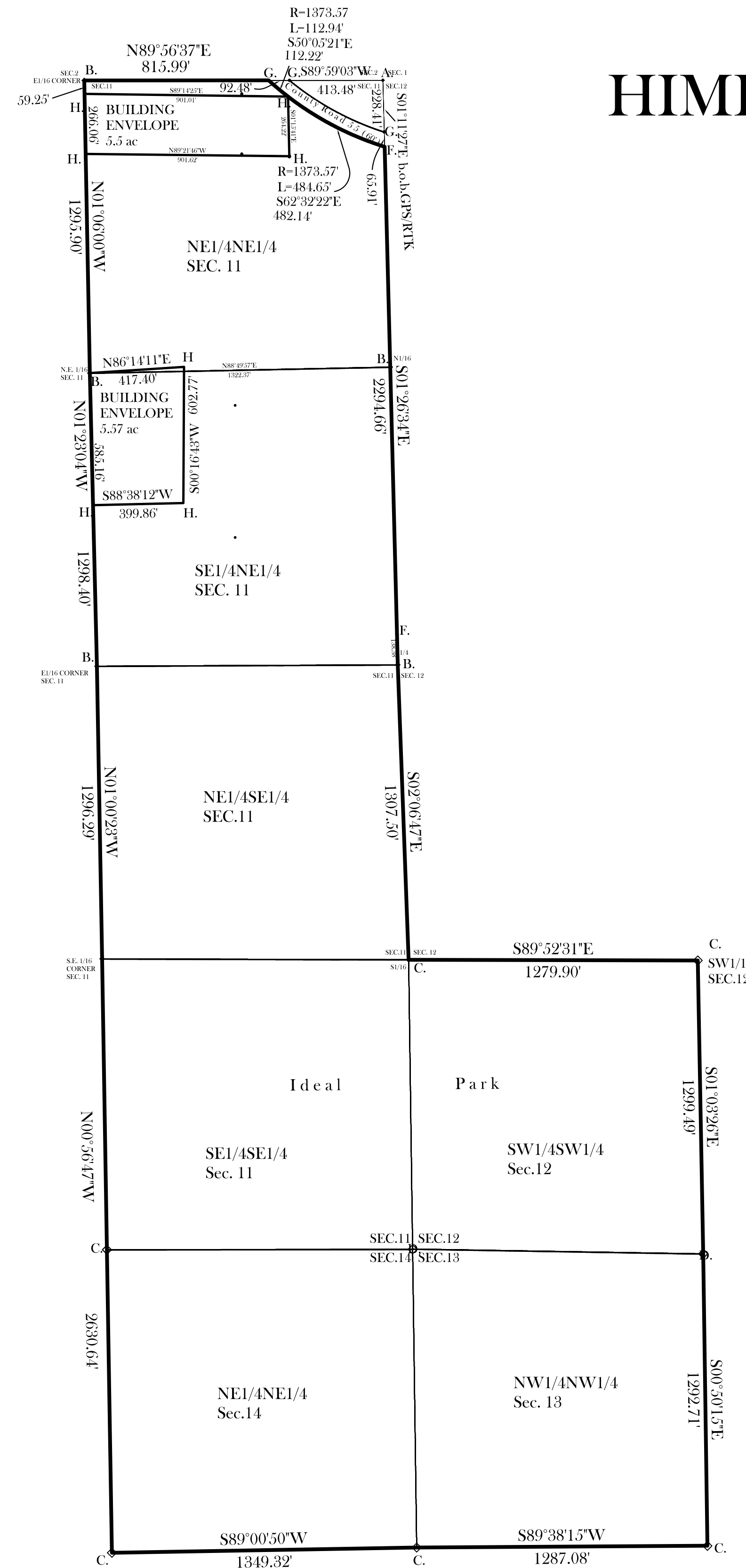


**KEY:**

- A. - PLSS CORNER NOTED, FOUND 2" ALUMINUM CAPPED, 3/8" REBAR STAMPED PLS 11415.
- B. - PLSS CORNER NOTED, FOUND 2" ALUMINUM CAPPED, 3/8" REBAR STAMPED PLS 26950.
- C. - PLSS CORNER NOTED, PROTRACTED, NO MONUMENT FOUND OR SET.
- D. - PLSS CORNER NOTED, FOUND 1965 BUREAU OF LAND MANAGEMENT BRASS CAP.
- E. - FOUND PLASTIC CAPPED, 3/8" REBAR STAMPED PLS 26950.
- G. - SET ALUMINUM CAPPED, 3/8" REBAR SCRIBED Is 25971.
- H. - SET 10" SPIKE

**LEGAL DESCRIPTION**

HIMBAUGH CREEK CONSERVATION EASEMENT, being that part of the NE1/4NE1/4 Sec. 11, lying south of County Road 55, the SE1/4NE1/4, NE1/4SE1/4 Sec. 11, together with all of the Ideal Park Subdivision, Reception No. 17029, and consisting of all the SE1/4SE1/4 Sec. 11, SW1/4SW1/4 Sec. 12, NW1/4NW1/4 Sec. 13, and NE1/4NE1/4 Sec. 14, Township 1 North, Range 78 West of the 6th Principal Meridian, Grand County, Colorado.



# HIMEBAUGH CREEK CONSERVATION EASEMENT

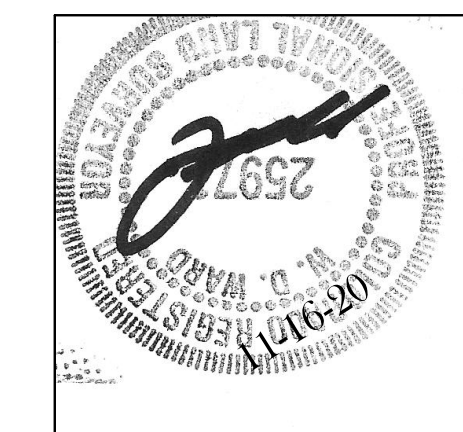
The NE1/4NE1/4, SE1/4NE1/4,  
NE1/4SE1/4 SEC. 11 South of CR 55  
& All of Ideal Park Subdivision  
Parts of Sec. 11, Sec.12, Sec. 13 & Sec. 14  
T1N R78W 6PM, Grand County CO  
275 ACRES, +/-

**NOTICE:**

1. For title, reference to a title insurance commitment is recommended.
2. Buried Utilities are not located or shown hereon.
3. Wetlands are not addressed.
4. This document is certified as one, complete document. Any alteration, addition, change, or edit of any part of this document, as-is or after being transferred to other parties, supercedes and invalidates all previous information and certifications.
5. Subject to applicable building setbacks and zoning restrictions duly enacted prior to, and/or added after the recording of this subdivision.
6. A monument established by the first surveyor acting in good faith is a property corner. A boundary is the line where property rights change. Once established, property corners and boundaries do not move, but can possibly be vacated. Surveyors do not have jurisdiction to unilaterally vacate boundaries or make legal rulings over conflicting boundary evidence.
7. Ideal Park is a recorded subdivision, prepared in 1912, consisting of Lots, Blocks, and streets. The streets are dedicated to the public. These streets do not appear to have ever been vacated by the County. The perimeter boundary of Ideal Park would have been defined by the Section Lines as monumented as of 1912 by the General Land Office. Ideal Park does not state if the G.L.O. monuments were found or set, or what the measured dimensions were. There are no surveys known to the undersigned since 1912 indicating that monuments were found or set. It is the undersigned understanding that to monument Ideal Park today would require a retracement of the 1965 Bureau of Land Management Dependant Resurvey. Those lines are protracted hereon for the purpose of this Easement.

This land survey survey plat shows the result of a field survey done by me or under my responsible charge based on facts known to me, complies with applicable statutes set forth by Title 38, Articles 50 and 51, CRS, and is not a warranty or guarantee, either expressed or implied.

w  
ward  
surveyor



Azimuth Survey Company  
P.O.Box 653 Fraser, Colorado 80442  
f800-725-2734 p970-531-1120

HIMEBAUGH CREEK CONSERVATION EASEMENT -The NE1/4NE1/4, SE1/4NE1/4, NE1/4SE1/4 SEC. 11, South of CR55 & All of Ideal Park Subdivision Part of Sec. 11, Sec. 12, Sec. 13 & Sec. 14 T1N R78W 6PM, Grand County CO

DATE: 09-18-20, rev 11-16-20  
SCALE: 1 in = 400 usft BY: w JOB: A20-57