"LUCERO—McPHERSON BOUNDARY ADJUSTMENT"— —RECORDED APRIL 14, 1992 UNDER RECEPTION NO. 459135 SEE PLAT

County, Colorado,

on this -

day

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A.D. 20_

A parcel of land located within the NWI/4 of the SEI/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.893757'E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CEI/16 corner (manumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point from whence the CS1/16 corner (manumented by a 2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point from whence the CS1/16 corner (manumented by a 2" aluminum cap PLS 20138) bears \$28795'28'W. 427.89 feet and running thence N.2410'24'E.

\$28.94 feet to the easterly right—of—way line of Hanson Mess Road; thence along said easterly right—of—way line the following three (3) courses: (1) \$2.0900 feet, with a chord bearing and distance of \$1645'58'W, 230.97 feet; thence on a compound curve to the right with an arc length of 219.95 feet, having a radius of \$30.00 feet, with a chord bearing and distance of \$2.622'55'W, 230.97 feet; thence leaving said right—of—way line NG055102'W, 40.95 feet to the Point of Beginning, said parcel contains 0.469 acres, more or less.

State of Colorado.

TOCETHER WITH

A parcel of land located within the NWI/4 of the SEI/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.893757'E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CEI/16 corner (manumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more Beginning of N.893757'E. 491.65 feet; thence along said easterly right—of—way line the following the easterly right—of—way line the following the per study of the SEI/4 of the SEI/4 also being the bearing and distance of \$.494.438'W. 246.00 feet; (2) thenc

for

filing in

the

office of the Clerk

of Delta

BOARD OF COUNTY COMMISSIONERS APPROVAL

Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or regulations in effect at that time.

s approved this ______ day of _____, accepted provided, however, that such occeptance shall not in any way be considered as an acceptance for maintenance surposes.

cap PLS ularly

This plat of the

A.D. 20_

DELTA COUNTY PLANNING DEPARTMENT APPROVAL

of East

HANSON HOMESTEAD ESTATES SUBDIVISION SUB

WITHIN THE NW1/4 SE1/4 OF SECTION 30, T.14S., R.92W., 6TH P.M.

DELTA COUNTY, COLORADO

AREA LOCATOR

- TYPICAL LEGEND

- Water line Previous Parcel Boundary
- BASIS OF BEARINGS:

 N.89°37'57"E. FROM THE NE

 CORNER OF EAST PARCEL PER

 STUCKER LAND SURVEY PER

 RECEPTION NO. 2002608 TO THE

 CE1/16 CORNER SEC. 30 New Quit Claim to Delta County us R.O.W. to Delta

CONTROL MAP

State of NOTARIAL

The forego

A.D. 20_

у

erly L. Wiln

of real estate described on

plat are paid in full. Dated this

., A.D. 20_

CERTIFICATE OF TAXES PAID

hereby certify that the entire ar

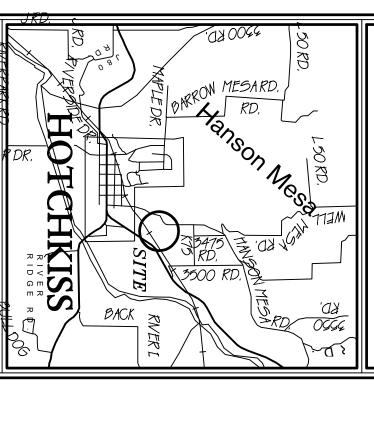
ACCESS EASEMENT

ACCESS EASEMENT

A access easement for ingress and egress located within the NW1/4 of the SE1/4 of Section 30, Township 14 South, Range 92 West of the 6th Principal Meridian, having a description based upon a bearing of N.89'37'57"E. from the NE corner of East Parcel per Stucker Land Survey Plat recorded under Reception Number 2002608 to the CE1/16 corner (monumented by a 2 1/2" aluminum cap PLS 24963), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point from whence the CS1/16 corner (monumented by a 2" aluminum cap PLS 20138) bears S.28'05'28"W. 427.89 feet and running thence S.60'53'02"E. 131.91 feet; thence S.75'48'31"W. 13.73 feet; thence N.77'39'04"W. 123.28; thence N.24'10'22"E. 45.15 feet to the Point of Beginning.

County Cleri



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NOTES:

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- Found 5/8" rebar with 1 1/2" aluminum cap PLS 24963 or as described,
 Found 3/4" rebar with 2 1/2" aluminum cap PLS 20138
 Found 3/4" rebar with 2 1/2" aluminum cap PLS 24963
 Set 5/8" rebar 30" long with 2" aluminum cap PLS38255
 Set 5/8" rebar 30" long with 2" aluminum cap PLS38255

(10)

IF THERE ARE COVENANTS, RESTRICTIONS OR OTHER DOCUMENTS F. IN THIS SUBDIVISION, THEY WILL BE RECORDED IN THE OFFICE OF CLERK AND RECORDER.

OR THE PROPERTY THE DELTA COUNTY

(9)

DEED RESTRICTION ON LOTS 1, 2 AND 3 STATING NO FUTHER SUB LOTS 1, 2 AND 3 FOR A PERIOD OF 20 YEARS AFTER SUBDIVISION

DIVISION OF PLAT IS RECORDED

Date: Signed: COLORADO PROFESSIONAL LAND SURVEYOR #38255

(00)

FRONT, SIDE ANY PUBLIC I

NO LESS THAN 25'

<u>4</u>

NEW UTILITIES MUST BE PLACED UNDERGROU

6

COLORADO IS AN "OPEN RANGE" STATE. IT IS LIVESTOCK OWNER TO FENCE IN LIVESTOCK.

5

ALL DEVELOPMENT IN DELTA COUNTY FARM AND RANCH POLICY, ADOPTED COUNTY COMMISSIONERS OF DELTA C

COUI

S SUBJECT TO S RESOLUTION S UNTY ON SEPTE

0 THE DELTA 1 99-R-020 PTEMBER 27,

A COUNTY RIGHT TO) BY THE BOARD OF 1999.

SURVEYOR'S CERTIFICATION

I, Kris Crawford, do hereby certify that the above described parcel has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon, and is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice and is not a guaranty or warranty, either expressed or implied.

ILITY OF A

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PERTY IS LOCATED IN AN AGRICULTURAL AREA, NORMAL AN WILL CONTINUE UNABATED IN THE SURROUNDING AREAS FOR A LAWSUIT EXCEPT IN CASES OF PROVEN GROSS N

AGRICULTURAL S AND MAY NOT BE NEGLIGENCE.

(J

OUTDOOR LIGHTING SHALL BE HOODED OR SHIELDED SO THAT LIGH DOWNWARD SO AS NOT TO GLARE INTO THE ADJACENT PROPERTY, NIGHT SKY.

IT IS DIRECTED OR DILUTE THE

COUNTY SURVEYOR'S CERTIFICATE:

Approved for content and form only and not as to the accuracy of survey, computations or drafting, pursuant to CRS 38-51-106.

(2)

SHARES OF IRRIGATION WATER CONVEYED TO LOTS AT THE TIME OF PLAT RECORDING MAY NOT BE SOLD SEPARATELY FROM THE PROPERTY AND WILL RUN WITH THE LAND.

E PERSONALLY RESPONSIBLE TO CONTROL UNDESIRABLE, E BOUNDARIES OF THAT LOT, TO PREVENT THE SPREADING LANDS AND TO COMPLY WITH THE RECOMMENDATIONS OF BOARD) CONCERNING THE CONTROL OF SUCH WEEDS.

- - Electric (overhead) Electric (undergrour
- Fencelines

 $\binom{1}{2}$

WATER LINES HAVE BEEN EXTENDED

70

L07S

WELL.

EANING AND

s Subdivision have been vile homes and any new chase of additional water taps upon each lot and said Board of County Commissioners

stead Estates
well is limited to
s and stockwater use
n of Water
gle family dwellings.
ot 1 - one well
3 - two well water

WILMORE & COMPANY PROFESSIONAL LAND SURVEYING, INC.

RAW, BWS

HANSON HOMESTEAD ESTATES SUBDIVISION SUB18-009

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

WITHIN THE NW1/4 SE1/4 OF SECTION 30, T.14S., R.92W., 6TH P.M.

DELTA COUNTY, COLORADO

406 Grand Aver P.O. Box 1652 Paonia, Colorad

970.527-4200 PHONE 970.527-4202 FAX

RAW

do 81428

ACCESS TO ALL SHOWN OR UN-SHOWN WAINTENANCE PURPOSES IS PERMITTED.