A SURVEY UNDER MY DIRECT SUPERVISION IN SEPTEMBER OF 1999.

NOTED & APPROVED
16413
MAX E. MORRIS
3/28/2000
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR L.S. 16413

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYORS OFFICE

DATE: MAR 23 2000

BOOK: 2164-00

DEPOSIT NUMBER: 2164-00

NOTICE

ACCORDING TO COLORADO LAW YOU MUST EXAMINE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY, WITHIN SIX MONTHS AFTER THE DATE OF THE CERTIFICATION HEREON. DEFECTS IN THIS SURVEY MAY BE ACTION BASED UPON ANY DEFECT IN THIS SURVEY IF WE COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON.