

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

(From Warranty Deed Reception No. 556545)

Lot Eleven (11), Block One (1), Golf Course Subdivision, as shown on that plat of record in the office of the Clerk and Recorder of Kit Carson County, Colorado, under Reception No. 390772 and in Book 501 at Page 645, and in Plat Book 2 at Page 77, Kit Carson County, Colorado.

Property Description

Burlington Golf Club Tract

A tract of land situate in the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Eight (8) South, Range Forty-four (44) West of the Sixth (6th) Principal Meridian and being more particularly described as follows:

Commencing at the Southeast Corner of Lot 11, Block 1 of Golf Course Subdivision in the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian, Kit Carson County, Colorado as marked by a Flat Iron Bar; Thence N 01°23'25" W along the easterly line of said Lot 11 a distance of 149.84 feet to a 1 inch Iron Pipe marking the Northeast Corner of said Lot 11; Thence N 88°42'29" E along the prolongation of the northerly line of said Lot 11 a distance of 50.00 feet; Thence S 01°23'24" E a distance of 150.01 feet to the northerly right of way of Hogan Avenue; Thence S 88°54'12" W along said northerly Hogan Avenue right of way a distance of 50.00 feet to the point of beginning, described parcel containing 0.17 acres more or less.

Basis of Bearings

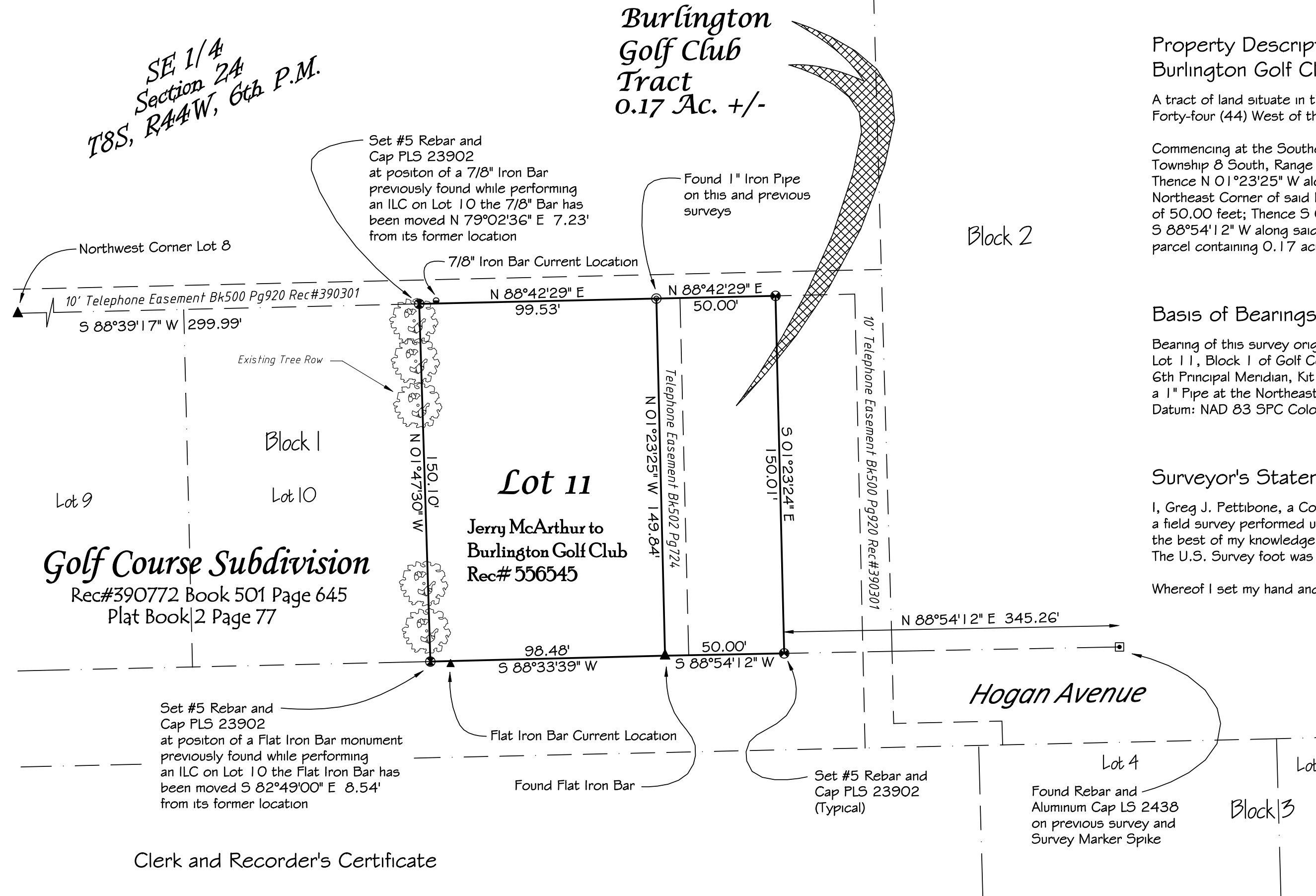
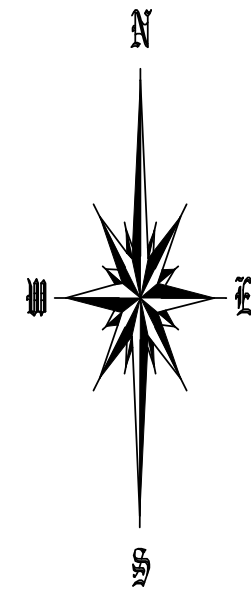
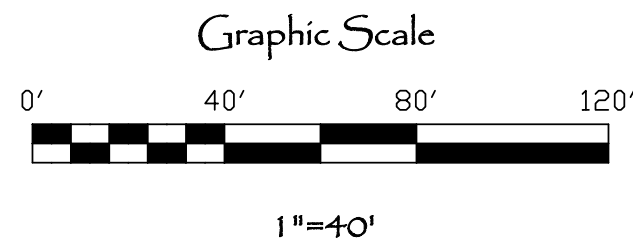
Bearing of this survey originate from GPS observations with an observed bearing of N 01°23'25" W along the easterly line of Lot 11, Block 1 of Golf Course Subdivision in the Southeast Quarter of Section 24, Township 8 South, Range 44 West of the 6th Principal Meridian, Kit Carson County, Colorado, between a found Flat Iron Bar at the Southeast Corner of Lot 11 and a 1" Pipe at the Northeast Corner of Lot 11, as shown hereon.
Datum: NAD 83 SPC 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 October 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 lineal 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



Clerk and Recorder's Certificate

Doc No. _____
 State of Colorado)
) SS
 County of Kit Carson)

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. _____.

By _____ FEES \$ _____
 Clerk and Recorder Deputy

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-ways 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.

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402 Walnut
Kansas, KS
785/599/2351

Burlington Golf Club

DRAWN GP	DATE 10/23/24	Section 24 T 8S, R 44W, 6th P.M.
FB B94 P75	EQ HiPro	
SCALE 1"=40'	SHEET 1 of 1	PROJECT NO. 1210.005