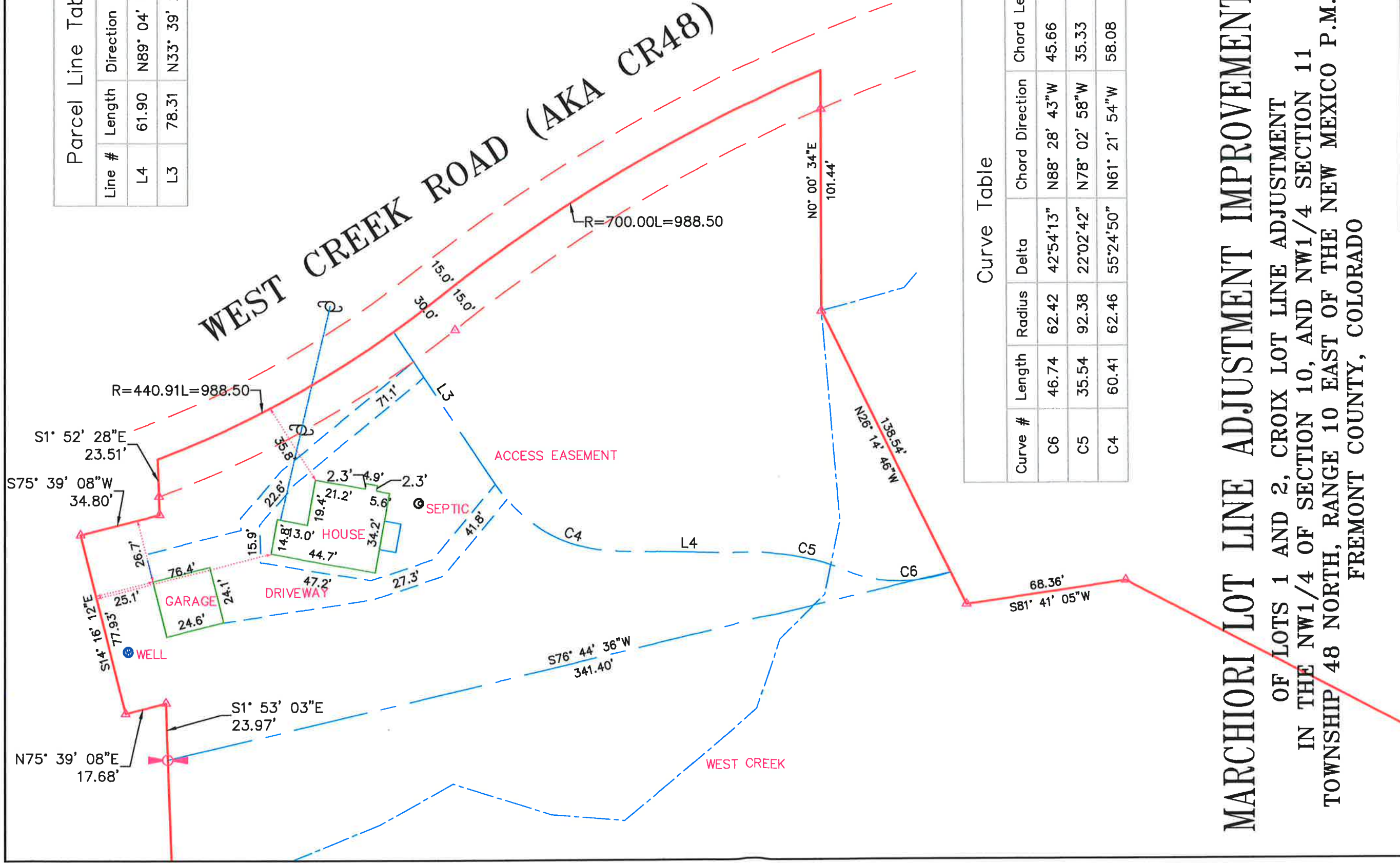


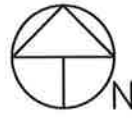
Line #	Length	Direction
L4	61.90	N89° 04' 18.89"W
L3	78.31	N33° 39' 28.79"W



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	46.74	62.42	42°54'13"	N88° 28' 43"W	45.66
C5	35.54	92.38	22°02'42"	N78° 02' 58"W	35.33
C4	60.41	62.46	55°24'50"	N61° 21' 54"W	58.08

MARCHIORI LOT LINE ADJUSTMENT IMPROVEMENTS
 OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
 IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
 FREMONT COUNTY, COLORADO

DAVID A. MARCHIORI
 Client: PCC0202403003215N
 Title Commitment No.: 2024117MESTICREFEKR286_JMP
 File name: P & T REGULATIONS
 Ordered by:



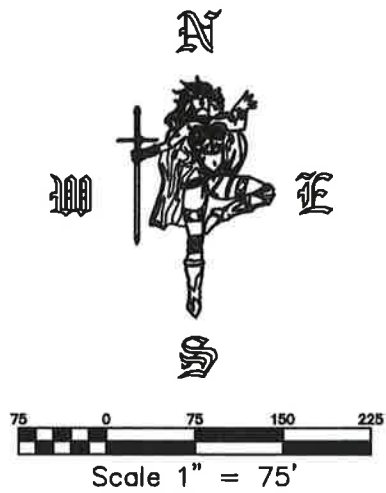
Scale 1" = 50'

**Crown Point
 Land Services**

719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816

MARCHIORI LOT LINE ADJUSTMENT

OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
FREMONT COUNTY, COLORADO

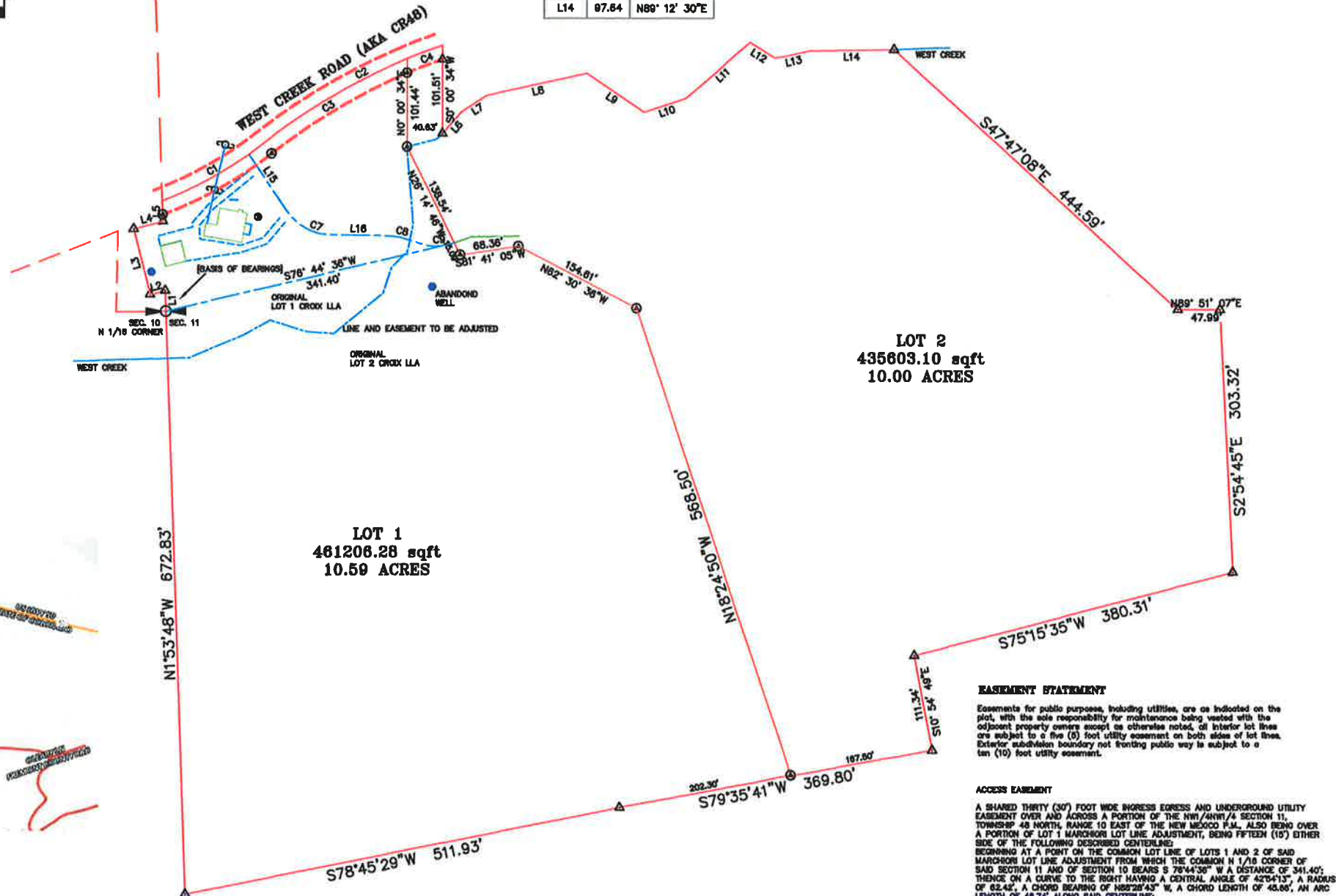


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.72	440.91	173°0'26"	S80° 26' 51"W	134.20
C2	235.63	700.00	10°17'13"	N61° 20' 38"E	234.52
C3	192.17	700.00	15°43'44"	S59° 33' 54"W	191.56
C4	43.47	700.00	3°33'28"	S89° 12' 30"W	43.48

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	60.41	62.48	55°24'50"	N61° 21' 54"W	66.08
C8	35.54	92.38	22°02'42"	N78° 02' 58"W	35.33
C9	48.74	62.42	42°54'13"	N88° 28' 43"W	45.66

Parcel Line Table		
Line #	Length	Direction
L1	23.97	N1° 53' 03"W
L2	17.68	S75° 36' 08"W
L3	77.93	N14° 16' 12"W
L4	34.80	N75° 39' 08"E
L5	23.51	S1° 52' 28"E
L6	33.56	N41° 01' 55"E
L7	34.78	N57° 24' 01"E
L8	118.40	N77° 33' 57"E
L9	80.61	S58° 12' 28"E
L10	81.21	N71° 28' 09"E
L11	97.98	N49° 09' 15"E
L12	33.05	S58° 31' 37"E
L13	42.25	N78° 54' 00"E
L14	97.64	N89° 12' 30"E

Parcel Line Table		
Line #	Length	Direction
L15	78.31	N33° 36' 29"W
L16	61.90	N89° 04' 19"W



KNOW ALL MEN BY THESE PRESENTS that
DAVID A. MARCHIORI
is the owners of the following described land:
TO WIT
LOT 1, AND LOT 2, CROIX ILLA, FREMONT COUNTY, COLORADO
Containing 808889.88 SQFT or 80.59 Acres.

DEDICATION I
DAVID A. MARCHIORI
being the owner of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of **MARCHIORI LOT LINE ADJUSTMENT**
have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicates those portions of the land labeled as easements for the installation and maintenance of public utilities as show hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

In witness whereof
DAVID A. MARCHIORI
has subscribed names this _____ day of _____ A.D. 20____
By _____
DAVID A. MARCHIORI

NOTARY STATEMENT
The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 20____ by **DAVID A. MARCHIORI**
My commission expires _____
My address is _____
Witness my hand and official seal. _____
Notary Public

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT
This is certify that the plat is approved and accepted as per review by the Planning Director, dated this _____ day of _____, 20____
Chairman, Fremont County Board of Commissioners

REGISTERED LAND SURVEYOR'S CERTIFICATE
I, George R. Hall, a licensed land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the FEMA FIRM maps are accurately shown hereon.

EASEMENT STATEMENT
Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners except as otherwise noted, all interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary not fronting public way is subject to a ten (10) foot utility easement.

ACCESS EASEMENT
A SHARED THIRTY (30') FOOT WIDE INGRESS EGRESS AND UNDERGROUND UTILITY EASEMENT OVER AND ACROSS A PORTION OF THE NW1/4NW1/4 SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M., ALSO BEING OVER A PORTION OF LOT 1 MARCHIORI LOT LINE ADJUSTMENT, BEING FIFTEEN (15') EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE COMMON LOT LINE OF LOTS 1 AND 2 OF SAID MARCHIORI LOT LINE ADJUSTMENT FROM WHICH THE COMMON N 1/16 CORNER OF SAID SECTION 11 AND OF SECTION 10 BEARS S 78°44'38" W A DISTANCE OF 341.40'; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°54'13", A RADIUS OF 62.42', A CHORD BEARING OF N88°28'43" W, A CHORD LENGTH OF 45.66', AN ARC LENGTH OF 46.74' ALONG SAID CENTERLINE;
THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°02'42", A RADIUS OF 92.38', A CHORD BEARING OF N78°02'58" W, A CHORD LENGTH OF 35.33', AN ARC LENGTH OF 35.54' ALONG SAID CENTERLINE;
THENCE N 69°04'19" W A DISTANCE OF 61.90' ALONG SAID CENTERLINE;
THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 55°24'50", A RADIUS OF 62.48', A CHORD BEARING OF N61°21'54" W, A CHORD LENGTH OF 66.08', AN ARC LENGTH OF 60.41' ALONG SAID CENTERLINE;
THENCE N 33°36'29" W A DISTANCE OF 78.31' ALONG SAID CENTERLINE TO INTERSECT WEST CREEK ROAD (AKA CRAB) POINT BEING THE TERMINUS OF SAID EASEMENT. MAINTENANCE OF SAID EASEMENT SHALL BE SHARED BY BOTH LOT 1 AND LOT 2, MARCHIORI LOT LINE ADJUSTMENT OWNERS THEIR HEIRS AND ASSIGNS.

COUNTY CLERK AND RECORDERS STATEMENT
State of Colorado
County of _____
This plat was filed for record in the office of the County Clerk and Recorder of _____ County, Colorado
at _____ M., on _____ day of _____, 20____ A.D.
under Reception No. _____
County Clerk and Recorder

OWNER BY: CRP
FILENAME: 2024117WESTCREEK226
DATE: 04/18/2024
Client: MARCHIORI DAVID A
7080 W CUSTER AVE
LAKEWOOD, CO 80228-2794

NOTICE
This plat is subject to all laws, rules and regulations of the State of Colorado, including but not limited to, the Colorado Revised Statutes, the Colorado Land Surveying Act, and the Colorado Land Surveying Board Rules. The surveyor's certificate is a public record and is subject to public inspection. The surveyor's certificate is a public record and is subject to public inspection. The surveyor's certificate is a public record and is subject to public inspection.

Crown Point Land Services
718-376-2008 Office
P.O. Box 748
Canon City, CO 81215-0748
301 Arrowhead Drive
Fountain, CO 80818
crownpointland.com

NOTICE
This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. P000002403003212N prepared by Fredrickson Webb Attorneys Title, LLC, dated March 25, 2024.

BASIS OF BEARINGS
Bearings are based on G.P.S. observation on the XXX line of XXX as being X 00°00'00" X. The XXX corner being a XXX, the XXX corner being XXX.

George R. Hall, License #38118 Date