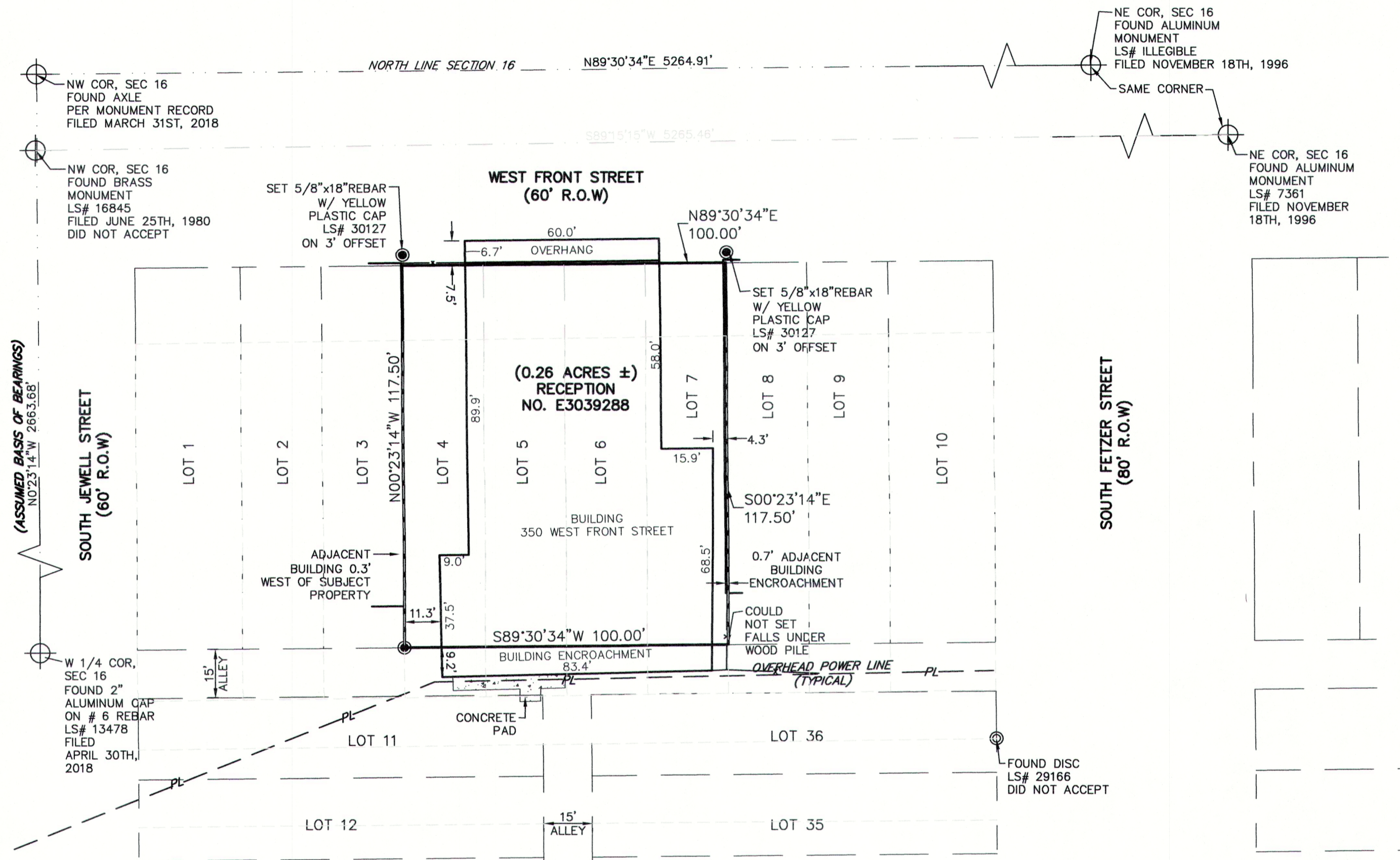
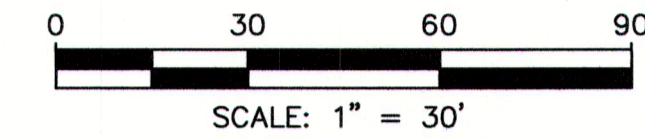


IMPROVEMENT SURVEY PLAT

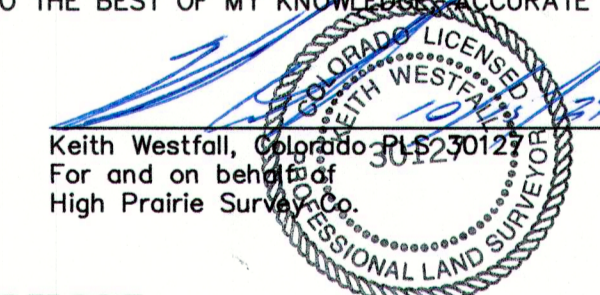
PART OF SECTION 16, T. 4 S, R. 61 W, 6TH P.M.
 COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND	
	PARCEL BOUNDARY
	ADJACENT PARCEL
	RIGHT-OF-WAY
	OVERHEAD POWER LINE
	FENCE LINE
	UNACCEPTED LOT LINES
	SECTION LINE
	SET 5/8"x18"REBAR W/ YELLOW PLASTIC CAP LS# 30127 (AS NOTED)
	FOUND ALUMINUM MONUMENT AT SECTION CORNER (AS NOTED)
	FOUND DISC LS# 29166

CERTIFICATE OF SURVEY:

I, KEITH WESTFALL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF HIGH PRAIRIE SURVEY COMPANY, LLC, TO Julie C. & Kres D. Ebert, THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE FIELD WORK WAS COMPLETED ON October 8th, 2024, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20____, In the County _____ Surveyor's land survey plats/right-of-way surveys at reception number _____ In the office of the Arapahoe County Clerk and Recorder.

Signed _____

NOTE:

THE GRAY LINES SHOWN ON THIS PLAT DEPICT THE LOCATION OF LOT LINES WITHIN THE TOWN OF BYERS IF THE MONUMENT FOR THE NORTHWEST CORNER OF SECTION 16 AND SET BY LS 16845 WERE TO BE USED. BASED UPON THE PLAT OF THE "TOWN OF BYERS", AS RECORDED IN BOOK 7 AT PAGE 40, ON MAY 2ND, 1889, THIS CORNER WAS NOT ACCEPTED

STATEMENT:

LINEAL UNITS ARE IN US SURVEY FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NW CORNER WITH AN AXLE HAVING A 4" PLATE, AND AT THE WEST QUARTER CORNER WITH A 2" ALUMINUM CAP STAMPED PLS 13478, SAID LINE HAS AN ASSUMED BEARING OF N00°23'14"W, WITH A DISTANCE OF 2663.68 FEET.

"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 certification shown hereon."

PROPERTY DESCRIPTION

PARCEL 1:
 THAT PART OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 60 FEET SOUTH, 112 1/2 FEET EAST OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 61 WEST;

THENCE SOUTH 117 1/2 FEET;
 THENCE EAST 100 FEET;
 THENCE NORTH 117 1/2 FEET;
 THENCE WEST 100 FEET TO THE POINT OF BEGINNING, FORMERLY BEING LOTS 4, 5, 6, AND 7, BLOCK 8, TOWN OF BYERS, NOW VACATED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DATE:	REVISIONS:

REFERENCE DWG:

High Prairie Survey Co.
 LAND SURVEYING CONSTRUCTION STAKING
 OIL AND GAS SURVEYING
 303-621-8672 FAX 303-621-7749
 P.O. BOX 384
 KIOWA, COLORADO 80117

SCALE 1"=30'	DATE 10/09/2024	DRAWN BY CRR
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TITLE IMPROVEMENT SURVEY PLAT PART OF SEC. 16, T4S, R61W, 6TH P.M. ARAPAHOE COUNTY, STATE OF COLORADO
CLIENT JULIE C. & KRES D. EBERT
JOB NUMBER 24206-ISP
SHEET 1 OF 1