

MAP FILE M177-21

FILED
Date: 7-15-2020 By: M
This survey consists of:
Map: M177-21
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO SET CORNERS OF THE PROPERTY DESCRIBED AS PARCEL 2. MINOR LAND PARTITION RECORDED AS DEED REF. #1979-7332 AND FILED AS M76-76 IN THE RECORDS OF THE DOUGLAS COUNTY SURVEYOR.

THE S.E. AND S.W. CORNERS OF WATERSTONE CONDOMINIUMS WERE HELD TO ESTABLISH THE NORTH BOUNDARY OF PARCEL 1. THE FOUND MONUMENTS AS SHOWN ON PARTITION 1998-0018 WERE HELD TO ESTABLISH RIGHT OF WAY OF DOUGLAS AVE. AND THE SOUTHERN BOUNDARY OF THE PARCEL. THE WEST BOUNDARY OF M76-76 WAS COMPUTED HOLDING THE S.W. CORNER OF WATERSTONE CROSSING AND THE S.W. CORNER OF THE PARCEL 1, M76-76, WHICH WAS COMPUTED AT RECORD DISTANCE FROM WESTERLY MONUMENT AS FOUND PER PARTITION 1998-0018. THE S.W. CORNER OF PARCEL1 WAS COMPUTED PROPORTIONATELY ALONG THE WEST BOUNDARY. THE EAST BOUNDARY WAS DETERMINED BY HOLDING THE WEST RIGHT OF WAY OF RIFLE RANGE ROAD HOLDING MONUMENTS ON THE EAST RIGHT OF WAY AND OFFSETTING RECORD 66 FEET.

FIELD: ANTHONY WELCH, BARTT HEICHEL
OFFICE: MARK HEIMBURGER

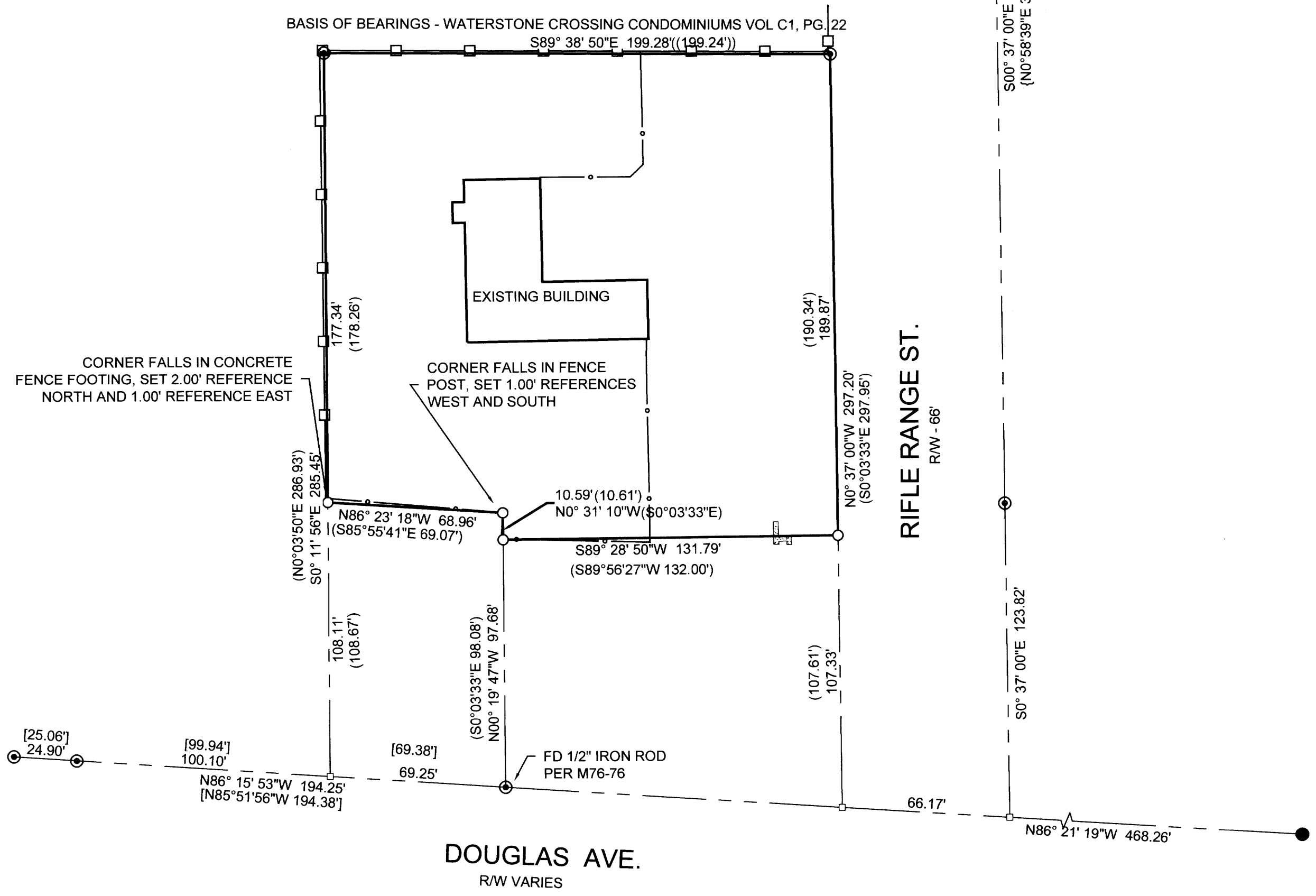
LEGEND

- FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED 'LAND MARK PLS 2287" UNLESS NOTED.
- FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "HIBBS-LS 52989"
- FOUND 3/4" IRON PIPE PER CS40/146-5
- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "LAND MARK SURVEYING INC."

- WOOD FENCE
- CHAIN LINK FENCE
- ▨ CONCRETE SIDEWALK

RECORD INFORMATION

- () MINOR PARTITION M76-76.
- [] PARTITION 1998-0018
- { } M162-49
- (()) WATERSTONE CROSSING CONDOMINIUM VOL. C1- PG.22.



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