

LOT 10, HIDEAWAY VILLAGE SOUTH

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST, 6TH P.M., TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.

NOTES:

- 1.) THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP NGS STATION H 360 A STANDARD NGS BRASS DISK IN BOULDER, NAVD88 PUBLISHED ELEVATION = 8971.34 U.S. SURVEY FEET. THE ON-SITE BENCHMARKS ARE PK NAILS, ELEVATION TRANSFERRED BY GPS METHODS.
- 2.) BEARINGS SHOWN ON THE ACCOMPANYING LAND SURVEY PLAT ARE BASED ON THE ASSUMPTION THAT THE EASTERLY RIGHT-OF-WAY LINE OF ARAPAHOE ROAD ALONG LOT 24, HIDEAWAY VILLAGE SOUTH BEARS, N34°49'15"E, AS MONUMENTED AND SHOWN HEREON.
- 3.) SET 18" LONG #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 34592" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE STATED.
- 4.) ADDRESS: 10 ALPINE WAY, WINTER PARK, COLORADO.
- 5.) CLIENT: KIRT SMITH.
- 6.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OF PUBLIC OR PRIVATE RECORDS BY CORE CONSULTANTS, INC. OR DETERMINATION OF TITLE, OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON THE FINAL PLAT OF HIDEAWAY VILLAGE SOUTH, RECORDED JANUARY 3, 1972 AS RECEPTION NUMBER 121125 OF THE RECORDS OF GRAND COUNTY, COLORADO.
- 7.) THE PARCEL MAY BE SUBJECT TO RIGHTS, INTERESTS, AGREEMENTS, OBLIGATIONS, RIGHTS-OF-WAY OR EASEMENTS IN FAVOR OF ANY PERSON OR ENTITY BURDENING THE SUBJECT PROPERTY WHICH EXIST OR ARE CLAIMED TO EXIST WITH RESPECT TO: A) ANY IRRIGATION DITCH AND/OR LATERAL; (B) RESERVOIR AND/OR RESERVOIR RIGHTS; (C) SPRINGS AND/OR SPRING RIGHTS; (D) WELL AND/OR WELL RIGHTS; AND (E) THE WATER AND/OR WATER RIGHTS ASSOCIATED WITH THE FOREGOING WHICH MAY BE LOCATED UPON THE LAND OR ASSOCIATED WITH THE LAND.
- 8.) DATE OF LAST FIELD INSPECTION: NOVEMBER 20, 2018. ALL FIELD MEASUREMENTS WERE OBTAINED WITH A LEICA TS15 AND A LEICA GPS GS14.
- 9.) THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 39.37/1200 FEET.
- 10.) CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.

LEGAL DESCRIPTION

ALL OF LOT 10, HIDEAWAY VILLAGE SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 3, 1972 AS RECEPTION NUMBER 121125 OF THE RECORDS OF GRAND COUNTY, COLORADO.

NOTICE:

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, MICHAEL SEAN KERVIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY (AS DEFINED IN 12-25-2020(6)(a), C.R.S.) AND THIS RESULTING PLAT WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Michael Sean Kervin
 MICHAEL SEAN KERVIN, CO PLS 34592
 DATE: 12-7-18
 FOR AND ON BEHALF OF
 CORE CONSULTANTS, INC.

OFFICIAL USE ONLY - GRAND COUNTY, COLORADO

STATE OF COLORADO
 County of GRAND
 Filed for record this 14th day of February 2019 at 11:43 o'clock A.M.
 Recorded in Book _____ Page _____
Jessie J. Lorenz
 Recorder
Patricia O'Brien
 Deputy
 Fees \$ 20.00

PROJECT NO.:	18-046	FIELD CREW:	SH
FILE NAME:	LSP	DRAWN BY:	MSK
DATE:	12/07/2018	CHECKED BY:	MJMI
SCALE:	1"=20'	PROJECT MANAGER:	MSK



LS2231

