

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

SHEET 1 OF 2

ALTA SURVEY DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 2 1/2 INCH DIAMETER GLO BRASS CAP, DATED 1928; THENCE N88°54'34"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER NORTHWEST QUARTER, 166.04 FEET TO A REBAR AND CAP MARKED LS 18470; THENCE CONTINUING ALONG SAID NORTH LINE S88°35'34"W 12.70 FEET TO A NUMBER 3 REBAR; THENCE LEAVING SAID NORTH LINE, S23°02'39"E 154.82 FEET TO A NUMBER 4 REBAR; THENCE S16°22'45"W 232.67 FEET NAIL AND FLAGGING; THENCE N89°01'57"W 130.47 FEET TO A NAIL AND WASHER; THENCE S06°09'05"E 489.26 FEET TO A 1INCH SQUARE BOLT HEAD; THENCE S70°11'33"E 99.43 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S14°46'34"W 99.91 FEET TO A NUMBER 5 REBAR, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST PORTAL ROAD, (AKA TUNNEL ROAD); THENCE CONTINUING ALONG SAID NORTHERLY LINE, S70°17'44"E 106.50 FEET TO A 3.25 INCH ALUMINUM CAP WITH NO MARKINGS; THENCE S63°42'31"E 75.90 FEET TO A REBAR AND YELLOW PLASTIC CAP, PLS 26298 ON THE EAST LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EAST LINE N01°23'15"E 1047.22 FEET TO THE POINT OF COMMENCEMENT. SAID TRACT CONTAINS 4.88 ACRE MORE OR LESS.

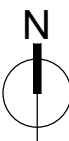
NOTES:

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 ISSUED 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 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.
5. LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET.
6. UTILITIES, IF SHOWN, WERE PLOTTED BASED ON VISIBLE EVIDENCE AND ARE NOT GUARANTEED ACCURATE OR ALL INCLUSIVE.
7. FOR BEARINGS/DISTANCES SHOWN; (M) DENOTES MEASURED, (D) DENOTES DEED.



VICINITY MAP

1" = 500'



THE FOLLOWING IS A PART OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY; COMMITMENT NO. 1119032-C, EFFECTIVE DATE: JANUARY 28, 2021

SCHEDULE B EXCEPTIONS:

7. RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED BY UNITED STATES PATENT RECORDED OCTOBER 14, 1912 IN BOOK 17 AT PAGE 232.
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT SUBJECT PROPERTY, AS RESERVED BY THE UNITED STATES PATENT RECORDED OCTOBER 14, 1912 IN BOOK 17 AT PAGE 232, AND ANY POSSESSORY RIGHTS CREATED BY THE LOCATIONS OF CLAIMS THEREFORE.
9. RIGHT OF WAY GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. BY INSTRUMENT RECORDED NOVEMBER 20, 1961 IN BOOK 138 AT PAGE 354.

PARCEL DATA:

PHYSICAL ADDRESS: TBD WEST PORTAL ROAD, GRAND LAKE, CO  
GROSS LAND AREA: 212572.8 SQ. FT., 4.88 ACRES +/-

ZONING: TBD

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD HAZARD AREA; FEMA DESIGNATION ZONE D.  
FEMA MAP NO. 08049C0325C, EFFECTIVE DATE JANUARY 2, 2008.

THE SUBJECT PROPERTY LIES WITHIN THE EAST GRAND SCHOOL DISTRICT,

PROPERTY DESCRIPTION: (PER RECEPTION NUMBER 2015001490)

**A tract of land in Lot 3 (NE1/4 NW1/4) Section 5, Township 3 North, Range 75 West of the 6th P.M., described as follows:**  
**Beginning at the North Quarter corner of said Section 5;**  
**thence North 88°55' West, 178.84 feet along the north line of said Section 5 to the northeasterly corner of the Grand Lake Water Treatment Plant Tract;**  
**thence South 23°14'01" East, 154.84 feet along the easterly boundary of said Treatment Plant Tract;**  
**thence along said easterly boundary South 16°28'43" West, 233.70 feet to the Southeasterly corner of said tract;**  
**thence North 88°53'57" West, 130.0 feet along the south line of said tract;**  
**thence South 05°44' East, 489.05 feet to the northwesterly corner of the Copeland tract as described in Book 173 at Page 517;**  
**thence South 71°16' East, 100 feet along the northerly line of the Copeland Tract to the northeasterly corner of said tract;**  
**thence South 13°32' West, 100 feet along the Easterly line of said Tract to the northerly line of the U.S. Government Tunnel road R.O.W.;**  
**thence South 70°17' East, 106.2 feet along said R.O.W. line to U.S.B.R. A.P. 166A;**  
**thence South 63°54' East, 75.91 feet along said R.O.W. line to the North-South centerline of said Section 5;**  
**thence North 01°32' East, 1047.22 feet along said centerline To The Point of Beginning.**

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 13, 18 AND OF TABLE 'A' THEREOF THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2021.

JERALD W. RICHMOND P.L.S. 26298  
FOR AND ON BEHALF OF  
DIAMONDBACK SURVEYING, LLC

FEBRUARY 13, 2023  
DATE



MONUMENTED LAND SURVEY PLAT  
DEPOSITING CERTIFICATE:

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_  
OF THE COUNTY SURVEYOR'S LAND SURVEY/ RIGHT OF WAY  
SURVEY RECORDS AT PAGE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_  
COUNTY SURVEYOR

REVISION		ALTA/NSPS SURVEY A PORTION OF THE NE1/4,NW1/4 SECTION 5, T3N, R75W OF THE 6TH P.M. COUNTY OF GRAND STATE OF COLORAD DATE: 02/10/2023   DRAWN BY:JR	<b>Diamondback Surveying, LLC</b> 509 20 1/2 AVE. E WEST FARGO, ND 58078 Office: 303-918-7310
DATE:	BY:		
10/04/2024	JR		
ADDED UTILITIES			
AND SCHOOL DIST			
INFO.			