

LAND SURVEY PLAT CITY OF WALSENBURG

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 66 WEST OF THE 6TH P.M., LYING SOUTH OF COLORADO STATE HIGHWAY 160, HUERFANO COUNTY, COLORADO

THE PURPOSE OF THIS DOCUMENT

IS TO REPLACE/REVISE/AMEND/CORRECT AND SUPERCEDE THAT PLAT ERRONEOUSLY TITLED:

CITY OF WALSENBURG SUBDIVISION EXEMPTION SURVEY

AT RECEPTION NUMBER 425714, AT MAP NUMBER 1141, IN THE RECORDS OF HUERFANO COUNTY



NO.	BY	DATE

OFFICE FILE NO. 021235-092866 C.O.W.
CAD FILE NO. 021235-092866 C.O.W.
FIELD DREW MDR/ABS
FIELD DATES 12/31/2021 - 01/13/2022
DRAFTER ABS
CONTACT Dustin Stambaugh
719-695-1030

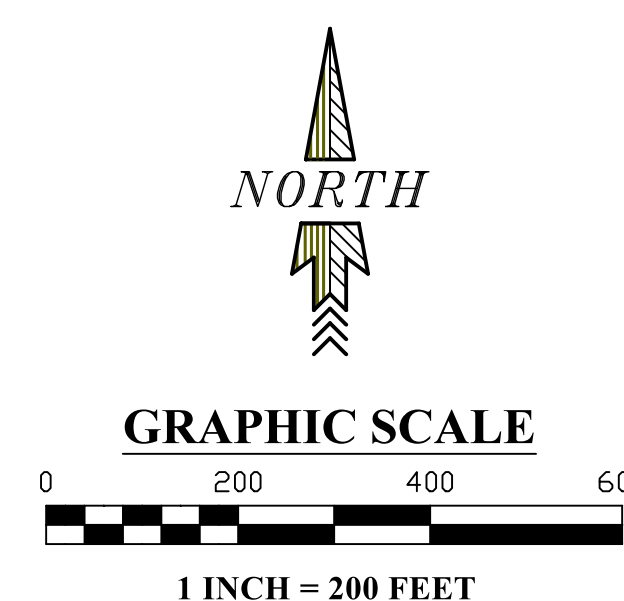
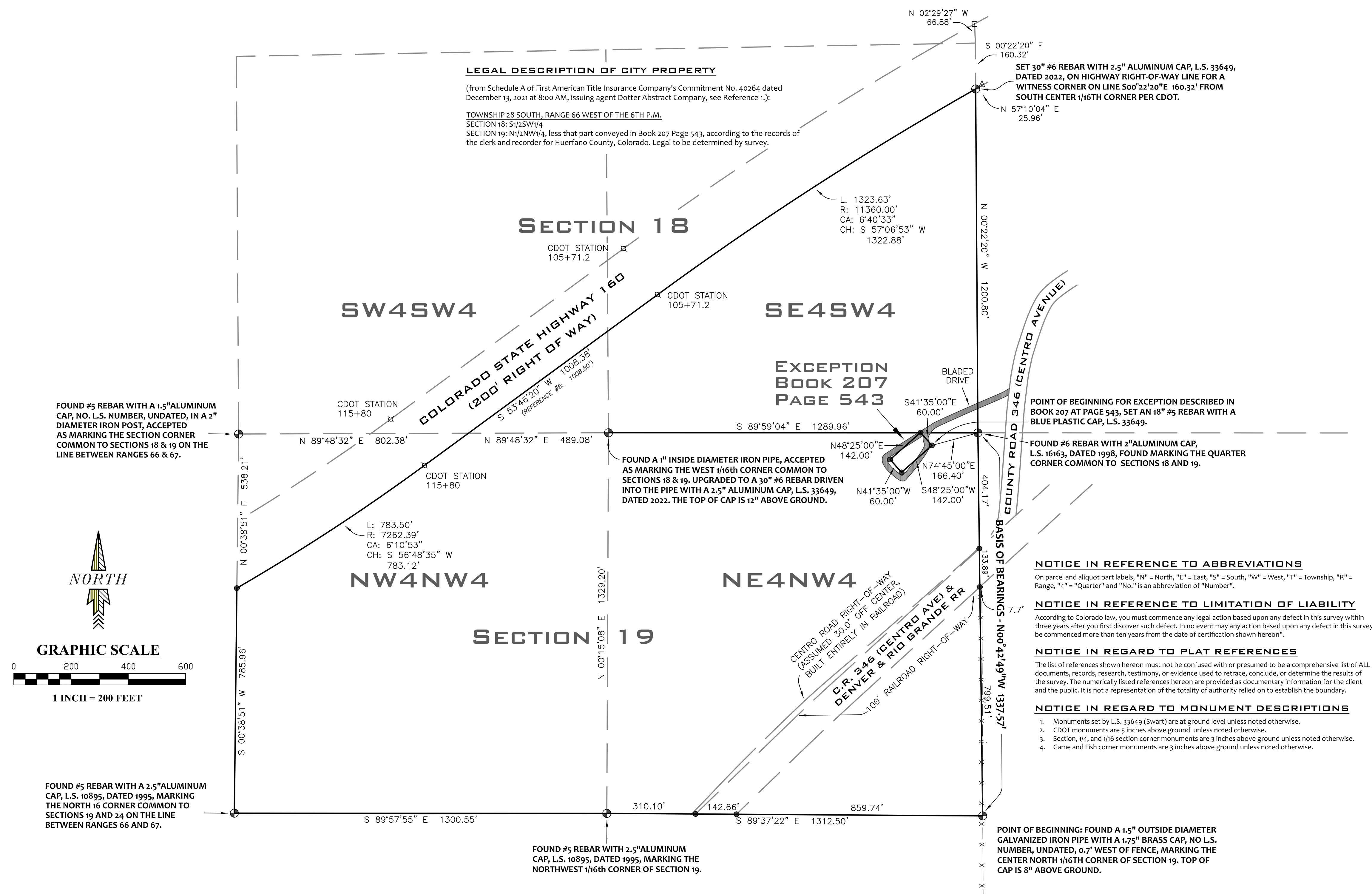
THE S2SW4 OF SECTION 18, AND THE N2 OF THE NW4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 66 WEST OF THE 6TH P.M., LYING SOUTH OF COLORADO STATE HIGHWAY 160, HUERFANO COUNTY, COLORADO

CLIENT NAME AND ADDRESS:
CITY OF WALSENBURG
525 SOUTH ALBERT STREET
WALSENBURG, CO 81089

SURVEY PHYSICAL ADDRESS:
TBD CENTRO AVENUE,
WALSENBURG, CO 81089

GEO MARK SURVEYING LLC
PO BOX 11001 PUEBLO,
CO 81001
(719) 248-3680
GEO.MARK@GEO.MARKMAIL.COM
GEO.MARKSURVEYING.COM

1
SHEET 1 OF 1



REFERENCES

- Description from Schedule A of First American Title Insurance Company's Commitment No. 40264 dated December 13, 2021 at 8:00 AM, issuing agent Dotter Abstract Company.
- Map entitled "Right of Way and Track Map the Denver & Rio Grande Railroad", Sheet No. 3 of 6 from Survey Station 386-23 to Survey Station 527-75, recorded Nov. 21, 1995 in Instrument A0321982, Book 407 at Page 912.
- Survey plat by Alta Surveys of Colorado, Inc. recorded February 6, 2012 at Rec. No. 393215 of the records of Huerfano County.
- Warranty Deed recorded February 3, 1947 at Reception No. 173287, Book 207 at Page 543, of the records of Huerfano County.
- Warranty Deed recorded in Book 227 at Page 395 of the records of Huerfano County.
- Deed to The Department of Highways, State of Colorado, recorded March 15, 1956 at Reception No. 202324, Book 251 at Page 43 of the records of Huerfano County.

EASEMENTS AND RIGHTS-OF-WAY STATEMENT
Surveyor relied upon First American Title Ins. Co.'s Commitment No. 40264 dated December 13, 2021 at 8:00 AM, issuing agent Dotter Abstract Company, for information on rights of ways and easements affecting the surveyed parcel. None listed or shown.

BASIS OF BEARINGS NOTE:
(GPS OBSERVATIONS) N00°42'49"E 1337.57' BETWEEN a 1.5" outside diameter galvanized iron pipe with a 1.75" brass cap, undated, no L.S. number, marking the Center North 1/16th corner in Section 19, and a rebar with a 2" aluminum cap, L.S. 16163, dated 1998, found marking the Quarter Corner common to Sections 18 and 19, all in Township 28 South, Range 66 West, of the 6th Principal Meridian, as shown hereon.

GPS COORDINATES BASED ON COSP SOUTH ZONE 9503:
GROUND SCALE FACTOR: 1.0005584783

PLAT UNIT OF LINEAR MEASUREMENT: THE US SURVEY FOOT
RELATIVE POSITIONAL PRECISION: .95%

NOTICE IN REFERENCE TO ABBREVIATIONS
On parcel and aliquot part labels, "N" = North, "E" = East, "S" = South, "W" = West, "T" = Township, "R" = Range, "Q" = "Quarter" and "No." is an abbreviation of "Number".

NOTICE IN REFERENCE TO LIMITATION OF LIABILITY
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 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.

NOTICE IN REGARD TO PLAT REFERENCES
The list of references shown hereon must not be confused with or presumed to be a comprehensive list of ALL documents, records, research, testimony, or evidence used to retrace, conclude, or determine the results of the survey. The numerically listed references hereon are provided as documentary information for the client and the public. It is not a representation of the totality of authority relied on to establish the boundary.

NOTICE IN REGARD TO MONUMENT DESCRIPTIONS

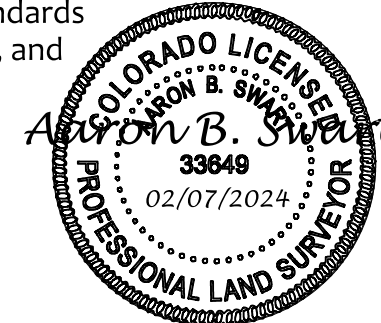
- Monuments set by L.S. 33649 (Swart) are at ground level unless noted otherwise.
- CDOT monuments are 5 inches above ground unless noted otherwise.
- Section, 1/4, and 1/16 section corner monuments are 3 inches above ground unless noted otherwise.
- Game and fish corner monuments are 3 inches above ground unless noted otherwise.

LEGEND

- = SET #5 REBAR WITH 1" BLUE PLASTIC CAP, LS 33649
- ⊗ = FOUND CONCRETE POST WITH BRASS CAP CDOT RIGHT-OF-WAY
- △ = FOUND #4 REBAR WITH YELLOW PLASTIC CAP, L.S. 16163
- ⊕ = SECTION, 1/4, OR 1/16 CORNER MONUMENT AS DESCRIBED
- ⊗ = FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, "GAME & FISH COR 5"
- = ORIENTATION LINES
- = LINE ESTABLISHED OR RETRACED BY THIS SURVEY
- (REFERENCE #:) = CALLS FROM A DOCUMENT OF REFERENCE DIFFERENT FROM MEASURED
- x-x-x- = BARBED WIRE FENCE

SURVEYORS CERTIFICATION
I, Aaron B. Swart, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify this plat and the surveying services addressed herein have been prepared by me or under my direct supervision and responsible charge in accordance with applicable standards of practice to the best of my knowledge, information, and belief. This statement is not a guaranty or warranty, either expressed or implied.

Aaron B. Swart, PLS #33649
1000 Hickory Street
Pueblo, CO 81001



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