PRELIMINARY PLAT OF STONEY CREEK II SUBDIVISION

LOCATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 26 AND THE W 1/2 OF THE SW 1/4 OF SECTION 25, T. 49 N., R. 9 W., N.M.P.M. CITY OF MONTROSE, COLORADO

0' 100' 200' 300'

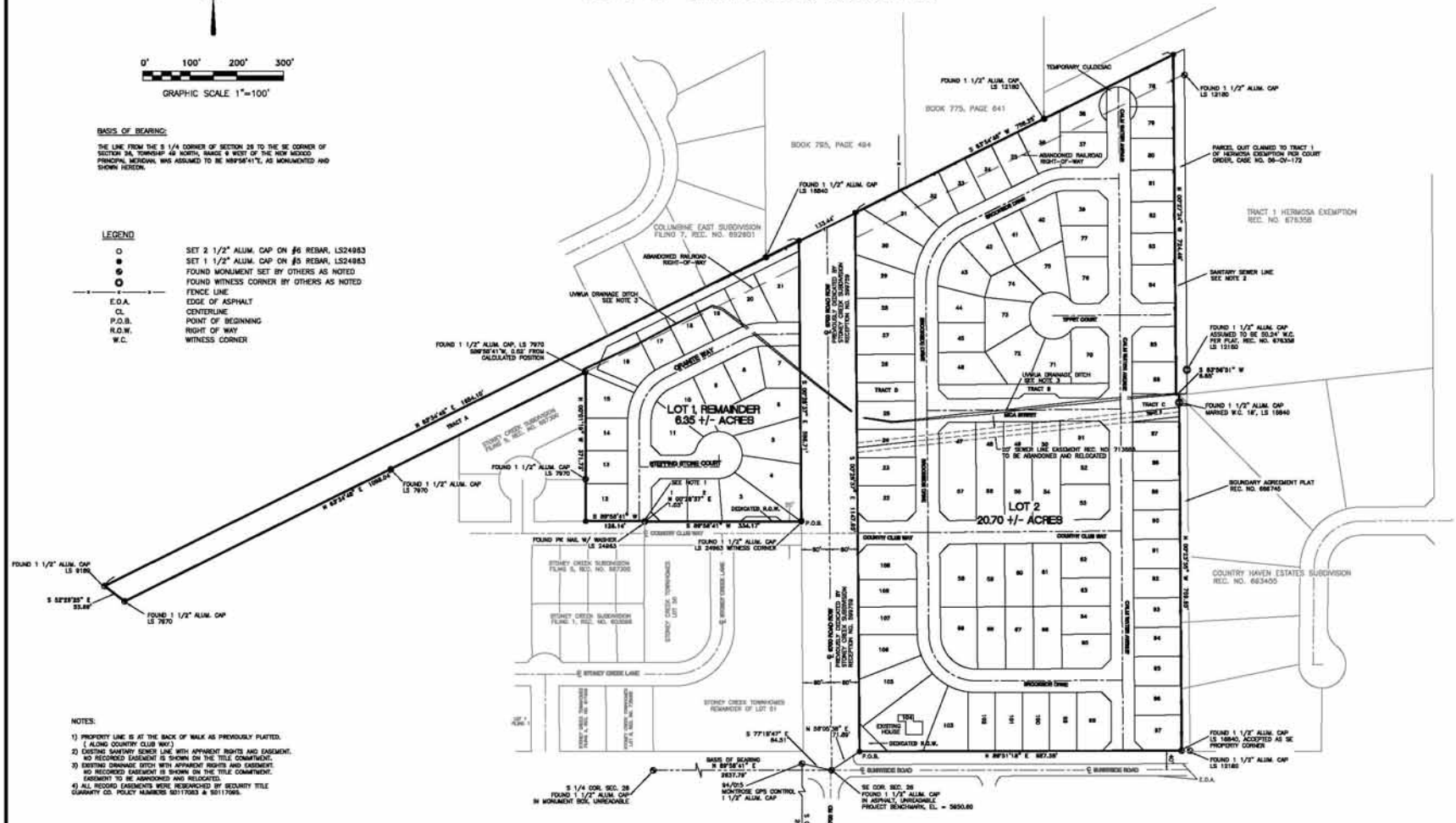
GRAPHIC SCALE 1"=100'

BASIS OF BEARING:

THE LINE FROM THE S 1/4 CORNER OF SECTION 26 TO THE SE CORNER OF SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN, WAS ASSUMED TO BE N89°58'41"E, AS MONUMENTED AND SHOWN HEREON.

LEGEND

○	SET 2 1/2" ALUM. CAP ON #6 REBAR, LS24963
●	SET 1 1/2" ALUM. CAP ON #5 REBAR, LS24963
⊗	FOUND MONUMENT SET BY OTHERS AS NOTED
⊙	FOUND WITNESS CORNER BY OTHERS AS NOTED
—·—·—	FENCE LINE
E.O.A.	EDGE OF ASPHALT
CL	CENTERLINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
W.C.	WITNESS CORNER



NOTES:

1) PROPERTY LINE IS AT THE BACK OF WALK AS PREVIOUSLY PLATTED. (ALONG COUNTRY CLUB WAY.)
2) EXISTING SANITARY SEWER LINE WITH APPARENT RIGHTS AND EASEMENT. NO RECORDED EASEMENT IS SHOWN ON THE TITLE COMMITMENT.
3) EXISTING DRAINAGE DITCH WITH APPARENT RIGHTS AND EASEMENT. NO RECORDED EASEMENT IS SHOWN ON THE TITLE COMMITMENT. EASEMENT TO BE ABANDONED AND RELOCATED.
4) ALL RECORD EASEMENTS WERE RESEARCHED BY SECURITY TITLE GUARANTY CO. POLICY NUMBERS 50117063 & 50117065.

DAVID G. NICEWICZ, P.L.S. NO. 24963

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

PLAN SCALE 1" = 100'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC.
REVISIONS:	FIELD CREW: KEG, MLD	DATE: 08/07	34615 L LANE HOTCHKISS, COLORADO 81419 email- westelkland@aol.com
08/08/07	DRAFTING: MLD, KEG	DATE: 08/07	
08/08/07	CHECKED BY: DGN	DATE: 08/08	
01/17/08			TITLE: STONEY CREEK II SUBDIVISION
02/18/08			TYPE: PRELIMINARY PLAT
04/04/08			CLIENT: PROMESSE DEVELOPMENT, LLC
			DATE: 08/07/08 DWG. NO. NO MAJORS SHEET 1 OF 4
			MAP NO.: WE072165C