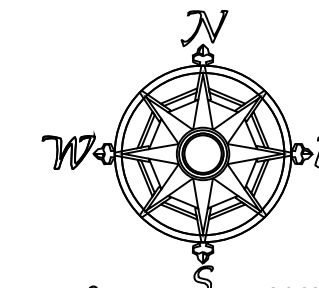
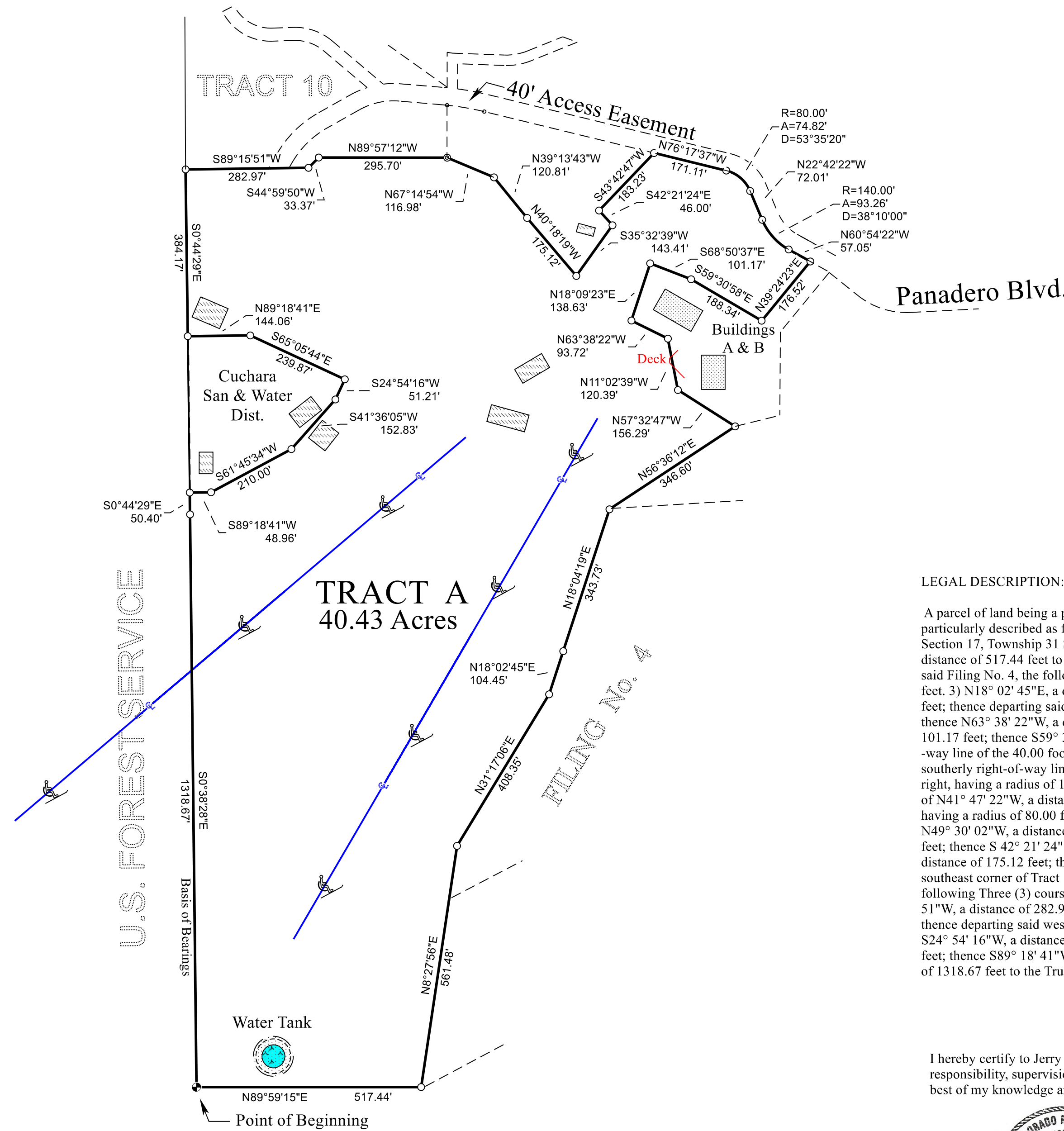


LAND SURVEY PLAT

For: Jerry Fitzgerald
A Portion of Tract A,
Panadero Development Filing No. 1



LEGEND

- 1/2" Rebar/Yellow Cap, LS19627
- ⊕ Government Brass Cap

LEGAL DESCRIPTION:

A parcel of land being a portion of Tract A, Panadero Development Filing No. 1, Huerfano County, Colorado, being more particularly described as follows: Beginning at the Southwest Corner of said Tract A, being the Center-South 1/16th Corner of Section 17, Township 31 South, Range 69 West, of the 6th P.M. Thence N89° 59' 15"E, along the south line of said Tract A, a distance of 517.44 feet to the southwest corner of Panadero Development Filing No. 4; thence continuing along the westerly line of said Filing No. 4, the following Five (5) courses: 1) N08° 27' 56"E, a distance of 561.48 feet. 2) N31° 17' 06"E, a distance of 408.35 feet. 3) N18° 02' 45"E, a distance of 104.45 feet. 4) N18° 04' 19"E, a distance of 343.73 feet. 5) N56° 36' 12"E, a distance of 346.60 feet; thence departing said Filing No. 4, N57° 32' 47"W, a distance of 156.29 feet; thence N11° 02' 39"W, a distance of 120.39 feet; thence N63° 38' 22"W, a distance of 93.72 feet; thence N18° 09' 23"E, a distance of 138.63 feet; thence S68° 50' 37"E, a distance of 101.17 feet; thence S59° 30' 58"E, a distance of 188.34 feet; thence N39° 24' 23"E, a distance of 176.52 feet to the Southerly right-of-way line of the 40.00 foot easement as shown on the plat of Panadero Development Filing No. 3; thence continuing along said southerly right-of-way line, the following Five (5) courses: 1) N60° 54' 22"W, a distance of 57.05 feet. 2) on the arc of a curve to the right, having a radius of 140.00 feet, thru a central angle of 38° 10' 00" an arc length of 93.26 feet, said curve having a chord bearing of N41° 47' 22"W, a distance of 91.54 feet. 3) N22° 42' 22"W, a distance of 72.01 feet. 4) thence on the arc of a curve to the left, having a radius of 80.00 feet, thru a central angle of 53° 35' 20", an arc length of 74.82 feet, said curve having a chord bearing of N49° 30' 02"W, a distance of 72.13 feet. 5) N76° 17' 42"W, a distance of 171.11 feet; thence S 43° 42' 47" W, a distance of 183.23 feet; thence S 42° 21' 24" E, a distance of 46.00 feet; thence S 35°32' 39" W, a distance of 143.41 feet; thence N 40° 18' 19" W, a distance of 175.12 feet; thence N 39° 13' 43" W, a distance of 120.81 feet; thence N 67° 14' 54" W, a distance of 116.98 feet to the southeast corner of Tract 10, Panadero Development Filing No. 3; thence continuing along the southerly lines of said Tract 10, the following Three (3) courses: 1) N89° 57' 12"W, a distance of 295.70 feet. 2) S44° 59' 50"W, a distance of 33.37 feet. 3) S89° 15' 51"W, a distance of 282.97 feet to the west line of said Tract A; thence S00° 44' 29"E, along said west line, a distance of 384.17 feet; thence departing said west line, N89° 18' 41"E, a distance of 144.06 feet; thence S65° 05' 44"E, a distance of 239.87 feet; thence S24° 54' 16"W, a distance of 51.21 feet; thence S41° 36' 05"W, a distance of 152.83 feet; thence S61° 45' 34"W, a distance of 210.00 feet; thence S89° 18' 41"W, a distance of 48.96 feet; thence S00° 44' 29"E, a distance of 50.40 feet; thence S00° 38' 28"E, a distance of 1318.67 feet to the True Point of Beginning, containing 40.43 Acres.

I hereby certify to Jerry Fitzgerald, that this plat was prepared by me or under my direct responsibility, supervision and checking and the parcel is monumented as shown to the best of my knowledge and belief.

By: 
Professional Land Surveyor No. 19627
Wachob and Wachob, Inc.
Colorado Professional Land Surveyors

Date: December 19, 2016

BASIS OF BEARINGS: S 00 38' 28" E, along the west line of Tract A, monumented as shown.

This survey does not constitute a title search by Wachob and Wachob, Inc. of the property shown and described hereon. To determine ownership of this tract, verify the compatibility of this description with that of adjacent tracts or verify easements of record.

"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 a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Wachob and Wachob, Inc.

Professional Land Surveyors, Colorado City, Colorado
P.O. Box 19376, Zip 81019 Phone (719)-676-3665

Job Name: 2016-185 TRACT A REVISED.tlv

Scale: 1" = 200' Drawn By: i.w.

Date: = 12-19-2016

Job No. 2016-096

Sheet 1/1