

# ABERNATHY BOUNDARY PLAT

## LOT 12 OF AMENDMENT NO. 1 OF SILVER CLIFF HEIGHTS SUBDIVISION NO. 9, WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CUSTER COUNTY, COLORADO

REVISIONS	NO.	BY	DATE:

OFFICE FILE  
CAD FILE  
FIELD CREW  
FIELD DATES  
DRAFTER  
CONTACT

CO180503-202171 Abernathy  
CO180503-202171  
MDP/ABS  
05/03/2018 - 05/28/2018  
MDP  
Mike Abernathy 708.227.5755

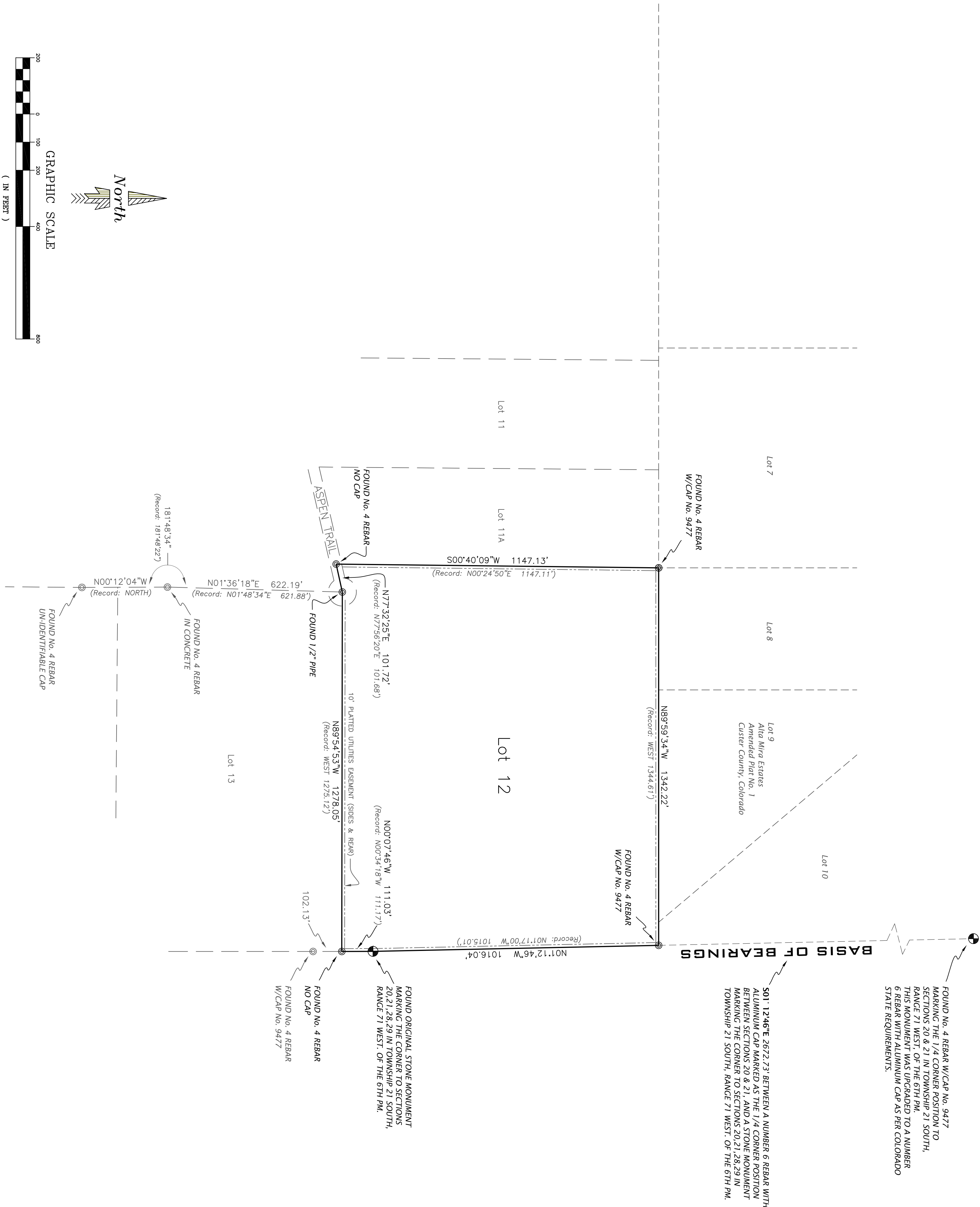
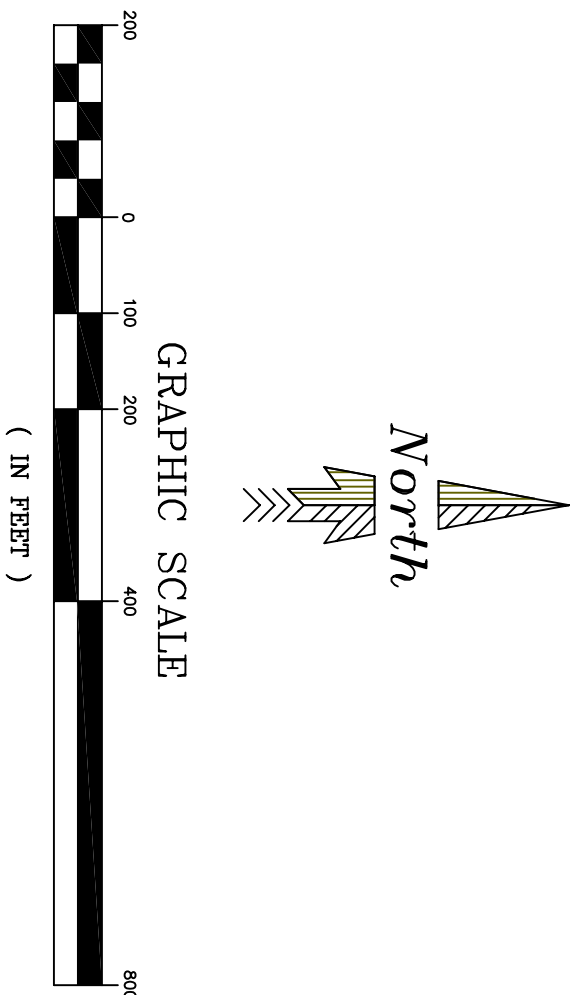
LOT 12 OF AMENDMENT NO. 1 OF SILVER CLIFF HEIGHTS SUBDIVISION NO. 9, WITHIN SECTION 20, TOWNSHIP 21 SOUTH, RANGE 71 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CUSTER COUNTY, COLORADO

### CLIENT NAME AND ADDRESS:

MICHAEL ABERNATHY  
(708) 227-5755

### SURVEY PHYSICAL ADDRESS:

TO BE DETERMINED  
ASPEN TRAIL, WESTCLIFFE, CO 81252



### VICINITY MAP

NOT TO SCALE



### LEGAL DESCRIPTION

Lot 12, Amendment No. 1, Silver Cliff Heights Sub No. 9, Custer County, Colorado.

The surveyed area of Lot 12 contains 35.19 acres, more or less, of which 0.06 acres falls within the platted road and cul de sac on the southwest corner of Lot 12.

### REFERENCES

- BLM/GLO Township 21 South, Range 71 West, Original Field Notes/Map.
- Colorado Land Survey Monument Records.
- Silver Cliff Heights Sub No. 9 Plat of record, Custer County, Colorado.
- Amendment No. 1 of SILVER CLIFF HEIGHTS SUBDIVISION NO. 9, at Rec. No. 114104 of the records of Custer County, Colorado.
- Alta Mira Estates Amended Plat No. 1, Custer County, Colorado.

### EASEMENTS AND RIGHTS-OF-WAY STATEMENT

Client did not wish to research and show rights of ways and easements, if any, as a part of this land boundary survey. Only platted rights of way and easements are shown.

### BASIS OF BEARINGS:

(GPS OBSERVATIONS **S01°12'46\"/>**

GPS COORDINATES BASED ON COEP SOUTH ZONE 0503.  
GROUND SCALE FACTOR: 1.0004283296

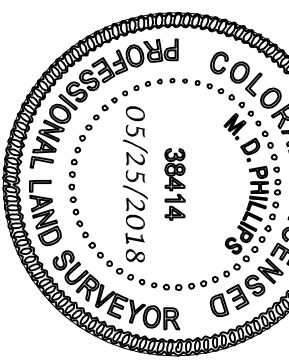
PLAT UNIT OF LINEAR MEASUREMENT: THE US SURVEY FOOT  
RELATIVE POSITIONAL PRECISION: 95%

- = SECTION 1/4, 1/16th CORNER MONUMENT FOUND OR SET AS DESCRIBED
- = FOUND OTHER MONUMENT AS DESCRIBED
- = SET OTHER MONUMENT AS DESCRIBED
- = SILVER CLIFF HEIGHTS SUBDIVISION LOT LINES
- = LINE ESTABLISHED OR RETRACED BY THIS SURVEY
- = PLATTED EASEMENT LINES
- = ALTA MIRA SUBDIVISION LOT LINES
- = CALLS FROM DOCUMENT OR RECORD

### SURVEYORS CERTIFICATION

I, M. D. Phillips, a Licensed Professional Land Surveyor in the State of Colorado, do hereby state: this plat and the survey upon which it is based were prepared by me or under my direct supervision and control to at least the minimum standards of a Professional Land Surveyor practicing in the State of Colorado, by my seal and dated hereon.

M. D. Phillips PLS #38414  
1000 Hickory Street  
Pueblo, CO 81001



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SHEET  
1 OF 1