

RUSSELL SURVEYING PROJECT 19355B
 TUNSTALL-FRANCIS-BATES BOUNDARY ADJUSTMENT
 Parcel Closure Report
 April 7, 2022

BATES PARCEL

P.O.B.

100		N:1000.0000'	E:1000.0000'
	S 88°50'28" W 30.01'		
101		N:999.3930'	E:969.9961'
	N 00°30'44" E 308.11'		
102		N:1307.4907'	E:972.7506'
	N 59°54'42" E 25.81'		
103		N:1320.4302'	E:995.0828'

Curve Parameters

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Direction: Right/Clockwise
Radius Pt at N:1242.50 E:1040.24
Delta          =29°34'16"      Right/Clockwise
Radius         =90.07
Arc Length     =46.49
Tangent Length =23.77
Chord Length   =45.97
Chord Bearing  =N 74°41'50" E
PC Tang Bearing=N 59°54'42" E
PT Tang Bearing=N 89°28'58" E
PC->RP Bearing =S 30°05'18" E
RP->PT Bearing =N 00°31'02" W
  
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104		N:1332.5631'	E:1039.4249'
	N 89°28'59" E 223.97'		
105		N:1334.5838'	E:1263.3858'
	S 03°22'04" E 304.25'		
106		N:1030.8593'	E:1281.2590'
	S 89°03'30" W 281.06'		
107		N:1026.2402'	E:1000.2369'
	S 00°30'44" W 26.24'		
108		N:1000.0013'	E:1000.0023'
	P.O.B.		

LEC S 61°44'50" W 0.0027'

Perimeter: 1245.94' Area: 2.111 acres 91959.49 sq ft
 Precision: 1: 461459

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FRANCIS PARCEL

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200			N:2000.0000'	E:2000.0000'
	N 00°30'44" E	26.24'		
201			N:2026.2390'	E:2000.2346'
	N 89°03'30" E	220.63'		
202			N:2029.8649'	E:2220.8348'
	N 89°03'30" E	60.43'		
203			N:2030.8580'	E:2281.2566'
	S 03°22'04" E	124.24'		
204			N:1906.8326'	E:2288.5551'
	N 89°28'08" E	182.87'		
205			N:1908.5277'	E:2471.4172'
	S 00°03'31" E	317.36'		
206			N:1591.1679'	E:2471.7419'
	S 77°13'09" W	99.00'		
207			N:1569.2669'	E:2375.1948'
	S 44°13'09" W	121.00'		
208			N:1482.5489'	E:2290.8088'
	S 80°13'09" W	300.26'		
209			N:1431.5408'	E:1994.9131'
	N 00°30'44" E	568.47'		
210			N:1999.9881'	E:1999.9952'

P.O.B.

LEC N 22°03'55" E 0.0129'

Perimeter: 2020.50' Area: 5.293 acres 230584.55 sq ft
 Precision: 1: 156628

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TUNSTALL PARCEL

P.O.B.

300			N:3000.0000'	E:3000.0000'
	N 89°28'59" E	492.08'		
301			N:3004.4397'	E:3492.0600'
	S 09°12'29" E	303.48'		
302			N:2704.8704'	E:3540.6228'
	S 89°03'30" W	332.76'		
303			N:2699.4017'	E:3207.9078'
	S 00°03'31" E	125.45'		
304			N:2573.9517'	E:3208.0361'
	S 89°28'08" W	182.87'		
305			N:2572.2566'	E:3025.1740'
	N 03°22'04" W	124.24'		
306			N:2696.2821'	E:3017.8755'
	N 03°22'04" W	304.25'		
307			N:3000.0066'	E:3000.0023'

P.O.B.

LEC S 19°22'52" W 0.0070'

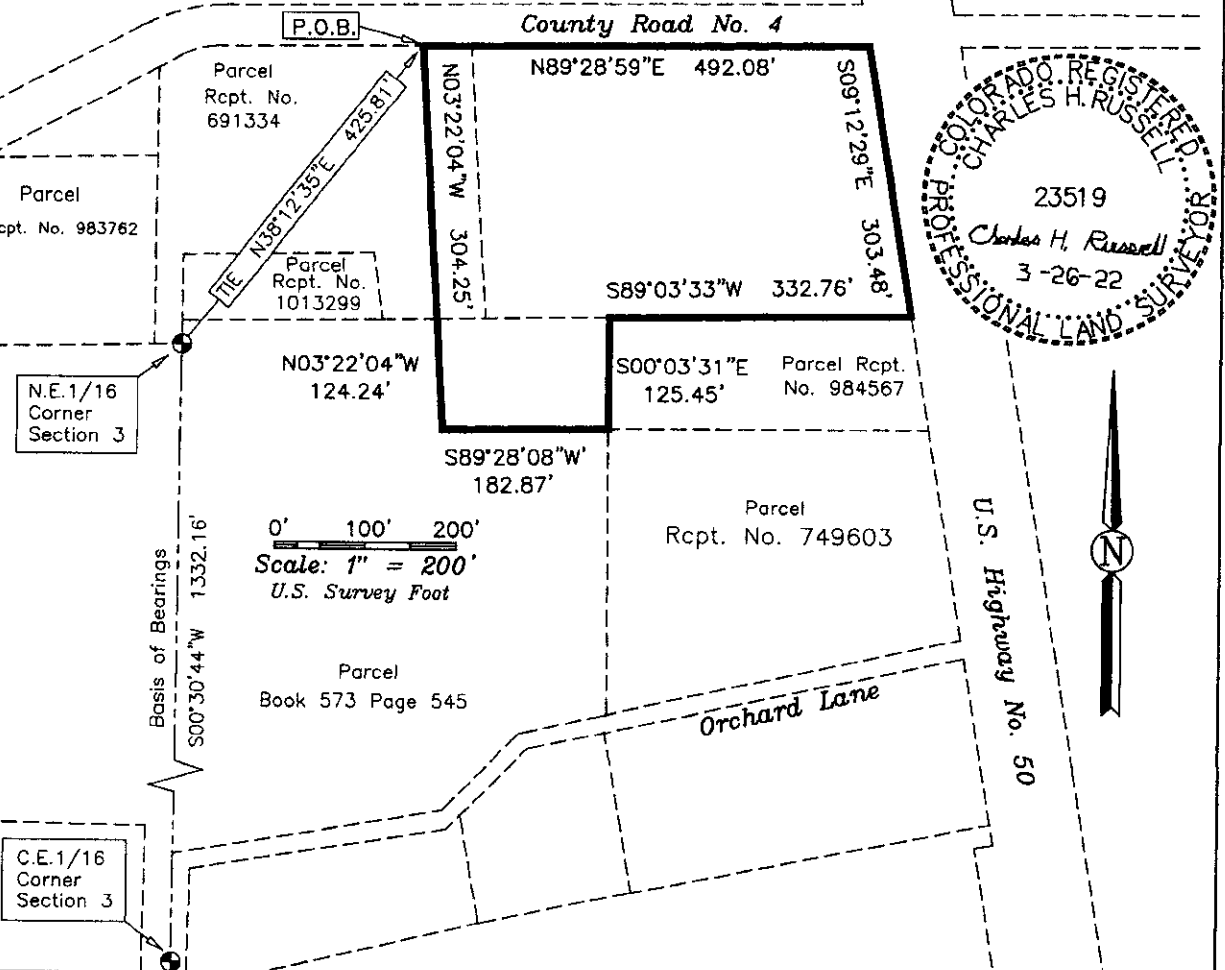
Perimeter: 1865.13' Area: 4.053 Acres 176537.63 sq ft
 Precision: 1: 266447

LEGAL DESCRIPTION TUNSTALL PARCEL

Exhibit A

That Parcel described in a Deed with Reception No. 938561, including a Portion of that Parcel described in a Deed described in Book 573 at Page 545 and including a Portion of that Parcel described in a Deed with Reception No. 691334, being located in the N.E.1/4 of Section 3, T.48N., R.10E., of the N.M.P.M., County of Fremont, State of Colorado, being more particularly described as follows: Commencing at the N.E.1/16 Corner at said Section 3, from whence the C.E.1/16 Corner of said Section 3 Bears on a State Plane Bearing of S00°30'44"W a ground distance of 1332.16 feet; Thence N38°12'35"E a distance of 425.81 feet to the Point of Beginning; Thence N89°28'59"E along the South R.O.W. Line of Fremont County Road No. 4, a distance of 492.08 feet; Thence S09°12'29"E along the Westerly R.O.W. Line of U.S. Highway No. 50, a distance of 303.48 feet; Thence along the North Line and then the West Line of that Parcel with Reception No. 984567 the following two (2) courses: 1.) S89°03'30"W a distance of 332.76 feet; 2.) S00°03'31"E a distance of 125.45 feet; Thence over and across that Parcel Described in a Deed in Book 573 at Page 545 the following two (2) courses: 1.) S89°28'08"W a distance of 182.87 feet; 2.) N03°22'04"W a distance of 124.24 feet; Thence over and across that Parcel described in a Deed with Reception No. 691334, the following one (1) course: 1.) N03°22'04"W a distance of 304.25 feet to the Point of Beginning. Containing 4.053 Acres.

NOTE: THIS SKETCH IS MEANT TO DEPICT THE LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUSSELL SURVEYING TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD. 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON



RUSSELL SURVEYING
Have Gun Will Travel
 Charles H. Russell, PLS
 P.O. Box 746588
 Arvada, CO 80006
 (720) 308-4453

LEGAL DESCRIPTION TUNSTALL PARCEL

N.E.1/4 Section 3, T.48N., R.10E., NMPM
 FREMONT COUNTY, COLORADO

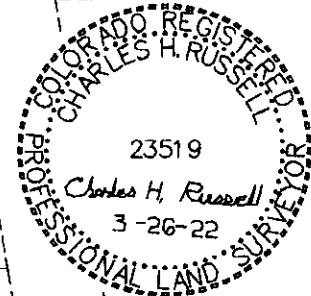
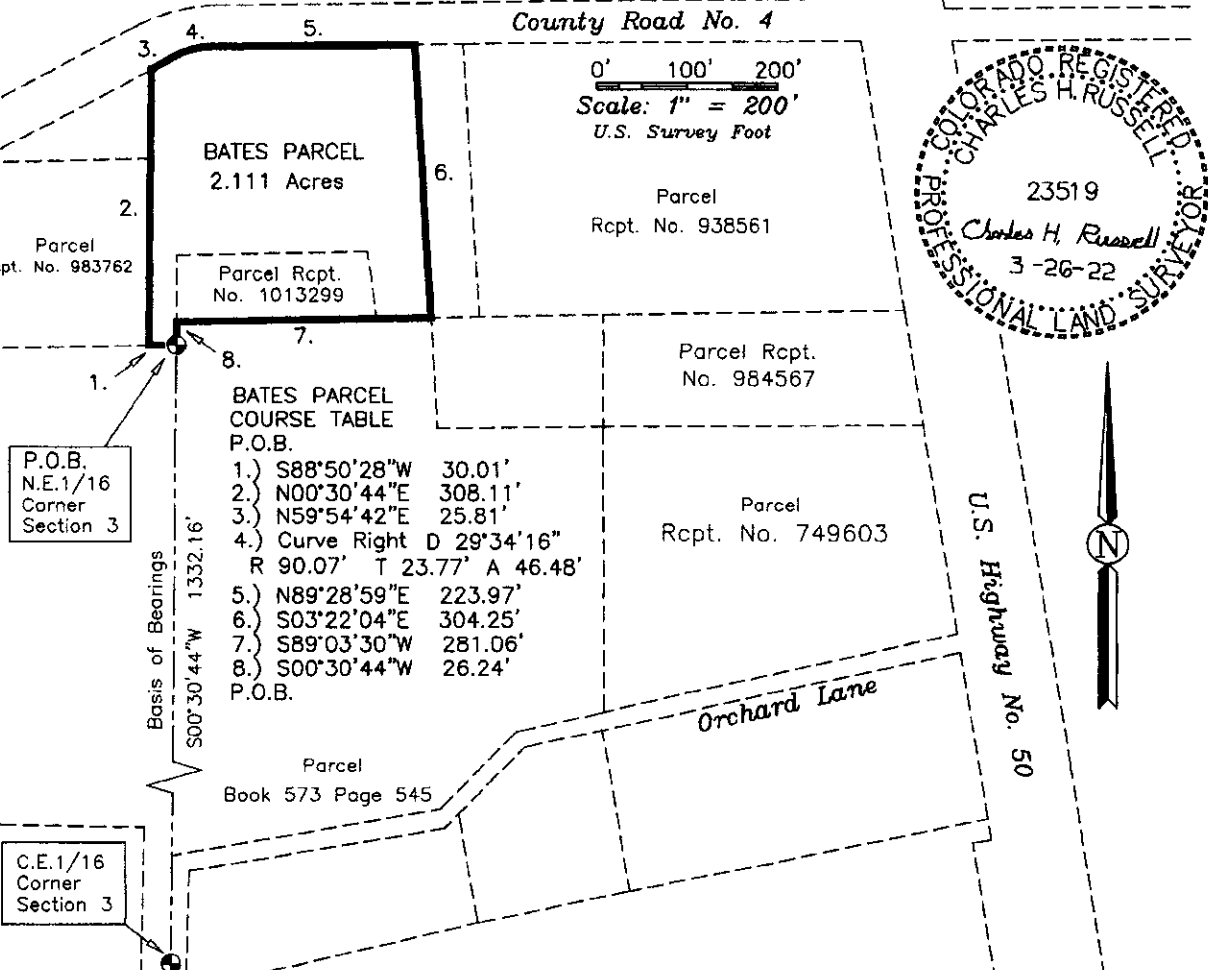
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LEGAL DESCRIPTION BATES PARCEL

Exhibit A

That Parcel that a Portion was described in a Deed with Reception No. 691334, and Including that Parcel described in a Deed with Reception No. 1013299 being located in the N.E.1/4 of Section 3, T.48N., R.10E., of the N.M.P.M., County of Fremont, State of Colorado, being more particularly described as follows: Beginning at the N.E.1/16 Corner at said Section 3, from whence the C.E.1/16 Corner of said Section 3 Bears on a State Plane Bearing of S00°30'44"W a ground distance of 1332.16 feet; Thence S88°50'28"W along the North line of the S.W.1/4 of the N.E.1/4 of said Section 3, a distance of 30.01 feet; Thence N00°30'44"E along the East Line of that Parcel with Reception No. 983762, a distance of 308.11 feet; Thence along the Southerly R.O.W. of Fremont County Road No. 4, along an Historic Concrete Wall and then a Fence the following three (3) courses: 1.) N59°54'42"E a distance of 25.81 feet; 2.) A Curve Right, having a Delta Angle of 29°34'16", with a Radius of 90.07 feet, and an Arc of 46.48 feet; 3.) N89°28'59"E a distance of 223.97 feet; Thence S03°22'04"E a distance of 304.25 feet; Thence S89°03'30"W along the North line of that Parcel described in Book 573 at Page 545, a distance of 281.06 feet; Thence S00°30'44"W along the West Line of Government Lot 1 of said Section 3, a distance of 26.24 feet to the Point of Beginning. Containing 2.111 Acres.

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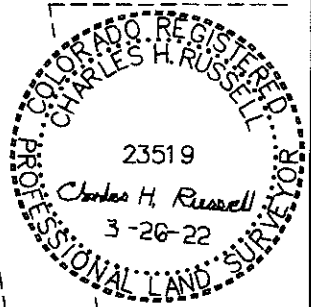
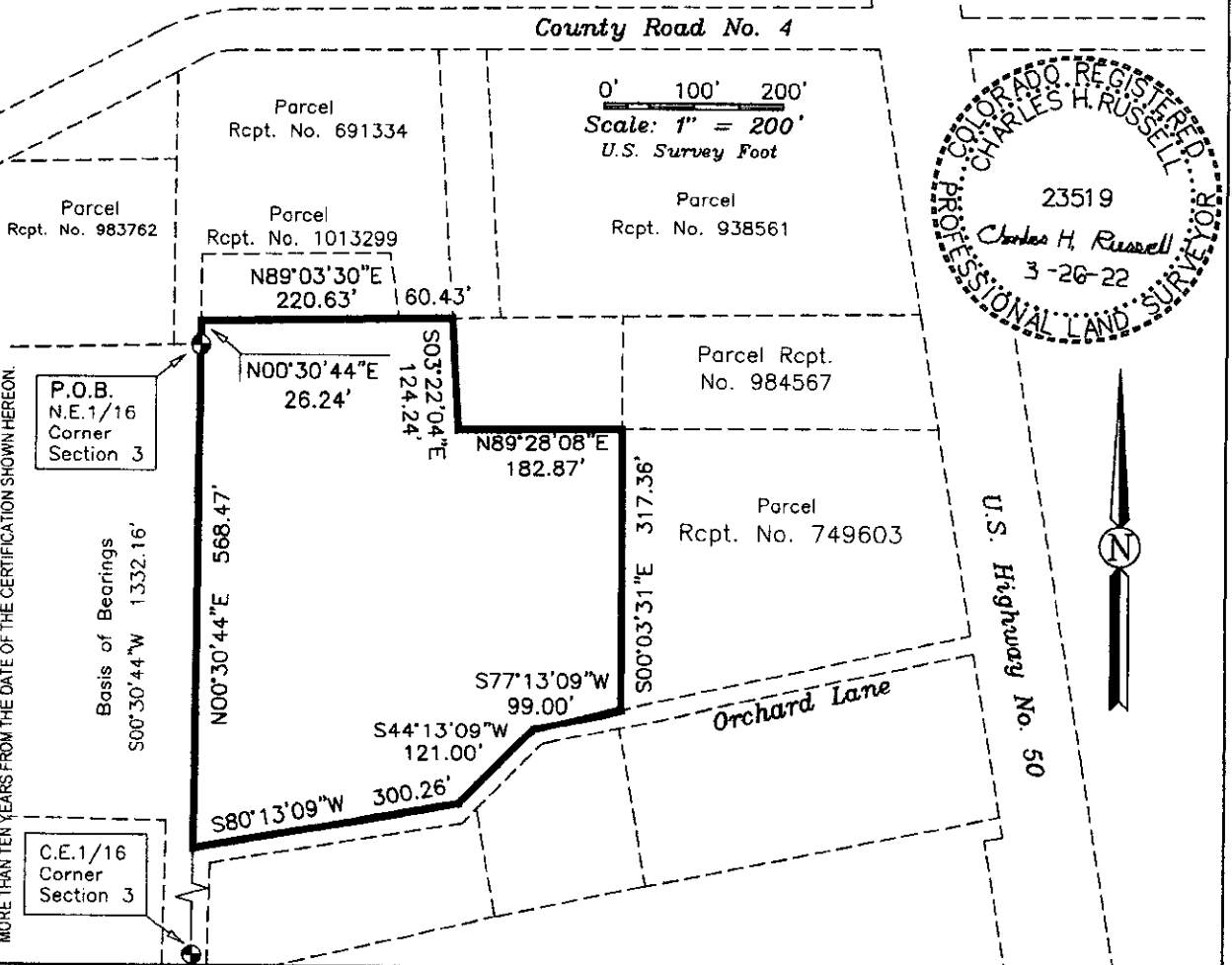
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LEGAL DESCRIPTION FRANCIS PARCEL

Exhibit A

That Parcel that a Portion was described in a Deed with in Book 573 at Page 545, being located in the N.E.1/4 of Section 3, T.48N., R.10E., of the N.M.P.M., County of Fremont, State of Colorado, being more particularly described as follows: Beginning at the N.E.1/16 Corner at said Section 3, from whence the C.E.1/16 Corner of said Section 3 Bears on a State Plane Bearing of S00°30'44"W a ground distance of 1332.16 feet; Thence N00°30'44"E along the West Line of Government Lot 1 of said Section 3, a distance of 26.24 feet; Thence N89°03'30"E along the South Line of that Parcel described in Book 594 at Page 850, a distance of 220.63 feet; Thence N89°03'30"E along the South Line of that Parcel with Reception No. 691334, a distance of 60.43 feet; Thence S03°22'04"E a distance of 124.24 feet; Thence N89°28'08"E a distance of 182.87 feet; Thence S00°03'31"E along the West Line of that Parcel with Reception No. 749603, a distance of 317.36 feet; Thence along the Northerly R.O.W. of Orchard Lane, the following three (3) courses: 1.) S77°13'09"W a distance of 99.00 feet; 2.) S44°13'09"W a distance of 121.00 feet; 3.) S80°13'09"W a distance of 300.26 feet; Thence N00°30'44"E along the West Line of the S.E.1/4 of the N.E.1/4 of said Section 3, a distance of 568.47 feet to the Point of Beginning. Containing 5.293 Acres.

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LEGAL DESCRIPTION FRANCIS PARCEL

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 FREMONT COUNTY, COLORADO

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