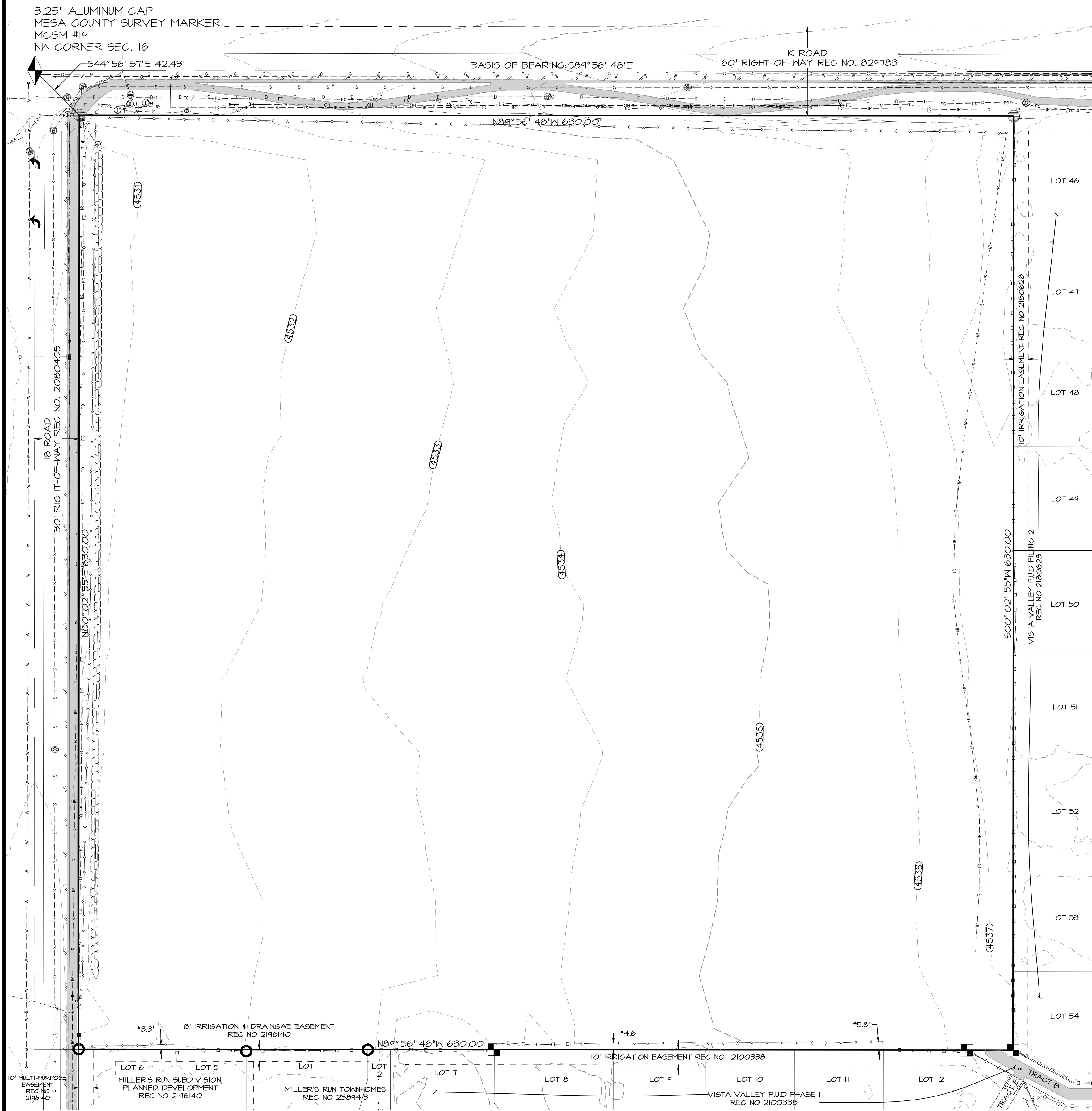


# IMPROVEMENT SURVEY PLAT

LOT 1 OF FISH MINOR SUBDIVISION, RECEPTION NUMBER 2080405  
 NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN  
 MESA COUNTY, COLORADO



3.25" ALUMINUM CAP  
 MESA COUNTY SURVEY MARKER  
 MCSM #19  
 NW CORNER SEC. 16

3" BRASS CAP  
 MESA COUNTY SURVEY MARKER  
 MCSM #434-1  
 N 1/4 CORNER, SECTION 16

PROPERTY DESCRIPTION:  
 Lot 1 of Fish Minor Subdivision (Reception Number: 2080405)

**BASIS OF BEARINGS**

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at [http://emap.mesacounty.us/gps\\_survey/GVAZONE.htm](http://emap.mesacounty.us/gps_survey/GVAZONE.htm), determined by GPS observation of the north line of northwest quarter of Section 16, T.1N., R.2W., Ute Meridian, the Northwest corner of said Section 16, being a 3.25" aluminum cap marked "MCSM #19", whence the North 1/4 Corner of said Section 16, being a 3" brass cap marked "MCSM #434-1", bears South 89°56'48" East, as shown hereon.

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (NAD83) CENTRAL MERIDIAN:  
 LATITUDE: 39°06'22.72746N  
 LONGITUDE: 108°32'01.43552W  
 NORTING: 50,000FT  
 EASTING: 100,000FT  
 SCALE FACTOR: 1.000218181798  
 PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

**SURVEYOR'S STATEMENT**

I, Alec K Thomas, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Alec K Thomas,  
 Colorado PLS 38274



This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All recorded and apparent rights-of-way and easements shown hereon were researched by the professional land surveyor, other documents may exist which would affect this property.

\* THESE DIMENSIONS SHOW DISTANCE THAT THE FENCES SURVEYED LOCATION PROJECT INTO SUBJECT PROPERTY.

**LAND SURVEY DEPOSITS**

Mesa County Surveyor's Office  
 Date \_\_\_\_\_  
 Deposit Number \_\_\_\_\_

**SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT**

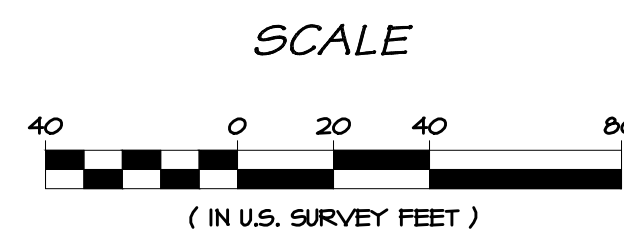
- A: ARC LENGTH OF CURVE
- BOB: BASIS OF BEARING
- C: CENTER
- CCR: COVENANT CONDITIONS & RESTRICTIONS
- E: EAST
- N: NORTH
- NO: NUMBER
- PLS: PROFESSIONAL LAND SURVEYOR
- MCSM: MESA COUNTY SURVEY MARKER
- MPE: MULTI-PURPOSE EASEMENT
- PLS: PROFESSIONAL LAND SURVEYOR
- CH: CHORD LENGTH
- BRG: CHORD BEARING
- L: ARC LENGTH
- RAD: RADIUS
- Δ: CENTRAL ANGLE DELTA
- REC: RECEPTION
- ROW: RIGHT OF WAY
- S: SOUTH
- T: TOWNSHIP
- UM: UTE MERIDIAN
- W: WEST
- φ: DIAMETER

**LEGEND**

- ◻ FOUND 1.5" ALUMINUM CAP, L5 24963
- FOUND 2" ALUMINUM CAP, ILLEGIBLE
- ⚡ ALIQUOT MONUMENT AS NOTED
- SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
- Ⓚ STORM MANHOLE
- Ⓜ TELEPHONE MANHOLE
- Ⓦ WATER MANHOLE
- Ⓢ SANITARY MANHOLE
- Ⓡ IRRIGATION MANHOLE
- Ⓜ FIBEROPTIC MANHOLE
- ⦿ IRRIGATION RISER
- ⊗ WATER VALVE
- Ⓜ WATER METER
- Ⓜ CABLE TV PEDESTAL/PULL BOX
- Ⓜ FIBER OPTIC PEDESTAL/PULL BOX
- - - - - EASEMENT LINE
- ▬ PARCEL LINE
- - - - - ROW LINE
- - - - - ALIQUOT LINE
- ▬ EDGE OF ASPHALT
- ▬ EDGE OF CONCRETE
- ▬ FLOW LINE
- T- UNDERGROUND TELEPHONE
- FO- FIBEROPTIC LINE
- G- GAS LINE
- W- WATER LINE
- E- UNDERGROUND ELECTRIC LINE
- OHE- OVERHEAD ELECTRIC LINE
- S- SANITARY LINE
- D- STORM LINE
- WOOD FENCE
- X- WIRE FENCE
- Ⓜ POWER POLE
- ← GUY ANCHOR
- SIGN
- ▬ CONCRETE

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 defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground vessels that may affect the use or development of this land.



**IMPROVEMENT SURVEY PLAT**  
 LOT 1 OF FISH MINOR SUBDIVISION,  
 RECEPTION NUMBER 2080405  
 NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16  
 TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN  
 MESA COUNTY, COLORADO

Sheet 1 of 1 Date: 08/22/2023 Job No: 0208-029  
 Surveyed: K/W/T Drawn: B/LC Checked: A/KT  
 Drawing name: S:\PROJECTS\0208 John Thomas\_Dave Baggett\02 K Road PkSubdiv\DWG\0208-029 15P.dwg