IMPROVEMENT SURVEY PLAT

PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF GARFIELD, STATE OF COLORADO

PROPERTY DESCRIPTION PER DEED:

PER QUIT CLAIM DEED RECORDED MAY 22, 2024 AS RECEPTION NO. 998360

PARCEL A
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN BOOK 1155, PAGE 394, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 10 BEARS N89°38'24"E 2631.77 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE N00°21'36"E ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1066.22 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE N84°33'51"W 662.50 FEET; THENCE S35°08'48"W 1017.49 FEET; THENCE N20°46'51"E 143.11 FEET; THENCE N51°14'54"W 352.36 FEET; THENCE N89°49'47"W 774.83 FEET TO THE CENTERLINE OF AN EXISTING ROAD AS CONSTRUCTED AND IN PLACE; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

1. N00°08'46"E 925.70 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 493.34 FEET, AN ARC LENGTH OF 291.25 FEET (CHORD BEARS N72°15'48"E 287.05 FEET);
3. N55°21'51"E 1241.34 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.73 FEET, AN ARC LENGTH OF 146.91 FEET (CHORD BEARS S82°52'23"E 134.26 FEET);
5. S41°07'37"E 222.86 FEET TO A POINT ON SAID EAST LINE OF SECTION 10; THENCE S00°26'24"W 585.23 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10, A REBAR AND CAP LS NO. 17492 IN PLACE; THENCE CONTINUING ALONG SAID EAST LINE S00°26'24"W 1565.50 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

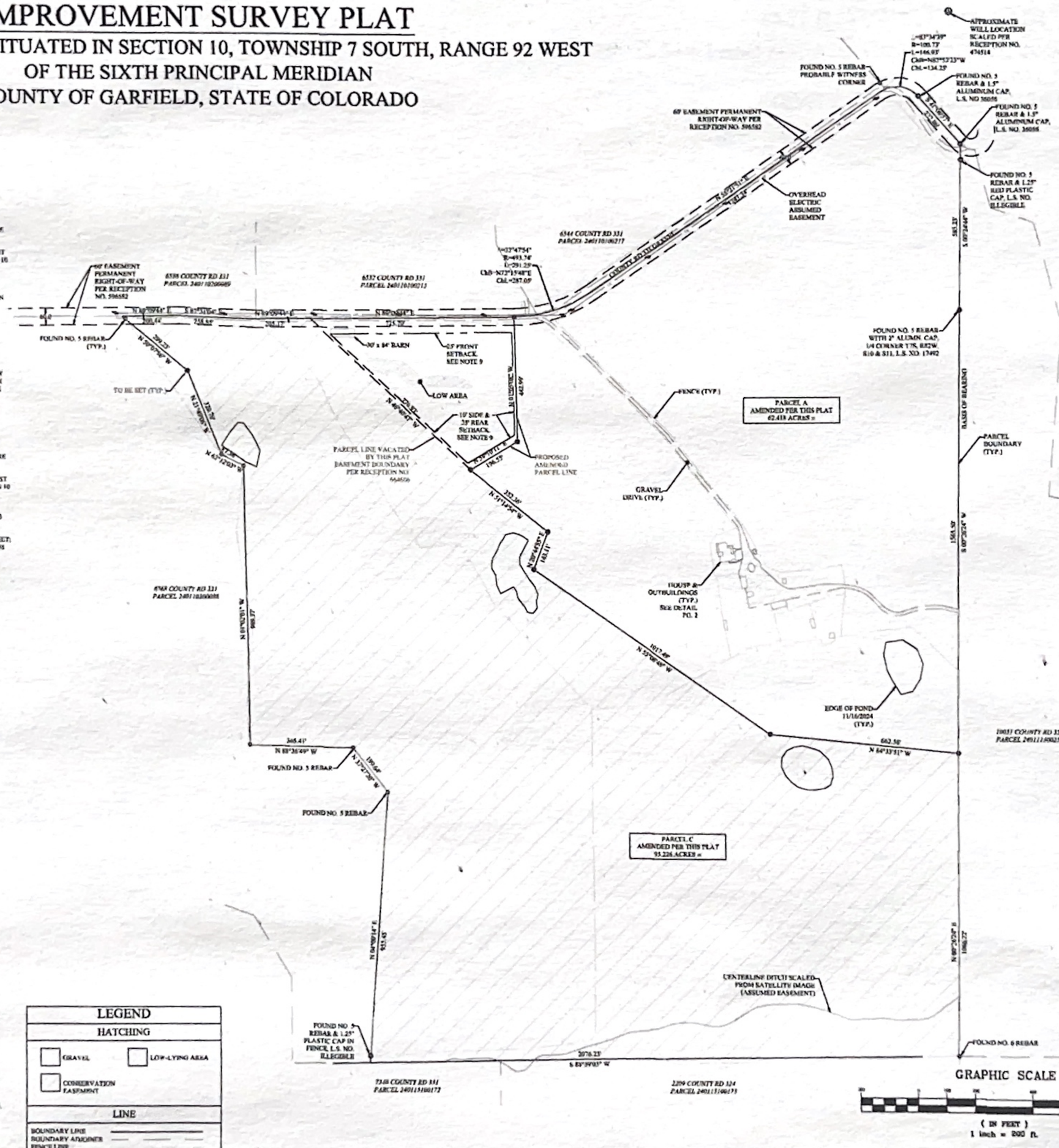
PARCEL C
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN BOOK 1155, PAGE 394, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 10 BEARS N89°26'24"E 2631.77 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO; THENCE S88°59'05"W 2036.23 FEET; THENCE N04°08'14"E 955.43 FEET; THENCE N37°27'20"W 199.64 FEET; THENCE N88°36'49"W 369.41 FEET; THENCE S01°03'17"W 869.37 FEET; THENCE N57°12'03"W 87.36 FEET; THENCE N31°49'06"W 320.58 FEET; THENCE N58°07'56"W 209.23 FEET TO THE CENTERLINE OF AN EXISTING ROAD; THENCE ALONG SAID CENTERLINE N46°09'44"E 208.44 FEET; THENCE S87°36'04"E 258.83 FEET; THENCE N89°09'44"E 265.17 FEET; THENCE DEPARTING SAID CENTERLINE S40°46'47"E 776.93 FEET; THENCE S51°14'54"E 352.36 FEET; THENCE S20°46'25"W 143.11 FEET; THENCE S35°08'48"E 10 7.49 FEET; THENCE S84°33'51"E 662.50 FEET TO A POINT ON THE EAST LINE OF SECTION 10; THENCE S00°26'24"W ALONG SAID EAST LINE 1066.22 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION AS AMENDED BY THIS PLAT:

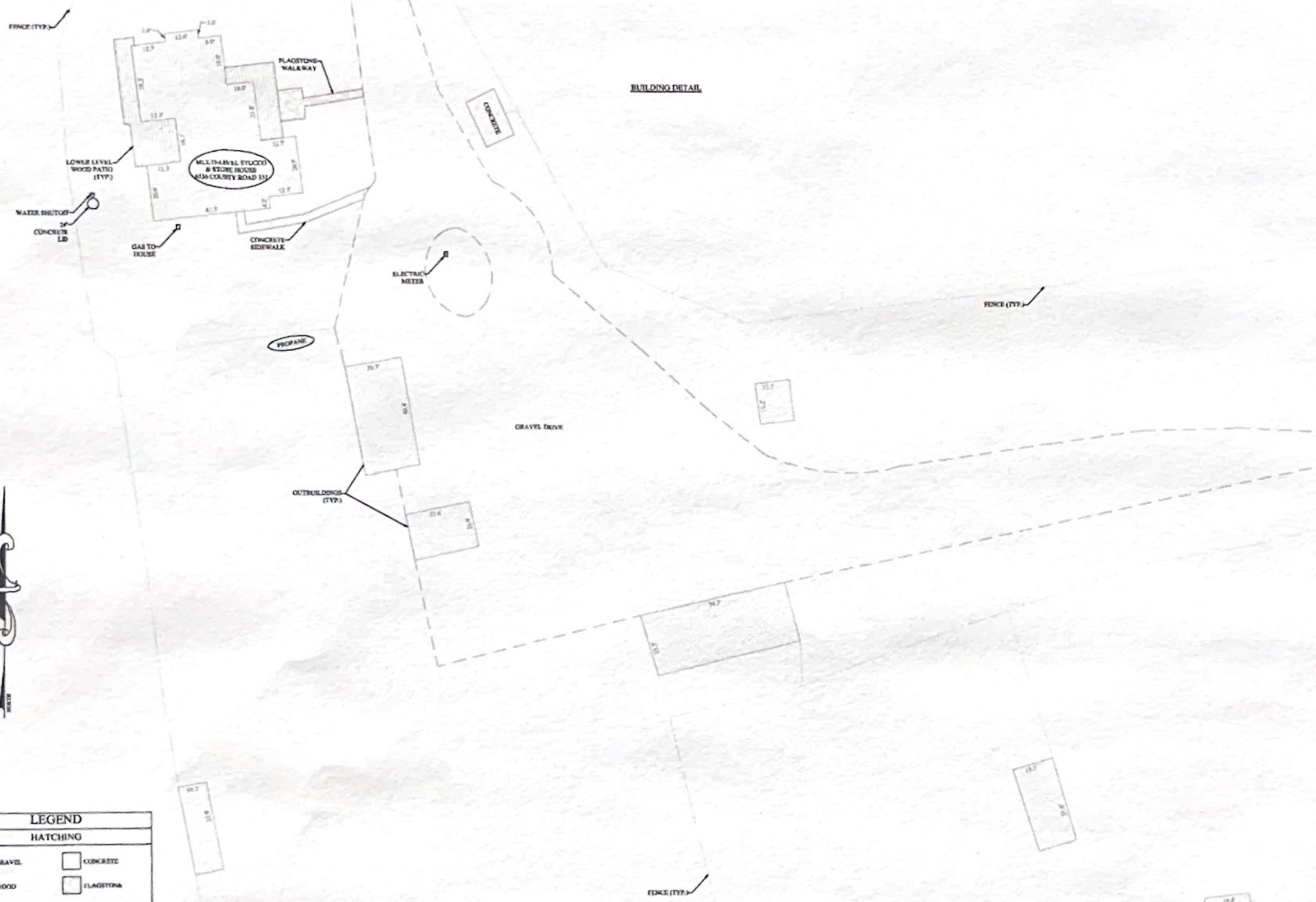
PARCEL A AMENDED
TBD

PARCEL C AMENDED
TBD


APPROXIMATE WELL LOCATION SCALED PER RECEPTION NO. 474514
FOUND NO. 5 REBAR PROBABLE WITNESS CORNER
FOUND NO. 5 REBAR & 1.5" ALUMINUM CAP, L.S. NO 38098
FOUND NO. 5 REBAR & 1.25" RED PLASTIC CAP, L.S. NO. ILLEGIBLE
60' EASEMENT PERMANENT RIGHT-OF-WAY PER RECEPTION NO. 596582
OVERHEAD ELECTRIC ASSUMED EASEMENT
6344 COUNTY RD 331
PARCEL 240110100217
6336 COUNTY RD 331
PARCEL 240110200605
6332 COUNTY RD 331
PARCEL 240110100211
FOUND NO. 5 REBAR (TYP.)
TO BE SET (TYP.)
30' x 84' BARN
25' FRONT SETBACK, SEE NOTE 9
LOW AREA
10' SIDE & 25' REAR SETBACK, SEE NOTE 9
PARCEL LINE VACATED BY THIS PLAT EASEMENT BOUNDARY PER RECEPTION NO. 664926
PROPOSED ASSUMED PARCEL LINE
PARCEL A AMENDED PER THIS PLAT 42.418 ACRES ±
FENCE (TYP.)
GRAVEL DRIVE (TYP.)
HOUSE & OUTBUILDINGS (TYP.) SEE DETAIL NO. 2
EDGE OF POND 11/16/2024 (TYP.)
PARCEL BOUNDARY (TYP.)
BASIS OF BEARINGS
6344 COUNTY RD 331
PARCEL 240110100217
6768 COUNTY RD 331
PARCEL 240110300058
10033 COUNTY RD 331
PARCEL 240111000250
FOUND NO. 5 REBAR & 1.25" RED PLASTIC CAP, L.S. NO. ILLEGIBLE
FOUND NO. 5 REBAR WITH 2" ALUMN. CAP, 1/4 CORNER T7S, R92W, S10 & S11, L.S. NO. 17492
PARCEL C AMENDED PER THIS PLAT 95.226 ACRES ±
CENTERLINE DITCH SCALED FROM SATELLITE IMAGE (ASSUMED EASEMENT)
FOUND NO. 5 REBAR & 1.25" PLASTIC CAP IN FENCE, L.S. NO. ILLEGIBLE
FOUND NO. 6 REBAR
7340 COUNTY RD 331
PARCEL 240115100172
2209 COUNTY RD 324
PARCEL 240115100173
N 89°26'24" W 2076.23'
S 89°39'03" W 365.41'
N 89°26'49" W 365.41'
N 37°27'20" W 199.64'
N 04°08'14" E 955.43'
N 84°33'51" W 662.50'
N 20°46'51" E 143.11'
S 35°08'48" W 1017.49'
N 57°08'46" W 1017.49'
N 89°26'24" E 1066.22'
S 00°26'24" W 1565.50'
N 89°26'24" E 585.23'
N 89°38'24" E 2631.77'
N 89°38'24" E 1066.22'
N 89°38'24" E 1066.22'
N 89°38'24" E 1066.22

IMPROVEMENT SURVEY PLAT

PARCELS OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



LEGEND	
HATCHING	
GRAVEL	CONCRETE
WOOD	FLAGSTONE
LINE	
BOUNDARY LINE	
BOUNDARY ADJOINER	
FENCE LINE	
FLOW LINE	
EASEMENT LINE	
EDGE OF ROAD	
OVERHEAD ELECTRIC	

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

IMPROVEMENT SURVEY STATEMENT

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY DRAKE CONSULTING, INC. FOR HEROLD G. REW AND SHEILA A. REW AND BEVER J. REW.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 16, 2024, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THIS PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER STATE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, ANY EASEMENTS OF RECORD NOT SHOWN HEREON ARE EXCEPTED. THIS SURVEY WAS PERFORMED BY DRAKE CONSULTING, INC.

PRELIMINARY

TRAVIS J. KASSER,
COLORADO P.L.S. NO. 38364
FOR, AND ON BEHALF OF DRAKE CONSULTING, INC.

FOR REVIEW
04-01-2025

Drake Consulting, Inc.	Drawn By: ARK	NO.	Date	Revision	By	6536 CR 331, SILT CO	Project NO. 24064
Land Surveying PO Box 709 Rifle, CO 81650 Phone 970-987-1389 DrakeConsultingInc.com	Checked By: TJK Date: APRIL 1, 2025 Computer File: CAD/24/064.DWG					IMPROVEMENT SURVEY PLAT SEC. 10, T. 6 S., R. 92 W. BUILDING DETAIL	2 OF 2