

PLAT OF  
**TOWN OF CORNWALL**

LOCATED IN PORTIONS OF SECTIONS 29 AND 30, T. 37 N., R. 5 E., N.M.P.M.

RIO GRANDE COUNTY, COLORADO

SCALE: 1" = 100'

BY  
Davis Engineering Service, Inc.  
576 Spruce Street  
Del Norte, Colorado 81132

**SURVEY NOTE**

This plat represents the boundary retracement of the survey of the Town of Cornwall made in October, 1895 by W. H. Cochran, U.S. Deputy Mineral Surveyor, the plat of which survey is filed under Reception No. 22052 in Map Book 2 of Page 45 of the records in the office of the Rio Grande County Clerk and Recorder.

During the dependent survey of T. 37 N., R. 5 E., N.M.P.M., personnel of the General Land Office made a survey of Cornwall Township, finding all the Cochran survey stone corners except for Corner No. 10, which they reestablished.

When the survey represented hereon was executed all but corners 3, 6 and 10 were found and tied. The missing corners were reestablished by proportion from the G. L. O. record.

Except for Blocks 19 and 20, the location of the lots and blocks were determined by proportion of the dimensions shown on the plat of the Cochran survey in accordance with a procedure outlined by Kenneth D. Witt, Chief, Branch of Cadastral Surveys, of the Bureau of Land Management, who stated that the plat of the Cochran survey, by virtue of its approval by the Surveyor General of Colorado on Sept. 4, 1897, and its declaration by James H. Baxter, County Judge, to be the official survey of the Town of Cornwall, would supersede the original plat.

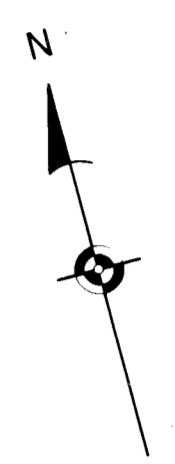
Because there is insufficient information on the Cochran plat to fix the location of the lots in Blocks 19 and 20, the plat filed under Reception No. 4687 in Map Book 1 at Page 14 of the records in said office was used to define the lots of these blocks, using the assumption that the northwest corner of Lot 12, Block 20 is directly opposite the southwest corner of Block 21 as shown and dimensioned on the plat.

**NOTE**

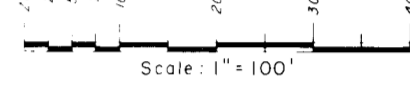
The DECLARATION OF COVENANTS AND RESTRICTIONS, THE TOWN OF CORNWALL, RIO GRANDE COUNTY, COLORADO shall govern and control the use of Real Property within the Town.

At no time will Rio Grande County be responsible for construction or maintenance of Roads unless and until the County Commissioners of Rio Grande County expressly accept the roads or any part thereof into the County Road System.

Water supply and sewage disposal shall at all times be in accordance with said Declaration of Covenants and Amendments thereto. It is expressly stated that Rio Grande County has no responsibility to furnish water or to provide for sewage disposal in the Town of Cornwall.



Bearings are referred to true meridian determined by solar observation.



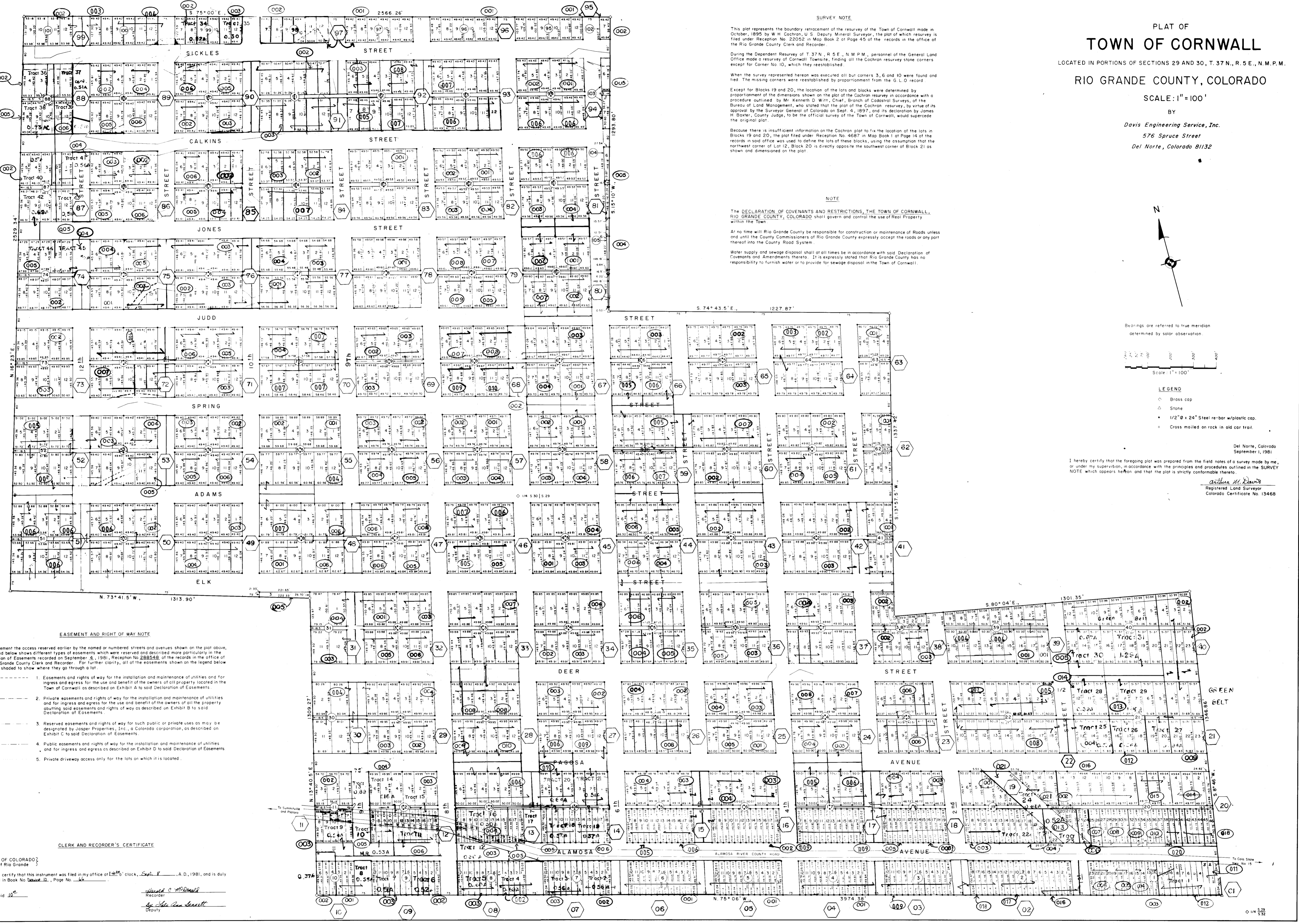
**LEGEND**

- Brass cap
- △ Stone
- 1/2" x 24" Steel re-bar w/plastic cap.
- Cross marked on rock in old car trail.

Del Norte, Colorado  
September 1, 1981

I hereby certify that the foregoing plat was prepared from the field notes of a survey made by me, or under my supervision, in accordance with the principles and procedures outlined in the SURVEY NOTE which appears hereon, and that the plat is strictly conformable thereto.

*Charles H. Denny*  
Registered Land Surveyor  
Colorado Certificate No. 13468



**EASEMENT AND RIGHT OF WAY NOTE**

To supplement the access reserved earlier by the named or numbered streets and avenues shown on the plat above, the legend below shows different types of easements which were reserved and described more particularly in the Declaration of Easements recorded on September 4, 1981, Reception No. 288548 of the records in the office of the Rio Grande County Clerk and Recorder. For further clarity, all of the easements shown on the legend below are also shaded to show where they go through a lot.

1. Easements and rights of way for the installation and maintenance of utilities and for ingress and egress for the use and benefit of the owners of oil property located in the Town of Cornwall as described on Exhibit A to said Declaration of Easements.
2. Private easements and rights of way for the installation and maintenance of utilities and for ingress and egress for the use and benefit of the owners of all the property abutting said easements and rights of way as described on Exhibit B to said Declaration of Easements.
3. Reserved easements and rights of way for such public or private uses as may be designated by Jasper Properties, Inc., a Colorado corporation, as described on Exhibit C to said Declaration of Easements.
4. Public easements and rights of way for the installation and maintenance of utilities and for ingress and egress as described on Exhibit D to said Declaration of Easements.
5. Private driveway access only for the lots on which it is located.

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO  
County of Rio Grande

I hereby certify that this instrument was filed in my office at 10:00 o'clock, Sept. 8, A. D. 1981, and is duly recorded in Book No. 288548, Page No. 14.

Fees Paid 10

*David C. McDonald*  
Recorder

*Dee Ann Swartz*  
County

DATE	BY	REMARKS
1-13-93	DM	12-16-11 ES
1-14-94	DVI	01-07-12 ES
1-24-95	DM	09-24-14 ES
2-2-96	DM	11-17-15 MS
2-0-98	DM	1-18 MS
1-22-99	DA	1-16-19 CF
2-27-20	DA	1-15-21 MS
2-13-01	DA	3-2-22 MS
3-7-02	DA	12-21-22 MS
1-14-05	DA	
12-19-06	ES	
12-18-07	ES	
01-07-10	ES	
01-14-11	ES	

**55-290**  
**T. 37N. R. 5 E.**