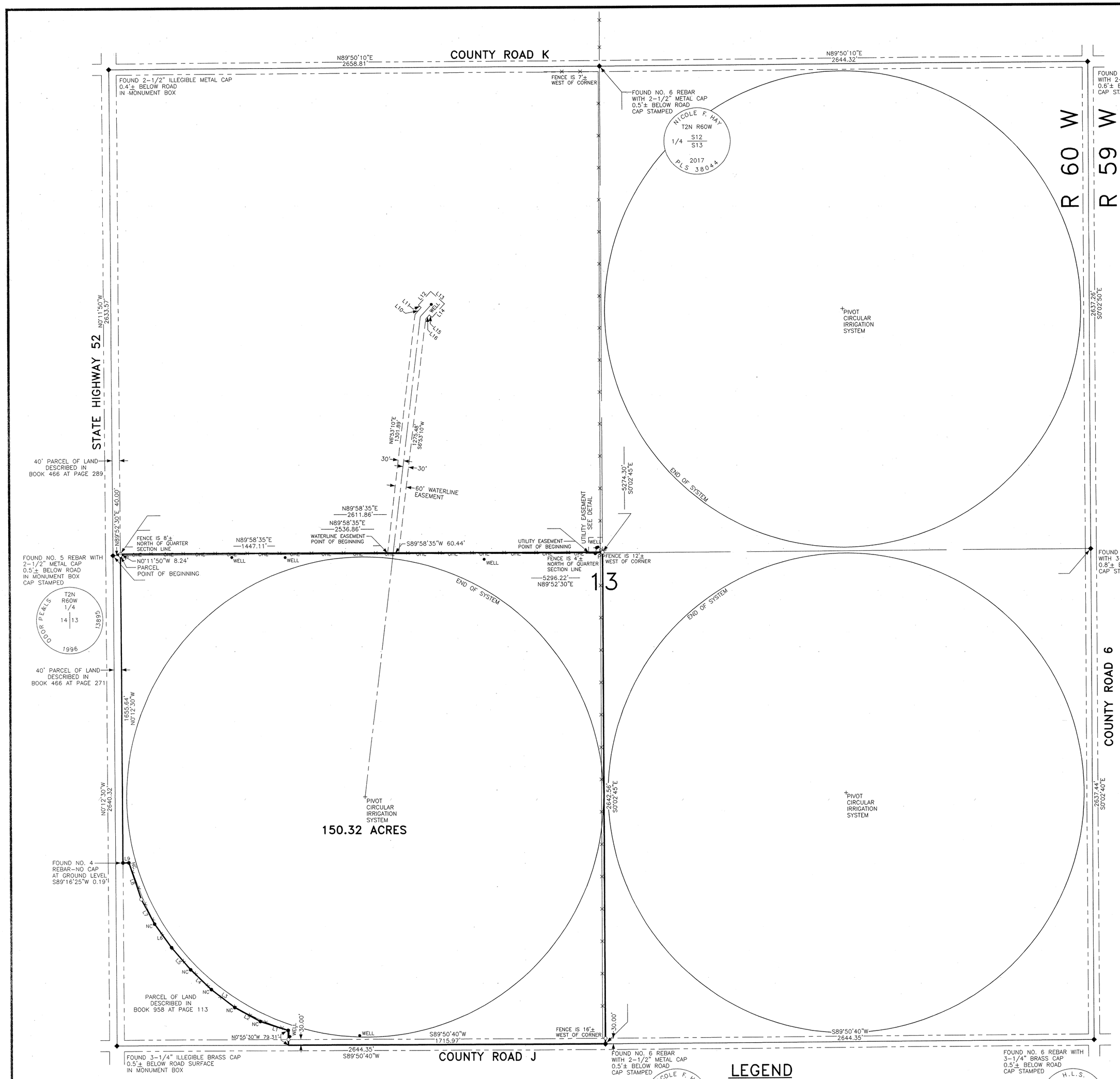
Survey Plat for STANLEY G. POTTHOFF AND MARYKATHERINE W. POTTHOFF

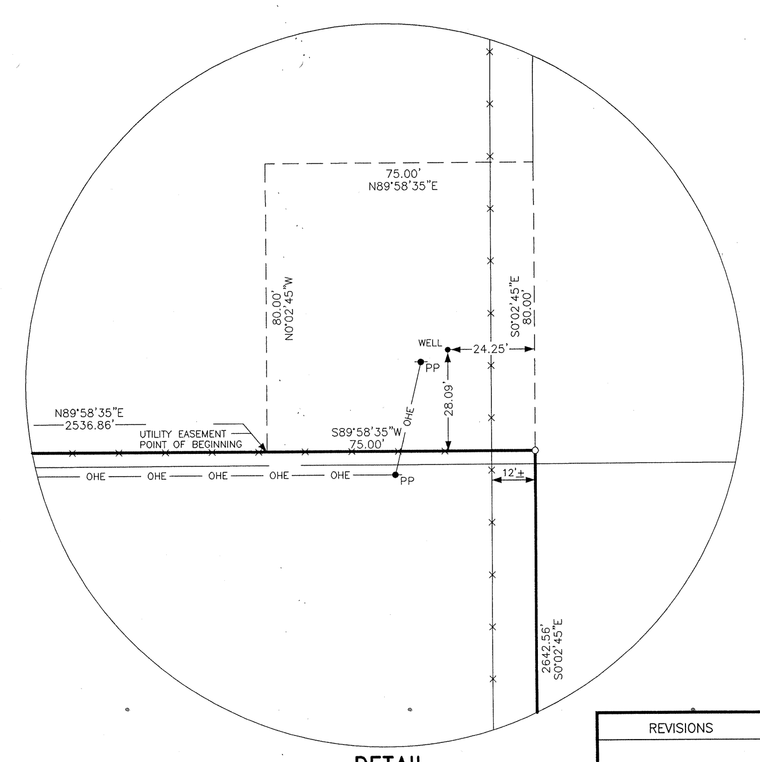


LINE TABLE

	BEARINGS	DISTANCES	
L1	N72°27'30"W	157.78'	(157.9')
L2	N61°19'15"W	157.53'	(157.7')
L3	N52°21'20"W	158.99'	(159.1')
L4	N46°19'25"W	155.18'	(155.1')
L5	N40°52'30"W	156.88'	(156.7')
L6	N35°38'15"W	156.95'	(157.2')
L7	N28°20'30"W	150.89'	(150.88')
L8	N18°34'30"W	207.81'	(207.8')
L9	S89°16'25"W	31.97'	(32.2')
L10	N42°16'40"E	48.89'	
L11	N47°43'10"W	20.00'	
L12	N42°16'40"E	100.00'	
L13	S47°43'20"E	100.00'	
L14	S42°16'40"W	100.00'	
L15	N47°43'20"W	20.00'	
L16	S42°16'40"W	29.74'	

LEGEND

- ◆ ALIQUOT CORNER AS DESCRIBED
- ○ SET NO. 5 REBAR 24" LONG AT GROUND LEVEL WITH PURPLE PLASTIC CAP STAMPED "PLS 38044"
- NC FOUND NO. 4 REBAR-NO CAP 0.0'-0.2'± BELOW GROUND
- ● FOUND NO. 4 REBAR 0.0'-0.2'± BELOW GROUND WITH PLASTIC CAP STAMPED "PLS 13895"
- —×—×— EXISTING FENCE LINE
- —OHE—OHE— OVERHEAD ELECTRIC LINE
- PP POWER POLE



DETAIL
NOT TO SCALE

SURVEYOR'S STATEMENT

I, NICOLE F. HAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: NICOLE F. HAY
FOR AND ON BEHALF OF
LEIBERT-McATEE & ASSOCIATES, INC.
P.L.S. NO. 38044

COLORADO LICENSED
NICOLE F. HAY
38044
1-9-19
PROFESSIONAL LAND SURVEYOR

PARCEL DESCRIPTION

A PARCEL OF LAND IN THE WEST HALF (W1/2) OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 13; THENCE NORTH 89°52'30" EAST ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 13 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ALSO ON THE ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 289 OF THE MORGAN COUNTY RECORDS, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52; THENCE NORTH 0°11'50" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 289, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52 A DISTANCE OF 8.24 FEET, THENCE NORTH 89°58'35" EAST ALONG AN EXISTING FENCE LINE AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 2611.86 FEET TO A POINT ON THE EAST LINE OF SAID W1/2 OF SECTION 13; THENCE SOUTH 0°02'45" EAST ALONG THE EAST LINE OF SAID W1/2 OF SECTION 13 A DISTANCE OF 2642.56 FEET TO THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 13; THENCE SOUTH 89°50'40" WEST ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 13 A DISTANCE OF 1715.97 FEET; THENCE NORTH 0°55'30" WEST ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 958 AT PAGE 113 OF THE MORGAN COUNTY RECORDS AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 79.31 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 958 AT PAGE 113 THE FOLLOWING COURSES AND DISTANCES:

BEARINGS	DISTANCES (FEET)
NORTH 72°27'30" WEST	157.78
NORTH 61°19'15" WEST	157.53
NORTH 52°21'20" WEST	158.99
NORTH 46°19'25" WEST	155.18
NORTH 40°52'30" WEST	156.88
NORTH 35°38'15" WEST	156.95
NORTH 28°20'30" WEST	150.89
NORTH 18°34'30" WEST	207.81
SOUTH 89°16'25" WEST	31.97

FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 271 OF THE MORGAN COUNTY RECORDS, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52; THENCE NORTH 0°12'30" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 271, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52 A DISTANCE OF 1655.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 150.32 ACRES, MORE OR LESS, SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH LINE OF SAID SECTION 13.

UTILITY EASEMENT DESCRIPTION

AN UTILITY EASEMENT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 13; THENCE NORTH 89°52'30" EAST ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 13 A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 289 OF THE MORGAN COUNTY RECORDS, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52; THENCE NORTH 0°11'50" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 289, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52 A DISTANCE OF 8.24 FEET; THENCE NORTH 89°58'35" EAST ALONG AN EXISTING FENCE LINE A DISTANCE OF 2536.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°20'45" WEST A DISTANCE OF 80.00 FEET; THENCE NORTH 89°58'35" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4 OF SECTION 13; THENCE SOUTH 0°20'45" EAST ALONG THE EAST LINE OF SAID NW1/4 OF SECTION 13 A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°58'35" WEST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

WATERLINE EASEMENT DESCRIPTION

A WATERLINE EASEMENT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORGAN COUNTY, COLORADO, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 13; THENCE NORTH 89°52'30" EAST ALONG THE NORTH LINE OF SAID SW1/4 OF SECTION 13 A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 289 OF THE MORGAN COUNTY RECORDS, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52; THENCE NORTH 0°11'50" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 466 AT PAGE 289, SAID LINE BEING ALSO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 52 A DISTANCE OF 8.24 FEET; THENCE NORTH 89°58'35" EAST ALONG AN EXISTING FENCE LINE A DISTANCE OF 1447.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 6°53'10" EAST A DISTANCE OF 1301.89 FEET; THENCE NORTH 42°16'40" EAST A DISTANCE OF 48.89 FEET; THENCE NORTH 47°43'10" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 42°16'40" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 47°43'20" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 42°16'40" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 47°43'20" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 42°16'40" WEST A DISTANCE OF 29.74 FEET; THENCE SOUTH 6°53'10" WEST A DISTANCE OF 1275.48 FEET; THENCE SOUTH 8°58'35" WEST A DISTANCE OF 60.44 FEET TO THE POINT OF BEGINNING.

NOTES

A TITLE SEARCH WAS NOT REQUESTED OR CONDUCTED BY ME FOR THIS PARCEL. THEREFORE, ALL RECORDED RIGHTS-OF-WAY OR EASEMENTS MAY NOT BE SHOWN.

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF SECTION 13, T2N, R60W BEARS SOUTH 89°50'40" WEST. THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID SECTION 13 ARE MONUMENTED AS SHOWN.

DISTANCES IN PARENTHESES ARE DEED DISTANCES.

SIGNIFICANT VARIANCES IN THE LOCATION OF THE SUBDIVISIONAL LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT. SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

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 SHOWN HEREON.

Official Records of Morgan County, CO 1601914
01/10/2019 10:00:25 AM Pgs: 1 Rec Fee: 20.00
State Documentary Fee: $ Clerk: Susan L. Bailey

2019-3

REVISIONS	LEIBERT-McATEE & ASSOCIATES, INC.	
	P.O. BOX 442 615 SOUTH TENTH AVENUE	
	STERLING, CO 80751 970-522-1960	
	TITLE: Survey Plat for STANLEY G. POTTHOFF AND MARYKATHERINE W. POTTHOFF IN THE W1/2 OF SECTION 13, T2N, R60W OF THE 6TH P.M., MORGAN COUNTY, COLORADO	
	SCALE: 1" = 300' DR. BY: NH	DRAWING NO.
	DATE: 1-9-19 PROJ. NO.: 1068-16	SHEET 1 of 1