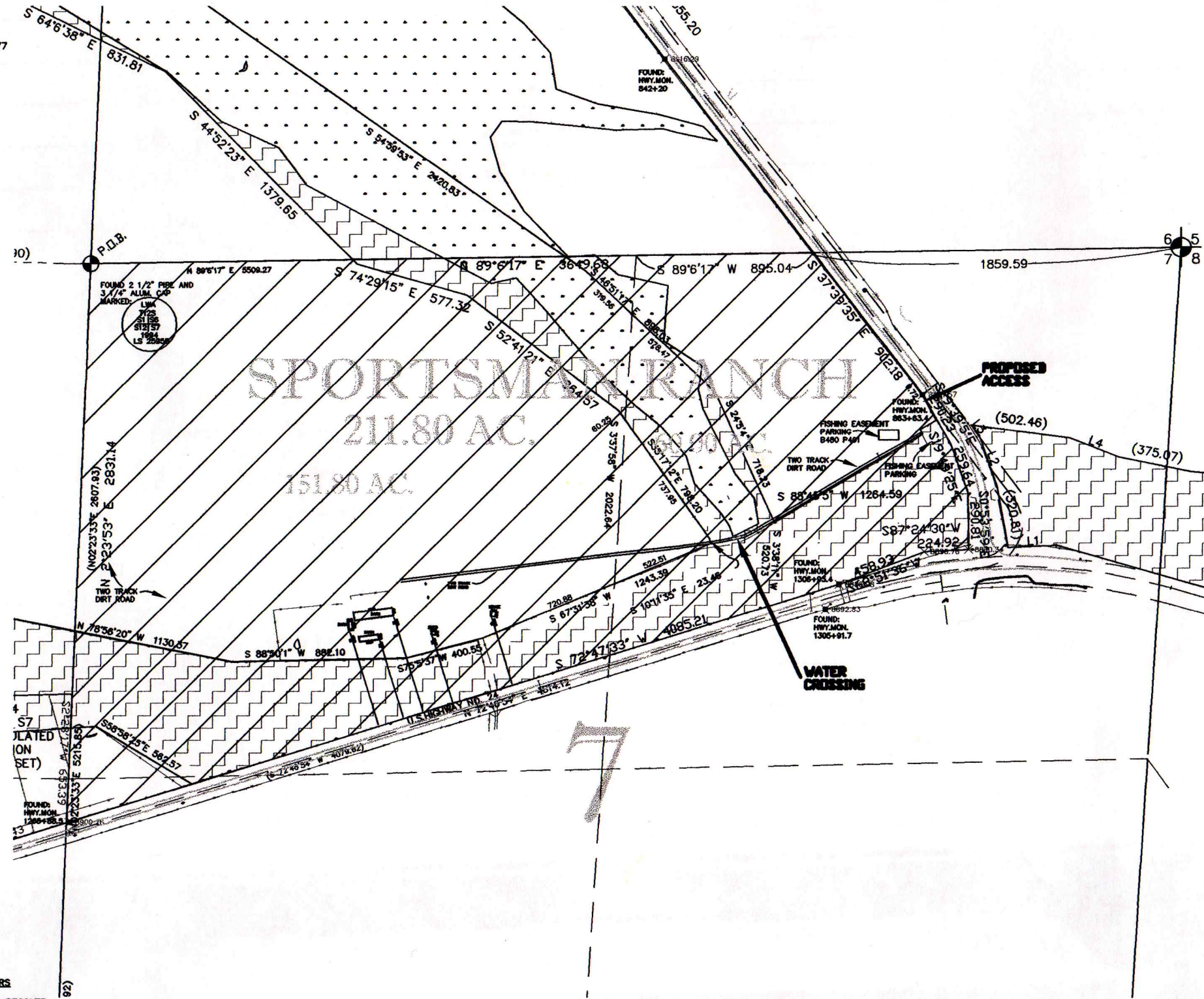


LEGEND

- 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
- [Hatched Pattern] INDICATES WETLANDS
- [Dotted Pattern] INDICATES FISHING EASEMENTS BOOK 490 PAGE 477

**SPORTSMAN RANCH @ ARROWHEAD RANCH
PART OF SECTION 7 TOWNSHIP 12 SOUTH,
RANGE 75 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, IT 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
© 2022 BURNETT LAND SURVEYING, INC.

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.

SPORTSMAN RANCH @ ARROWHEAD RANCH
PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 75 WEST OF THE 6th P.M., LYING WESTERLY OF COLORADO STATE HIGHWAY NO. 9 AND NORTHERLY OF U.S. HIGHWAY NO. 24, COUNTY OF PARK STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 7, THENCE S89°06'17"W ALONG THE NORTH LINE OF SAID SECTION 7 FOR A DISTANCE OF 3648.68' TO A POINT ON THE WESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE SOUTHEASTERLY ALONG SAID R.O.W. FOR THE FOLLOWING COURSES, S37°30'36"E FOR A DISTANCE OF 902.16', THENCE S29°30'05"E 290.23', THENCE S18°46'25"E 258.64', THENCE S00°33'56"E FOR A DISTANCE OF 290.81 TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 24, THENCE WESTERLY ALONG SAID NORTHERLY R.O.W. FOR THE FOLLOWING COURSES, S87°24'30"W 224.92', THENCE S68°51'36"W 458.93', THENCE S72°47'33"W 4085.21' TO A POINT ON THE WEST LINE OF SAID SECTION 7, THENCE N02°23'53"E ALONG THE SAID WEST LINE OF SAID SECTION 7 FOR A DISTANCE OF 2831.14' TO THE NE CORNER OF SAID SECTION 7, THE POINT OF BEGINNING, CONTAINING 311.80 ACRES, MORE OR LESS.

- NOTES:**
- 1) THE BASIS OF BEARING IS THE BEARING OF THE NORTH LINE OF THE W1/2NE1/4OF SECTION 12, T.12S., R.75W., 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 PARENTHESES 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 18-4-506, C.R.S.
 - 6) ALL DIMENSIONS ARE IN U.S. SURVEY FEET

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

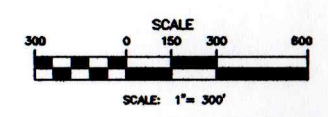
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE 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.

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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 _____ the day of _____ A.D. 20____ and duly filed at Reception No. _____

Park County Clerk and Recorder



SPORTSMAN RANCH @ ARROWHEAD RANCH	
PART OF SECTION 7 T.12S., R.75W., 6th P.M. PARK COUNTY, COLORADO	
DATE: APRIL 23, 2022	ADDRESS: TBD U.S. HIGHWAY #24
SCALE: 1" = 300'	PREPARED FOR: Coronado Realty Advisors, LLC
DRAWN BY: TLB	JOB NO. 2021-479
BURNETT LAND SURVEYING, INC. P.O. BOX 1968, 551 HWY 265, STE 104 FAIRPLAY, COLORADO 80440 (719) 558-1450	
SHEET 5 OF 5	

S:\2021\479 HARTSEL PRESERVE WEST 6.7.12.75 12.76\ThePreserve West-2.dwg, SPORTSMAN RANCH, 05/24/2022 08:09:14 AM, 1:2.11069, Burnett Land Surveying, Fairplay, CO, Burnett Land Surveying, Fairplay, CO