

# A Survey Plat For Burlington Golf Club

A Portion of the SE 1/4, Section 24, T8S, R44W, 6th P.M.  
Kit Carson County, Colorado

## Property Description Burlington Golf Club Tract

A tract of land situate in the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian, Kit Carson County, Colorado and being more particularly described as follows:

Commencing at the Center 1/4 Corner of said Section 24; Thence S 01°34'20" E a distance of 872.97 feet to a #5 Rebar and Cap PLS 23902 monument marking the Southwest Corner of Snead Drive as shown on the Plat of Fairway Acres Replat as filed for record as Reception No. 514513 in Plat Book 4 at Page 68 of the Kit Carson County, Colorado records and the True Point of Beginning; Thence along the southerly right of way of Snead Drive N 88°33'01" E a distance of 14.98 feet to a point of curvature; Thence along the arc of a non-tangent curve to the left a distance of 137.70 feet, said curve having a central angle of 121°22'58", a radius of 65.00 feet, the chord of which bears N 89°29'33" E a distance of 113.36 feet to the westerly angle point of Lot 1 of the aforementioned Fairway Acres Replat; Thence S 26°13'35" E along the westerly line of said Lot 1 a distance of 132.51 feet to the Southwest Corner of said Lot 1; Thence S 29°28'27" W a distance of 142.91 feet; Thence S 88°26'00" W a distance of 110.00 feet to a point on the westerly line of said Southeast Quarter of Section 24; Thence N 01°32'48" W a distance of 245.00 feet to the point of beginning, described parcel containing 0.79 acres more or less.

## 20' Access & Utility Easement Description

An easement for the construction, operation, maintenance and access thereto, of existing and future utility lines, above, over, under and across a portion of the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian, Kit Carson County, Colorado and being more particularly described as follows:

Commencing at the Center 1/4 Corner of said Section 24; Thence S 01°34'20" E a distance of 872.97 feet to a #5 Rebar and Cap PLS 23902 monument marking the Southwest Corner of Snead Drive as shown on the Plat of Fairway Acres Replat as filed for record as Reception No. 514513 in Plat Book 4 at Page 68 of the Kit Carson County, Colorado records and the True Point of Beginning; Thence along the southerly right of way of Snead Drive N 88°33'01" E a distance of 14.98 feet to a point of curvature; Thence along the arc of a non-tangent curve to the left a distance of 9.37 feet, a central angle of 08°15'44", a radius of 65.00 feet, the chord of which bears S 33°56'50" E a distance of 9.37 feet; Thence S 01°32'48" E a distance of 237.06 feet; Thence S 88°26'00" W a distance of 20.00 feet to a point on the westerly line of said Southeast Quarter of Section 24; Thence N 01°32'48" W a distance of 245.00 feet to the point of beginning.

## Leachfield Easement Description

An easement for the construction, operation, maintenance and access thereto, of an existing Sanitary Sewer Leachfield, above, over, under and across a portion of the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian, Kit Carson County, Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of Lot 1, Fairway Acres Replat in the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian as shown on the plat of Fairway Acres Replat and filed for record as Reception No. 514513 in Plat Book 4 at Page 68 of the Kit Carson County, Colorado records; Thence N 60°41'17" W a distance of 104.05 feet; Thence N 01°34'00" W a distance of 38.75 feet to a point on the southerly right of way of Snead Drive; Thence along said southerly right of way along the arc of a non-tangent curve to the left a distance of 45.13 feet, said curve having a central angle of 39°47'02", a radius of 65.00 feet, the chord of which bears N 48°41'35" E a distance of 44.23 feet to the westerly angle point on the westerly line of said Lot 1 of Fairway Acres Replat; Thence S 26°13'35" E along the westerly line of said Lot 1 a distance of 132.51 feet to the point of beginning.

## Basis of Bearings

Bearings of this survey originate from GPS observations with an observed bearing of S 01°34'00" E along the westerly line of the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian, between found rebar and aluminum cap PE-LS 3643 monuments at the Center 1/4 Corner and the South 1/4 Corner of said Section 24, as shown hereon.  
Datum: NAD 83 5FC Colorado Central Zone

## Surveyor's Statement

I, Greg J. Pettibone, a Colorado Registered Professional Land Surveyor do hereby state that this plat represents the results of a field survey performed under my responsible charge in September of 2024 in accordance with applicable standards of practice to the best of my knowledge, information and belief. This statement is not a guaranty or warranty, either expressed or implied.  
The U.S. Survey foot was used as the linear unit of measurement for this survey.

Whereof I set my hand and official seal this \_\_\_\_ day of October, 2024.

Greg J. Pettibone  
Colorado PLS 23902

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## Clerk and Recorder's Certificate

Doc No. \_\_\_\_\_

State of Colorado )  
County of Kit Carson ) SS


I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_ M., \_\_\_\_\_ 20\_\_\_\_, and is duly recorded as Document No. \_\_\_\_\_ in Plat Book \_\_\_\_\_ at Page No. \_\_\_\_\_.

Clerk and Recorder By Deputy

FEES \$ \_\_\_\_\_

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.

At the request of the client, and in accordance with 38-51-106(1)(b)(ii), rights-of-way and easements are not shown hereon; the above described property may be subject to easements of a public or private nature, road deeds, dedications and reservations, railroad rights-of-way and ditch rights-of-way, the rights of tenants in possession, current taxes, exceptions contained in the abstractor's certificates, and statutory liens accrued but not filed, such as mechanic's liens, etc., if any.



402 Walnut  
Kanorado, KS  
785/599/2351

Burlington Golf Club		
DRAWN GP	DATE 10/23/24	Section 24
FB B94 P75	EQ HIFro	T&S, R44W, 6th P.M.
SCALE 1"=40'	SHEET 1 of 1	PROJECT NO. 1210.004

