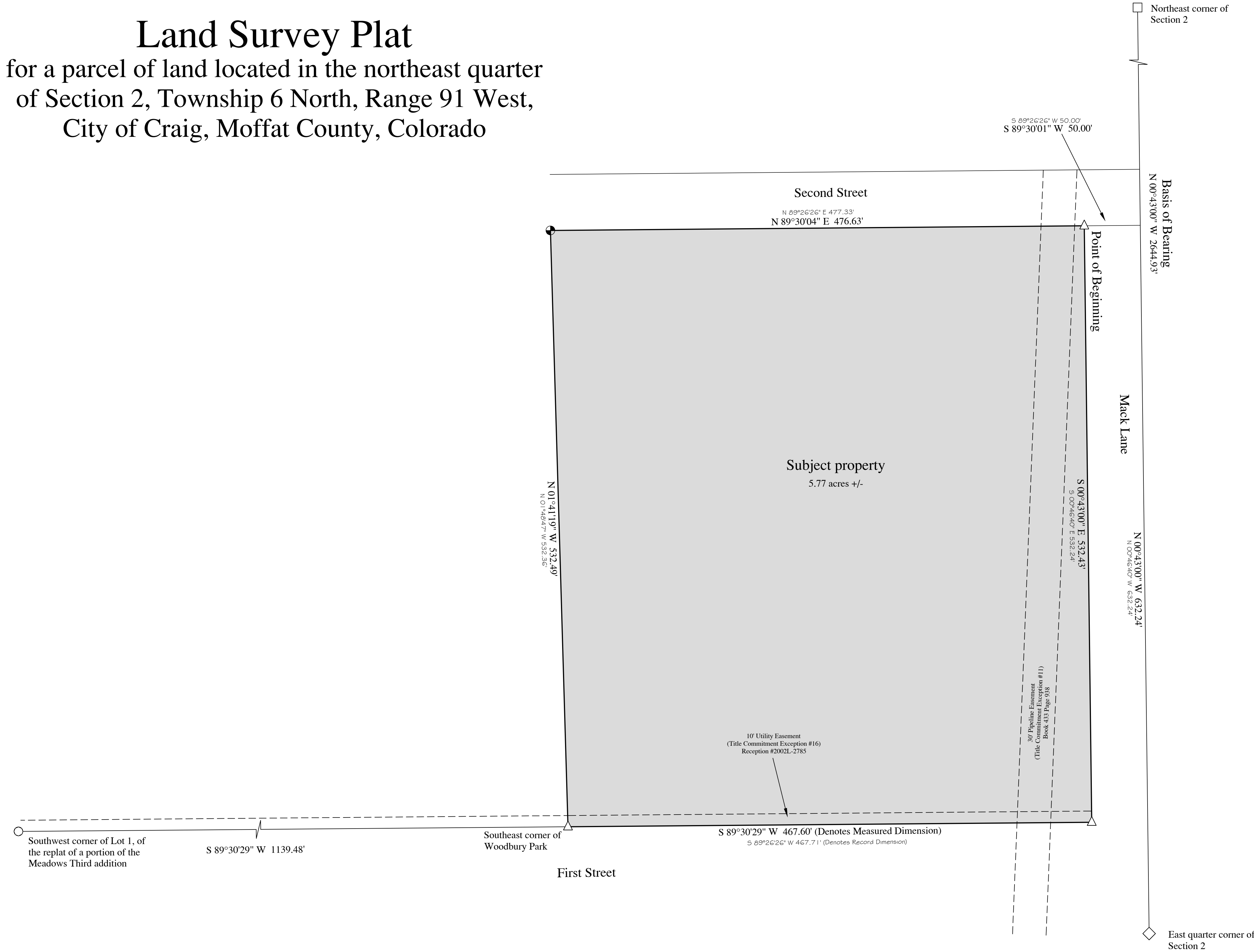
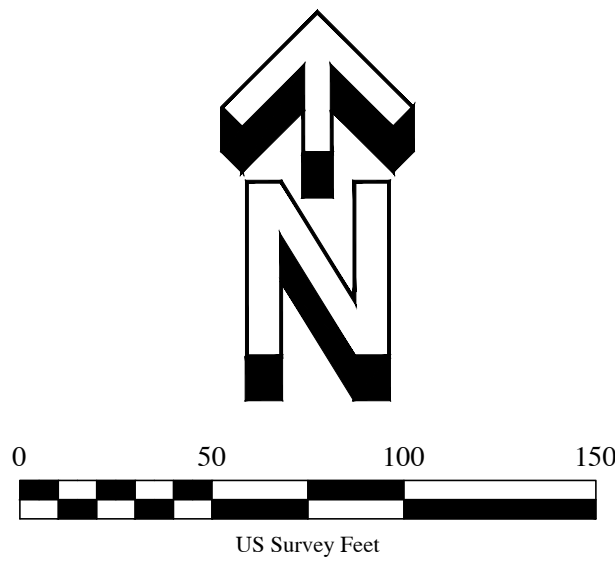


Land Survey Plat
for a parcel of land located in the northeast quarter
of Section 2, Township 6 North, Range 91 West,
City of Craig, Moffat County, Colorado



EPP & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

433 4th Avenue West
P.O. Box 1444 Phone (970) 824-8236
Craig, CO 81626 Fax (970) 824-5227



Explanation

- Found No. 4 rebar
- Found No. 5 rebar and yellow plastic cap by PLS 14815
- Found 3.25" alloy cap in monument box by PLS 38494
- Found 2.5" GLO brass cap
- Set 18" No. 5 rebar with pink plastic cap by PLS 38494

Property Description

Situated in the County of Moffat, State of Colorado:

A parcel of land located in the NE1/4 of Section 2, T6N, R91W of the 6th P.M., Moffat County Colorado, and being more particularly described as follows:

Beginning at the intersection of the westerly R.O.W. line of Mack Lane and the southerly R.O.W. line of Second Street, lying N00°46'40" W, 632.24 feet and S89°26'26" W, 50.00 feet from the E1/4 corner of said Section 2;

thence along said westerly R.O.W. line of Mack Lane, S00°46'40" E, 532.24 feet to the intersection of the westerly R.O.W. line of Mack Lane and the north R.O.W. line of First Street;

thence along the said north R.O.W. line, S 89°26'26" W, 467.71 feet to the S.E. corner of Woodbury Park as described in Book 627 at Page 628 in the records of Moffat County;

thence along the east line of said Woodbury Park, N 01°48'47" W, 532.36 feet to the southerly R.O.W. line of Second Street;

thence along said southerly R.O.W. line, N 89°26'26" E, 477.33 feet to the point of beginning.

The east line of the NE1/4 of said Section 2, is considered to bear N 00°46'40" W, between Brass Cap Monuments in asphalt.

(AKA Parcel D of The Meadows Parcels)

Walters
Property

Section:	2
Township:	6
Range:	91
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 50'	Sheet 1 Of 1
Job No:	2023.103-01	
Drawn By:	MF	
Date:	4jan22	

Surveyor's Certificate

I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify specifically and only to
City of Craig,

being the owner(s) of the herein described real property, that the boundary drawing shown hereon represents a good and accurate survey made upon the ground under my direct supervision and checking. I further certify that the notes shown hereon are made a part of this certification and that all monuments shown are as shown.



Date of Survey January 2023.

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 certification shown hereon.

Notes

- This survey was performed with the benefit of a current Title Policy. The record information which is referenced hereon was provided by Northwest Title Company, File No. 638CEN.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjoining.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- Bearings are based on the designated line as shown on this drawing which is considered to bear North 00°43'00" West.
- Monumentation at the points of termination of said line are as shown on this plat.
- This Land Survey Plat and the information shown hereon may not be used for any additional or extended purpose beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- The word "Certify" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.

Clerk & Recorder's Certificate

This Plat was deposited for record in the office of the Moffat County Clerk & Recorder, in the State of Colorado

at ___ M on the _____ day of _____, 2023.

Clerk & Recorder.

By: _____
Deputy