

IMPROVEMENT SURVEY PLAT
PREPARED FOR CRYSTAL MEADOWS SUBDIVISION LOT 1
WITHIN TRACT 43, SECTION 8, T. 13 S., R. 89W., 6TH P.M.
GUNNISON COUNTY, COLORADO

LEGAL DESCRIPTION:

TRACTS 1, 2, 3 AND 4, ACCORDING TO THE PLAT OF CRYSTAL MEADOWS RANCH PARCELS PLAT at Reception No. 582418
COUNTY OF GUNNISON, STATE OF COLORADO;

LINE	BEARING	DISTANCE
L1	S 47°11'56" W	148.45'
L2	N 76°49'05" W	76.83'
L3	S 51°33'12" W	190.36'
L4	N 41°53'55" W	95.18'
L5	N 68°01'18" W	112.56'
L6	N 69°21'11" W	97.00'
L7	N 62°08'54" W	110.56'
L8	N 56°14'20" W	123.67'
L9	N 53°18'23" W	240.73'
L10	N 52°12'24" W	139.20'
L11	N 54°36'03" W	121.06'
L12	S 86°46'43" W	105.08'
L13	S 84°27'56" W	199.66'
L14	S 74°09'41" E	34.45'
L15	S 39°57'53" E	122.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.22'	78.00'	55°59'07"	S 75°11'26" W	73.22'
C2	97.32'	108.00'	51°37'46"	S 77°22'04" W	94.06'
C3	88.86'	195.13'	26°05'26"	N 54°57'35" W	88.09'
C4	122.68'	182.00'	38°37'15"	N 73°54'40" W	120.37'
C5	144.95'	84.50'	98°17'01"	S 34°59'53" W	127.82'
C6	44.94'	100.00'	28°44'50"	S 27°03'47" E	44.56'

SURVEYOR'S CERTIFICATION

I, Randy A. Wilmore, do hereby certify that the above Improvement Survey Plat has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon, and that all visible improvements and easements of record are shown hereon, and is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice.



Date: 6/5/2018 Signed: Randy A. Wilmore
COLORADO PROFESSIONAL LAND SURVEYOR #25972

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

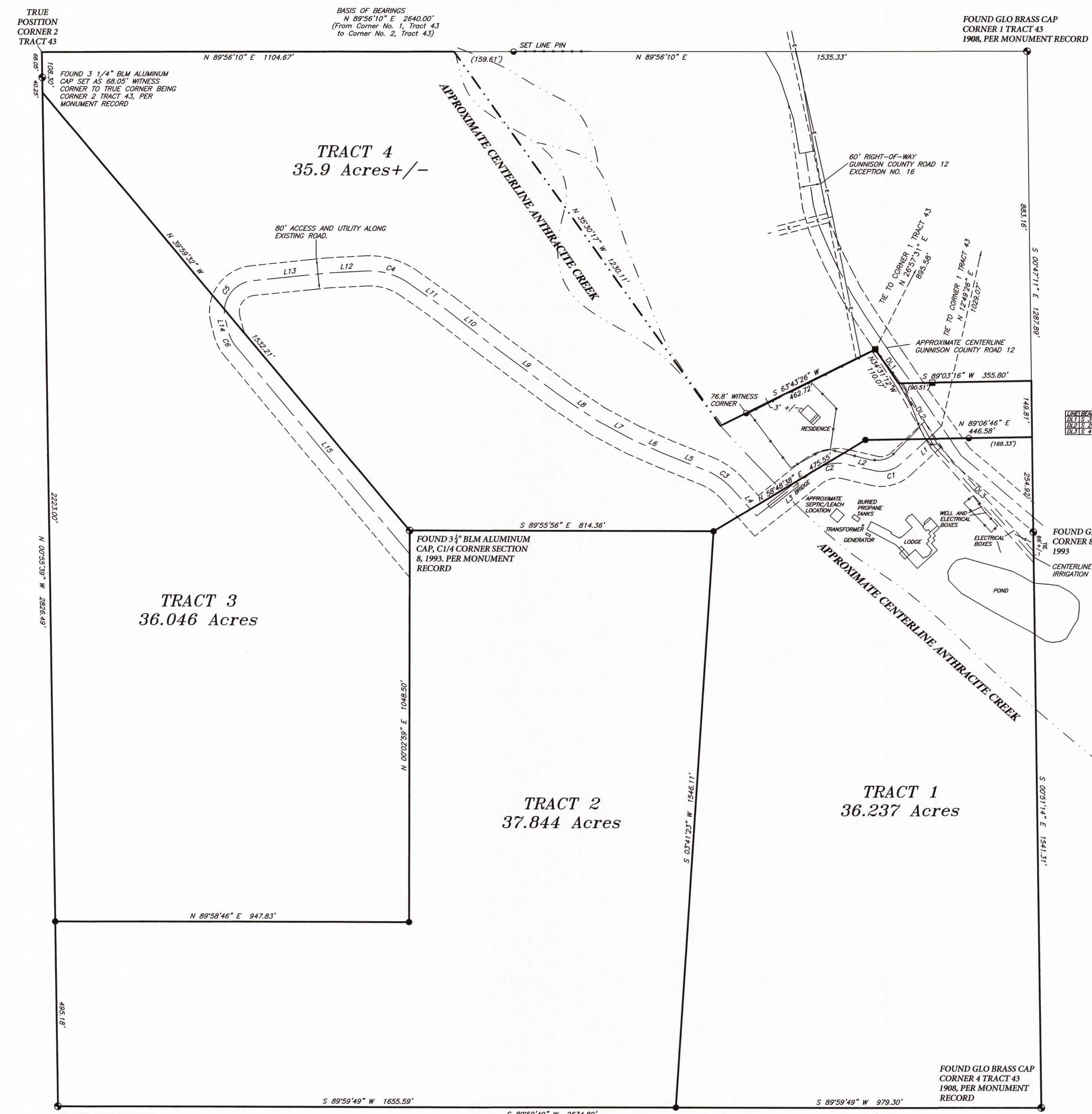
This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, A.D. 20____;
Reception Number _____, Time _____, Date _____
County Clerk _____

WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.
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Paonia, Colorado 81428
970.527-4200 PHONE
970.527-4202 FAX
www.wilmorelandsurveying.com
EMAIL: randy@wilmorelandsurveying.com

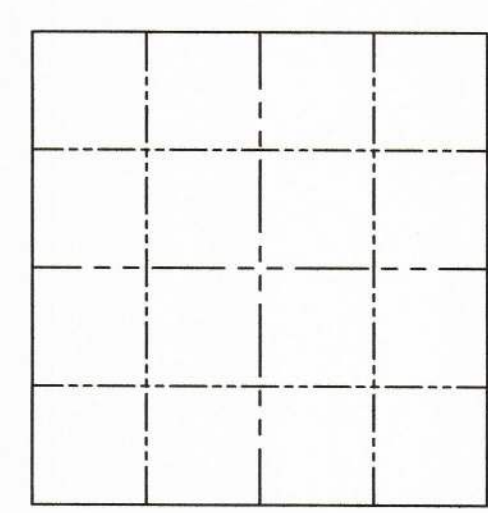
FIELD CREW:
TWG, RAW
DRAFTER:
RAW, TWG
CHECKED BY:
KC

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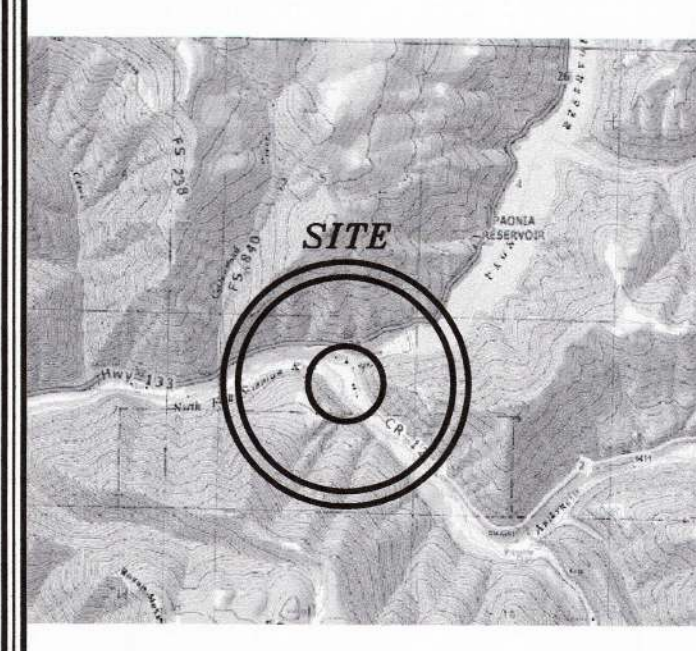
J18108FINAL	31 AUGUST 2018
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SEE PLAT



CONTROL MAP



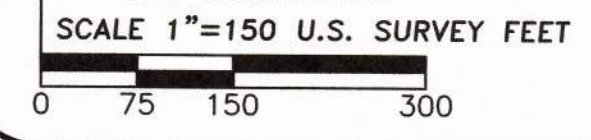
AREA LOCATOR

TYPICAL LEGEND

- Found or Set 5/8" rebar 30" long with 2" aluminum cap PLS25972
 - Set 5/8" rebar with 2" aluminum cap as Witness corner or linepin PLS25972 or as shown
 - Found BLM 3 1/4" aluminum cap or Found GLO Brass Cap as noted
 - Found 5/8" rebar with 2" aluminum cap PLS 12766
 - Found 5/8" rebar with 2" aluminum cap PLS 12766 as Linepin
- Fencelines
— Electric (overhead) (subject to easement)
— Centerline County Road 12
— County Road 12 R.O.W.
— Centerline Irrigation Easement
— Irrigation Easement
— Approx. CL River

BASIS OF BEARINGS:

N.89°56'10"E. FROM CORNER 2 TRACT 43 TO CORNER 1, TRACT 43 OF SECTION 8 ASTRONOMICAL NORTH GPS OBSERVATION



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.