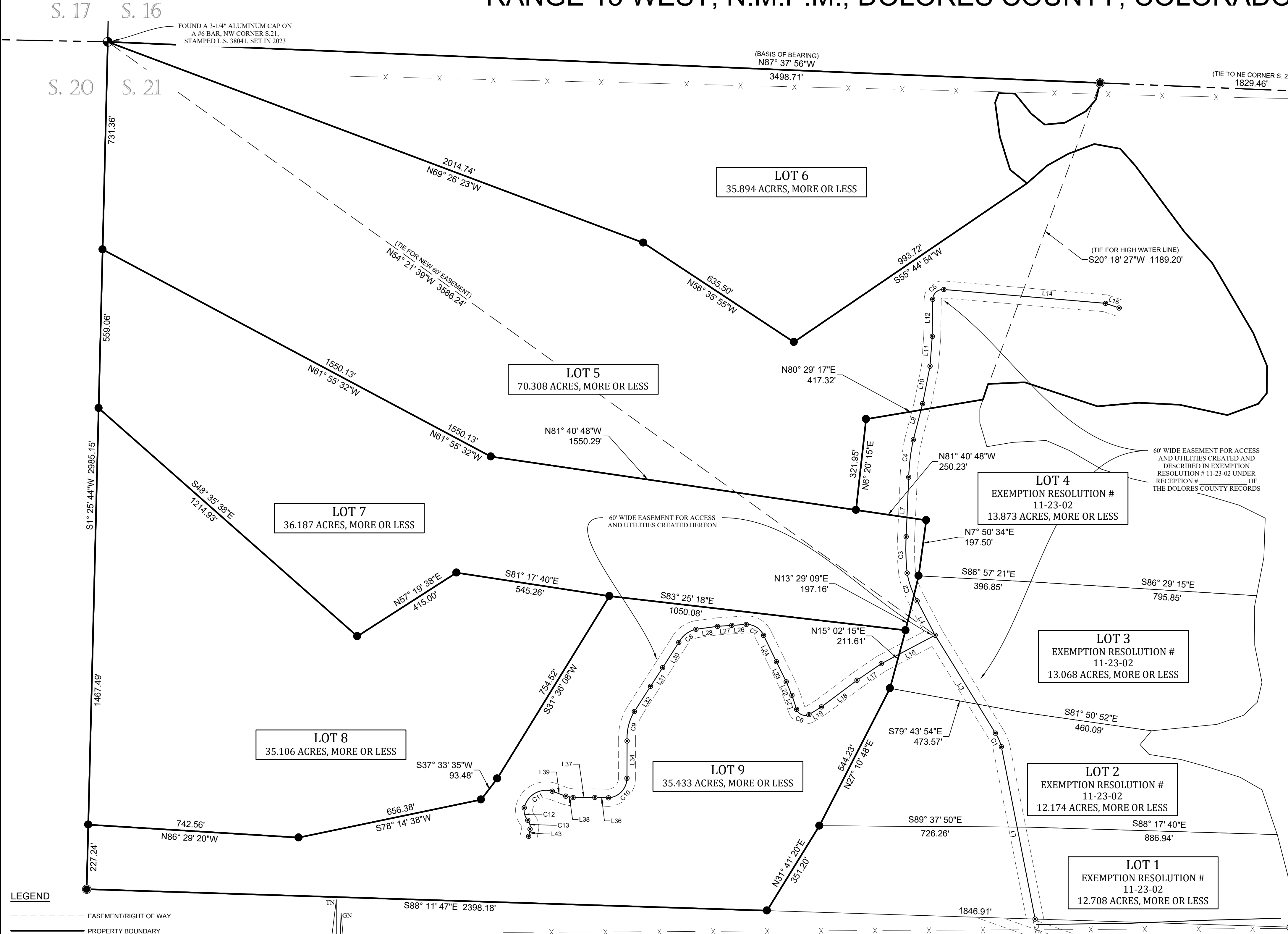


RESULTS OF SURVEY FOR A PARCEL OF LAND
IN SECTION 21, TOWNSHIP 41 NORTH,
RANGE 13 WEST, N.M.P.M., DOLORES COUNTY, COLORADO



LEGEND

- EASEMENT/RIGHT OF WAY
- PROPERTY BOUNDARY
- EDGE OF GRAVEL DRIVE
- FENCE
- SECTION LINE
- ADJOINING PARCEL
- POINT OF TANGENT IN ACCESS EASEMENT
- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, L.S. 38014
- FOUND ALIQUOT (PLSS) MONUMENT, DESCRIBED HEREON
- SET A #5 BAR WITH PLASTIC CAP MARKED L.S. 38442
- POWER POLE

TN-TRUE NORTH
GN-GRID NORTH BASED ON THE COLORADO SOUTH STATE PLANE GRID

SCALE: 1" = 200'

200 100 0 200 400

BASIS OF BEARINGS

ALL BEARINGS ARE GRID BEARINGS OF A MODIFIED COLORADO STATE PLANE COORDINATE SYSTEM, SOUTHERN ZONE, NORTH AMERICAN DATUM 1983(2011). THE RESULTANT BEARING OF THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER, BOTH OF SECTION 21, T41N, R13W, N.M.P.M. (MONUMENTS FULLY DESCRIBED HEREON) IS S87°38'00"E.

-GRID BEARING: S87°38'00"E
-GEODETIC BEARING: S89°21'29"E - (BASED ON RTK GPS OBSERVATIONS)
-DIFFERENCE: 02°00'38" OR 2.0105516"
-UNITS: U.S. SURVEY FOOT

MODIFIED STATE PLANE COORDINATE SYSTEM ORIGIN INFORMATION

ORIGIN POINT: LATITUDE - N 37° 48' 05.02337"
LONGITUDE - W 108° 18' 55.32476"

ELLIPSOID HEIGHT: 8891.547 U.S. SURVEY FEET

GRID COORDINATES AT ORIGIN: N 1425434.086
E 2186697.618

GROUND ELEVATION: 8948.949 U.S. SURVEY FEET

COMBINED SCALE FACTOR APPLIED AT ORIGIN: 1.0004797400

Designed ER	Drawn ER	Checked HM
Date:	NOV. 20, 2023	
Scale:	Horiz: 1"=200' Vert: - N/A	
Project No:	23A030	
Sheet:	1-1	

SURVEY PERFORMED AT THE DIRECTION OF BRANDON MARTIN

**RESULTS OF SURVEY FOR A PARCEL OF LAND IN
SECTION 21, T41N, R13W, N.M.P.M., DOLORES COUNTY,
COLORADO**

SURVEYOR'S CERTIFICATION

I, EUGENE REININGER III, COLORADO PROFESSIONAL LAND SURVEYOR NO. 38442, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY AND IT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEFS, THAT THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE PRACTICE OF SURVEYING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

MONTELORES SURVEYING AND MAPPING

25175 HWY 184 DOLORES, CO 81323
PHONE: (970) 739-5115
WWW.MONTELORESSURVEYING.COM
SERVING THE FOUR-CORNERS REGION
ARIZONA-COLORADO
UTAH-NEW MEXICO

Eugene Reininger III
EUGENE REININGER III, CO PLS 38442

11-20-2023
DATE

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.53	157.01	19°10'09"	N23°43'49"W	52.28
C2	104.56	303.71	19°43'31"	N19°43'33"W	104.04
C3	128.43	787.65	9°20'32"	N01°36'56"W	128.29
C4	132.98	759.39	10°02'01"	N06°59'16"E	132.81
C5	58.23	35.77	93°17'01"	N48°37'35"E	52.01
C6	52.92	32.10	94°27'08"	N66°57'01"W	47.13
C7	76.52	65.43	67°00'12"	N57°55'34"W	72.23
C8	78.64	91.30	49°21'14"	S52°29'04"W	76.23
C9	108.16	180.77	34°17'00"	S13°49'33"W	106.56
C10	103.94	69.68	85°28'29"	S43°26'08"W	94.57
C11	128.77	78.75	93°41'16"	S59°21'56"W	114.89
C12	46.81	55.64	48°12'30"	S15°54'07"E	45.44
C13	33.45	37.40	51°14'30"	S14°36'47"E	32.35

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N11°05'10"W	618.52
L3	N31°37'02"W	405.10
L4	N27°39'47"W	136.44
L7	N02°28'08"E	209.72
L9	N14°33'25"E	131.33
L10	N11°09'12"E	134.32
L11	N04°15'51"E	105.39
L12	N00°43'17"E	130.75
L14	S85°06'51"E	572.17
L15	S70°59'43"E	50.62
L16	S62°04'21"W	214.75
L17	S55°42'23"W	103.48
L18	S53°12'16"W	156.45
L19	S68°15'19"W	51.63
L21	N18°35'16"W	52.06
L22	N22°45'19"W	51.90
L23	N26°06'05"W	78.88
L24	N25°53'57"W	103.18
L26	S86°10'23"W	51.09
L27	S86°09'02"W	50.15
L28	S82°19'16"W	76.69
L30	S32°38'28"W	105.41
L31	S32°59'01"W	78.29
L32	S32°43'35"W	105.84
L34	S00°12'32"W	131.69
L36	N88°16'45"W	48.15
L37	S89°40'18"W	76.46
L38	N79°34'26"W	26.37
L39	N69°43'47"W	50.65
L43	S10°44'51"W	25.81

PLAT NOTES:

1) ACCORDING TO THE LAWS OF THE STATE OF COLORADO, ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER SUCH DEFECT WAS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2) FENCE LINES MAY HAVE BEEN USED AS PROPERTY LINES HISTORICALLY. BEFORE BUILDING ANY NEW FENCES, OWNER'S SHOULD CONSULT WITH NEIGHBORS.

3) SINCE COUNTY ROADS AND ACCESS EASEMENTS SERVE AS STOCK DRIVES, ANY LANDOWNER OF EXEMPTION PARCEL(S) SHOWN HEREIN SHALL MAINTAIN, OR CONSTRUCT AND MAINTAIN, A FENCE ADEQUATE TO PREVENT INCURSION ONTO THE PARCEL DURING STOCK DRIVES. SUCH FENCES SHOULD BE LOCATED ON OR ADJACENT TO BUT OUTSIDE OF THE COUNTY ROAD OR ACCESS EASEMENT BOUNDARY AND TAKE INTO ACCOUNT ROAD MAINTENANCE PRACTICES, INCLUDING DRAINAGE AND SNOW REMOVAL.

LEGAL DESCRIPTION

ALL OF SECTION 21, TOWNSHIP 41 NORTH (T41N), RANGE 13 WEST (R13W), N.M.P.M., DOLORES COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 21, SAID POINT BEING ON THE HIGH WATER LINE OF GROUNDHOG RESERVOIR;

-THENCE N87°37'56"W FOR A DISTANCE OF 3498.71 FEET TO THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21, T41N, R13W, N.M.P.M.;

-THENCE S01°25'44"W FOR A DISTANCE OF 2985.15 FEET, ALONG THE WESTERN LINE OF SAID SECTION 21;

-THENCE S88°11'47"E FOR A DISTANCE OF 2398.18 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF EXEMPTION RESOLUTION # 11-23-02, RECORDED UNDER RECEPTION # OF THE DOLORES COUNTY RECORDS;

-THENCE N31°41'20"E FOR A DISTANCE OF 351.20 FEET ALONG THE WESTERN LINE OF SAID LOT 1 TO THE CORNER COMMON TO LOTS 1 AND 2 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

-THENCE N27°10'48"E FOR A DISTANCE OF 544.23 FEET TO THE CORNER COMMON TO LOTS 2 AND 3 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

-THENCE N15°02'15"E FOR A DISTANCE OF 211.61 FEET ALONG THE WESTERN LINE OF SAID LOT 3 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

-THENCE N13°29'09"E FOR A DISTANCE OF 197.16 FEET ALONG THE WESTERN LINE OF SAID LOT 3 TO THE CORNER COMMON TO LOTS 3 AND 4 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

-THENCE N07°50'34"E FOR A DISTANCE OF 197.50 FEET ALONG THE WESTERN LINE OF SAID LOT 4 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

-THENCE N81°40'48"W FOR A DISTANCE OF 250.23 FEET ALONG THE WESTERN LINE OF SAID LOT 4 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

-THENCE N86°09'02"W FOR A DISTANCE OF 321.95 FEET ALONG THE WESTERN LINE OF SAID LOT 4 OF THE SAID EXEMPTION RESOLUTION # 11-23-02;

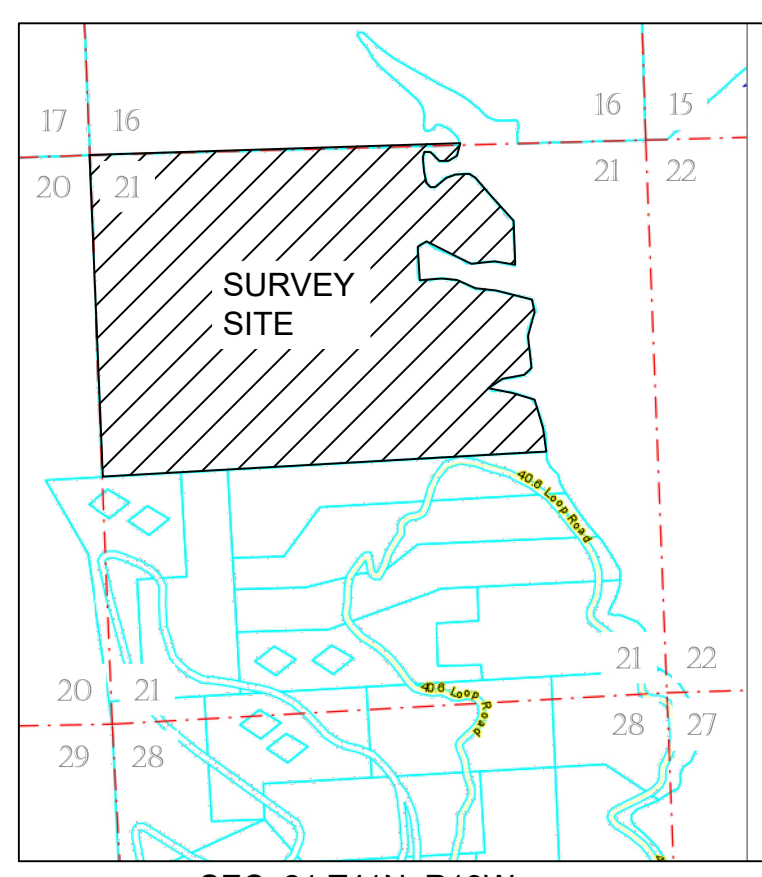
-THENCE N80°29'17"E FOR A DISTANCE OF 417.32 FEET ALONG THE NORTHERN LINE OF SAID LOT 4 OF THE SAID EXEMPTION RESOLUTION # 11-23-02 TO A POINT ON THE HIGH WATER LINE OF GROUNDHOG RESERVOIR;

-THENCE ALONG THE HIGH WATER LINE OF GROUNDHOG RESERVOIR TO A POINT ON THE NORTH LINE OF SAID SECTION 21 THAT BEARS N20°18'27"E A DISTANCE OF 1189.20 FEET, THIS BEING THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 2,380 FEET OF SAID SECTION 21.

ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 21 LYING BELOW THE HIGH WATER LINE OF GROUNDHOG RESERVOIR.

ALSO LESS AND EXCEPT THAT PORTION OF SAID SECTION 21 THAT FALLS WITHIN THE BOUNDARY OF THE EXEMPTION RESOLUTION # 11-23-02, RECORDED UNDER RECEPTION # OF THE DOLORES COUNTY RECORDS.



SEC. 21 T41N, R13W
LOCATION MAP
NOT TO SCALE