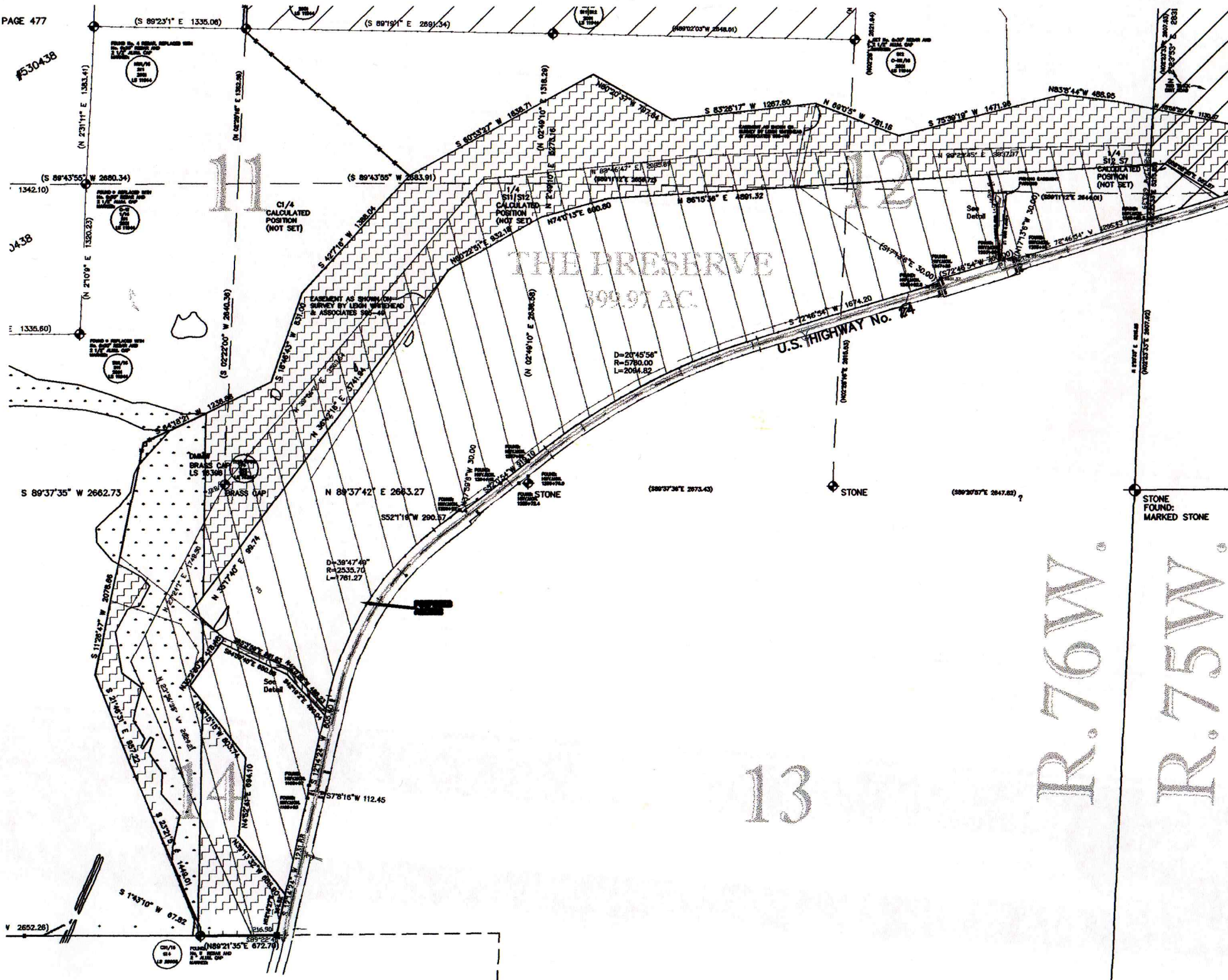


S:\2021\479 HARTSEL PRESERVE WEST 6.7.12.75 12.76\ThePreserve West-2.dwg, THE PRESERVE, 05/24/2022 08:08:39 AM, 1:2.11069, Burnett Land Surveying, Fairplay, CO

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
- ▨ INDICATES WETLANDS
- ▨ INDICATES FISHING EASEMENTS BOOK 480 PAGE 477

THE PRESERVE @ ARROWHEAD RANCH
PART OF SECTIONS 11,12,&14 TOWNSHIP 12
SOUTH, RANGE 76 WEST, 6th P.M.
COUNTY OF PARK, STATE OF COLORADO



SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR 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 GUARANTEE 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.

THE PRESERVE @ ARROWHEAD RANCH
A TRACT OF LAND BEING LOCATED IN PARTS OF SECTIONS 11, 12 AND 14 LYING NORTHERLY OF U.S. HIGHWAY NO. 24, T. 12 S., R. 76 W., 6th P.M., COUNTY OF PARK, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE S1/4 COR. OF SAID SECTION 11, THENCE N39°56'07"E FOR A DISTANCE OF 3503.64', THENCE N88°54'47"E FOR A DISTANCE OF 2025.99', THENCE N89°29'45"E FOR A DISTANCE OF 3837.51' TO A POINT ON THE EAST LINE OF SAID SECTION 12, THENCE S82°28'17"W ALONG THE SAID EAST LINE SECTION 12 FOR A DISTANCE OF 650.39' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 24, THENCE WESTERLY AND SOUTHERLY ALONG SAID RD.W. FOR THE FOLLOWING COURSED: S72°46'54"W 1806.43', N71°30'04"W 30.00', S72°46'54"W 700.00', S71°30'04"W 30.00', S72°46'54"W 1674.20' TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 20°45'56" AND WHOSE RADIUS IS 5780.00' FOR A DISTANCE OF 2094.82', THENCE S82°09'54"W 919.10', N37°59'06"W 30.00', S52°01'09"W 290.57', THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE DELTA IS 39°47'49" AND WHOSE RADIUS IS 2535.70' FOR A DISTANCE OF 1761.27', THENCE S12°14'24"W 805.40', S07°08'16"W 112.45', S12°14'24"W 1231.69' TO A POINT ON THE SOUTH LINE OF THE N1/2S1/4 SECTION 14, THENCE S89°28'40"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 1849.26', THENCE N83°56'04"E FOR A DISTANCE OF 2469.21', THENCE N27°24'01"E FOR A DISTANCE OF 1748.59' TO THE N1/4 CORNER OF SAID SECTION 14 AND THE S1/4 CORNER OF SAID SECTION 11, THE POINT OF BEGINNING. CONTAINING 399.97 ACRES, MORE OR LESS.

NOTES:

- 1) THE BASIS OF BEARING IS THE BEARING OF THE NORTH LINE OF THE W1/2N1/4 OF 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 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 18-4-508, C.R.S.
- 6) ALL DIMENSIONS ARE IN U.S. SURVEY FEET

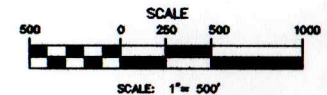
LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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.

THE PRESERVE @ ARROWHEAD RANCH
PART OF SECTIONS 11,12,&14 T.12S., R.76W., 6th P.M.
PARK COUNTY, COLORADO

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RECORDERS 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



BURNETT LAND SURVEYING, INC. P.O. BOX 1059, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 856-1685		DATE: APRIL 27, 2022 SCALE: 1" = 500' DRAWN BY: TLB JOB NO. 2021-479	PREPARED FOR: Coronado Realty Advisors, LLC SHEET 4 OF 5
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