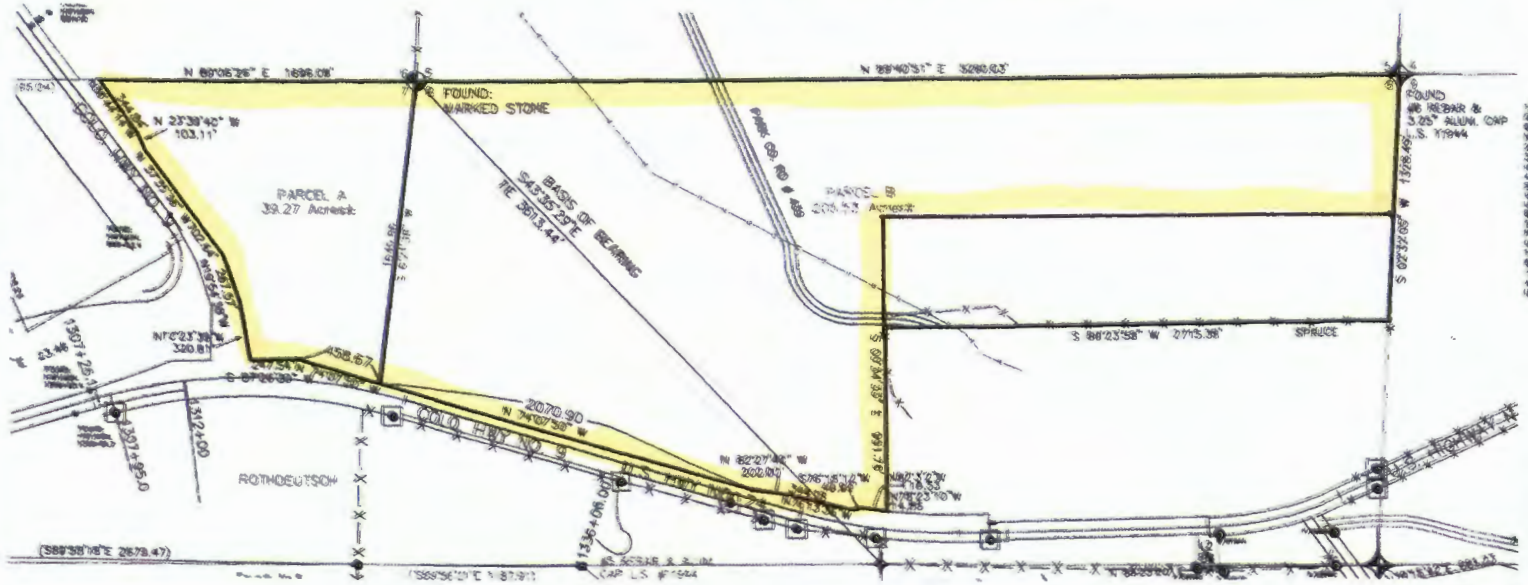
YI0A

PARTS OF SEC. 7,& 8
TOWNSHIP 12 SOUTH, RANGE 75 WEST, 6th P.M.
COUNTY OF PARK, STATE OF COLORADO

LEGEND

- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES SET NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 17944
- ( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



PROPERTY DESCRIPTION PARCEL A

SECTION 7: A PART OF THE NE1/4 LYING WLY OF U.S. HIGHWAY NO. 24 AND ELY OF OLD STATE HIGHWAY NO. 9
EXCEPT COUNTY ROAD PARK, REC. NO. 533380

ALL IN TOWNSHIP 12 SOUTH, RANGE 75 WEST, COUNTY OF PARK, STATE OF COLORADO.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A FOUND STONE AT THE SECTION CORNER FOR SAID SECTIONS 5,6,7,8 WHENCE THE CENTER 1/4 CORNER FOR SECTIONS 5, A FOUND 5/8 REBAR WITH A 3 1/4" ALUMINUM CAP L.S.17944 BEARS S 43°35'29" E 3613.44 FEET THENCE S00°02'05"W ALONG THE EAST LINE OF SAID SECTION 7 FOR A DISTANCE OF 1326.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 24 & COLORADO STATE HIGHWAY NO.9 THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 24 & COLORADO STATE HIGHWAY NO.9 THE FOLLOWING COURSES :

THENCE N 74°07'36" W A DISTANCE OF 439.63 FEET;
THENCE S 87°38'39" W A DISTANCE OF 247.54 FEET; TO A POINT ON THE EASTERLY ROW OF COLORADO STATE HIGHWAY NO. 9, THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY OF STATE 9 THE FOLLOWING (5) COURSES
1)THENCE N 10°02'38" W A DISTANCE OF 320.81 FEET;
2)THENCE N 10°58'38" W A DISTANCE OF 267.67 FEET;
3)THENCE N 37°25'38" W A DISTANCE OF 702.84 FEET;
4)THENCE N 23°39'40" W A DISTANCE OF 103.11 FEET;
5)THENCE N 38°44'14" W A DISTANCE OF 344.84 FEET;
TO A POINT ON THE NORTH LINE OF SAID SECTION 7
THENCE ALONG THE NORTH LINE OF SECTION 7 S 88°06'26" E A DISTANCE OF 1696.08 FEET; TO THE POINT OF BEGINNING

having an area of 39.27acres, more or less.

PROPERTY DESCRIPTION PARCEL B

SECTION 8: THE NE1/4NE1/4 (SAVICH INCLUDES THE TOWN OF HARTSEL BLOCKS 31-38, 39-42, 43-47 & PT OF 48 & 54, AND THOSE PARTS OF WALNUT AVE., DOUGLAS AVE., MINNESOTA AVE., VALLEY AVE., PINE ST., PARK ST., ALDEN AVE., MIDLAND AVE., MIDLAND DR., AND ALLEYS, ALL LYING WITHIN OR ADJACENT TO THE ABOVE BLOCKS).

A PART OF THE NW1/4 LYING WLY OF U.S. HIGHWAY NO. 24
EXCEPT HENRY BOX DITCH
EXCEPT BOYA PARK

ALL IN TOWNSHIP 12 SOUTH, RANGE 75 WEST, COUNTY OF PARK, STATE OF COLORADO.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, A FOUND STONE AT THE SECTION CORNER FOR SAID SECTIONS 5,6,7,8 WHENCE THE CENTER 1/4 CORNER FOR SECTIONS 5, A FOUND 5/8 REBAR WITH A 3 1/4" ALUMINUM CAP L.S.17944 BEARS S 43°35'29" E 3613.44 FEET THENCE N 88°40'51" E 5280.83 FEET TO A 3/4" REBAR THE SECTION CORNER FOR SECTIONS 4,5,8,9; THENCE S 00°02'05" W ALONG THE EAST LINE OF SAID SEC. 8 A DISTANCE OF 1326.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE STREET IN THE TOWN OF HARTSEL NAMED SPRUCE; THENCE ALONG SAID RIGHT OF WAY S 88°23'58" W A DISTANCE OF 2715.38 FEET TO A POINT ON THE WEST BOUNDARY OF THE TOWN OF HARTSEL, THENCE ALONG SAID WESTERLY BOUNDARY S 02°34'33" E A DISTANCE OF 991.76 FEET; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 24 & COLORADO STATE HIGHWAY NO.9 THE FOLLOWING (10) COURSES :

1)THENCE N 76°52'10" W A DISTANCE OF 14.88 FEET;
2)THENCE N 82°27'00" W A DISTANCE OF 118.53 FEET;
3)THENCE S 75°45'12" W A DISTANCE OF 46.89 FEET;
4)THENCE N 76°13'30" W A DISTANCE OF 344.78 FEET;
5)THENCE N 82°27'00" W A DISTANCE OF 202.00 FEET;
6)THENCE N 74°07'36" W A DISTANCE OF 2070.90 FEET;
TO A POINT ON THE WEST LINE OF SECTION 8
THENCE N88°38'38" E ALONG SAID WEST LINE OF SECTION 8 A DISTANCE OF 1336.08 FEET TO THE POINT OF BEGINNING

having an area of 205.53 acres, more or less

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 DECEMBER 28, 2003, AND THAT THE SURVEY IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IT WAS MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EXPRESSED OR IMPLIED, AND THE RECORD MONUMENTS, ACCURATELY SHOWN SAID LAND SURVEY AND THE PLAT THEREOF.

DATED THIS 28 DAY OF Jan 04

PROFESSIONAL LAND SURVEYOR L.S. LICENSE NO. 17944
© 2003 BURNETT LAND SURVEYING, INC.

N.O.T.I.C.E: ANY PERSON WHO KNOWINGLY REMOVES OR DAMAGES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, WITHIN THREE YEARS AFTER YOU ARE NOTIFIED THAT THE MONUMENT OR ACCESSORY SHOWN HEREON HAS BEEN DISTURBED OR DESTROYED, YOU ARE LIABLE FOR THE DAMAGES TO RESTORE THE MONUMENT. THE PERSON DAMAGED IS ENTITLED TO TREBLE DAMAGES OF UP TO $2000 PLUS REASONABLE ATTORNEY FEES AND COSTS IF THE MONUMENT IS NOT RESTORED. YOU MAY BE REMOVED FROM THE LIST OF QUALIFIED SURVEYORS FOR REMOVING PUBLIC LAND SURVEY MONUMENTS OR ACCESSORIES. REMOVED FROM THE SITE OF THE MONUMENTS SHOWN HEREON.

NOTES:

1) THE BASIS OF BEARING IS THE BEARING OF A LINE FROM THE NW CORNER OF SECTION 8 TO THE CENTER OF SAID SECTION 8, T12S., R.75W., OF THE 6TH P.M. AS BEING S43°35'29"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) THE PURPOSE OF THIS SURVEY IS TO DEPICT 20-FOOT TITLE.
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 REPRESENTATION 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
7) ALL PROPOSED LOTS WILL HAVE ACCESS TO PARK COUNTY ROAD 140 AND, IN ANY HAVE ACCESS TO COLORADO STATE HIGHWAY NO. 9 AND/OR U.S. HIGHWAY NO. 24

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EXPERIENCED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND KNOWLEDGE, 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 NOTICE

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS PARCEL, MODIFY THE DESCRIPTION SHOWN, MODIFY THE OWNERSHIP 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. 570-0020078-350-GIS, AND NO. 3.

SURVEYOR'S NOTICE

This map was filed for record in the office of the County Clerk and Recorder of Park County, at ____ in ____ this day of _____, A.D. 20__, and was filed in Reception No. _____

_____
Park County Clerk and Recorder

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SCALE: 1" = 200'

LAND SURVEY PLAT	
PT SEC. 7 & 8, T.12S, R.75W, 6th P.M.	
PARK COUNTY, COLORADO	
BURNETT LAND SURVEYING, INC.	PREPARED FOR: CHARLESS