

99 Dead Toad Rd, Alma
Metes and Bounds 9.98 acres
Offered at \$149,900



**Fantastic opportunity to own
secluded acreage at the end of a
cul-de-sac!**

The easement in place allows access through Glacier Ridge but property is not a part of the subdivision. Electricity at the road. Legal easement through the adjacent lot brings you to a gently sloped area of mature Aspen and Spruce. Many options for building that will allow the owner to view the Continental Divide! Meander further into the property to find a lovely wetlands sure to attract every kind of wildlife. See the easement survey on the back of the flyer to find your way to this one of a kind property!

Lisa Kunst

Associate Broker

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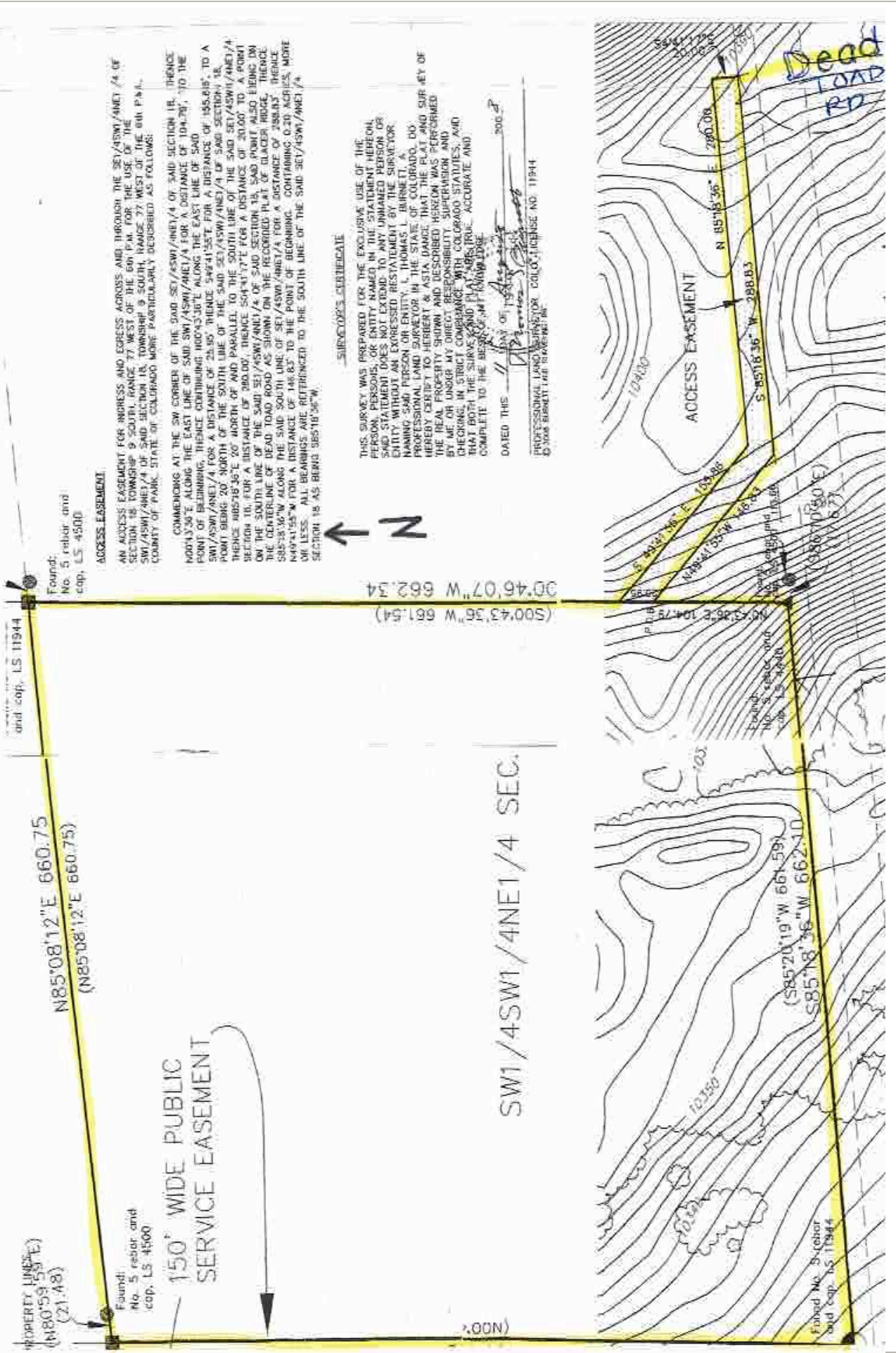
www.canigliagroup.com

2 South Main Street,
Alma, CO

CANIGLIA
GROUP LLC
REAL ESTATE

719-836-2766 canigliagroup.com

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PROPERTY LINE
(N80°59'53"E)
(21.48)

and cop. LS 11944

N85°08'12"E 660.75
(N85°08'12"E 660.75)

Found:
No. 5 rebar and
cop. LS 4500

150' WIDE PUBLIC
SERVICE EASEMENT



(S00°43'36"W 661.54)
00°46'07"W 662.34

SW1/4SW1/4NE1/4 SEC.

ACCESS EASEMENT.

AN ACCESS EASEMENT FOR ingress and egress across and through the SW1/4SW1/4NE1/4 of said section 18, township 9 south, range 77 west of the 6th P.M. of the SW1/4SW1/4NE1/4 of said section 18, township 9 south, range 77 west of the 6th P.M., county of Park, state of Colorado more particularly described as follows:

COMMENCING AT THE SW CORNER OF THE SAID SW1/4SW1/4NE1/4 OF SAID SECTION 18, THENCE N00°13'06"E ALONG THE EAST LINE OF SAID SW1/4SW1/4NE1/4 FOR A DISTANCE OF 104.70', TO THE POINT OF BEGINNING, THENCE CONTINUING H00°43'36"E ALONG THE EAST LINE OF SAID SW1/4SW1/4NE1/4 FOR A DISTANCE OF 24.95', THENCE S49°41'55"E FOR A DISTANCE OF 155.615', TO A POINT BEING 20' NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID SW1/4SW1/4NE1/4 OF SAID SECTION 18, THENCE H05°18'36"E 20' NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID SW1/4SW1/4NE1/4 OF SAID SECTION 18, FOR A DISTANCE OF 280.00', THENCE S04°11'77"E FOR A DISTANCE OF 30.00' TO A POINT ON THE SOUTH LINE OF THE SAID SW1/4SW1/4NE1/4 OF SAID SECTION 18, SAID POINT ALSO BEING ON THE CENTERLINE OF DEAD TOWN ROAD AS SHOWN ON THE RECORDED PLAT OF GLACIER HEDGE, THENCE S85°38'36"W ALONG THE SAID SOUTH LINE OF SW1/4SW1/4NE1/4 FOR A DISTANCE OF 288.83', THENCE N09°41'55"W FOR A DISTANCE OF 146.83' TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SAID SW1/4SW1/4NE1/4 OF SAID SECTION 18 AS BEING S85°18'36"W.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE STATEMENT HEREON, SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATMENT OF THE SURVEYOR, NAMED SAID PERSON OR ENTITY, I, THOMAS L. HERBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO HERBERT & COMPANY THAT THE PLAT AND SURVEY OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH THE SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 11th Day of August, 2008.
 T. Herbert
 Professional Land Surveyor, Col. License No. 11944
 2008

Found No. 5 rebar and cop. LS 11944

(S85°20'19"W 661.59)
S85°18'36"W 662.10

Found No. 5 rebar and cop. LS 4500

(S00°43'36"E 104.78)

ACCESS EASEMENT

S 85°18'36" W 288.83
N 85°18'36" E 280.00

Dead Load Rd