

N

W

E

S

**Vallecito
Lake
(12 Miles)**

**Bayfield
High School**

**Bayfield Crossing SW
21.97 Total Acreage**

County Road 501

Highway 160

**Pagosa
Springs
(40 Miles)**

**Durango
(18 Miles)**

**Post
Office**

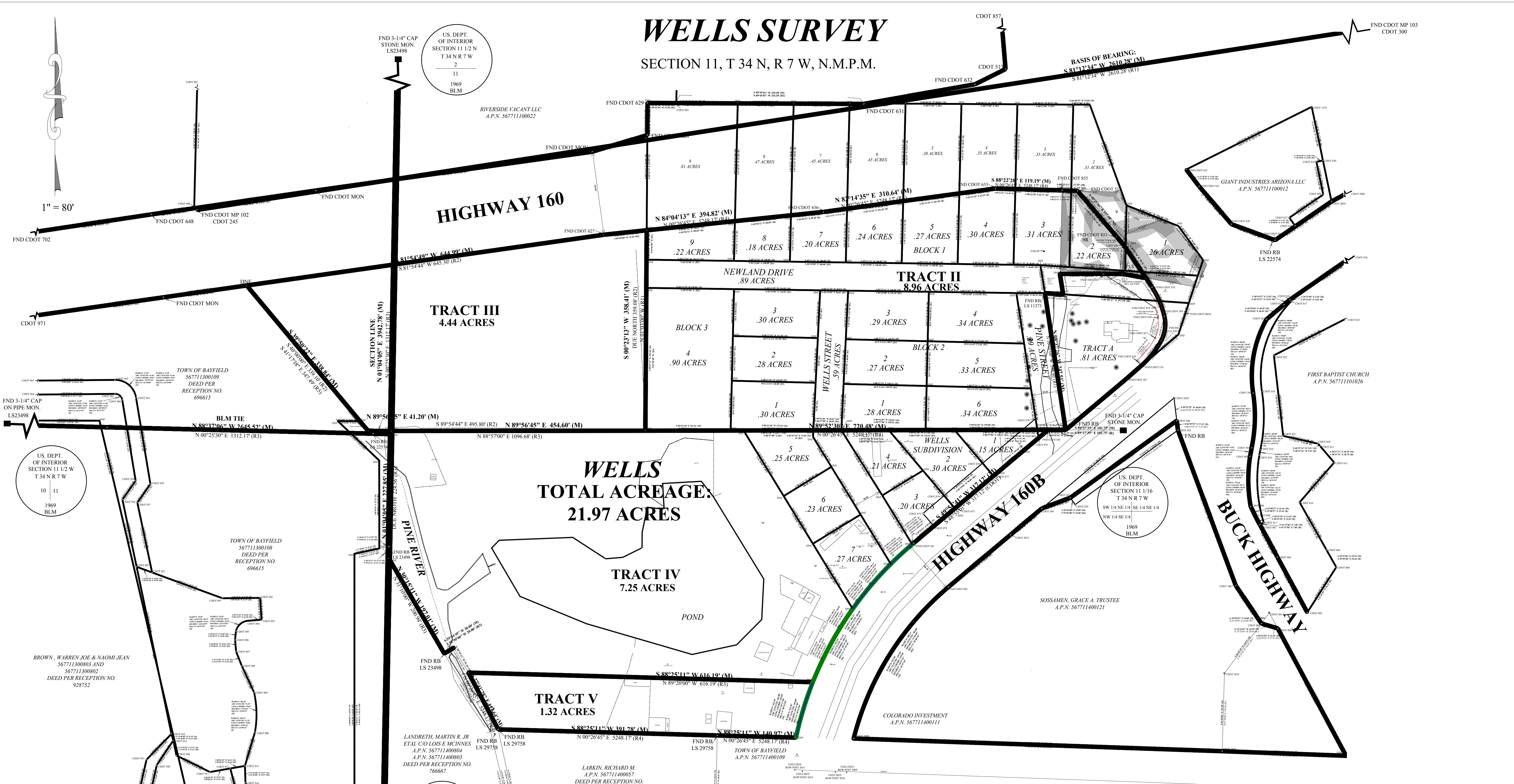
**Ignacio
(10 Miles)**

**Town
Hall**

**Bayfield
Elementary**

WELLS SURVEY

SECTION 11, T 34 N, R 7 W, N.M.P.M.

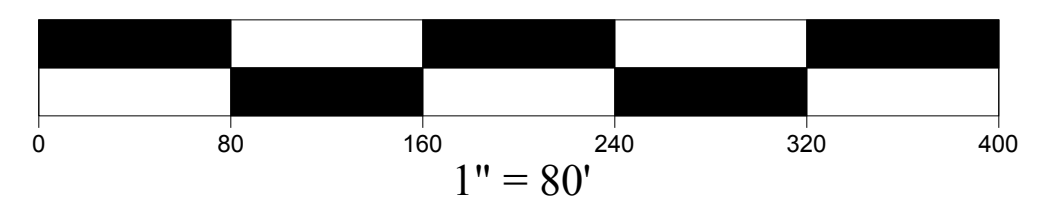


WELLS TOTAL ACREAGE: 21.97 ACRES

TRACT II BLOCK 1 LOTS 1-9	1.95 ACRES
TRACT II BLOCK 2 LOTS 1-6	1.85 ACRES
TRACT II BLOCK 3 LOTS 1-4	1.78 ACRES
TRACT II WELLS SUBDIVISION LOTS 1-7	1.61 ACRES
TRACT II ON-SITE PUBLIC STREETS	1.77 ACRES
TRACT II TOTALS	8.96 ACRES
TRACT III	4.44 ACRES
TRACT IV	7.25 ACRES
TRACT V	1.32 ACRES
TOTAL	21.97 ACRES

REFERENCE

- RECORDED MAPS
 (R1) WELLS SUBDIVISION PLAT RECEPTION NO. 292513 YEAR 19...
 (R2) DEED PER RECEPTION NO. 523885 - YEAR 19...
 (R3) MAP PER RECEPTION NO. 211035 - YEAR 19...
 (R4) CDOT ROW MAPS - YEAR 19...
 (R5) DEED PER RECEPTION NO. 696615 - YEAR 19...
 (R6) MAP PER RECEPTION NO. 862498 - YEAR 19...
 (R7) DEED PER RECEPTION NO. 801281 - YEAR 19...
 (R8) DEED PER RECEPTION NO. 766667 - YEAR 19...
 (R9) WELLS SUBDIVISION - REC. #292513 - YEAR 1999
 (R10) ANN. YATES SUBDIVISION - REC. #211035 - YEAR 1950
 (R11) LOT 1 - WELLS SUBD. 1ST AMENDED PLAT - SURVEY MAP #666 - YEAR 1996
 (R12) LOTS 1 & 2 - WELLS SUBD. ANNEXATION PLAT - REC. #66623 - YEAR 1994
 (R13) LOTS 1 & 2 - WELLS SUBD. ANNEXATION PLAT - REC. #617662 - YEAR 1991
 (R14) TEXASCO STATION ANNEXATION - REC. #617663 - YEAR 1991
 (R15) ANNEXATION PLAT - SE CORNER OF HIGHWAY 160B - REC. #617864 - YEAR 1991
 (R16) WELLS SUBD. 1ST AMENDED PLAT - REC. #511152 - YEAR 1985
 (R17) ETHEL IRBINE SURVEY - SURVEY MAP #270 - YEAR 1992
 (R18) SOWER - SOUTH PROPERTY LINE SURVEY - SURVEY MAP # 71 - YEAR 1990
 (R19) RIGHT-OF-WAY - CDOT - PROJ. NO. NH 1602-075 - YEAR 2002
 (D1) CUSICK DEED - RECEPTION #000000 - YEAR 1985
 (D2) CDOT PARCEL 7 ACQUISITION - HIGHWAY 160 PROJECT - REC. #000000 - YEAR 2003
 (D3) CDOT PERMANENT EASEMENT 7 - HIGHWAY 160 PROJECT - REC. #000000 - YEAR 2003
 (D4) CDOT TEMPORARY EASEMENT 7 - HIGHWAY 160 PROJECT - REC. #000000 - YEAR 2003



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE LINE FROM MP103, CDOT POINT 300 SECTION 11, TOWNSHIP 34 NORTH, RANGE 7 WEST, WITH A BEARING OF SOUTH 81°12'34" WEST A DISTANCE OF 2610.28 TO CDOT MP 102, CDOT POINT 245 IN SECTION 11, TOWNSHIP 34 NORTH, RANGE 7 WEST, WITNESS FOUND CDOT MONUMENTS, BASIS OF BEARING DERIVED FROM CDOT MAP

- LEGEND**
- = FOUND SECTION CORNER AS NOTED
 - = FOUND REBAR WITH TAGGED MONUMENTATION AS NOTED
 - = FOUND REBAR, NO TAG
 - DNF = DID NOT FIND
 - (M) = MEASURED
 - (C) = RECORD DATA
 - C = CALCULATED DATA
 - = SET REBAR, STAMP PE/LS 35870 (ON 5/8" REBAR)

WELLS SURVEY

BEING IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF LA PLATA
 STATE OF COLORADO
 SECTION 11, TOWNSHIP 34 NORTH, RANGE 7 WEST

PERFORMANCE
ENGINEERING & SURVEYING

1185 PINON CIRCLE BAYFIELD, CO 81122
 PHONE: (970) 884-0530 FAX: (970) 884-4734
 1"=80' OCTOBER 3, 2006