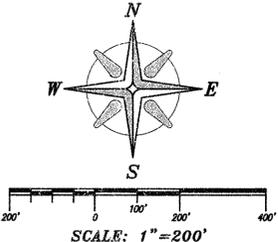
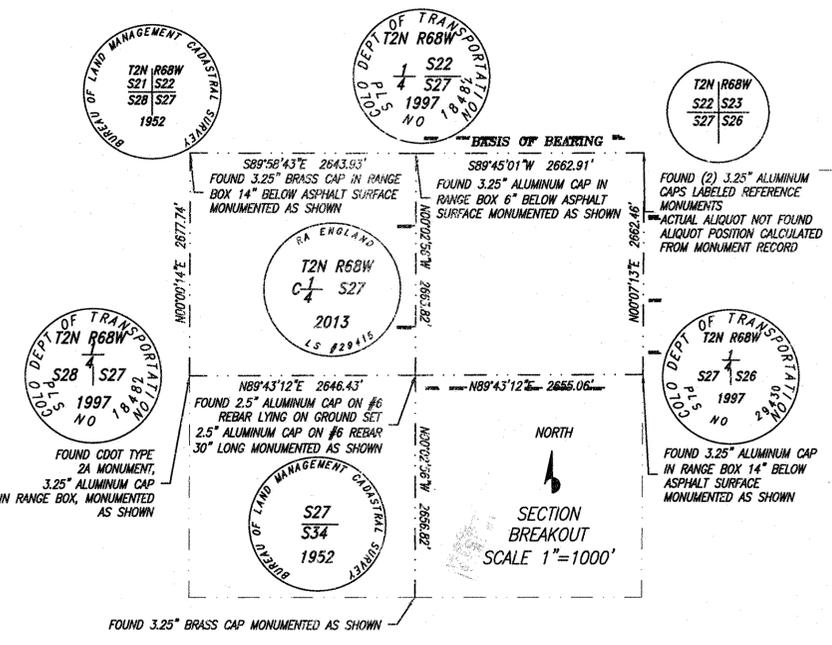


JESSER FARM SUBDIVISION AMENDMENT

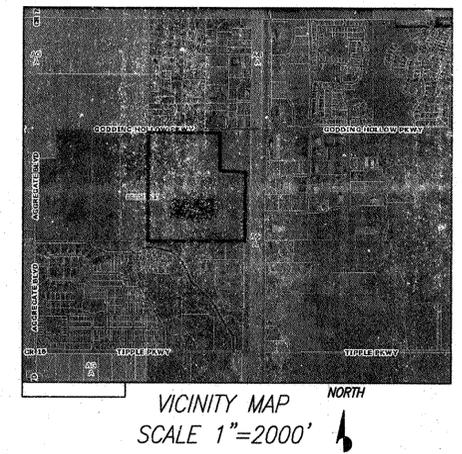
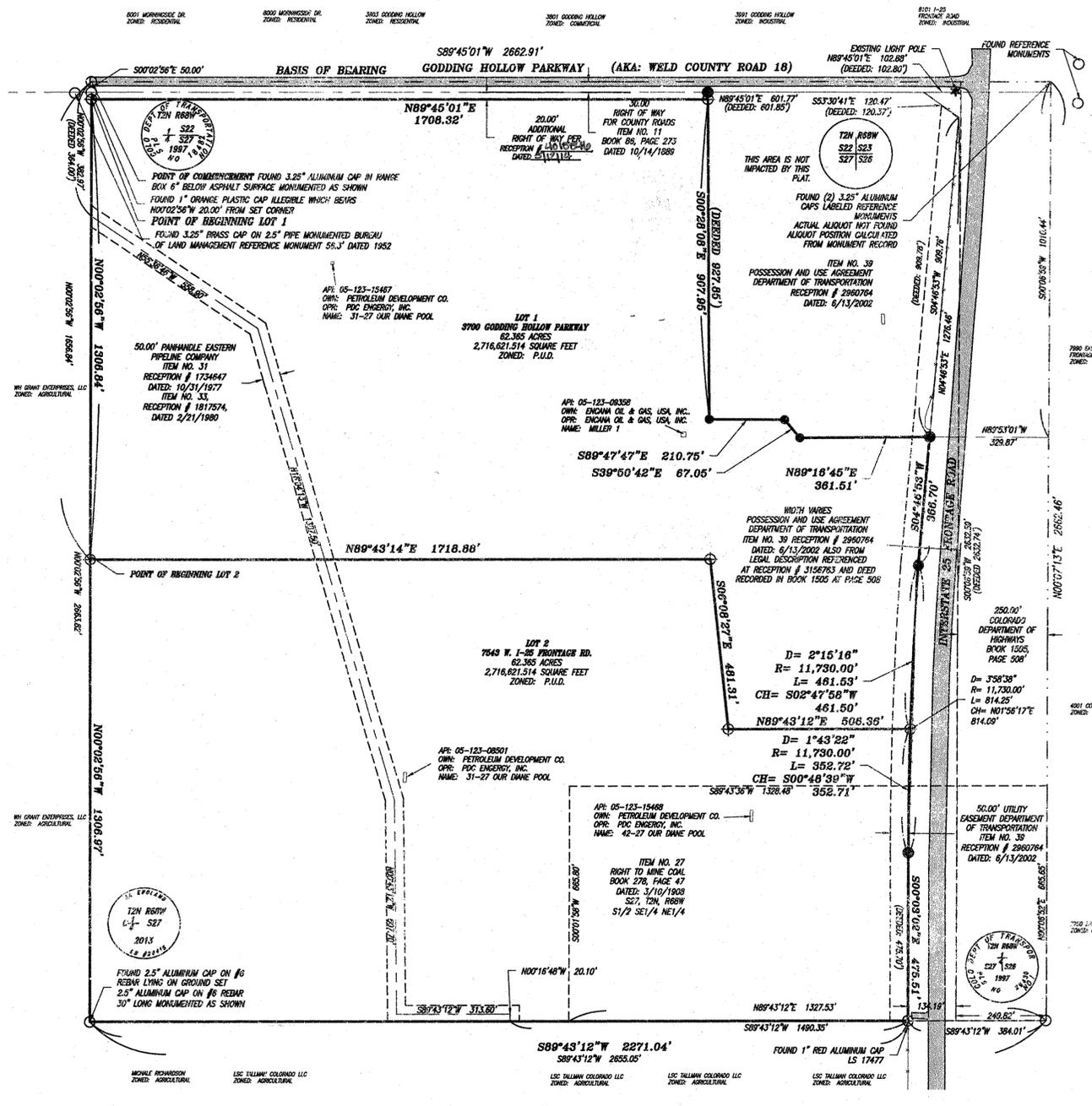
THE NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD STATE OF COLORADO
LOT 1 = 62.365 ACRES, LOT 2 = 62.365 ACRES

4015550 Pages: 1 of 3
05/13/2014 04:39 PM R Fee: \$31.00
Steve Rogers, Clerk and Recorder, Weld County, CO



- LEGEND:**
DATE PREPARED: 11/21/2013
- FOUND 3.25\"/>

- LOT LINE
- SURROUNDING PROPERTY LINE
- ALIQUOT LINES
- EASEMENT CENTERLINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING UNPAVED ROADWAY
- EXISTING PAVED ROAD
- EXISTING OVERHEAD POWER
- EXISTING BUILDING
- EXISTING PAVED ROAD
- EXISTING GRAVEL ROAD



SURVEYING/DESIGN CERTIFICATE.

I, RICHARD A. ENGLAND, A REGISTERED/LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 31 DAY OF March, 2014.

BY: *[Signature]*
RICHARD A. ENGLAND, COLORADO REGISTRATION #29415
3-31-14
(SEAL) DATE

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF NE1/4 OF SECTION 27, T2N, R68W, OF THE 6TH P.M., AND ASSUMED AS BEARING, S89°45'01\"/>

DATE	REVISION	BY
2/11/13	BOUNDARY ADJUSTMENT	SMH
2/27/13	ADDITIONAL RIGHT OF WAY	SMH
5/23/13	REVISIONS	SMH
6/10/13	CLARK EDWARDS REVISIONS 6/6/13	SMH
10/29/13	TOWN OF FREDERICK COMMENTS	SMH
12/27/13	ZONING ON FLOOD OUT	LE
1/24/14	FORMS REVISION 12/11/2013	LE
3/25/2014	CONCRETE DITCHES	LE

PROJECT TITLE: JESSER FARM
SUBDIVISION AMENDMENT

CLIENT: CLARK EDWARDS

OFFICE:	DESIGNED BY:	APPROVED BY:	JOB NO.	SHEET	SHEET
LYONS	RAE	RAE	157.25	1	3

DATE: 11/21/2013
SCALE: AS SHOWN



JESSER FARM SUBDIVISION AMENDMENT

THE NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M.,
 COUNTY OF WELD, STATE OF COLORADO
 LOT 1 = 62.365 ACRES, LOT 2 = 62.365 ACRES

LOT 1 LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, CONSIDERING THE NORTH LINE OF SAID SECTION 27 AS BEARING S89°45'01"W AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27;
 THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27 S00°02'56"E, 50.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE LEAVING SAID WEST LINE N89°45'01"E ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF SAID NORTH LINE, 1708.32 FEET TO A POINT ON THE WEST EDGE OF THAT PORTION OF LAND IN RECEPTION # 2960764;
 THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID WEST AND SOUTH EDGE OF LAND IN RECEPTION # 2960764 THE FOLLOWING 4 CALLS, S00°28'00"E, 907.95 FEET; S89°47'47"E, 210.75 FEET; S39°50'42"E, 67.05 FEET; N89°16'45"E, 361.51 FEET TO THE WEST RIGHT OF WAY OF 1-25; THENCE ALONG SAID WEST RIGHT OF WAY OF 1-25 THE FOLLOWING 2 CALLS:
 S04°46'53"W, 368.70 FEET; ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID ARC BEING 11,730.00 FEET, CHORD OF SAID ARC BEARS S02°47'58"W, 461.50 FEET, A DISTANCE OF 461.53 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY S89°43'12"W, 506.36 FEET; THENCE N06°08'22"W, 481.31 FEET; THENCE S89°43'14"W, 1718.88 FEET TO THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE N00°02'56"W, 1306.84 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 2,716,621.514 SQUARE FEET OR 62.365 ACRES MORE OR LESS.

LOT 2 LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, CONSIDERING THE NORTH LINE OF SAID SECTION 27 AS BEARING S89°45'01"W AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27;
 THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27, S00°02'56"E 1356.84 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE LEAVING SAID WEST LINE N89°43'14"E, 1718.88 FEET;
 THENCE S06°08'27"E, 481.31 FEET;
 THENCE N89°43'12"E, 506.36 FEET TO A POINT ON THE WEST EDGE OF THAT PORTION OF LAND IN RECEPTION # 2960764;
 THENCE CONTINUING ALONG SAID WEST EDGE OF RECEPTION # 2960764 THE FOLLOWING 2 CALLS:
 ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID ARC BEING 11,730.00 FEET, CHORD OF SAID ARC BEARS S04°48'39"W, 352.71 FEET, A DISTANCE OF 352.72 FEET; S00°03'02"E, 475.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE CONTINUING ALONG SAID SOUTH LINE S89°43'12"W, 2271.04 FEET TO THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID WEST LINE N00°02'56"W, 1306.97 FEET TO THE TRUE POINT OF BEGINNING;
 SAID TRACT OF LAND CONTAINING 2,716,621.514 SQUARE FEET OR 62.365 ACRES MORE OR LESS.

TITLE COMMITMENT NOTES:

ENGLAND SURVEYING, INC. RELIED UPON FIDELITY NATIONAL TITLE COMPANY, COMMITMENT 515-F0419932-170-LLO, DATED 8/9/2012. NO OTHER RESEARCH WAS PERFORMED BY ENGLAND SURVEYING, INC.
 1. TITLE COMMITMENT NOTES ARE GENERALLY NOT ON THE PLAT, ONLY THOSE NOTES PERTAINING TO EASEMENTS AND OTHER ENCUMBRANCES ON FUTURE LAND SALES PER RICHARD SAMSON, 12/17/2013
 2. ITEM 12 REFERS TO AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROMSIONS, TOGETHER WITH EASEMENTS, OR ANY AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN IN A BLANKET EASEMENT AND MINERAL RIGHTS NOT SPECIFIC IN ITS LOCATION, 8/29/1978, RCPT. #1764894.
 3. ITEM 15 REFERS TO UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS GRANTED BY THE INSTRUMENT SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN IN A BLANKET EASEMENT, 8/19/1977 RCPT. #1727893.
 4. ITEM 30 REFERS TO AN OIL AND GAS LEASE, 9/14/1970, RCPT. #1554535 AND AFFIDAVIT FOR AN EXTENSION, 5/1/1992, RCPT. #2286543.
 5. ITEMS 31 & 33 REFER TO A PANHANDLE EASTER PIPE LINE COMPANY ROW OR EASEMENT, 10/31/1977, RCPT. #1734847, 2/21/1980, RCPT. 1817574.
 6. ITEM 32 REFERS TO AN UNION RURAL ELECTRIC ASSOCIATION EASEMENT, 8/25/1978, RCPT. 1764736.
 7. ITEM 38 REFERS TO A MEMORANDUM OF SURFACE USE AGREEMENT, 12/13/1999, RCPT. #2738203.

STAFF CERTIFICATE OF APPROVAL:

THIS SUBDIVISION AMENDMENT PLAT OF THE JESSER FARM
 THE NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THAT PARCEL CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS DESCRIBED IN A DECEMBER 17, 2003 ORDER CONVEYED OF THE WELD DISTRICT COURT CASE NO. 02CV1403 RECORDED FEBRUARY 25, 2004 AT RECEPTION #3156763 AND IN A DEED RECORDED IN BOOK 1505 AT PAGE 508, LESS THAT PARCEL IN RECEPTION #124730 DATED 11/21/2013 COUNTY OF WELD, STATE OF COLORADO
 IS APPROVED AND ACCEPTED BY THE TOWN OF FREDERICK PLANNING DEPARTMENT THIS 20 DAY OF AMENDMENTS 20 IN ACCORDANCE WITH SECTION 4.11.2 OF THE LAND USE CODE FOR SUBDIVISION AMENDMENTS
 TOWN MANAGER, PLANNING DIRECTOR, PLANNER

SURVEYING/DESIGN CERTIFICATE:

I, RICHARD A. ENGLAND, A REGISTERED/LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.
 I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 31 DAY OF MARCH 20 14
 BY Richard A. England
 RICHARD A. ENGLAND, COLORADO REGISTRATION #29415
 3-31-14
 DATE

CERTIFICATE OF OWNERSHIP AND MAINTENANCE:

KNOW ALL MEN BY THESE PRESENTS THAT JERRI LYNN DOERING (NOW KNOWN AS JERRI LYNN MODRALL) AND JAMIE MODRALL (NOW KNOWN AS JAMIE BYBEE), BEING THE OWNERS OF CERTAIN LANDS IN FREDERICK, COLORADO, DESCRIBED AS FOLLOWS:
 THE E NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THAT PARCEL CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO AS DESCRIBED IN A DECEMBER 17, 2003 ORDER CONVEYED OF THE WELD DISTRICT COURT CASE NO. 02CV1403 RECORDED FEBRUARY 25, 2004 AT RECEPTION #3156763 AND IN A DEED RECORDED IN BOOK 1505 AT PAGE 508, LESS THAT PARCEL IN RECEPTION #124730 DATED 11/21/2013 COUNTY OF WELD, STATE OF COLORADO
 HAVE LAID OUT THIS SUBDIVISION AMENDMENT PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF JESSER FARM. THIS DESCRIBED SUBDIVISION AMENDMENT PLAT CONTAINS 124.730 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.
 EXECUTED THIS 20 DAY OF MARCH, 20 14
 IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 14th DAY OF MARCH, A.D., 20 14
 JERRI LYNN DOERING (NOW KNOWN AS JERRI LYNN MODRALL) (OWNER)
 STATE OF COLORADO
 COUNTY OF WELD)
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JERRI LYNN DOERING (NOW KNOWN AS JERRI LYNN MODRALL) (OWNER) THIS 14th DAY OF MARCH, 2014
 WITNESS MY HAND AND SEAL
 KATHLEEN L. LARSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20044251701
 My Commission Expires Nov. 21, 2018
 JAMIE MODRALL (NOW KNOWN AS JAMIE BYBEE) (OWNER)
 STATE OF Colorado)
 COUNTY OF Weld)
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND MAINTENANCE WAS ACKNOWLEDGED BEFORE ME BY JAMIE MODRALL (NOW KNOWN AS JAMIE BYBEE) (OWNER) THIS 14th DAY OF MARCH, 2014
 WITNESS MY HAND AND SEAL
 KATHLEEN L. LARSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID: 20044251701
 My Commission Expires Nov. 21, 2018

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.
 2012/DWG/LINDAS JESSER_FARM.DWG

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF NE1/4 OF SECTION 27, T2N, R68W, OF THE 6TH. P.M., AND ASSUMED AS BEARING, S89°45'01"W, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

DATE	NAME	TYPE	CHK
3/25/2012	NAME	TYPE	CHK
3/27/2012	NAME	TYPE	CHK
4/24/2012	ADDITIONAL RIGHT OF WAY	TYPE	CHK
5/20/12	ADDITIONAL RIGHT OF WAY	TYPE	CHK
6/10/12	CLARK EDWARDS REVISIONS 6/8/12	TYPE	CHK
11/22/12	TOWN OF FREDERICK COMMENTS	TYPE	CHK
11/22/12	EDWARDS REVISIONS 11/21/12	TYPE	CHK
11/22/12	EDWARDS REVISIONS AND NOTE #24	TYPE	CHK
11/22/12	EDWARDS REVISIONS 11/21/12	TYPE	CHK
3/21/2014	SURVEY REVISIONS	TYPE	CHK

JESSER FARM
 SUBDIVISION AMENDMENT
 CLIENT: CLARK EDWARDS

DESIGNED BY: RAE	APPROVED BY: RAE	JOB NO.	SHEET	SHEET
DRAWN BY: LE	DATE: 11/21/2013	157.25	2	3
CHECKED BY: RAE	SCALE: AS SHOWN			



JESSER FARM SUBDIVISION AMENDMENT

THE NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M.,
 COUNTY OF WELD, STATE OF COLORADO
 LOT 1 = 62.365 ACRES, LOT 2 = 62.365 ACRES

LOT 1 LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, CONSIDERING THE NORTH LINE OF SAID SECTION 27 AS BEARING S89°45'01"W AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

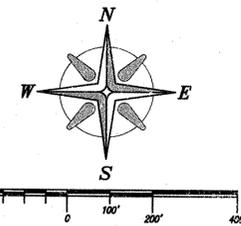
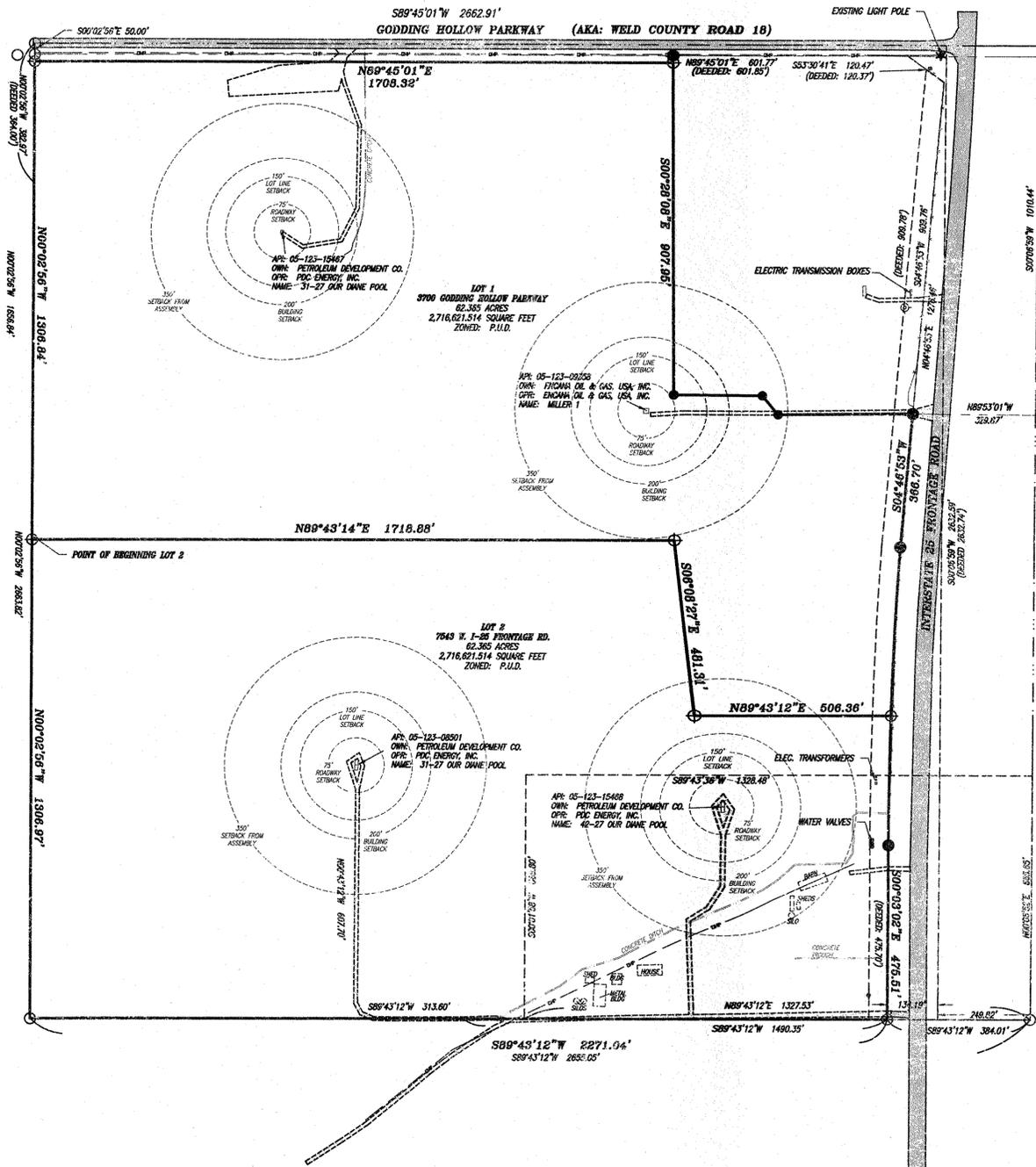
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 THENCE LEAVING SAID WEST LINE N89°45'01"E ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF SAID NORTH LINE, 1708.32 FEET TO A POINT ON THE WEST EDGE OF THAT PORTION OF LAND IN RECEPTION # 2960764;
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 S04°46'53"W, 368.70 FEET; ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID ARC BEING 11,730.00 FEET, CHORD OF SAID ARC BEARS S02°47'58"W, 461.50 FEET, A DISTANCE OF 461.53 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY S89°43'12"W, 506.36 FEET; THENCE N06°08'22"W, 481.31 FEET; THENCE S89°43'14"W, 1718.88 FEET TO THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4; THENCE ALONG SAID WEST LINE N00°02'56"W, 1306.84 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 2,716,621.514 SQUARE FEET OR 62.365 ACRES MORE OR LESS.

LOT 2 LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN NORTHEAST 1/4 OF SECTION 27, T2N, R68W OF THE 6TH. P.M., COUNTY OF WELD, STATE OF COLORADO, CONSIDERING THE NORTH LINE OF SAID SECTION 27 AS BEARING S89°45'01"W AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SAID TRACT OF LAND CONTAINING 2,716,621.514 SQUARE FEET OR 62.365 ACRES MORE OR LESS.

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.
 2012/DWG/LINDAS_JESSER_FARM.DWG



LEGEND:

●	FWD. 3.25" ALUM. CAP, COLORADO, DEPT. OF TRANSPORTATION
○	FOUND MONUMENT AS NOTED
⊕	SET #5 REBAR W/ ALUM. CAP. L5829415
⊖	EXISTING SEWER MAN HOLE
⊙	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊖	EXISTING TELEPHONE PEDESTAL
⊙	EXISTING WATER VALVE
---	LOT LINE
---	SURROUNDING PROPERTY LINE
---	ALLOTMENT LINES
---	EASEMENT CENTERLINE
---	EXISTING EASEMENT
---	EXISTING FENCE
---	EXISTING UNPAVED ROADWAY
---	EXISTING PAVED ROAD
---	EXISTING OVERHEAD POWER
---	EXISTING BUILDING
---	CONCRETE LINED DITCH
---	EXISTING PAVED ROAD
---	EXISTING GRAVEL ROAD

SURVEYING/DESIGN CERTIFICATE:

I, RICHARD A. ENGLAND, A REGISTERED/LICENCED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SUBDIVISION AMENDMENT PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.
 I FURTHER CERTIFY THAT THIS SUBDIVISION AMENDMENT PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 31 DAY OF March 2014.
 BY: *Richard A. England*
 RICHARD A. ENGLAND, COLORADO REGISTRATION #29415
 DATE: 3-31-14

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF NE1/4 OF SECTION 27, T2N, R68W, OF THE 6TH. P.M., AND ASSUMED AS BEARING, S89°45'01"W, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

2/25/2012	NAME	SMH
3/27/2013	NAME	SMH
4/2/2013	ADDITIONAL WORK OF REV.	SMH
5/23/13	CLARK EDWARDS REVISIONS 07/13	SMH
6/10/13	TOWN OF FORTRESS COLLINS	SMH
10/21/13	REVISIONS TO THE LEGAL DESCRIPTION	SMH
11/21/13	REVISIONS TO THE LEGAL DESCRIPTION	SMH
12/17/13	REVISIONS TO THE LEGAL DESCRIPTION	SMH
1/28/2014	CONCRETE FINISH	SMH

PROJECT TITLE: JESSER FARM SUBDIVISION AMENDMENT
 CLIENT: CLARK EDWARDS

DESIGNED BY: RAE	APPROVED BY: RAE	JOB NO.	SHEET	SHEET
DRAWN BY: LE	DATE: 11/21/2013	157.25	3	3
CHECKED BY: RAE	SCALE: AS SHOWN			



LYONS