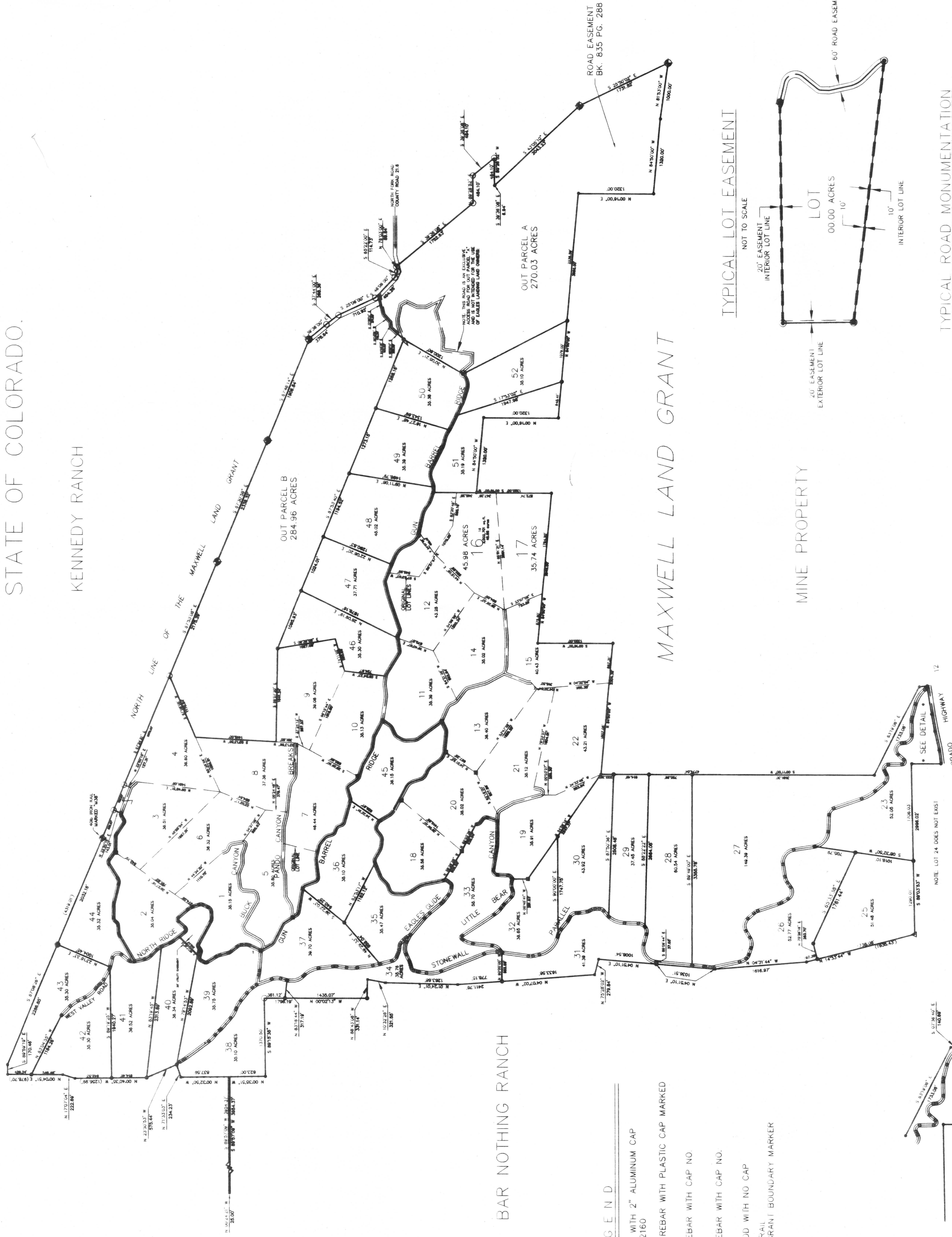


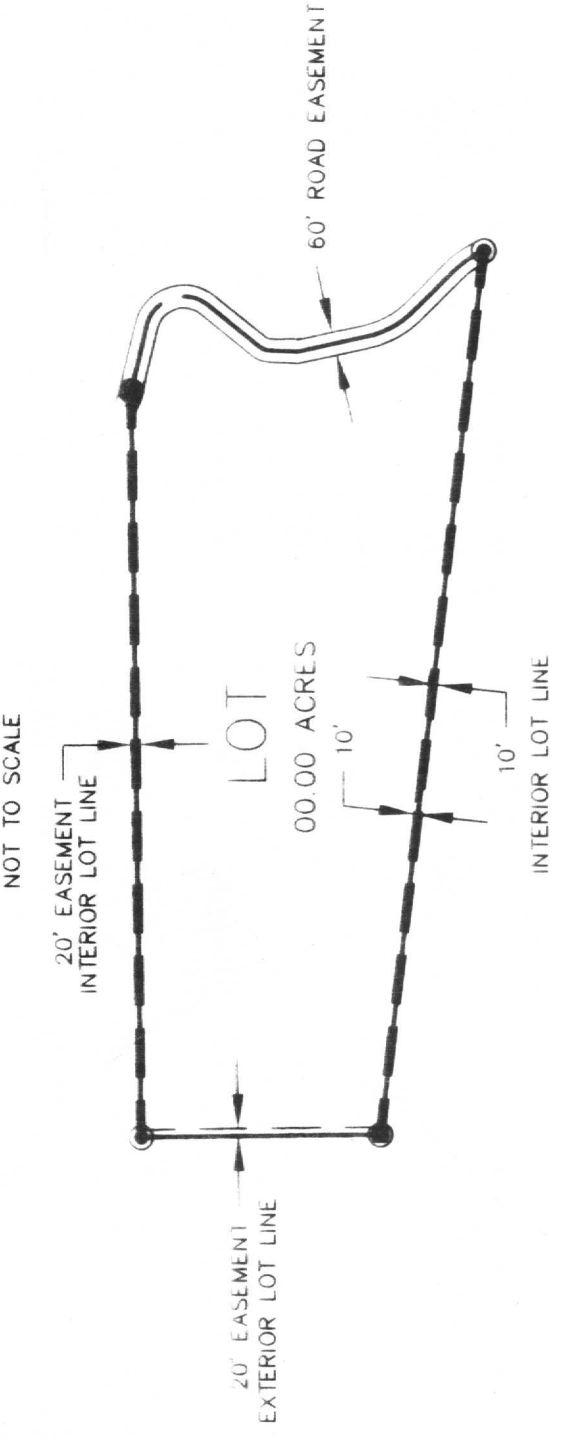
EAGLES LANDING FILING 2

LOCATED IN THE MAXWELL LAND GRANT
IN UNSURVEYED TOWNSHIP 33 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LAS ANIMAS
STATE OF COLORADO.

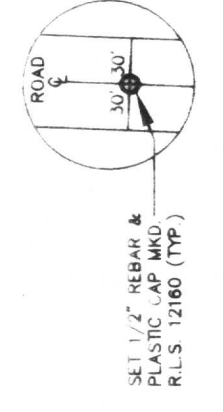


- LEGEND**
- SET 1/2" REBAR WITH 2" ALUMINUM CAP MARKED R.L.S. 12160
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED R.L.S. 12160
 - LOCATED 1/2" REBAR WITH CAP NO. 23041
 - LOCATED 1/2" REBAR WITH CAP NO. 10895
 - LOCATED 1/2" ROD WITH NO CAP
 - LOCATED 40 LB RAIL MAXWELL LAND GRANT BOUNDARY MARKER
 - △ LOCATED OTHER

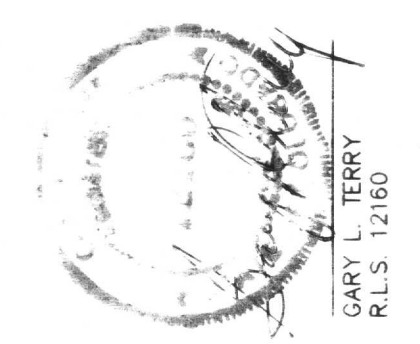
TYPICAL LOT EASEMENT
NOT TO SCALE



TYPICAL ROAD MONUMENTATION



SURVEYOR'S CERTIFICATE
THE UNDERSIGNED REGISTERED LAND SURVEYOR CERTIFIES THAT THE SURVEY REPRESENTED BY THIS PLAN WAS SURVEYED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF COLORADO AND IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



DATE 8/11/17

COMMON EASEMENTS
ACCESS, ROADS, DECLARANT IS RESERVING AND GRANTING AND CONVEYING A 60 FOOT WIDE EASEMENT FOR GENERAL INGRESS AND EGRESS TO EACH LOT AND A GENERAL EASEMENT FOR PUBLIC UTILITIES ACROSS THE REAL PROPERTY TO EACH PUBLIC UTILITY COMPANY. THE PUBLIC UTILITY COMPANIES SHALL BE A 20 FEET WIDE EASEMENT ON EACH SIDE OF THE CENTERLINE OF THE ROAD SYSTEM TO BE CONSTRUCTED BY DECLARANT ON THE REAL PROPERTY. DECLARANT RESERVES THE RIGHT TO ATTACH TO THIS DOCUMENT EXHIBITS THAT SHOW THE APPROXIMATE LOCATION OF THE ACCESS ROAD AS THE ARE BUILT.

ALSO, DECLARANT IS RESERVING AND GRANTING AND CONVEYING A 20-FOOT EASEMENT FOR PUBLIC UTILITIES ACROSS EACH LOT LINE. THE EASEMENT SHALL BE 10 FEET EACH SIDE OF ALL SIDE AND COMMON REAR LOT LINES. IN ADDITION, THERE SHALL BE A 20 FEET WIDE EASEMENT ON EACH SIDE OF THE CENTERLINE OF THE ROAD SYSTEM TO BE CONSTRUCTED BY DECLARANT ON THE REAL PROPERTY. WHERE NECESSARY FOR CONSTRUCTION OF EXTERIOR LOT LINES, AND WHEREVER DECLARANT DEEMS NECESSARY FOR CONSTRUCTION OF PUBLIC UTILITIES.

SURVEYOR'S NOTES

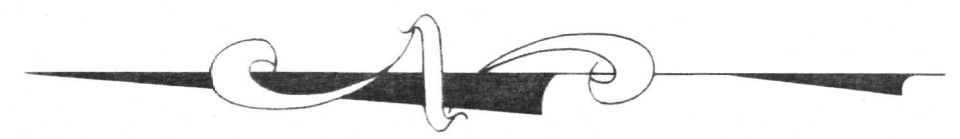
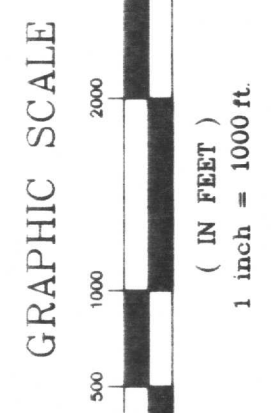
-THIS SURVEY OF EAGLES LANDING FILING 2 IS BASED ON THE BOUNDARY SURVEY OF A TRACT RECORDED IN DRAWER A, MAPS 29-A AND 29-B OF THE LAS ANIMAS COUNTY CLERK AND RECORDERS OFFICE.

-ROADWAYS SHOWN HEREON ARE DEDICATED AS 60 FEET WIDE BEING 30 FEET EACH SIDE OF THE INDICATED CENTERLINE.

-THERE IS HEREBY DEDICATED UTILITY EASEMENT OF 20 FEET IN WIDTH, 10 FEET EACH SIDE OF ALL INTERIOR LOT LINES AND 20 FEET ON THE INSIDE OF ALL EXTERIOR LOT LINES, AS STATED ABOVE AND DETAILED IN THE LOT EASEMENT DRAWING.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE MAXWELL LAND GRANT BEARS S 67°24'21" E BETWEEN M 38 AND 'BM' (BOTH BEING 60LB RAILS). ALL BEARINGS ARE RELATIVE THEREOF.



DRWN. BY	GT-LLNLE
DATE	07/07/17
SCALE	1"=1000'
REVISIONS	
CHECKED BY	G. TERRY
SHEET	1 OF 3
JOB NO.	1427-96

bluegreen
231 EAST MAIN STREET, TRINIDAD, COLORADO 81082 (719) 846-3032
EAGLES LANDING - FILING 2

TERRY SURVEYING, INC.
P.O. BOX 801, TRINIDAD, COLORADO 81082 (719) 846-8921