

**ALTA/NSPS LAND TITLE SURVEY PLAT**  
**D.V.Jones Parcel A, B & C**  
**SE1/4 SW1/4 & W1/2 SW1/4 SE1/4 of**  
**Section 18, AND the N1/2 of the NW 1/4 of Section 19,**  
**all in T1S, R75W, 6th P.M.**  
**County of Grand, State of Colorado**  
**a.k.a. 25780 GCR 50 (Church Park Road)**  
**Conveyance at Rec.No. 2021004363**

**ALTA/NSPS CERTIFICATE**

To: a) TITLE COMPANY of the Rockies b) Westcor Land Title Insurance Company  
 c) Robert B. Jones and Gloria I. Jones, as Trustees of the Robert B. Jones and Gloria I. Jones Living Trust dated June 30, 2009, James E. Stricklin and Cynthia A. Stricklin, Trustee, or their successors in trust under the Jones and Cynthia Stricklin Living Trust dated May 7, 1996, and Laura L. Swift as Trustee of the Laura L. Swift Trust Dated June 1, 2012, and Donal V. Jones

This is to certify that this map or plat of a parcel of land lying in Section 18 and Section 19 Township 1 South, Range 75 West of the 6th P.M. and all appurtenances was made in accordance with Minimum Standards Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS Effective 23 February 2021, and includes ND items of Table A thereof. The field work was completed on 25 October 2022. Pursuant to Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the relative Positional Accuracy is 0.5".

I further certify that this plat represents the results of a retracement Land Survey performed by me or under my supervision and complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, that the monuments required by said regulations have been found or set in the ground; that all located buildings and utilities on the premises and their relation to the property lines are correctly shown, and that there are no encroachments, overlaps, boundary line disputes, easements or claims of easements visible on the ground other than those shown hereon. Any "Surveyor's Notes" or other survey-related notations hereon are hereby incorporated into this certification.

This Survey was conducted and plat prepared for the exclusive use of the persons and/or entities named herein; It is based on Commitment Number 0304420-C, Effective Date of October 03, 2022, 7:00 AM, and Commitment Number 0304419-C, Effective Date of October 03, 2022, 7:00 am, and no statement herein extends to any other persons or entities without an express restatement by Thomas A. Cary.

Date: **25 October 2022**

**THOMAS A. CARY**  
 Professional Land Surveyor  
 # 25934, CDLRADD  
 expires Oct.2023

**LEGAL DESCRIPTION -**

The SE 1/4 of the SW 1/4 of Section 18,  
 EXCEPT the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 18;  
 TOGETHER with the W 1/2 of the SW 1/4 of the SE 1/4 of Section 18 lying Westerly of the US Highway 40 Right-of-Way,  
 EXCEPTING therefrom that 5 acre tract described in Book 46 at Page 234 and all of that part lying in Grand County Road 5 (also known as 4 Bar 4 Road)  
 TOGETHER with the N 1/2 of the NW 1/4 of Section 19,  
 EXCEPTING therefrom that 60' x 100' tract conveyed in Book 170 at Page 583 (Shown on the Map of Grandmother Miller's Tracts, Reception No. 140363) and Grand County Roads 731 and 50

ALL in Township 1 South, Range 75 West of the 6th Principal Meridian.

**LEGAL DESCRIPTION -**

The SE 1/4 of the SE 1/4 of the SW 1/4 of Section 18, Township 1 South, Range 75 West of the 6th Principal Meridian

**PLAT NOTES:**

- Basis of Bearings is based upon the South Line of the N1/2 NW 1/4 of Section 19, as depicted in Devries Outright Exemptions Bk. 482 Page 922 and recorded at the Grand County Records Rec.No. 2012005381, which bears N 89°52'26"E.
- Survey based in part on: Title Commitment No. 0304419-C, Effective date 3 October 2022, 7:00 am; Issued Date 12 October 2022; Title Commitment No. 0304420-C, Effective date 3 October 2022, 7:00 am; Issued Date 12 October 2022; Township No. 1 South R75W BLM Plat Map dated 28 July 1933; Icebox Estates Sub. Rec.No.96811, Rec. 21 September 1962; Icebox Estates 1st addition, Rec.No. 108631, Rec. 6 June 1969; Map of Grandmother Miller's Tracts, Rec.No.140363, Rec.30 December 1975; Byers Peak Ranch Plat, LSP 132, Rec. 20 January 1994; Land Survey Plat, LSP 236, Rec. 10 August 1994; Grand County Library Outright Exemption Rec.No. 96005370, Rec. 2 July 1996; Annexation Plat for Grand County Library, Rec.No. 96005625, Rec. 11 July 1996; R-o-W Survey Plat, LSP 1175, Rec. 15 December 2000; Fraser Valley Metropolitan Plat, Rec.No.2003005675, Rec. 7 May 2003; R-o-W Survey Plat GCR 731, LSP1899, Rec. 17 May 2011; Devries Outright Exemptions, Rec.No.2012005381, Rec. 24 July 2012;
- The access driveway shown in survey plat Bk.456 Page 077 does not address width or status of any R-o-W. (obtained from Devries Outright Exemption). No other documents were uncovered.
- Parcel A from Exhibit A, Rec.No. 2020005790, contains 0.35 Ac., No property pins were found for this easement, save for a 5' T-post near the SW.Corner. The Main Gas Impound covers only a portion of the Entire deeded Easement. No basis of bearing is provided.
- Parcel B from Exhibit A, Rec.No.2020005791, contains 0.24 Ac., Refers to Item 15 of Sched.B-II # 0304419-C & Item 12 Sched.B-II # 0304420-C. No property pins were found for this Easement. There are several Signs (Buried Gas Line) \* little yellow flags in this area. No basis of bearing is provided.
- Exhibit A, Rec.No.2020012494, refers to Item 16 Sched.B-II # 0304419-C, (also see Rec.No.2015008244). This consists of a Utility Pole with a transformer feeding an Under ground cable (presumably along the existing gravel drive) to an Electric meter that is 5' E. of the NE.Cor. of the existing Gas Impound. No basis of bearing is provided.
- 30' wide Gas Easement Bk.178\_Pg.691 supersedes Bk.167\_Pg136, Item 16 Sched.B-II # 0304419-C. This legal description does not provide a basis of bearing. This surveyor fit it the best I could along the lines of existing posted signs.
- Fnd. #6 rebar, bent, near side of pull off on GCR #5. Call to a 3" AL.cap set by W.Ward. +/- 0.5' positional tolerance. Accepted and used for quarter section breakdown.
- 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 legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

**COUNTY CLERK AND RECORDERS CERTIFICATE:**

STATE OF COLORADO )  
 ) SS.  
 COUNTY OF GRAND )

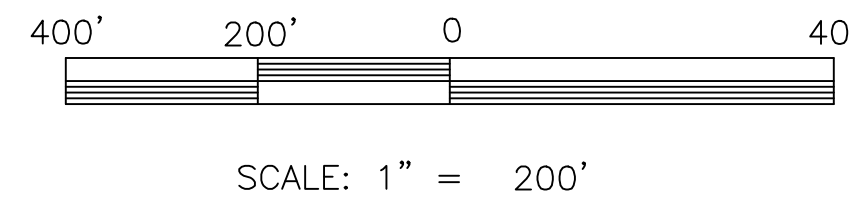
I hereby certify that this plat was filed in my office at \_\_\_\_\_ O'Clock \_\_\_\_m. on the \_\_\_\_ day of \_\_\_\_\_, 2022, and is duly recorded in Plan File \_\_\_\_\_.

By: \_\_\_\_\_  
 County Clerk or Deputy County Clerk

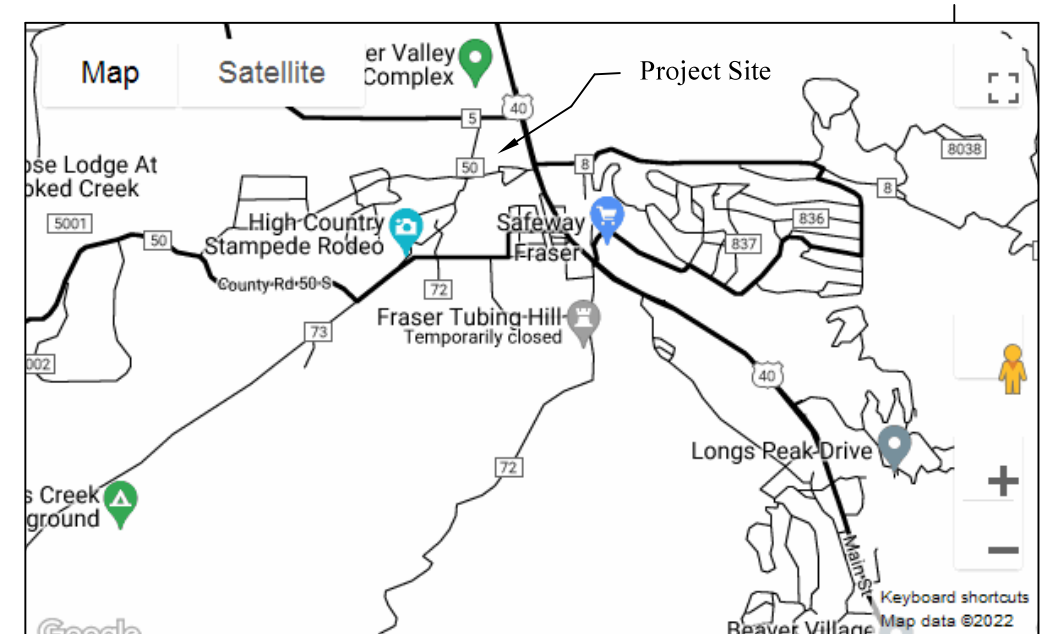
Cary Enterprise-D  
 Thomas A. Cary  
 305 OCR 1933  
 PO Box 122  
 Kremmling, Colorado 80459  
 1.970.724.2912 / 970.509.0185

Field Work: 25 October 2022  
 Drawing: 27 October 2022  
 Rec: MISCAD 2022 Sheet 1 of 1  
 PLS 25934 Scale 1" = 200'  
 Loosehorse56@gmail.com

T. A. Cary  
 P. L. S. 2 5 9 3 4  
 North



- LEGEND:**
- ⊕ - 3" Brass/Aluminum Cap
  - ⊙ - #5 rebar, 2" Al.cap
  - ⚡ - Spike
  - ⦿ - Set #5 Rbar, T.A.Cary 25934
  - ⦿ - Set #4 Rbar, T.A.Cary 25934
  - ⦿ - Power Pole, Overhead Pwr.
  - ⦿ - Gas Line, buried



Vicinity Map

Land Surveyor's Certificate:  
 I, Thomas Arthur Cary, a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of ALTA/NSPS Land Title Survey Plat D.V.Jones Parcel A, B & C, truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 26 day of October, 2022 (year)

Colorado registration number: 25934  
 (expires Oct. 2023)

