

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 1, ORIGINAL TOWN OF ROCK RIVER, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF SAID BLOCK 1;
 THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 1, S 86°28'31"W A DISTANCE OF 99.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 1;
 THENCE, ALONG WEST LINE OF SAID LOT 4, N03°15'44"W A DISTANCE OF 130.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;
 THENCE, ALONG NORTH LINE OF SAID LOTS 1 THROUGH 4, N86°31'55"E A DISTANCE OF 100.08 FEET TO NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;
 THENCE, ALONG THE EAST LINE OF SAID BLOCK 1, S03°12'41"E A DISTANCE OF 130.05 FEET TO THE SAID POINT OF BEGINNING;
 SAID TRACT HAVING A GROSS ACREAGE OF 13,014 S.F., SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD. SUBJECT PROPERTY AS SHOWN AND MONUMENTED ON THIS RECORD OF SURVEY.

CERTIFICATE OF OWNERS

I, NICK GROMICKO, THE OWNER OF THE LAND SHOWN ON THE ATTACHED RECORD OF SURVEY, HAVE CAUSED IT TO BE SURVEYED AS SHOWN HEREON.

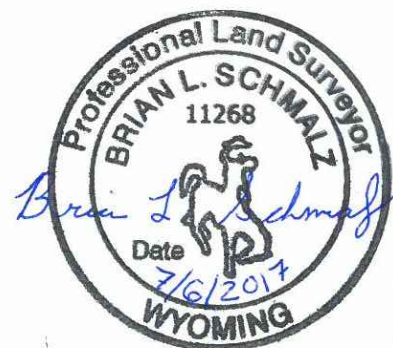
NICK GROMICKO
 STATE OF COLORADO)
)SS
 COUNTY OF BOULDER)
 THE FOREGOING RECORD OF SURVEY WAS ACKNOWLEDGED BEFORE ME BY NICK GROMICKO, THIS _____ DAY OF _____, 2017.
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

SURVEYOR STATEMENT:

I, BRIAN L. SCHMALZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME, OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY INFORMATION AND KNOWLEDGE, I BELIEVE THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

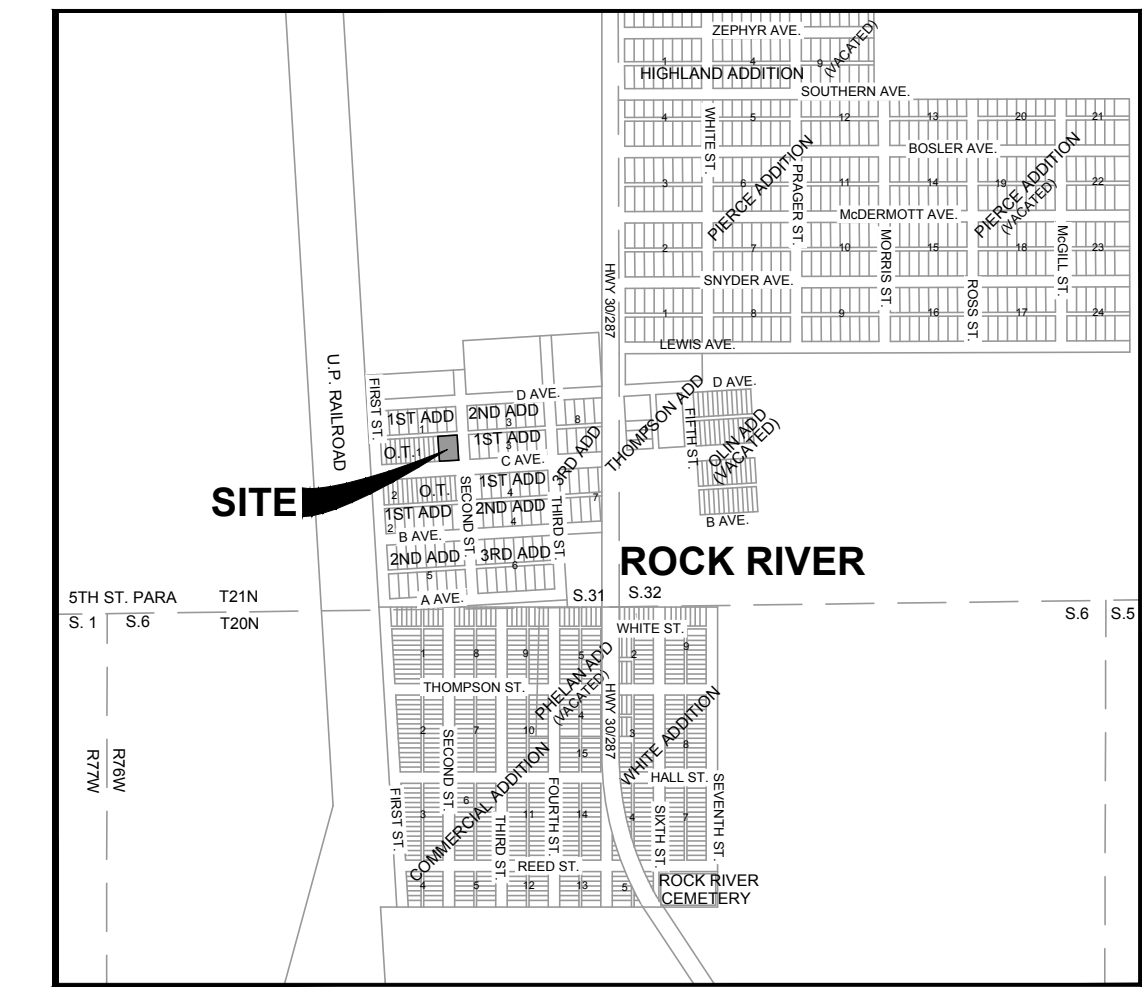
BRIAN L. SCHMALZ, P.L.S. No. 11268



BASIS OF BEARING

CONSIDERING THE BASIS OF BEARINGS TO BE THE SOUTH LINE OF BLOCK 1, ORIGINAL TOWN OF ROCK RIVER, HAVING A BEARING OF S86°28'31"W. SAID BEARING IS A GEODETIC BEARING FROM GPS OBSERVATION, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

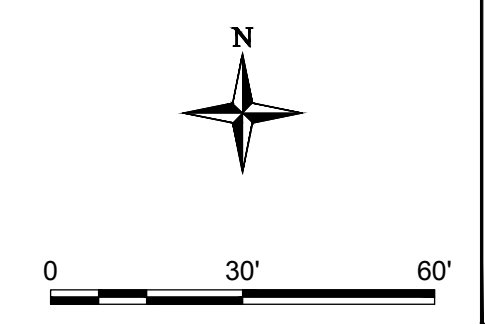
CLERK AND RECORDER'S CERTIFICATE



SURVEYOR'S NOTE:
 1) A 1 1/2" IRON PIPE WAS RECOVERED NEAR THIS CORNER, BUT WAS REJECTED FOR POSITION. ALTHOUGH THE PIPE IS SIMILAR TO OTHER FOUND PROPERTY CORNERS, THE POSITION DOES NOT FIT NEARBY OTHER MONUMENTS IN SOUTH DIRECTION BY ±1.0' AND EAST BY 0.6'.

LEGEND

- PARCEL BOUNDARY
- - - LOT LINE
- ▨ BUILDING LINE
- ▬ EDGE OF ASPHALT
- CHAINLINK FENCE
- TIE
- FOUND PROPERTY CORNER AS NOTED
- LOT CORNER SET 24" X 5/8" REBAR WITH 2" ALUMINUM CAP "LS11268"
- W.C. WITNESS CORNER SET 1.00' NORTHERLY, 24" X 5/8" REBAR WITH 2" ALUMINUM CAP "LS11268"
- × COMPUTED PROPERTY CORNER - NOTHING FOUND OR SET
- ⊗ LIGHT POLE



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SHEET 1 OF 1

RECORD OF SURVEY

RETRACEMENT AND IMPROVEMENT SURVEY

LOTS 1 THROUGH 4, BLOCK 1,

ORIGINAL TOWN OF ROCK RIVER, WY

LOCATED IN SECTION 31, T.21N., R.76W., 6TH P.M.

Drawn By: BS

Checked By: PK

Scale: 1" = 30'

Date: 7/6/2017

File: ROS201707