

RUGER ANNEXATION PLAT

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

ANNEXATION 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.



PROPERTY DESCRIPTION: (PER RECEPTION NUMBER 2015001490)

A tract of land in Lot 3 (NE1/4NW1/4) 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.

NOTES:

- 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.
- BASIS OF BEARING FOR THIS SURVEY IS N01°23'15"E ALONG THE EAST LINE OF THE NE1/4 NW1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, MONUMENTED AS SHOWN ON THIS PLAT.
- LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET.
- 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 STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NUMBER 1119032-C WITH AN EFFECTIVE DATE OF JANUARY 28, 2021.
- FOR BEARINGS/DISTANCES SHOWN; (M) DENOTES MEASURED, (P) DENOTES PLAT, (D) DENOTES DEED, AND (R) DENOTES RECORD.



SURVEYORS CERTIFICATION:

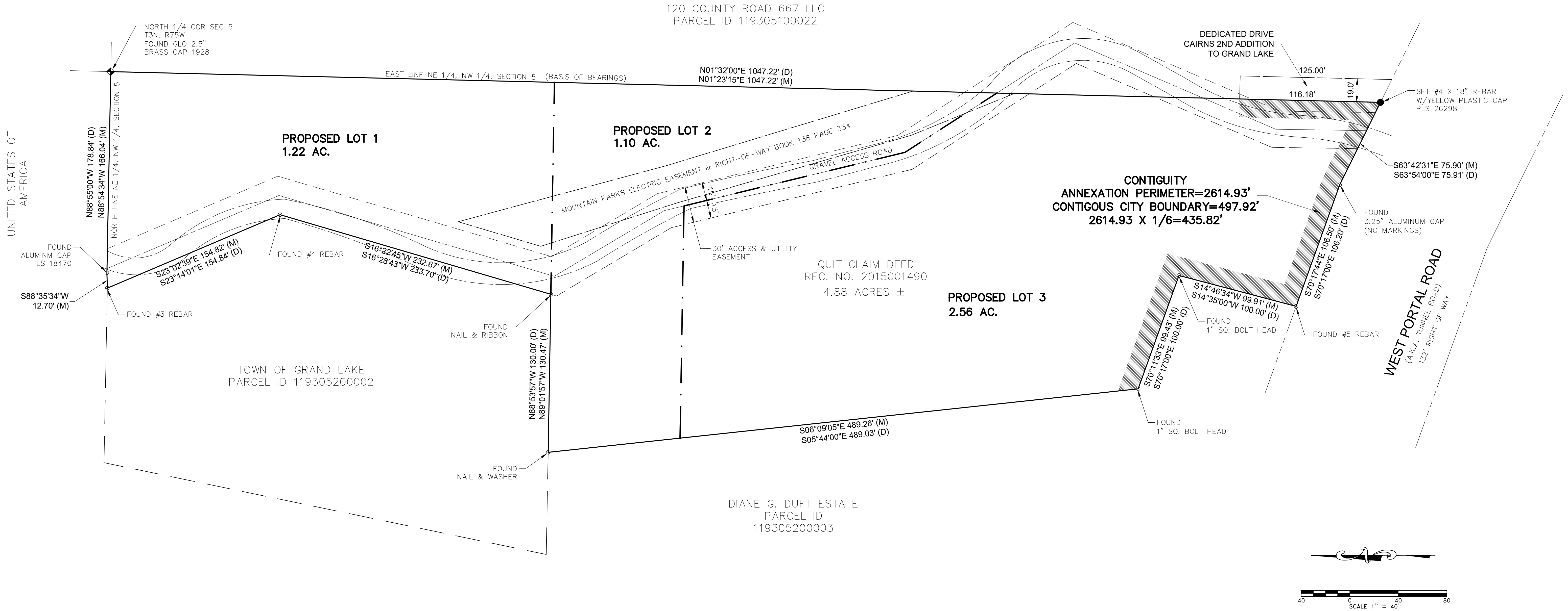
I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT IT IS NOT A GUARANTY OR WARRANTY EXPRESSED OR IMPLIED..

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



REVISION		RUGER ANNEXATION	Diamondback Surveying, LLC
DATE:	BY:		
		DATE: 11/04/2022	DRAWN BY: JR
		509 20 1/2 AVE. E WEST FARG, ND 58078 Office: 303-918-7310	

RUGER ANNEXATION PLAT
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



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.

SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

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	DATE:	BY:	RUGER PROPERTY RECEPTION NO. 2015001490 LAND SURVEY PLAT	
DATE: 09/23/21			DRAWN BY: JS	Diamondback Surveying, LLC 7804 FRASER RIVER CIRCLE LITTLETON, CO 80125 Office: 303-918-7310