

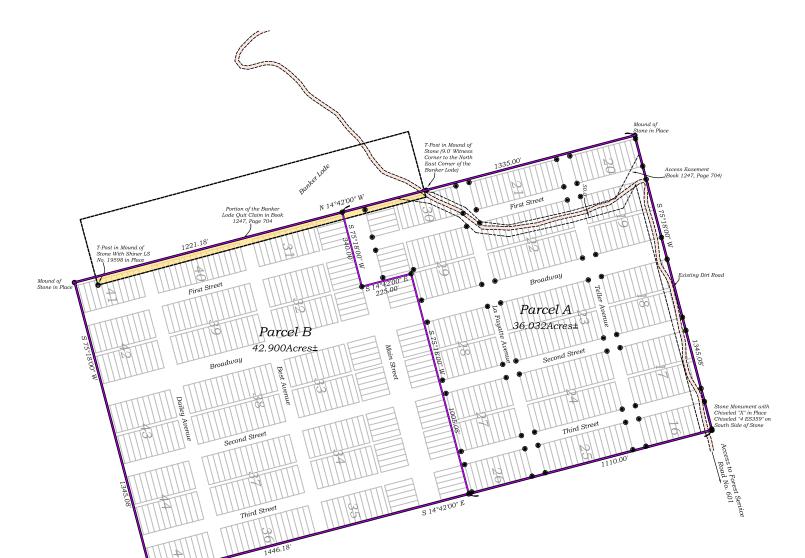
Vicinity Map Scale: 1"=2000'

### NOTE

- 1.) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF \$14°39'51"E BETWEEN THE NORTHEAST CORNER OF A PORTION OF THE ORIGINAL TOWNSITE OF CARBONATE, A STONE MONUMENT CHISELED WITH "4 ES359" IN PLACE AND THE SOUTHEAST CORNER OF A PORTION OF THE ORIGINAL TOWNSITE OF CARBONATE, A STONE MONUMENT CHISELED WITH "3 ES359" IN PLACE, AS SHOWN HEREON.
- 2.) DATE OF SURVEY WAS JANUARY 4, 2005.
- 3.) THE LOTS, BLOCKS AND RIGHTS OF WAYS SHOWN HEREON ARE BASED ON THE MAP OF THE TOWNSITE OF CARBONATE DATED MARCH 23,1883.
- 4.) TYPICAL LOT DIMENSIONS: 25' X 125' (UNLESS OTHERWISE SHOWN HEREON).
- 5.) THIS SURVEY IS BASED ON THE PLAT OF THE EXCHANGE SURVEY #359, DOCUMENTS OF RECORD AND MONUMENTS FOUND IN PLACE AS INDICATED HEREON.
- 6.) THIS LAND SURVEY PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC.
- 7.) THIS LAND SURVEY PLAT DOES NOT REPRESENT ANY OTHER TYPE OF SURVEY SUCH AS AN IMPROVEMENT SURVEY, EXISTING CONDITIONS OR IMPROVEMENT LOCATION CERTIFICATE, ETC.
- 8.) 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.

# LAND SURVEY PLAT

A Portion of the Original Townsite of Carbonate, Situate in Section 35, Township 3 South, Range 89 West of the 6th P.M., County of Garfield, State of Colorado





# SCALE: 1"=200'

## PROPERTY DESCRIPTION

#### PARCEL A

A PARCEL OF LAND LYING WITHIN A PORTION OF THE ORIGINAL TOWNSITE OF CARBONATE, SITUATE IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 89 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A PORTION OF THE ORIGINAL TOWNSITE OF CARBONATE, A STONE MONUMENT WITH A CHISELED "X" AND "4 ES359" CHISELED INTO THE SOUTH SIDE OF SAID STONE; THENCE S14\*4200"E 1110.00 FEET; THENCE S75\*18'00"W 1005.08 FEET; THENCE S14\*42'00"E 225.00 FEET; THENCE S75\*18'00"W 340.00 FEET; THENCE N14\*42'00"W 1335.00 FEET; THENCE N75\*18'00"E 1345.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 36.032 FEET, MORE OR LESS.

### PARCEL B

A PARCEL OF LAND LYING WITHIN A PORTION OF THE ORIGINAL TOWNSITE OF CARBONATE, SITUATE IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 89 WEST OF THE 6TH P.M., COUNTY OF GARFIELD STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A PORTION OF THE ORIGINAL TOWNSITE OF CARBONATE, A STONE MONUMENT WITH A CHISELED "X" AND "3 ES359" CHISELED INTO THE SOUTH SIDE OF SAID STONE; THENCE S75°18'00"W 1345.08 FEET; THENCE N14°42'00"W 1221.18 FEET; THENCE N75°18'00"E 340.00 FEET; THENCE N14°42'00"W 225.00 FEET; THENCE N75°18'00"E 1005.08 FEET; THENCE S14°42'00"E 1446.18 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 42.900 FEET; MORE OR LESS.

## COUNTY SURVEYOR DEPOSIT

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PLAT	S UNDER RECEPTI	ON NO					
BY:							
-	COUNTY SURVEY	OR					
DATE	D:	_					
	'G INFORMATION: S SIXTH PRINCIPAL N		TOWNSHIP	, 1	RANGE _	,	OF

## SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED ON THIS DATE JUNE 13, 2005 BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572 FOR AND ON BEHALF OF BOOKCLIFF SURVEY SERVICES, INC.

