

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

STAGECOACH CROSSING RANCH @ ARROWHEAD RANCH
 PT. SEC. 6&7, T.12S., R.75W., 35&36 T.11S., R.76W.,
 1,2,11,12,14&15 T.12S., R.76W., 6th P.M.
 PARK COUNTY, COLORADO

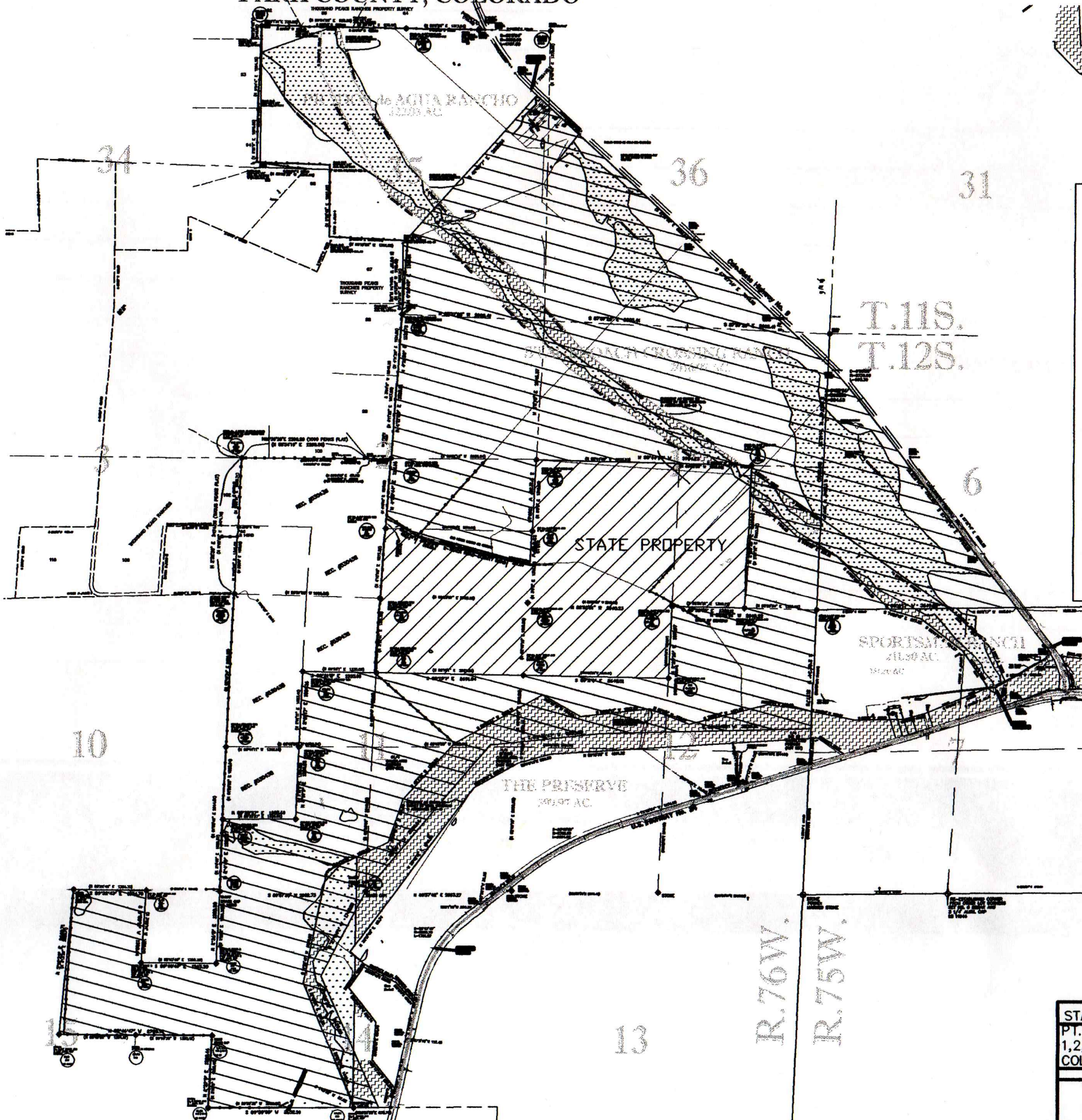
SURVEYOR'S CERTIFICATE

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
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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.

STAGECOACH CROSSING RANCH @ ARROWHEAD RANCH
 A TRACT OF LAND BEING LOCATED IN PARTS OF SECTIONS 35 & 36, T.11S., R.76W., 6 & 7, T.12S., R.75W., 1,2,11,12,14 & 15, T.12S., R.76W., ALL OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:
 BEGINNING AT THE S 1/4 COR. OF SAID SECTION 35, THENCE N09°26'45"E ALONG THE CENTER OF SECTION LINE OF SAID SECTION 35 FOR A DISTANCE OF 1204.81; THENCE N41°44'07"E FOR A DISTANCE OF 2636.54; TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE SOUTHEASTERLY ALONG SAID HIGHWAY FOR THE FOLLOWING COURSES, S47°27'14"E 714.859; THENCE TO THE RIGHT ALONG THE ARC OF A CIRCLE IS 87°35'25" AND WEDGE RADIUS IS 5720.89; THENCE S77°31'14"E 625.02; TO A POINT ON THE SOUTH LINE OF SAID SECTION 6, THENCE S39°05'17"W ALONG SAID SOUTH LINE SECTION 6 FOR A DISTANCE OF 3649.66; TO THE SW CORNER OF SAID SECTION 6, THENCE S82°29'41"W ALONG THE EAST LINE OF SAID SECTION 12 FOR A DISTANCE OF 2177.72; THENCE S88°29'45"W FOR A DISTANCE OF 2638.21; THENCE S23°46'47"W FOR A DISTANCE OF 2035.89; THENCE S39°28'07"W 2363.64; THENCE S27°24'11"W FOR A DISTANCE OF 1748.30; THENCE S23°26'26"E FOR A DISTANCE OF 2629.99; TO A POINT ON THE SOUTH LINE OF THE N1/2S1/4 SECTION 14, THENCE S89°22'48"W ALONG SAID LINE FOR A DISTANCE OF 426.89; TO THE SE COR. OF THE SAID N1/2S1/4 SEC. 14, THENCE S89°37'08"W ALONG THE SOUTH LINE OF THE N1/2S1/4 SECTION 14 FOR A DISTANCE OF 2603.79; TO THE SW COR. OF THE SAID N1/2S1/4 SECTION 14, THENCE N02°37'09"E ALONG THE WEST LINE OF SECTION 14 FOR A DISTANCE OF 1322.44; TO THE WEST 1/4 CORNER OF SAID SECTION 14, THENCE N89°46'47"W ALONG THE EAST-WEST CENTER OF SECTION LINE OF SECTION 15 FOR A DISTANCE OF 2789.96; TO THE CENTER OF SECTION OF SAID SECTION 15, THENCE N03°12'29"E ALONG THE NORTH-SOUTH CENTER OF SECTION LINE SECTION 15 FOR A DISTANCE OF 2642.71; TO THE NW COR. OF THE N1/4NE1/4 OF SAID SECTION 15, THENCE S89°32'43"E ALONG THE NORTH LINE OF SAID SECTION 15 FOR A DISTANCE OF 1334.70; TO THE NE COR. OF THE SAID N1/4NE1/4, THENCE S83°33'10"W ALONG THE EAST LINE OF THE SAID N1/4NE1/4 FOR A DISTANCE OF 1326.04; TO THE SE COR. OF THE SAID N1/4NE1/4, THENCE S89°49'46"E ALONG THE NORTH LINE OF THE S1/2NE1/4 SECTION 15 FOR A DISTANCE OF 1326.29; TO THE NE COR. OF THE SAID S1/2NE1/4, THENCE N02°36'05"E ALONG EAST LINE OF SAID SECTION 15 FOR A DISTANCE OF 1326.36; TO THE NE COR. OF SAID SECTION 15, THENCE N02°44'49"E ALONG THE WEST LINE OF SECTION 15 FOR A DISTANCE OF 1326.57; TO THE NW COR. OF THE S1/2 SW1/4 SECTION 11, THENCE N89°33'07"E ALONG THE NORTH LINE OF THE SAID S1/2SW1/4 FOR A DISTANCE OF 1326.60; TO THE SW COR. OF THE N1/4SW1/4 SECTION 11, THENCE N02°49'09"E ALONG THE WEST LINE OF THE SAID N1/4SW1/4 FOR A DISTANCE OF 1326.22; TO THE NW COR. OF THE SAID N1/4SW1/4, THENCE N83°31'17"E ALONG THE WEST LINE OF THE S1/4NW1/4 SECTION 11 FOR A DISTANCE OF 1324.14; TO THE NW COR. OF THE SAID S1/4NW1/4, THENCE S89°21'05"E ALONG THE NORTH LINE OF THE SAID S1/4NW1/4 FOR A DISTANCE OF 1326.09; TO THE NE COR. OF THE SAID S1/4NW1/4, THENCE S89°19'01"E ALONG THE NORTH LINE OF THE S1/2NE1/4 OF SECTION 11 FOR A DISTANCE OF 2491.34; TO THE NE COR. OF THE SAID S1/2NE1/4, THENCE S89°28'03"E ALONG THE NORTH LINE OF THE S1/2NW1/4 OF SECTION 12 FOR A DISTANCE OF 2640.31; TO THE NE COR. OF THE SAID S1/2NW1/4, THENCE N02°29'46"E ALONG THE WEST LINE OF THE N1/4 SECTION 12 FOR A DISTANCE OF 1326.57; TO THE NW COR. OF SAID SECTION 12, THENCE S89°28'03"E ALONG THE NORTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 1326.11; TO THE SW COR. OF THE E1/2S1/4 SECTION 1, THENCE N02°36'16"E ALONG THE WEST LINE OF THE SAID E1/2S1/4 FOR A DISTANCE OF 2636.32; TO THE NW COR. OF THE SAID E1/2S1/4, THENCE N89°44'29"W ALONG THE EAST-WEST CENTER OF SECTION LINE FOR A DISTANCE OF 2924.22; TO THE WEST 1/4 CORNER OF SAID SECTION 1, THENCE S02°13'29"W ALONG THE WEST LINE OF SAID SECTION 1 FOR A DISTANCE OF 1305.69; TO THE SE COR. OF THE N1/2S1/4 OF SECTION 2, THENCE S02°06'26"W ALONG THE EAST LINE OF THE S1/2S1/4 FOR A DISTANCE OF 616.15; TO A POINT 1/4 THE NORTH OF THE COUNTY ROAD, THENCE WESTERLY ALONG SAID COUNTY ROAD FOR THE FOLLOWING COURSES, N78°33'36"W 497.64; N76°29'27"W 1328.59; N78°16'05"W 268.29; N83°43'19"W 480.14; TO A POINT ON THE NORTH-SOUTH CENTER OF SECTION OF SAID SECTION 2, THENCE N04°25'44"E ALONG SAID CENTER OF SECTION LINE FOR A DISTANCE OF 1581.61; TO THE CENTER OF SAID SECTION 2, THENCE N04°11'28"E ALONG THE SAID CENTER OF SECTION LINE OF SAID SECTION 2 AND THE EAST LINE OF THOUSAND PEAKS RANCHES LOT 99 FOR A DISTANCE OF 1518.21; THENCE N04°11'28"E ALONG SAID CENTER OF SECTION LINE AND THE EAST LINE OF LOT 99 THOUSAND PEAKS RANCH FOR A DISTANCE OF 1131.72; TO THE NW/4 CORNER OF SAID SECTION 2 AND THE S1/4 CORNER OF SECTION 35, THE POINT OF BEGINNING, CONTAINING 2046.97 ACRES, MORE OR LESS.

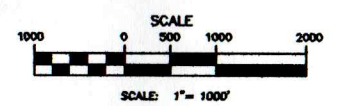


- NOTES:
- 1) THE BASIS OF BEARING IS THE BEARING OF THE NORTH LINE OF THE W1/2NE1/4 OF SECTION 12, T.12S., R.76W., OF THE 6TH P.M. ACCORDING TO THE A LAND SURVEY PLAT FILED BY LEIGH WHITEHEAD & ASSOCIATES, LS #25955, UNDER DEPOSIT NO. S-95-50, AS BEING N88°52'51"W, WITH BOTH CORNERS BEING FOUND MONUMENTS 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-50B, 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 _____, Mo. on _____ the day of _____, A.D. 20____ and duly filed at Reception No. _____
 Park County Clerk and Recorder



STAGECOACH CROSSING RANCH @ ARROWHEAD RANCH
 PT. SEC. 6&7, T.12S., R.75W., 35&36 T.11S., R.76W.,
 1,2,11,12,14&15 T.12S., R.76W., 6th P.M. PARK COUNTY,
 COLORADO

ADDRESS: TBD HIGHWAY #9	DATE: APRIL 27, 2022	PREPARED FOR:
BURNETT LAND SURVEYING, INC.	SCALE: 1" = 1000'	Coronado Realty Advisors, LLC
P.O. BOX 1958, 361 HWY 286, STE 104 FAIRPLAY, COLORADO 80440 (719) 886-1426	DRAWN BY: TLB	
	JOB NO. 2021-479	SHEET 3 OF 5