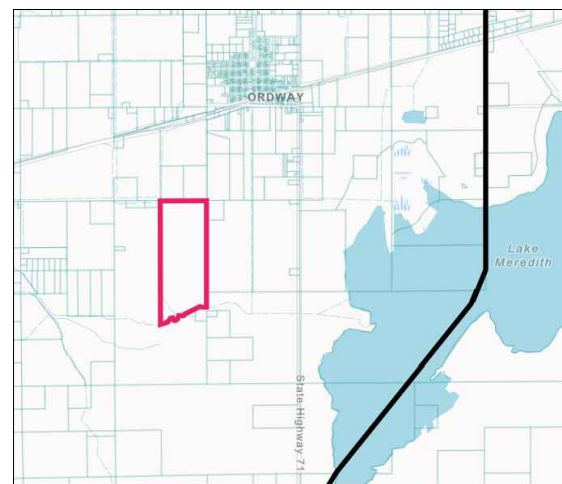


# SILVER SAGE SUBDIVISION LOT-1

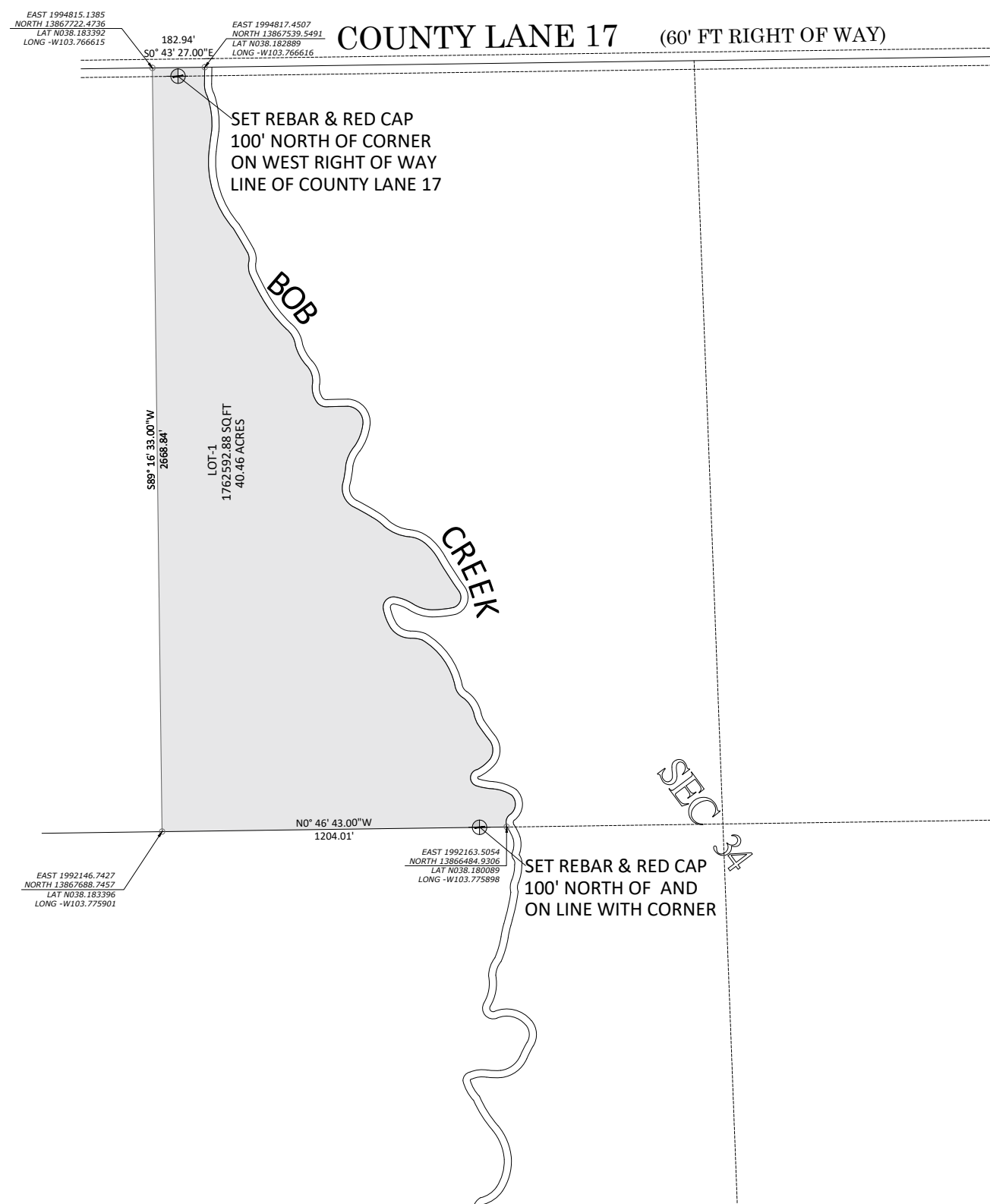
Sections 27, Township 21 South, Range 57 West of the 6th P.M. in  
Crowley County, Colorado



KEY PLAN



SITE LOCATION



## LEGAL DESCRIPTION

Lot 1 of the Silver Sage Subdivision, situated within a portion of Sections 27, Township 21 South, Range 57 West of the 6th Principal Meridian, County of Crowley, State of Colorado, is more particularly described as follows:

Commencing at a point marked by a set No. 4 rebar with a plastic cap stamped #11550, located 100 feet north of the southeast corner of the parcel, on the west right-of-way line of County Lane 17 (a 60-foot right-of-way);

### Thence:

North 00°46'43" West along the west right-of-way of County Lane 17 for a distance of 1,204.01 feet to a point;  
Thence South 00°43'27" East for a distance of 182.94 feet;  
Thence South 89°16'33" West for a distance of 2,668.84 feet to a point on the east bank of Bob Creek;  
Thence following the meander of Bob Creek, which forms the western boundary line of the parcel, in a generally northerly direction to the northwest corner of Lot 1;  
Thence easterly to the point of beginning, completing the boundary

## Boundary Notes:

Bob Creek, a natural watercourse, constitutes the entire western boundary of Lot 1. The creek's location is as depicted on the recorded subdivision plat and may vary due to natural changes in the channel over time.

All boundary bearings and distances are based on grid north, derived from the Colorado State Plane Coordinate System.

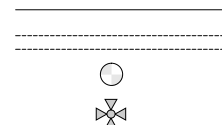
Monuments set include #4 rebar with red plastic caps placed at designated corners as shown on the plat

## Surveyor Notes:

I hereby certify that this survey was conducted under my direction and supervision; that the boundary lines as described herein are based on actual field measurements and/or record plat references; that the monuments shown were found or placed as described; and that the description herein accurately represents the surveyed parcel as of the date below.

## Legends:

Boundary Line  
Right of way  
Set #4 Rebar w/plastic cap #11550  
Found Aliquot Corner as Described



DATE	06, APRIL, 2025
REV	0
SUBJECT	SUB-DIVISION LOT-1
PROJECT	
APP, BY	
PREPARE BY	
ZONE	
SCALE	1"= 20'

Crowley County Colorado