

LEGEND

- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES SET NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES
- INDICATES FOUND OR SET MONUMENT AS SHOWN
- X- INDICATES WIRE AND POST FENCE LINE
- [Pattern] INDICATES WETLANDS
- [Pattern] INDICATES FISHING EASEMENTS BOOK 480 PAGE 477

PRADOS de AGUA RANCHO@ARROWHEAD RANCH
 PART OF SEC. 35
 TOWNSHIP 11 SOUTH, RANGE 76 WEST, 6th P.M.
 COUNTY OF PARK, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT JANUARY 4, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LAND SURVEY PLAT AND THE SURVEY THEREOF.

DATED THIS 24 DAY OF May 2022
 Thomas L. Burnett
 PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944
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NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PRADOS de AGUA RANCHO @ ARROWHEAD RANCH
 A TRACT OF LAND BEING LOCATED IN SECTION 35, TOWNSHIP 11 SOUTH, RANGE 76 WEST OF THE 6th P.M., COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 35, A PLSS STONE, THENCE S89°01'31"E ALONG THE NORTH LINE OF SAID SECTION 35 AND THE SOUTH LINE OF LOT 92 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 730.02 TO THE SE CORNER OF SAID LOT 92, THENCE S89°34'25"E CONTINUING ALONG THE NORTH LINE OF SAID SECTION 35 AND ALONG THE SOUTH LINE OF LOT 85, THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 930.89 TO THE SE CORNER OF SAID LOT 85, THENCE S89°10'01"E CONTINUING ALONG THE SAID NORTH LINE SECTION 35 AND THE SOUTH LINE OF LOT 84 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 976.19 TO THE NORTH 1/4 CORNER OF SAID SECTION 35, THENCE S89°08'56"E CONTINUING ALONG THE NORTH LINE OF SAID SECTION 35 AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 84 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 1317.54 TO THE E 1/4 CORNER OF SAID SECTION 35, THENCE N89°42'07"E CONTINUING ALONG THE NORTH LINE SAID SECTION 35 AND THE SOUTH LINE OF LOT 84 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 119.40 TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE SOUTHEASTERLY ALONG SAID WESTERLY R.O.W. FOR THE FOLLOWING COURSES: TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 19°47'31" AND WHOSE RADIUS IS 3870.00 FOR A DISTANCE OF 1336.84 AND WHOSE CHORD BEARS S37°33'49"E FOR A DISTANCE OF 1331.67, THENCE S47°27'14"E FOR A DISTANCE OF 192.20, THENCE S41°44'07"W LEAVING SAID R.O.W. FOR A DISTANCE OF 3636.54 TO THE NE COR. SE1/4SW1/4 SECTION 35, AND THE NE COR. OF LOT 97 THOUSAND PEAKS RANCHES PROPERTY SURVEY, THENCE N88°19'52"W ALONG THE NORTH LINE OF THE SAID SE1/4SW1/4 AND THE NORTH LINE OF SAID LOT 97 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 1316.68 TO THE W1/4 CORNER OF SAID SECTION 35 AND THE NW COR. OF LOT 96 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 1297.62 TO THE NE COR. NW1/4SW1/4 SECTION 35 AND THE NE COR. OF LOT 96 THOUSAND PEAKS RANCHES PROPERTY SURVEY, THENCE N88°28'33"W ALONG THE NORTH LINE OF THE NW1/4SW1/4 SECTION 35 AND THE NORTH LINE OF SAID LOT 96 AND LOT 95 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 1316.68 TO THE W1/4 CORNER OF SAID SECTION 35 AND THE NW COR. OF LOT 94 THOUSAND PEAKS RANCHES PROPERTY SURVEY, THENCE N00°25'43"E ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF LOT 93 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 1264.18 TO THE CORNER OF LOT 94 THOUSAND PEAKS RANCHES PROPERTY SURVEY, THENCE N00°25'43"E ALONG THE WEST LINE OF SAID SECTION 35 AND THE EAST LINE OF LOT 93 THOUSAND PEAKS RANCHES PROPERTY SURVEY FOR A DISTANCE OF 243.02 TO THE NW CORNER OF SAID SECTION 35, THE POINT OF BEGINNING. CONTAINING 322.03 ACRES, MORE OR LESS.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

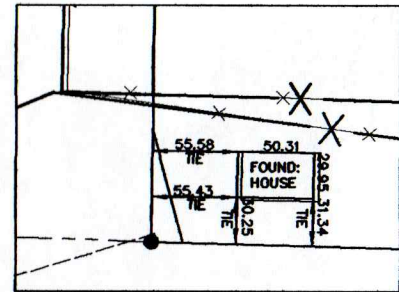
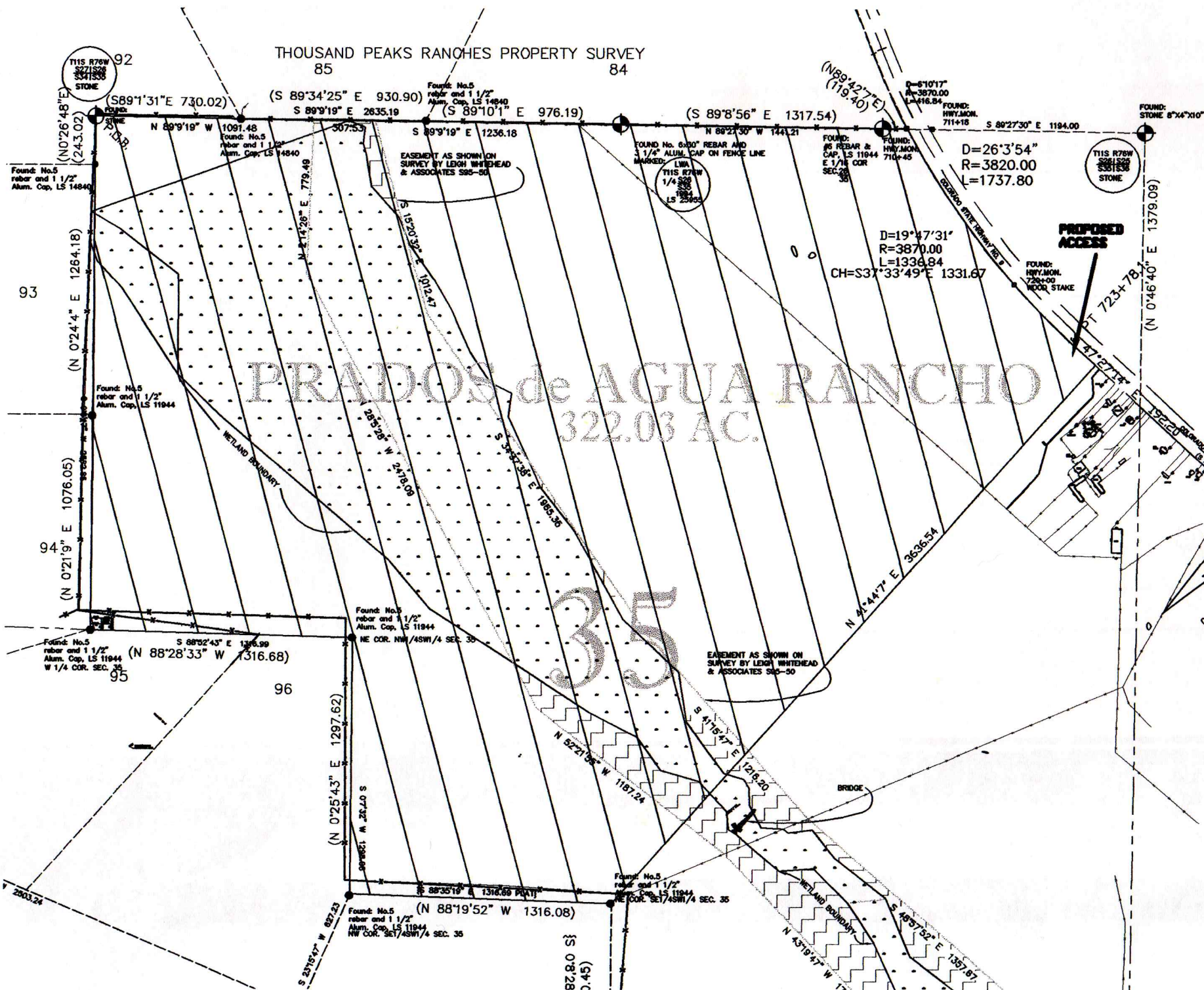
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BURNETT LAND SURVEYING, INC., RELIED UPON THE TITLE COMMITMENT BY: FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. 510-F0730516-310-LGE, AMD. NO. 3.

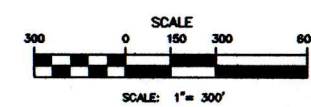
NOTES:

- 1) THE BASIS OF BEARING IS THE BEARING OF THE NORTH LINE OF THE W1/2NE1/4OF SECTION 12, T.12S., R.76W., OF THE 6th P.M. ACCORDING TO A LAND SURVEY PLAT FILED BY LEIGH WHITEHEAD & ASSOCIATES, LS #25955, UNDER DEPOSIT NO. S-95-50, AS BEING N88°52'51"W, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) THE PURPOSE OF THIS SURVEY IS FIND OR SET THE PROPERTY CORNERS.
- 3) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 4) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 6) ALL DIMENSIONS ARE IN U.S. SURVEY FEET



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RECORDER'S CERTIFICATE
 This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at _____ M. on _____ day of _____ A.D. 20____ and duly filed at Reception No. _____
 Park County Clerk and Recorder



PRADOS de AGUA RANCHO @ARROWHEAD RANCH
 PART OF SECTION 35 T.11S., R.76W, 6th P.M. PARK COUNTY, COLORADO

ADDRESS: 33145 HIGHWAY 40
 DATE: APRIL 28, 2022
 SCALE: 1" = 300'
 DRAWN BY: T.L.B.
 JOB NO. 2021-479

BURNETT LAND SURVEYING, INC.
 P.O. BOX 1068, 561 HWY 285, STE 104
 FAIRPLAY, COLORADO 80440
 (719) 690-1400

PREPARED FOR:
 Coronado Realty Advisors, LLC
 SHEET 2 OF 5

S:\2021\479 HARTSEL PRESERVE WEST 6.7.12.75 12.76ThePreserve West-2.dwg, PRADOS de AGUA RANCHO, 05/24/2022 08:07:14 AM, 1:2.11069, Burnett Land Surveying, Fairplay, CO, Burnett Land Surveying, Fairplay, CO