

SUBDIVISION EXEMPTION SURVEY

OF FOUR TRACTS OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO

NORTH 1/4 CORNER OF SECTION 13-2N-44W
FOUND 2 1/2" GLO BRASS CAP ON 1" PIPE

LEGAL DESCRIPTION FOR LOT 1

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'4" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 949.92 FEET TO THE POINT OF BEGINNING OF LOT 1; THENCE CONTINUING N 00°13'4" W ON SAID WEST LINE A DISTANCE OF 1399.89 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1027.79 FEET; THENCE S 47°12'48" W A DISTANCE OF 950.49 FEET TO THE POINT OF BEGINNING CONTAINING 11.21 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT 2

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'4" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 529.80 FEET TO THE POINT OF BEGINNING OF LOT 2; THENCE CONTINUING N 00°13'4" W ON SAID WEST LINE A DISTANCE OF 420.12 FEET; THENCE N 47°12'48" E A DISTANCE OF 950.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 438.52 FEET; THENCE S 47°12'36" W A DISTANCE OF 1095.13 FEET; THENCE S 89°59'44" W A DISTANCE OF 101.59 FEET TO THE POINT OF BEGINNING CONTAINING 11.22 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT 3

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'4" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 529.80 FEET; THENCE N 89°59'44" E A DISTANCE OF 191.59 FEET TO THE POINT OF BEGINNING OF LOT 3; THENCE N 47°12'36" E A DISTANCE OF 1095.13 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 406.49 FEET; THENCE S 00°08'06" E A DISTANCE OF 379.50 FEET; THENCE S 89°59'44" W A DISTANCE OF 1141.61 FEET TO THE POINT OF BEGINNING CONTAINING 11.21 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR LOT 4

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'4" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 350.13 FEET TO THE POINT OF BEGINNING OF LOT 4; THENCE CONTINUING N 00°13'4" W ON SAID WEST LINE A DISTANCE OF 179.67 FEET; THENCE N 89°59'44" E A DISTANCE OF 922.21 FEET; THENCE S 00°42'23" E A DISTANCE OF 529.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 13; THENCE N 90°00'00" W ON SAID SOUTH LINE A DISTANCE OF 312.43 FEET; THENCE N 00°02'47" W A DISTANCE OF 349.91 FEET; THENCE N 89°59'21" W A DISTANCE OF 610.10 FEET TO THE POINT OF BEGINNING CONTAINING 6.32 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION

A 60 FOOT WIDE INGRESS/EGRESS EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST OF THE 6th PRINCIPAL MERIDIAN, YUMA COUNTY, COLORADO; THENCE N 00°13'4" W ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 922.21 FEET; THENCE N 47°12'48" E ON THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 950.49 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 385; THENCE S 42°47'24" E ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 438.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 47°12'36" W ON THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 60.00 FEET; THENCE N 42°47'24" W PARALLEL WITH THE EAST LINE OF SAID LOT 2 A DISTANCE OF 438.52 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE N 47°12'48" E ON SAID NORTH LINE A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING CONTAINING 0.60 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

A TITLE SEARCH WAS NOT REQUESTED NOR CONDUCTED BY ME FOR THIS PARCEL. THEREFORE, ALL RECORDED RIGHT-OF-WAYS OR EASEMENTS MAY NOT BE SHOWN.

BEARINGS FOR THIS SURVEY ARE BASED ON A SURVEY BY NEAL E. MCCORMICK, PLS 26602, DATED AUGUST 30, 2005, WITH A RECORDED BEARING ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 44 WEST, WHICH BEARS NORTH 90°00'00" EAST. THE SOUTHEAST QUARTER OF THE NORTH, SOUTH AND CENTER QUARTER CORNERS ARE MONUMENTED AS SHOWN.

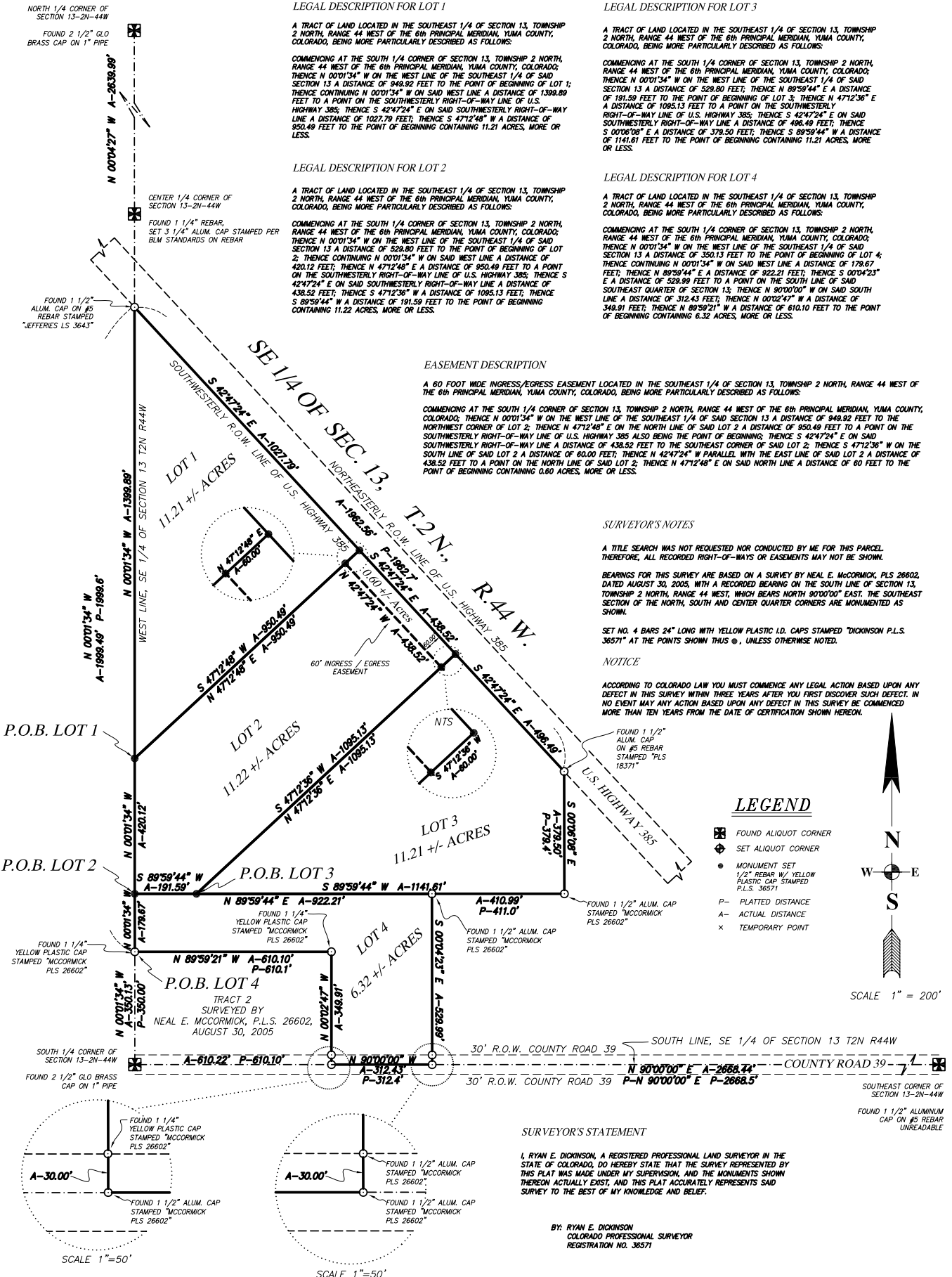
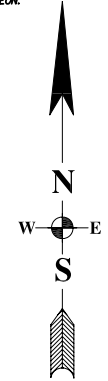
SET NO. 4 BARS 24" LONG WITH YELLOW PLASTIC I.D. CAPS STAMPED "DICKINSON P.L.S. 36571" AT THE POINTS SHOWN THUS @, UNLESS OTHERWISE NOTED.

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGEND

- ⊠ FOUND ALIQUOT CORNER
- ⊠ SET ALIQUOT CORNER
- MONUMENT SET
- 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED P.L.S. 36571
- P- PLATTED DISTANCE
- A- ACTUAL DISTANCE
- x TEMPORARY POINT



SURVEYOR'S STATEMENT

I, RYAN E. DICKINSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: RYAN E. DICKINSON
COLORADO PROFESSIONAL SURVEYOR
REGISTRATION NO. 36571

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CLIENT: DALE DUNES
Date of Survey: 17 December 2008
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