A Survey Plat For Burlington Golf Club A Portion of the SE 1/4, Section 24, T8S, R44W, 6th P.M. Kít Carson County, Colorado Graphic Scale 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 1"=40" 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. Burlington Golf Club Property Description Burlington Golf Club Tract Tract 0.17 Ac. +/-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: Set #5 Rebar and Commencing at the Southeast Corner of Lot 11, Block 1 of Golf Course Subdivision in the Southeast Quarter of Section 24, Cap PLS 23902 Township 8 South, Range 44 West of the 6th Principal Meridian, Kit Carson County, Colorado as marked by a Flat Iron Bar; at positon of a 7/8" Iron Bar Found I" Iron Pipe Thence N O1°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 previously found while performing on this and previous 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 an ILC on Lot 10 the 7/8" Bar has surveys 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 been moved N 79°02'36" E 7.23' Block 2 S 88°54'I 2" W along said northerly Hogan Avenue right of way a distance of 50.00 feet to the point of beginning, described from its former location -Northwest Corner Lot 8 parcel containing 0.17 acres more or less. 7/8" Iron Bar Current Location N 88°42'29" E 10' Telephone Easement Bk500 Pg920 Rec#390301 N 88°42'29" E 50.00 99.53 Basis of Bearings 5 88°39'17" W 299.99' Bearing of this survey originate from GPS observations with an observed bearing of N O1°23'25" W along the easterly line of Existing Tree Row 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 I" Pipe at the Northeast Corner of Lot II, as shown hereon. Datum: NAD 83 SPC Colorado Central Zone Block 1 Lot 11 Surveyor's Statement Lot 10 Lot 9 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 Jerry McArthur to the best of my knowledge, information and belief. This statement is not a quaranty or warranty, either expressed or implied. Burlington Golf Club Golf Course Subdivision The U.S. Survey foot was used as the lineal unit of measurement for this survey. Rec# 556545 Whereof I set my hand and official seal this ____ day of October, 2024. Rec#390772 Book 501 Page 645 Plat Book 2 Page 77 N 88°54'12" E 345.26' 50,00 5 88°54'12" W 5 88°33'39" W Grea J. Pettibone Colorado PLS 23902 Hogan Avenue Set #5 Rebar and Flat Iron Bar Current Location at positon of a Flat Iron Bar monument previously found while performing Lot 4 Lot an ILC on Lot 10 the Flat Iron Bar has Set #5 Rebar and Found Flat Iron Bar been moved 5 82°49'00" E 8.54' Cap PLS 23902 Found Rebar and from its former location Block 3 Aluminum Cap LS 2438 (Typical) on previous survey and Survey Marker Spike Clerk and Recorder's Certificate Doc No. __ Copyright (C) 2024 State of Colorado Notice: According to Colorado law you must commence any legal action based County of Kit Carson Burlington Golf Club 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. I hereby certify that this instrument was filed for record in my office at DRAWNDATEo'clock ___ M.,___ 20__, and is duly recorded as Document No. ____ in Plat Book ____ at Page No. ____. GP Section 24 10/23/24 Surveys, Inc. At the request of the client, and in accordance with 38-51-106(1)(b)(II), FBEQT85, R44W, 6th P.M. rights-of-ways and easements are not shown hereon; the above described property B94P75 HiPro 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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Clerk and Recorder

402 Walnut

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SCALE

1"=40"

SHEET

1 of 1

PROJECT NO.

1210.005