

● INDICATES FOUND MONUMENT AS SHOWN, SET NO. 6 AND 2 1/2" ALUM. CAP PLS 11944 AS SHOWN.

■ INDICATES SET #5 REBAR 1 1/2" 18" LONG, YELLOW PLASTIC CAP, LS 11944.

( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

—X—X— INDICATES EXISTING FENCE

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS, OR ENTITY NAMED IN THE STATEMENT HEREON, SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR. MAKING SAID PERSONS, PERSONS, OR ENTITY A PARTY TO THE SURVEY. HEREBY CERTIFY TO THOMAS J. HENSON, JR., THAT THE PLAT AND SURVEY OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH GEORGIA STATUTES, AND THAT BOTH THE SURVEY AND PLAT ARE TRUE, ACCURATE AND

DATED THIS 11 DAY OF December 2024  
Harmon S. Burdick  
 PROFESSIONAL LAND SURVEYOR, GOLD LICENSE NO. 11844  
© 2004, MICHAEL J. BURDICK, INC.

**N O T I C E :** 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.

1) THE BASIS OF BEARING A CALCULATED BEARING FROM THE SW CORNER (W 1/16 SEC. 23/SEC. 26) AND THE CENTER OF SEC CORNER (C1/4 COR.) AS BEING S25°04'33"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.

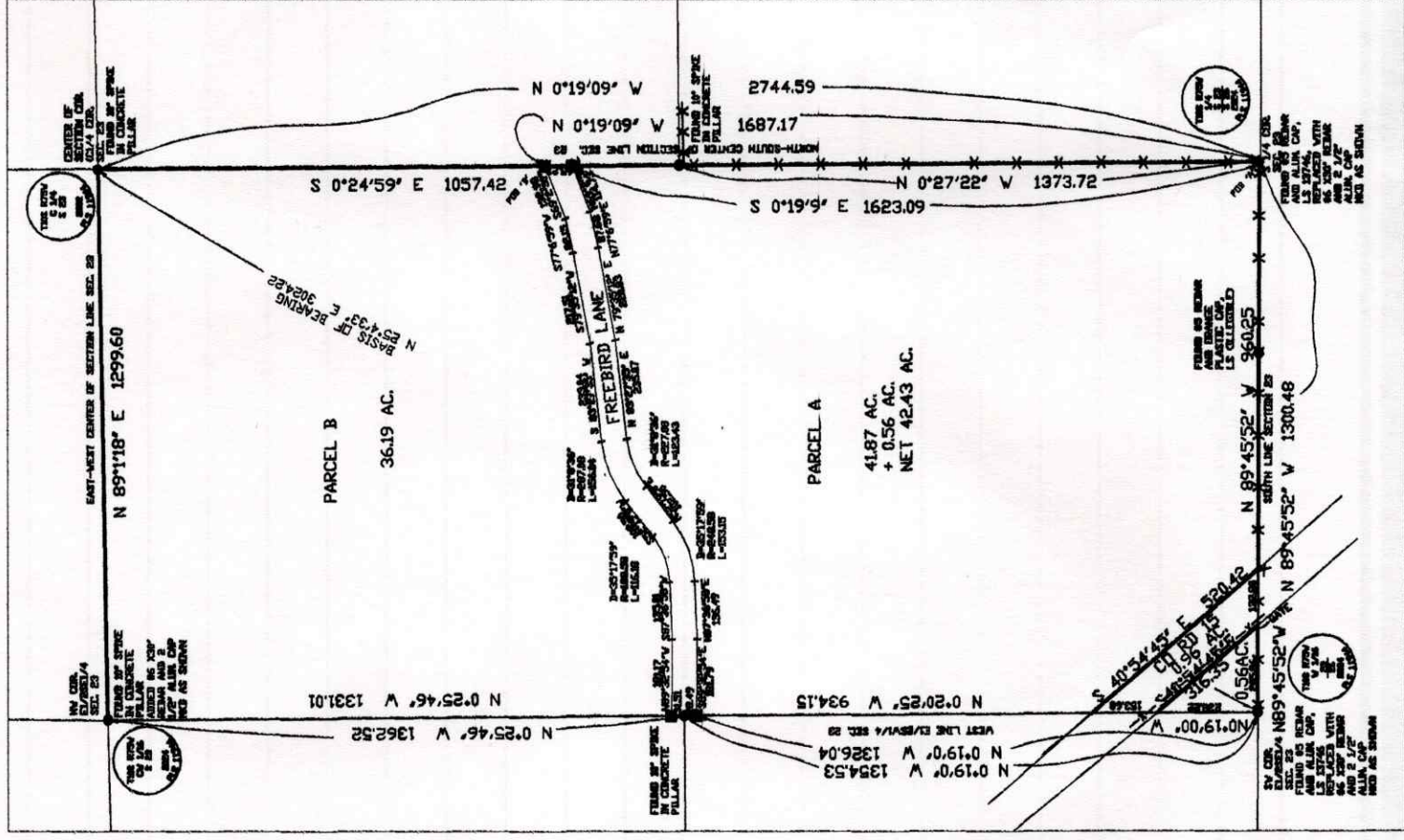
- 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS FIND OR SET THE PROPERTY CORNERS.
- 4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF RECORDING AND DOES NOT EXTEND TO ANY FUTURE PRESENT OR FUTURE INTERESTS OF THE SURVEYOR, SURVEYOR'S FIRM, OR THE SURVEYOR'S EMPLOYER.
- 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO U.S. STATEUTE 18-1-506, C.R.S.
- 7) ALL DIMENSIONS ARE IN U.S. STATEY FEET
- 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 462108

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 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.

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT; VERIFY THE DESCRIPTION SHOWN; VERIFY THE COMPATIBILITY 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:

CHICAGO TITLE OF COLORADO TITLE INSURANCE COMPANY.

COMMITMENT NO. CS0617888.

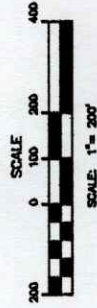


DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS  
RIGHT-OF-WAY SURVEYS AT PAGE \_\_\_\_\_, AT RECEPTION  
NO. \_\_\_\_\_.

## E1/2 SW1/4 SECTION 23 T.10S., R.75W. 6th P.M.

PARK COUNTY, COLORADO

SEC. 23	1:05	2:20	4th P.M.
BURNETT LAND SURVEYING, INC.			
P.O. BOX 1883, 351 WEST 26th, STE 104			
FAIRFAX, COLORADO 80440			
(719) 889-1685			
ADDRESS: 4158 ELKHORN ROAD			
DATE: FEBRUARY 10, 2024			
SCALE: 1" = 200'			
DRAWN BY: JLM			
PREPARED FOR: O'CONNOR, ET AL.			
JOB NO. 2024-375			



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