S:\2025\024 Alma 12.09.78 Minor Subdivision\PLAT-SMITHPETER-REVISED-ROT90-2.dwg, MINOR SUBDIVISION 1 OF 2, 05/15/2025 12:55:41 PM,
1:2.11069, Burnett Land Surveying, Fairplay, CO,Burnett Land Surveying, Fairplay, CO

MINOR SUBDIVISION PLAT #2

PARK COUNTY, COLORADO

BEING LOCATED IN PARTS OF SECTIONS 12 & 13,
TOWNSHIP 9 SOUTH, RANGE 78 WEST
OF THE 6th P.M., PARK COUNTY, COLORADO

KEY MAP

APPROVAL BY PARK COUNTY BOARD OF COUNTY COMMISSIONERS

Approved by the Park County Board of County Commissioners, this____day of _____, 20___ subject to all applicable provisions of the 2009 Park County Land Use Regulations, as amended.
Subject to the provision that the County shall not undertake maintenance of dedicated public streets, roads and thoroughfares until satisfactory construction thereof by the subdivider. Said public streets, roads, and thoroughfares will be accepted by resolutions at a regular County Commissioners meeting after completion, inspection, by Park County, and certification of construction in accordance with County standards.

ATTEST:

_____
Chairperson

_____
Clerk and Recorder or Deputy Clerk

RECORDER'S 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._____

_____
County Clerk and Recorder

TITLE COMPANY CERTIFICATE OF OWNERSHIP

TITLE CERTIFICATE:

_____Title Insurance Company hereby certifies that title to the above-described property is vested in the Owner(s).
Date: _____ _____
[Signature of Authorized Agent]

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 SEPT. 15, 2023, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LAND SURVEY PLAT AND THE SURVEY THEREOF.

DATED THIS _____DAY OF _____20___

PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944
© 2025 BURNETT LAND SURVEYING, INC.

NOTES:
1) THE BASIS OF BEARING IS AN ASSUMED BEARING OF THE FROM THE NE COR. OF SECTION 13 TO THE E1/4 CORNER OF SECTION 13 AS BEING S00°00'00"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 AND LOCATE THE IMPROVEMENTS
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 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) DEED FOR THIS PROPERTY IS RECORDED AT REC. NO.666328.

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.

NOTE: THIS MAP WAS PREPARED USING THE PLAT AND SURVEY DONE BY FREESE ENGINEERING DATED JULY 28, 2007 AND RECORDED AT 507-79 A,B,& C.

N1/2NW1/4SE1/4
S 88°47'12" E 1335.85
S 88°47'12" E 1334.80
S 88°47'12" E 133.49
N 0°22'26" E 1425.09
N 89°26'28" W 1347.52
N 89°11'40" W 2660.20
N 00°40'51" W 675.97
NORTH-SOUTH CENTER SECTION LINE
SOUTH LINE NE1/4SE1/4SW1/4
N 00°34'32" W 977.68
N 00°34'32" W 1321.63'
N 00°30'10" W 746.32'
N 89°28'33" W 657.31'
S 89°28'33" E 2148.89'
S 00°39'10" E 1473.81
S 00°39'10" E 1025.83
S 00°39'10" E 1025.13
S 00°39'10" E 1342.66
S 00°39'10" E 2608.26' BASIS OF BEARING
S 00°39'10" E 1152.48
S 00°39'10" E 10.27'
S 00°39'10" E 1342.66
S 00°39'10" E 1342.66
S 00°39'10" E 1342.66