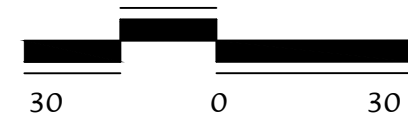
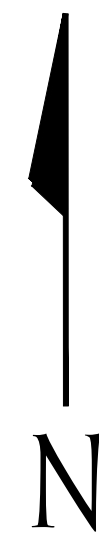


TOPOGRAPHIC SURVEY
OF TRACT B
OF THE 41/CUMMINS BOUNDARY ADJUSTMENT
LOCATED IN S21, T35N, R09W, N.M.P.M.
LA PLATA COUNTY, COLORADO



Scale: 1 inch = 30 feet
Lineal Units are U.S. Survey Feet
Contour Interval = 1 Foot
Basis of Bearings: Bearings are based on the assumption that the south line of Tract B bears S 88°44'13" W, monumented as shown hereon.

Legend

- Found: 1 1/2" Aluminum cap on a 5/8" rebar, stamped "D.Z. Crites PLS 18450"
- Found: 1 1/2" Aluminum cap on a 5/8" rebar, stamped "Gibbons PLS 23498"
- Found: 5/8" Rebar
- Set: 1 1/2" Aluminum cap on a 5/8" rebar, a 16 Foot Witness Corner, stamped "Casselberry PLS 37903, 16FT WC"
- ⊠ Electric Junction Box
- ⊠ Electric Vault
- ⊠ Light Pole
- ⊠ Water Valve
- ⊠ Fire Hydrant
- ⊠ Irrigation Control Valve
- ⊠ Storm Sewer Manhole
- ⊠ Storm Sewer Manhole Drop Inlet
- ⊠ Storm Drop Inlet
- ⊠ Sanitary Sewer Manhole
- ⊠ Telecomm Pedestal
- ⊠ Sign
- ⊠ Juniper Tree
- (M) Measured Dimension
- (R) Record Dimension per RN 634062
- - - Easement
- X - Fence
- ▨ Concrete Sidewalk

LEGAL DESCRIPTION:

Tract B of the 41/CUMMINS BOUNDARY ADJUSTMENT, PROJECT NO. 92-127, according to the plat thereof filed for record September 23, 1992 as Reception No. 634062.

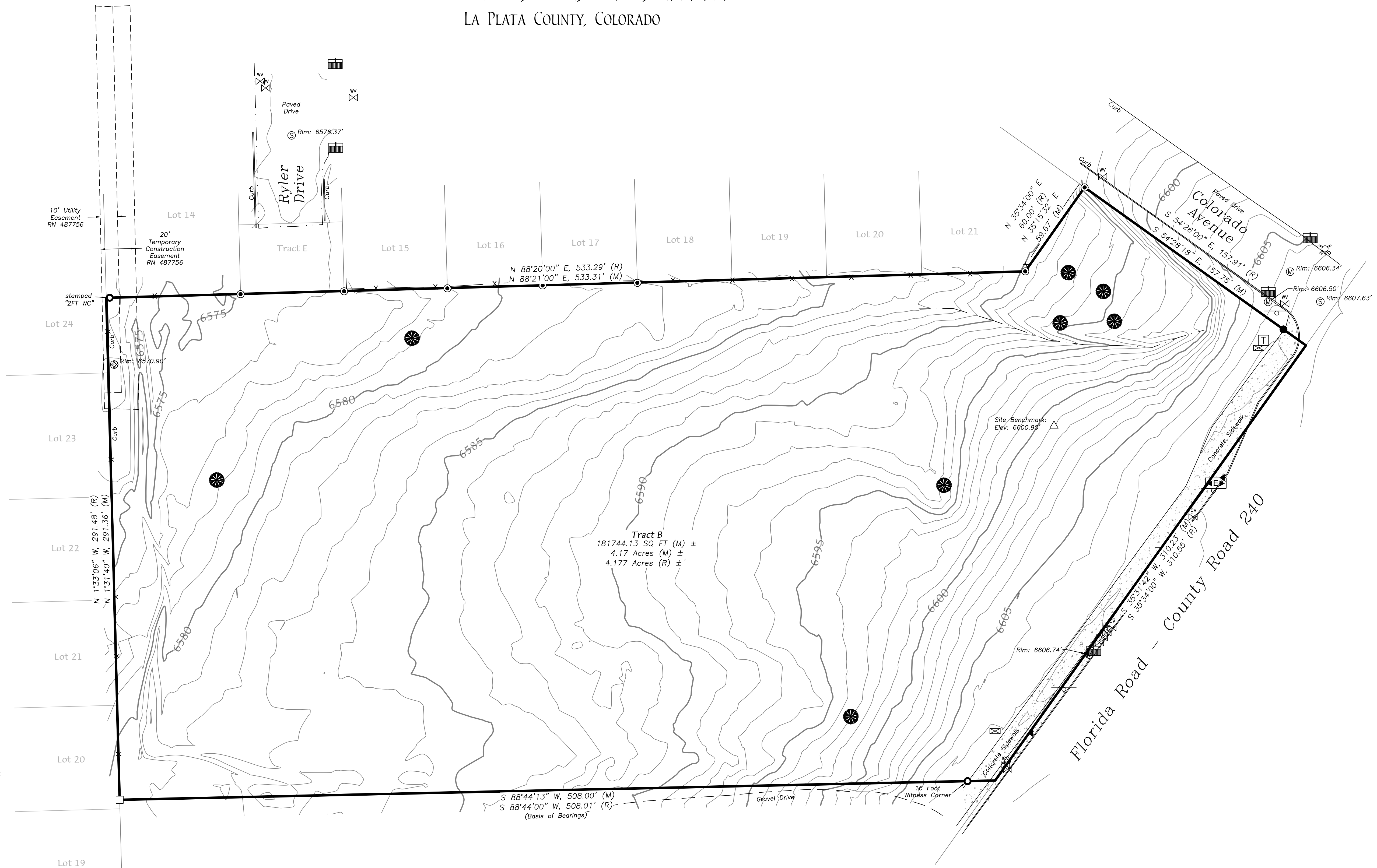
SURVEYOR STATEMENT:

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the applicable standards of practice of Professional Land Surveyors in the State of Colorado. I also state that this survey and plat is not a guaranty or warranty, either expressed or implied.

PRELIMINARY

Joshua J. Casselberry, P.L.S.
Colorado Registration No. 37903

1. BENCHMARK: CP 1006, a 6" bridge spike with an assumed elevation of 6600.90' as shown hereon.
2. SURVEY CONTROL NOTE: Location of improvements is based upon found survey monuments as shown hereon.
3. UNDERGROUND UTILITIES: Utilities as shown are from individual utility companies field locations and not by Moreno Surveying and Geographics.
4. TITLE RESEARCH: Title, easement and Right-of-Way research was conducted by Colorado Title and Closing Services, LLC per order No. LP22000597 effective February 19, 2020 at 5:00 P.M. and not from research conducted by Moreno Surveying & Geographics, Inc. Any and all parties having interest in subject tracts of land are hereby referred to said title commitments and any title policies issued at a later date.
5. According to Colorado law you must commence any legal action based upon any defect in the this survey within three (3) years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.



<p>TOPOGRAPHIC SURVEY OF TRACT B OF THE 41/CUMMINS BOUNDARY ADJUSTMENT</p> <p>S21, T35N, R09W, N.M.P.M. LA PLATA COUNTY, COLORADO</p>	<p>635 EAST 2ND AVE., DURANGO, CO (970) 385-8535</p> <p>DATE: 4/21/2020 SCALE: 1 INCH = 30 FEET DRAWN BY: IM CHECKED BY: JC JOB NO.: 2020-012</p>
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