

Land Survey Plat
Lots 71, 72, 73, 74, 75, 76, 82
Parcel 1-A
Edward E. Hill Estate Land Partition
Probate No. P-8941
Lake County, Colorado
Sec 14, T11S, R80W, 6th. P.M.

Line	Distance	Bearing
L1	20.06'	
L2	20.17'	
L3	20.12'	
L4	20.11'	
L5	26.19'	N28°09'28"W
L6	20.94'	N51°09'18"W
L7	20.00'	N35°09'29"W
L8	20.78'	
L9	20.00'	N17°39'34"W

Legend

- (P) Plat
(F) Field Measurement
(C) Calculated from Plat
- △ Found rebar with purple plastic cap L.S.38266
● Found rebar with yellow plastic cap L.S.10847
○ Set #5 Rebar with Purple Plastic Cap L.S.38266
● Set Number 5 Rebar with 1.5" Aluminum Cap stamped L.S.38266 W.C.XX.XX ft.
◆ Found Bureau of Land Management (BLM) Brass Cap
□ Found No. 5 rebar with Aluminum Cap stamped L.S.10847

Notes:

- 1) Bearings are based on the north line of the northwest one quarter Section 14, Township 11 South, Range 80 West, 6th Principal Meridian, S89°39'01"E, per record plat. Both ends of said line are BLM Brass Caps.
- 2) This is not a Lot Line Vacation Plat. Lots 71, 72, 73, 74, 75, 76 and 82 are individual lots.
- 3) Contact Lake County Land Use and review Bylaws and Covenants for East Twin Lakes Estates Home and Property Owners Association (Book 535, Page 27 - Reception No. 317503) for Building Setback information.
- 4) Combined Acreage of Lots: 45.402 Acres.
- 5) George Saffken Drive, platted 60 foot road & underground utility Right-of-Way and Rec. No. 291054. Existing road is a ~6 foot wide dirt vehicle trail.
- 6) North Norene Circle, East Norene Circle, and Sage Brush Path are 40 foot road and underground utility easements, not constructed.
- 7) There are no improvements on this property.
- 8) Lineal Units: US Survey foot.

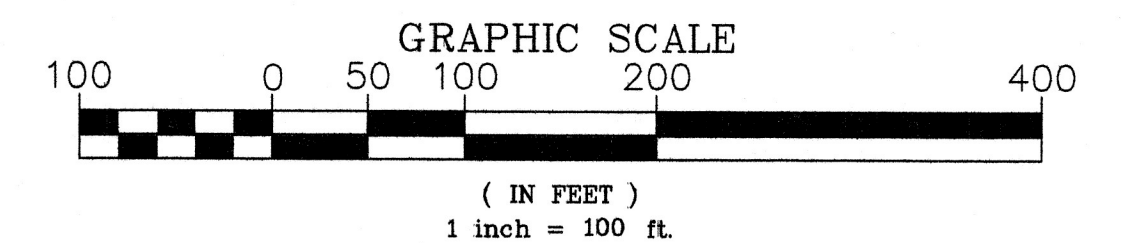
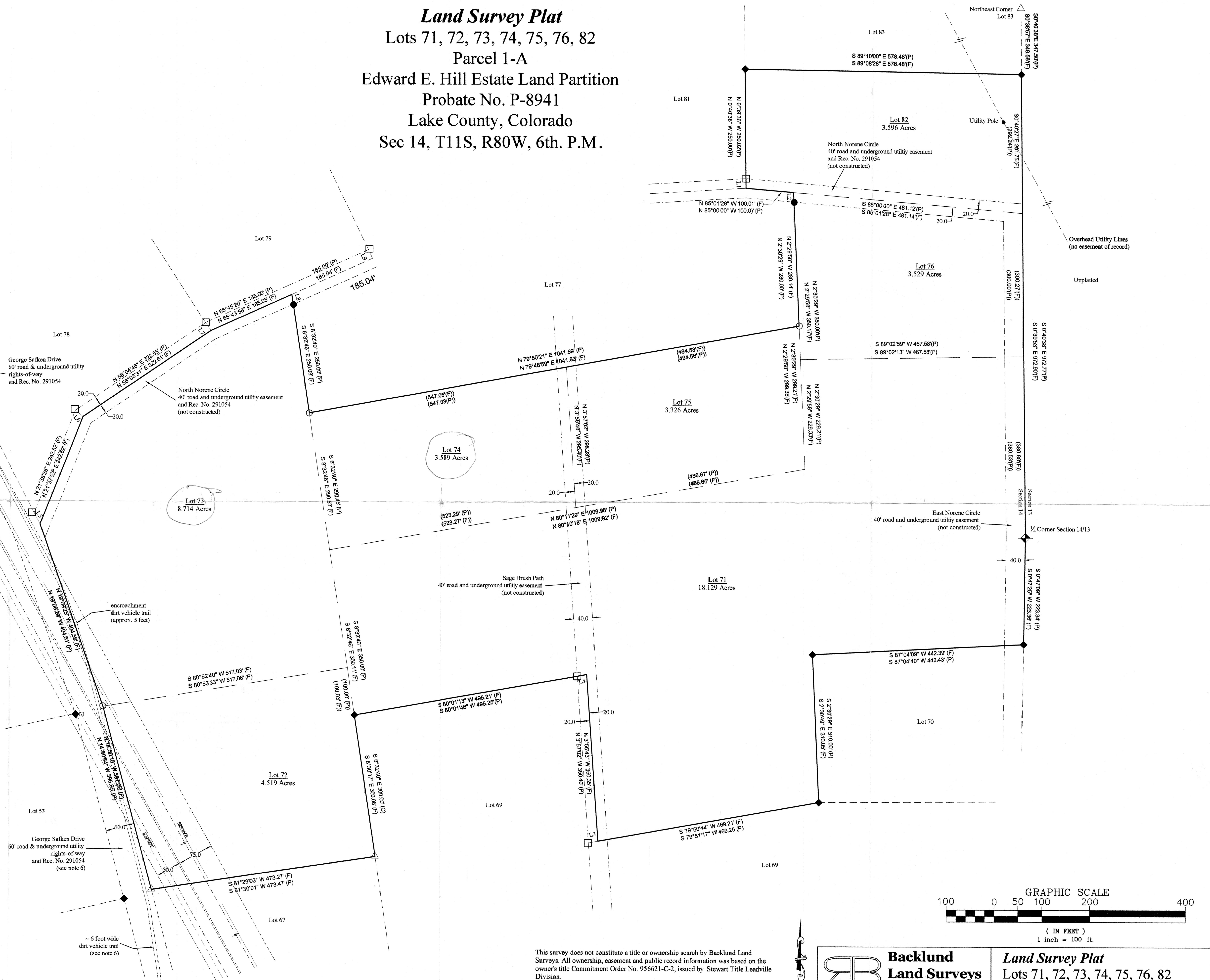
I, Renee B. Parent, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and under my supervision and that both the plat and the survey are true and correct to the best of my knowledge and belief.



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 the certification shown hereon.

This Land Survey Plat was accepted for deposit on this _____ day of _____, 20____, and is filed under Land Survey Plat Reception no. _____, in the office of the Lake County Clerk and Recorder.

Signed _____
Lake County Clerk



This survey does not constitute a title or ownership search by Backlund Land Surveys. All ownership, easement and public record information was based on the owner's title Commitment Order No. 956621-C-2, issued by Stewart Title Leadville Division.
Property is subject to exceptions as described in the title policy as referenced.

Backlund
Land Surveys
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Date: 04/09/2012 14838