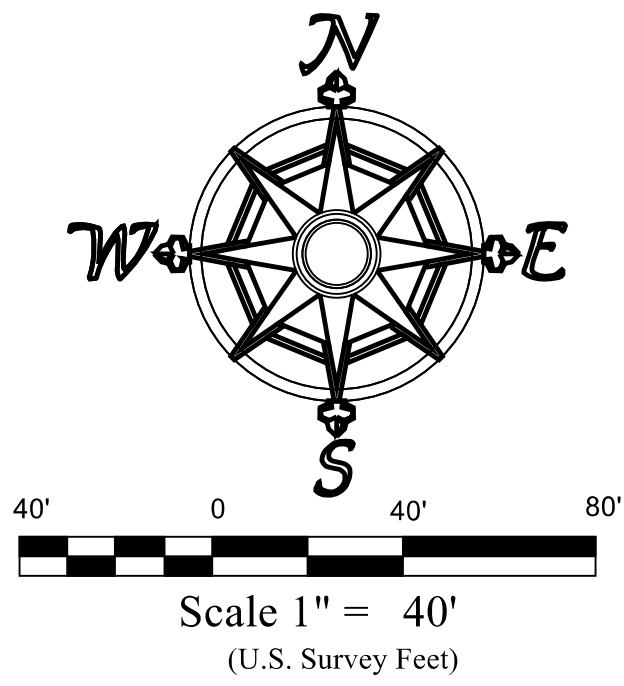
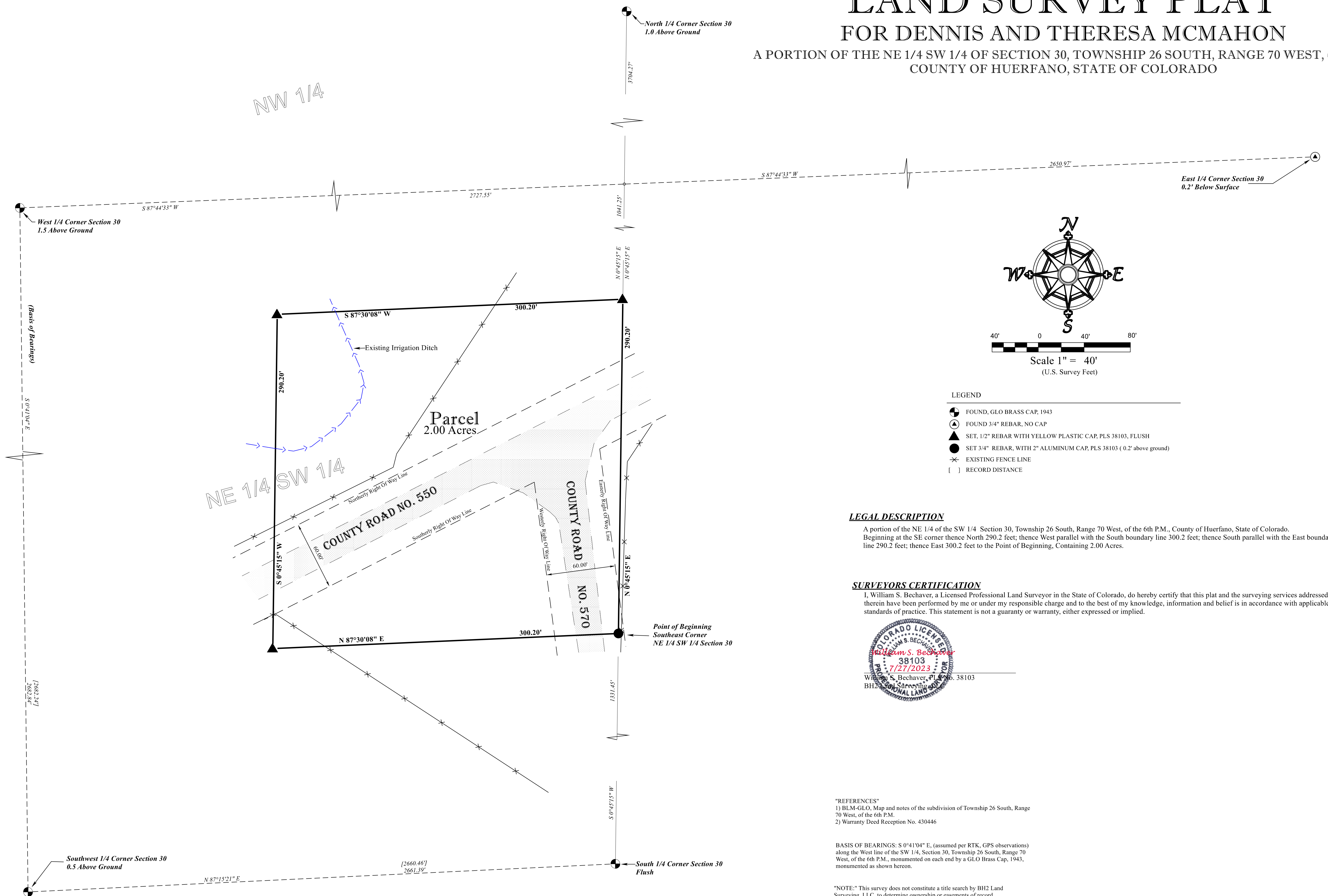


# LAND SURVEY PLAT FOR DENNIS AND THERESA MCMAHON

A PORTION OF THE NE 1/4 SW 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 70 WEST, 6th P.M.  
COUNTY OF HUERFANO, STATE OF COLORADO



**LEGEND**

- FOUND, GLO BRASS CAP, 1943
- ⊙ FOUND 3/4" REBAR, NO CAP
- ▲ SET, 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 38103, FLUSH
- SET 3/4" REBAR, WITH 2" ALUMINUM CAP, PLS 38103 ( 0.2' above ground)
- × EXISTING FENCE LINE
- [ ] RECORD DISTANCE

**LEGAL DESCRIPTION**

A portion of the NE 1/4 of the SW 1/4 Section 30, Township 26 South, Range 70 West, of the 6th P.M., County of Huerfano, State of Colorado. Beginning at the SE corner thence North 290.2 feet; thence West parallel with the South boundary line 300.2 feet; thence South parallel with the East boundary line 290.2 feet; thence East 300.2 feet to the Point of Beginning, Containing 2.00 Acres.

**SURVEYORS CERTIFICATION**

I, William S. Bechaver, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and the surveying services addressed therein have been performed by me or under my responsible charge and to the best of my knowledge, information and belief is in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.



William S. Bechaver, P.L.S. No. 38103  
B.H.2. Land Surveying, LLC

**REFERENCES**

- 1) BLM-GLO, Map and notes of the subdivision of Township 26 South, Range 70 West, of the 6th P.M.
- 2) Warranty Deed Reception No. 430446

**BASIS OF BEARINGS.** S 0°41'04" E, (assumed per RTK, GPS observations) along the West line of the SW 1/4, Section 30, Township 26 South, Range 70 West, of the 6th P.M., monumented on each end by a GLO Brass Cap, 1943, monumented as shown hereon.

**"NOTE:"** This survey does not constitute a title search by BH2 Land Surveying, LLC, to determine ownership or easements of record.

**"NOTE"** Client did not request a search for recorded Rights-of-Way and Easements.

**"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.

**BH<sup>2</sup> LAND SURVEYING, LLC**  
P.O. Box 20399, Colorado City, CO 81019  
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Email: bh2@ghvalley.net

Scale 1" = 40'	Date: 7-27-2023	Drawn By: WSB
Sheet 1/1	Job No. 2023-078	