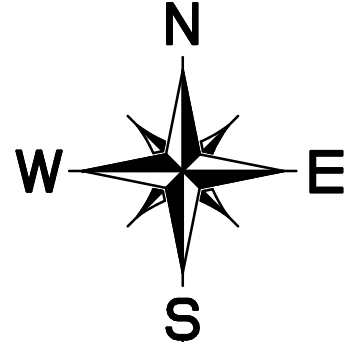


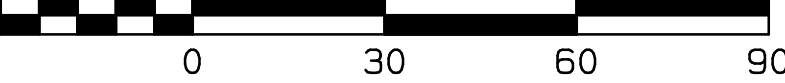
GALLEN PROPERTY IMPROVEMENT SURVEY

FOR A TRACT IN THE
NW 1/4 of the NE 1/4 of the SW 1/4, SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST,
NEW MEXICO PRINCIPAL MERIDIAN

CHAFFEE COUNTY, COLORADO



GRAPHIC SCALE 1"=30'



DIRECTIONS ARE BASED ON THE BEARING N00°23'E BETWEEN THE
RECOVERED AXEL AND STEEL ROD ON THE EAST BOUNDARY OF THE
TRACT AS SHOWN AND DESCRIBED HEREON AND ON THE PLAT OF
THE LOWRY-COOPER BOUNDARY LINE ADJUSTMENT.

LOWRY TRACT 4, LOWRY-COOPER BOUNDARY LINE ADJUSTMENT
RECEPTION NO. 335181

PRIVATE DRIVE

ILLINOIS AVENUE

SCOTT STREET

RECORD PROPERTY DESCRIPTION:

A tract of land in the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 49 North, Range 9 East of the N.M.P.M., being described as follows:
Commencing in the NW Corner of the NE 1/4 of the SW 1/4 of said Section 4; thence South 579 feet; thence East 189 feet to the point of beginning of the tract herein described; thence East 90 feet; thence North 84 feet; thence East 243.7 feet; thence South 153 feet; thence West 333.7 feet; thence North 69 feet to the point of beginning.

EXCEPTING

A tract of land in the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 4, Township 49 North, Range 9 East of the N.M.P.M., being described as follows: Commencing at the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 4; thence South 579 feet; thence East 279 feet; thence North 84 feet and thence East 106.0 feet to the point of beginning of the tract herein described; thence continuing East 137.7 feet; thence South 153 feet; thence West 137.7 feet; thence North 153 feet to the point of beginning.

BEING MORE CORRECTLY DESCRIBED AS FOLLOWS:

A tract of land in the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 49 North, Range 9 East of the N.M.P.M., being more particularly described as follows: Commencing at the Northwest corner (2 1/2" aluminum capped monument) of the NE 1/4 of the SW 1/4 of Section 4; thence South 00°04'03" East along the west boundary of said NE 1/4 of the SW 1/4 a distance of 579.0 feet; thence South 89°47' East parallel with the south boundary of Tract 4 of the Lowry-Cooper Boundary Line Adjustment (Reception No. 335181) a distance of 189.0 feet to the point of beginning; thence proceeding around said tract, South 89°47' East 90.0 feet; thence North 00°04'03" West parallel with the said west boundary of the NE 1/4 SW 1/4 a distance of 84.0 feet to the south boundary of said Tract 4 of the Lowry-Cooper Boundary Line Adjustment; thence South 89°47' East along said south tract boundary 106.0 feet to the northwest corner of the Cooper Tract as shown on the filed plat of the said Lowry-Cooper Boundary Line Adjustment (Reception No. 335181); thence South 00°23' West along the westerly most boundary of said Cooper Tract, 162.49 feet to an axle on the north boundary of a lane conveyed to Chaffee County in Book 286 at page 185; thence North 89°35'21" West along the north boundary of said lane, 195.59 feet; thence North 00°04'03" West parallel with the said west boundary of the NE 1/4 SW 1/4 a distance of 78.33 feet to the point of beginning.

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 THE SURVEYOR'S STATEMENT CONTAINED HEREON.

SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PROPERTY IMPROVEMENT PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS BASED ON A LAND SURVEY OF THE PROPERTY AS SHOWN, ALL OF WHICH IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. I FURTHER STATE THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME, AND ENCHROACHMENTS BY OR ON THE PROPERTY ARE ACCURATELY SHOWN.

MICHAEL K. HENDERSON
REG. L. S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) RECORD PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 210443 ISSUED BY CHAFFEE TITLE & ESCROW, EFFECTIVE DECEMBER 4, 2020.
- 2) MORE CORRECTLY DESCRIBED AS PROPERTY DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO. AND IS BASED ON THE RESULTS OF THIS SURVEY.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE FILED PLAT OF THE LOWRY-COOPER BOUNDARY LINE ADJUSTMENT AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON.
- 4) THERE IS EVIDENCE OF A CONFLICT IN POSSESSORY BOUNDARIES AS RELATED TO DEED LINES IN THAT FENCE LINES DO NOT FOLLOW RECORD DEED LINES AND THE LAWS OF ADVERSE POSSESSION MAY HAVE RIPPENED.
- 5) PLAT REFERS TO LOWRY-COOPER BOUNDARY LINE ADJUSTMENT (RECEPTION NO. 335181)

COOPER TRACT
LOWRY-COOPER BOUNDARY
LINE ADJUSTMENT
RECEPTION NO. 335181

DEED EXCEPTION

COUNTY LANE

PEEL'S SUBDIVISION

LAND SURVEY PLAT DEPOSIT:

CLERK'S NOTE: ON _____, THIS LAND SURVEY PLAT (LSP) WAS ASSIGNED THE FOLLOWING RECORDING/DEPOSIT NUMBER _____ BY THE CHAFFEE COUNTY CLERK AND RECORDER'S OFFICE. THIS SURVEY HAS NOT BEEN REVIEWED OR ACCEPTED BY THE CHAFFEE COUNTY SURVEYOR. THIS LSP WAS ORIGINALLY RECEIVED IN THE OFFICE OF THE CLERK AND RECORDER ON _____, AND IS CONSIDERED TO BE AVAILABLE FOR INFORMATIONAL PURPOSES ONLY.

CHAFFEE COUNTY CLERK & RECORDER

GALLEN PROPERTY IMPROVEMENT SURVEY
NW 1/4 of the NE 1/4 of the SW 1/4, SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST,
CHAFFEE COUNTY NEW MEXICO PRINCIPAL MERIDIAN COLORADO

Job Number: J-20-206
DESIGNED: B.S.H.
DRAWN BY: TMOO CADD
M.K.H.
CHECKED: Field Book: S325, Pages 66 & 67; DC 1523

HENDERSON LAND SURVEYING CO., INC.
203 G STREET
SALIDA, COLORADO

DATE:
12/15/20

DRAWING NO.
S-20-61