

# THE BRIDGE PARCELS UNIT TWO

## IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 22 SOUTH, RANGE 72 WEST OF THE 6TH P.M., CUSTER COUNTY, STATE OF COLORADO.



LINE	BEARING	DISTANCE
L1	N 89° 12' 55" E	125.59
L2	N 25° 16' 50" E	199.6
L3	N 08° 37' 36" E	175.0
L4	S 87° 02' 52" E	60.10
L5	S 69° 43' 44" E	75.58
L6	N 88° 5' 13" W	65.94

CURVE	RAJUS	ARC	CHORD	CHORD BEARING
C1	7.22 39	491.88	490.76	S 31° 00' 22" W
C2	2.18 24	504.51	503.22	N 31° 09' 22" E
C3	20.45 86	503.18	488.93	N 43° 54' 24" E
C4	158.5 83	485.53	484.37	N 43° 55' 23" E
C5	37.44 69	473.17	472.67	S 47° 58' 10" W
C6	30.54 66	463.95	463.52	S 47° 58' 59" W
C7	69.90 35	479.79	479.70	S 47° 08' 19" W
C8	70.57 36	531.34	531.22	S 49° 57' 09" W

KNOW ALL MEN BY THESE PRESENTS THE BRIDGE LLC IS THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND TO WIT

A PARCEL OF LAND BEING COMPRISED OF A PORTION OF THE LANDS DESCRIBED IN BOOK 426 AT PAGE 235 OF THE CUSTER COUNTY, COLORADO RECORDS DESCRIBED AS FOLLOWS:  
 SECTION 3  
 THE WEST 1/2 OF THE SOUTHWEST 1/4,  
 THE EAST 1/2 OF THE SOUTHWEST 1/4,  
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 4  
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
 SECTION 9  
 THE EAST 1/2 OF THE NORTHEAST 1/4,  
 SECTION 10  
 THE WEST 1/2 OF THE NORTHEAST 1/4,  
 THE NORTHWEST 1/4,  
 ALL IN TOWNSHIP 22 SOUTH, RANGE 72 WEST OF THE 6TH P.M., CUSTER COUNTY, COLORADO  
 EXCEPTING THEREFROM THE UNRECORDED RIGHT-OF-WAY FOR CUSTER COUNTY ROAD #255 (OAK CREEK GRADE) AND BEING SUBJECT TO AND THE BENEFICIARY OF, AN EASEMENT FOR AN EXISTING OVERHEAD POWER TRANSMISSION LINE AS RECORDED AND AN EASEMENT AS DEFINED HEREON BY NOTE OVER AND ACROSS THE HEREON PLATTED LOTS 6 AND 7.

OWNERS STATEMENT  
 THE BRIDGE LLC AS OWNER OF THE HEREON DESCRIBED PARCEL OF LAND HAS CAUSED THIS PLAT TO BE PREPARED IN ORDER TO EXECUTE THE FOLLOWING ACTIONS:

1) CAUSE THE HEREON LEGALLY DESCRIBED PARCEL OF LAND TO BE SURVEYED AND PLATTED INTO THE PARCELS AND EASEMENTS AS DEPICTED AND DEFINED HEREON. ALL TO BE KNOWN AS "THE BRIDGE PARCELS UNIT TWO".

IN WITNESS WHEREOF  
 CHARLES RORICK AS DESIGNATED SIGNATORY FOR THE BRIDGE LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. ON BEHALF OF THE BRIDGE LLC.

CHARLES RORICK FOR THE BRIDGE LLC

STATE OF COLORADO  
 SS  
 COUNTY OF CUSTER  
 THE FORE-GOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. BY CHARLES RORICK.

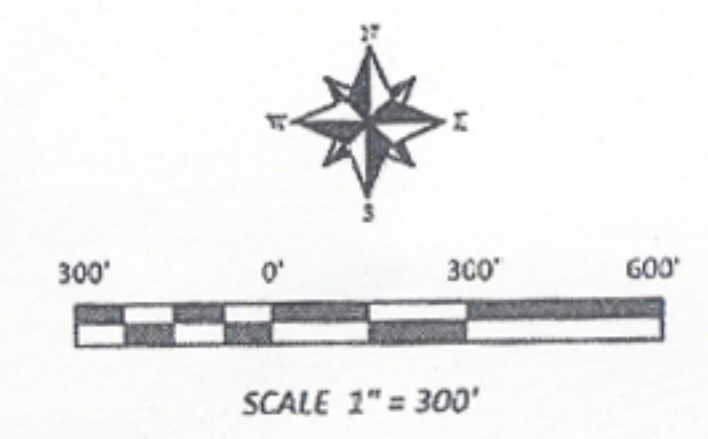
WITNESS MY HAND AND SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF COLORADO  
 SS  
 COUNTY OF CUSTER

THIS PLAT FILED FOR RECORD IN THE OFFICE OF THE CUSTER COUNTY CLERK AND RECORDER OF CUSTER COUNTY, COLORADO AT \_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022 A.D.

BY: \_\_\_\_\_  
 UNDER RECEPTION NO. \_\_\_\_\_



- LEGEND**
- ALIQUOT MONUMENT AS NOTED HEREON
  - SET #4 REBAR WITH PLASTIC CAP BY P.L.S. # 31542
  - PARCEL AND BOUNDARY LINE
  - - - EXISTING FENCE LINE
  - - - - - EXISTING POWER LINE
  - - - - - ROAD/UTILITY EASEMENTS

**SURVEYOR'S NOTES:**

- (1) 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 COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- (2) THE R.O.W. FOR CUSTER COUNTY ROAD #255 (OAK CREEK GRADE) IS BASED ON A WIDTH OF 60 FEET AS APPLIED 30 FEET EACH SIDE OF THE EXISTING DRIVEN SURFACE CENTERLINE AS LOCATED AND MEASURED DURING THE COURSE OF THIS SURVEY.
- (3) PLATTED 60' RIGHT OF WAY FOR INGRESS/EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES FOR THE USE AND BENEFIT OF PARCELS 4, 5, 6, 7, 8, 9 AND 10.
- (4) LINEAR UNIT OF MEASUREMENT FOR DIMENSIONS HEREON IS THE U.S. SURVEY FOOT.
- (5) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON FOUND ALIQUOT MONUMENTS, PER GPS OBSERVATION AT TIME OF SURVEY AS SHOWN HEREON.



**SURVEYOR'S CERTIFICATION:**  
 AS DEFINED BY THE COLORADO DEPARTMENT OF REGULATORY AGENCIES.  
 I HEREBY CERTIFY:  
 THIS SURVEY HAS BEEN SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THE SURVEYING SERVICE ADDRESSED THEREIN AND HAS BEEN PREPARED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR'S RESPONSIBLE CHARGE. IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

**Southern Colorado**  
**Surveying and Mapping**

#1 North Parkway (P.O. Box 19376)  
 Colorado City, Colorado 81019

Scale: 1" = 300'	(719) 678-3665	Surveyors: AA
Date: 12/22/2022	pls31542@att.net	Drawn By: AA
Job No. W22011-3	southcoloradosurvey.com	Sheet 1/1