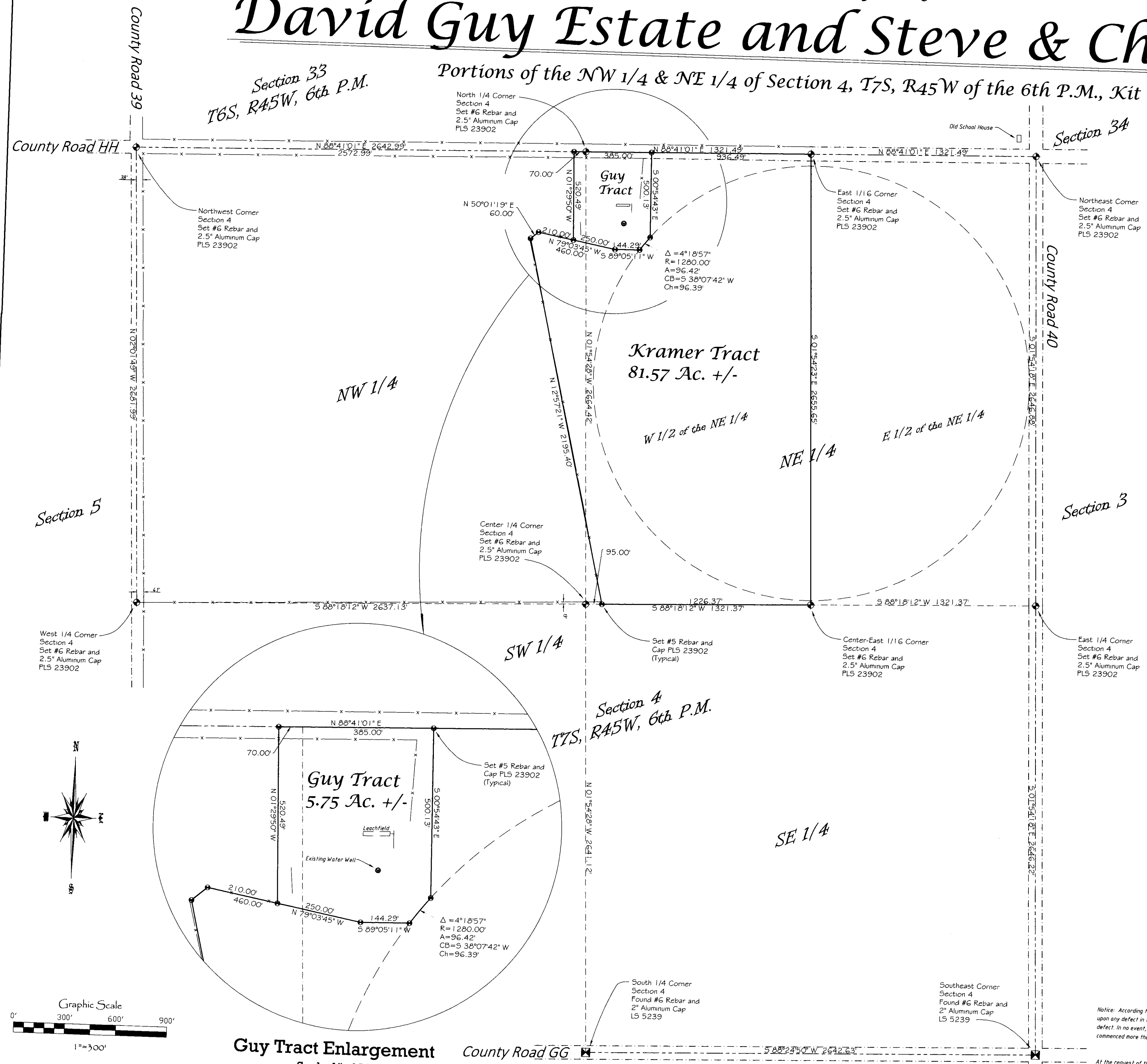


# A Survey Plat For David Guy Estate and Steve & Christine Kramer

00577073 PG 1 OF 1  
09/27/2018 @ 08:39 AM  
KIT CARSON COLORADO  
SUSAN CORLISS, COUNTY CLERK  
PLA1  
R \$23.00 DF \$0.00 TD1000 N

Section 33  
T6S, R45W, 6th P.M.

Portions of the NW 1/4 & NE 1/4 of Section 4, T7S, R45W of the 6th P.M., Kit Carson County, Colorado



### Property Description Guy Tract

A tract of land situate in the Northwest Quarter and the Northeast Quarter of Section 4, Township 7 South, Range 45 West of the 6th Principal Meridian, Kit Carson County, Colorado and being more particularly described as follows:  
Commencing at the North 1/4 Corner of said Section 4; Thence N 88°41'01" E along the northerly line of the Northeast Quarter of said Section 4 a distance of 385.00 feet; Thence S 00°54'43" E a distance of 500.13 feet to a point of non-tangent curvature; Thence along the arc of a non-tangent curve to the left a distance of 96.42 feet, said curve having a central angle of 04°18'57", a radius of 1280.00 feet, the chord of which bears S 38°07'42" W a distance of 96.39 feet; Thence S 89°05'11" W a distance of 144.29 feet; Thence N 79°03'45" W a distance of 250.00 feet; Thence N 01°29'50" W a distance of 520.49 feet to a point on the northerly line of the Northwest Quarter of said Section 4; Thence N 88°41'01" E along said northerly line a distance of 70.00 feet to the point of beginning, described parcel containing 5.75 acres more or less.

### Property Description Kramer Tract

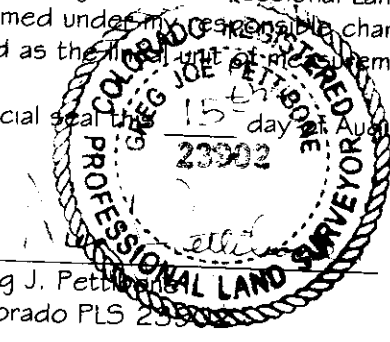
A tract of land situate in the Northwest Quarter and the Northeast Quarter of Section 4, Township 7 South, Range 45 West of the 6th Principal Meridian, Kit Carson County, Colorado and being more particularly described as follows:  
Commencing at the North 1/4 Corner of said Section 4; Thence N 88°41'01" E along the northerly line of the Northeast Quarter of said Section 4 a distance of 385.00 feet to the True Point of Beginning; Thence N 88°41'01" E along said northerly line of the Northeast Quarter a distance of 936.49 feet to the Northeast Corner of the West Half of the Northeast Quarter of said Section 4; Thence S 01°54'23" E along the easterly line of said West Half of the Northeast Quarter a distance of 2655.65 feet to the Southeast Corner of said West Half of the Northeast Quarter a distance of 2195.40 feet; Thence N 89°05'11" W a distance of 1226.37 feet; Thence N 12°57'21" W a distance of 2195.40 feet; Thence N 89°05'11" E a distance of 60.00 feet; Thence S 79°03'45" E a distance of 460.00 feet; Thence N 89°05'11" E a distance of 96.42 feet, said curve having a central angle of 04°18'57", a radius of 1280.00 feet, the chord of which bears N 38°07'42" E a distance of 96.39 feet; Thence N 00°54'43" W a distance of 500.13 feet to the point of beginning, described parcel containing 81.57 acres more or less.

### Basis of Bearings

Bearings of this survey originate from GPS observations with an observed bearing of S 88°24'50" W along the southerly line of the Southeast Quarter of Section 4, T7S, R45W of the 6th P.M. between found #6 Rebar and 2" Aluminum Cap LS 5239 monuments at the Southeast Corner and the South 1/4 Corner of said Section 4, as shown hereon.  
Datum: NAD 83 SPC Colorado Central Zone

### Surveyor's Statement

I, Greg J. Pettibone, a Colorado Registered Professional Land Surveyor do hereby state that this plat represents the results of a field survey performed under my supervision, charge and checking in July and August of 2018. The U.S. Survey foot was used as the unit of measurement for this survey.  
Whereof I set my hand and official seal this 15th day of August, 2018.



### Clerk and Recorder's Certificate

Doc No. 577073  
State of Colorado )  
County of Kit Carson ) 55

I hereby certify that this instrument was filed for record in my office at 8:39 o'clock P.M. Sept 27 2018 and is duly recorded as Document No. 577073 in Mat Book 11 at Page No. 50

Susan Corliss  
Clerk and Recorder

By Patricia A. Wigel  
Deputy



FEES \$ 23.00

### County Commissioners Approval

Reviewed and approved by the Board of County Commissioners of Kit Carson County, Colorado, this 26th day of September, A.D. 20 18

Board of County Commissioners of Kit Carson County,  
By: [Signature]  
Chairman

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.

At the request of the client, and in accordance with 38-51-106(1)(a)(ii), rights-of-way and easements are not shown hereon; the above described property may be subject to easements of a public or private nature, road deeds, dedications and reservations, railroad rights-of-way and ditch rights-of-way, the rights of tenants in possession, current taxes, exceptions contained in the abstractor's certificates, and statutory liens accrued but not filed, such as mechanic's liens, etc. if any.



David Guy Estate and Steve & Christine Kramer			
DRAWN GP	DATE 8/15/18	Section 4	
FB B88 P8	EQ HijPro	T7S, R45W, 6th P.M.	
SCALE 1"=300'	SHEET 1 of 1	PROJECT NO. 1799.001	

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