ALTA / NSPS LAND TITLE SURVEY THAT PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. 2015001490 PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO BRIDGING THE GAP INC. SANITARY SEWER PER THREE LAKES WATER AND SAN REMPEL PETER WARREN & KAREN ANN ROBINSON 12 COUNTY ROAD 667 LLC PARCEL ID 119305100022 NORTH 1/4 COR SEC 5 T3N, R75W DEDICATED DRIVE ACCORDING TO XCEL ENERGY THERE IS A GAS LINE BURIED FOUND GLO 2.5" BRASS CAP 1928 CAIRNS 2ND ADDITION TO GRAND LAKE IN THE ROAD. N01°32'00"E 1047.22' (D) 125.00' EAST LINE NE 1/4, NW 1/4, SECTION 5 (BASIS OF BEARINGS) N01°23'15"E 1047.22' (M) -SET #4 X 18" REBAR 116.18' W/YELLOW PLASTIC CAP PLS 26298 S63°42'31"E 75.90' (M) ELECTRIC LINE-S63°54'00"E 75.91' (D) PER MOUNTAIN PARKS ELECTRIC 3.25" ALUMINUM CAP (NO MARKINGS) WATER LINES PER THERRE LAKES WATER & SEWER ─30' ACCESS & UTILITY ∠found #4 rebar ALUMINM CAP EASEMENT LS 18470 QUIT CLAIM DEED REC. NO. 2015001490 S14°46'34"W 99.91' (M) S14°35'00"W 100.00' (D) 4.88 ACRES ± S88°35'34"W 12.70' (M) FOUND 1" SQ. BOLT HEAD FOUND-NAIL & RIBBON FOUND #5 REBAR TOWN OF GRAND LAKE PARCEL ID 119305200002 S06°09'05"E 489.26' (M) -FOUND S05°44'00"E 489.03' (D) 1" SQ. BOLT HEAD NAIL & WASHER DIANE G. DUFT ESTATE PARCEL ID 119305200003 NOTES: 1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO STATE STATUTES. 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DIAMONDBACK SURVEYING, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY, DIAMONDBACK SURVEYING, LLC RELIED ON THE RECORDED PLATS AND THE COMMITMENT FOR TITLE INSURANCE ISSED BY TITLE COMPANY OF THE ROCKIES; COMMITMENT NO. 1119032-C, EFFECTIVE DATE: 01/28/21. 4. BASIS OF BEARING: EAST LINE OF THE SUBJECT PROPERTY, BEING THE EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 5, BETWEEN THE N1/4 CORNER OF SECTION 5, A MONUMENTED LAND SURVEY PLAT FOUND GLO 2.5 INCH BRASS CAP, AND THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, A SET #4 X 18" REBAR WITH YELLOW PLASTIC CAP MARKED PLS 26298. DEPOSITING CERTIFICATE: DEPOSITED THIS_____, 20__ 5. LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET. A.D. AT _____ O'CLOCK _____.M., IN BOOK _____ 6. UTILITIES, IF SHOWN, WERE PLOTTED BASED ON VISIBLE EVIDENCE AND ARE NOT OF THE COUNTY SURVEYOR'S LAND SURVEY/ RIGHT OF WAY GUARANTEED ACCURATE OR ALL INCLUSIVE. SURVEY RECORDS AT PAGE _____, RECEPTION NO.______ 7. FOR BEARINGS/DISTANCES SHOWN; (M) DENOTES MEASURED, (D) DENOTES DEED. BY: _____COUNTY SURVEYOR 8. UTILITIES ARE SHOWN BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES. THEY ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED GAS MAINS ARE NOT SHOWN. MAPPING IS NOT AVAIABLE FROM XCEL ENERGY. XCEL DID CONFIRM THAT THERE IS GAS LOCATED IN THE ROAD. REVISION ALTA/NSPS SURVEY Diamondback A PORTION OF THE Surveying, LLC NE1/4,NW1/4 SECTION 5, T3N, ADDED UTILITIES R75W OF THE 6TH P.M. 7804 FRASER RIVER CIRCLE COUNTY OF GRAND AND SCHOOL DIST LITTLETON, CO 80125 STATE OF COLORAD Office: 303-918-7310 **DATE**: 02/10/2023 **DRAWN BY**: JF