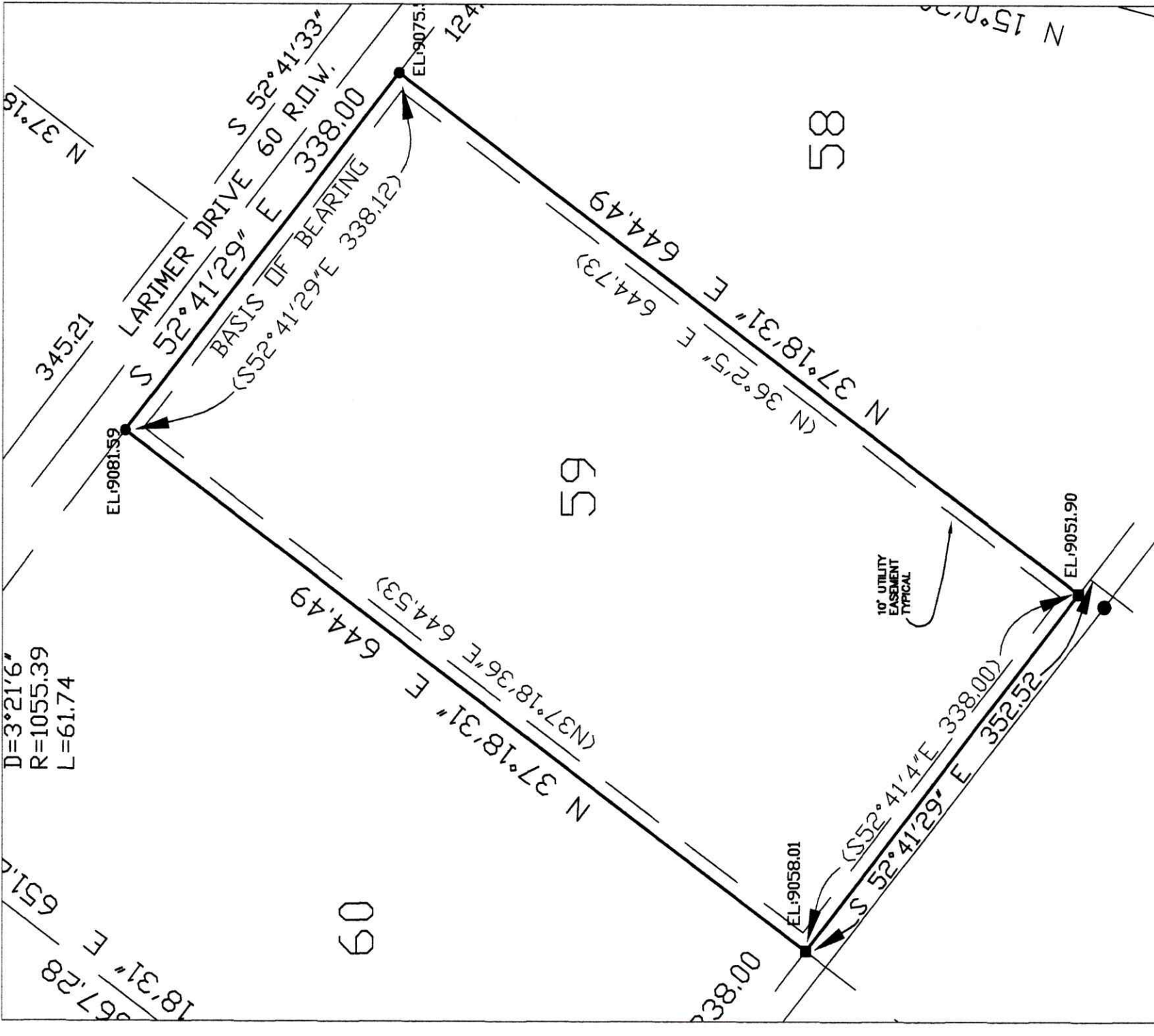


- LEGEND**
- INDICATES FOUND NO. 5 REBAR, ADDED YELLOW PLASTIC CAP, LS 11944
 - () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - INDICATES SET #5 REBAR 18" LONG, 1 1/2" YELLOW PLASTIC CAP, LS 11944
 - x-x- INDICATES EXISTING FENCE
 - ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



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 SEPTEMBER 25, 2024, 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 THEREON.

DATED THIS 24 DAY OF Dec 2024

Thomas L. Burnett
 PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944
 ©2024 BURNETT LAND SURVEYING, INC.

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED PLAT OF SOUTH PARK RANCHES, FILING NO.41, AS RECORDED MAY 22, 1972, RECEPTION NO. 191443

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- NOTES:**
- 1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE FROM THE NORTH WEST CORNER TO THE NORTH EAST CORNER OF LOT 59 AS BEING S52°41'29"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
 - 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
 - 3) THE PURPOSE OF THIS SURVEY IS TO FIND OR SET THE PROPERTY CORNERS.
 - 4) MEASUREMENTS SHOWN IN PARENTHESES ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
 - 5) 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.
 - 6) 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.
 - 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
 - 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT RECEPTION NO. 808860

TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.



LAND SURVEY PLAT	
LOT 59, SOUTH PARK RANCHES, FILING # 41	
PARK COUNTY, COLORADO	
SEC.24 T.11S. R.75W. 6th P.M.	ADDRESS: 2620 S. LARIMER DRIVE
BURNETT LAND SURVEYING, INC.	DATE: NOVEMBER 25, 2024 OWNER:
P.O. BOX 1965, 561 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 886-1485	SCALE: 1" = 60'
	DRAWN BY: BTD
	ISRAEL
	JOB NO. 2024-393



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