

# SURVEY PLAT

LOTS 120 - 126 INCLUSIVE, LOTS 195 - 202 INCLUSIVE,  
THOSE PARTS OF LOTS 91 - 94 INCLUSIVE AND LOTS 117 - 119, INCLUSIVE LYING EAST OF MARIPOSA VALE  
AND THOSE PARTS OF LOTS 193 AND 194 LYING WEST OF MISTLETOE,  
ALL IN BLOCK E OF MOUNT VERNON CLUB PLACE,  
SECTION 12, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH. P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO.

**PREPARED BY:**  
PITSKER AND ASSOCIATES  
26689 PLEASANT PARK ROAD  
BUILDING A, SUITE 200  
CONIFER, COLORADO 80433  
PH. (303) 674-6018/FAX (303) 838-7174

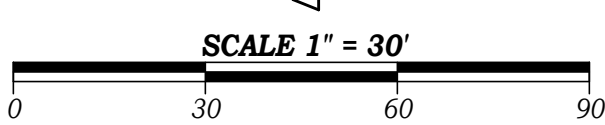
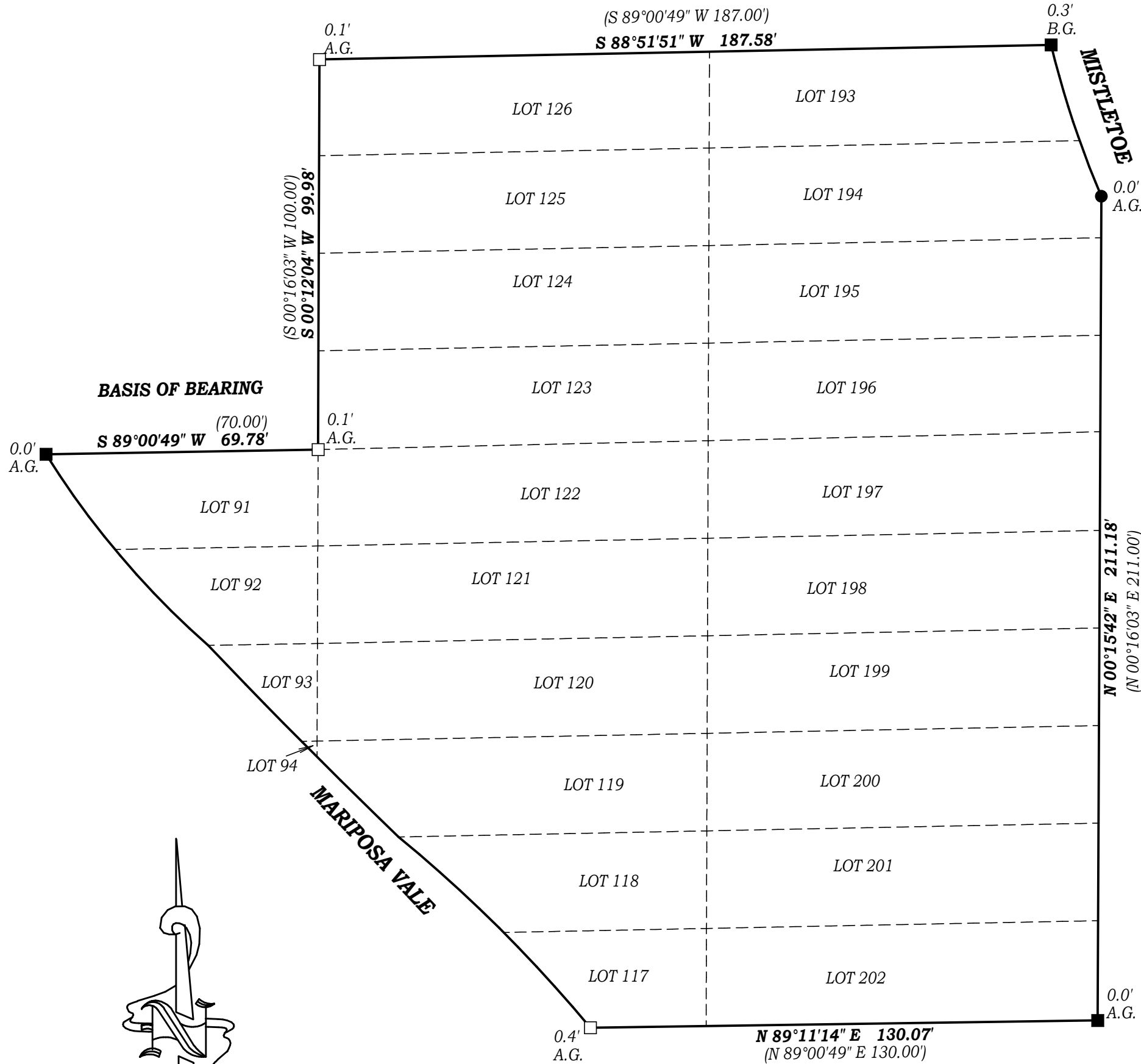
**CERTIFICATION:**  
I, RUSSELL E. KOTTKE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 22ND. DAY OF JUNE, 2017, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, 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 SURVEY PLAT ACCURATELY AND PROPERLY SHOWS SAID SURVEY PLAT AND THE MONUMENT (S) AND/OR LINE (S) AND THE SURVEY THEREOF.

RUSSELL E. KOTTKE  
LICENSE NUMBER 25633

**COUNTY SURVEYOR'S CERTIFICATION:**  
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
THE COUNTY SURVEYOR'S PLATS / RIGHT OF WAY SURVEYS AT PAGE \_\_\_\_\_,  
RECEPTION NO. \_\_\_\_\_.

- NOTES:**
- DIMENSIONS IN PARENTHESIS ARE THOSE PER PLATS OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
  - A TITLE SEARCH WAS NOT PERFORMED BY THIS OFFICE. LEGAL DESCRIPTION (S) ARE PER DEED AND / OR TITLE COMMITMENT UNLESS OTHERWISE NOTED.
  - 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 CERTIFICATION SHOWN HEREON.
  - BASIS OF BEARING IS A PORTION OF THE NORTH LINE OF LOT 91, BLOCK E, MOUNT VERNON CLUB PLACE, BETWEEN THE #4 REBAR (NO CAP) FOUND AT THE NORTHEAST CORNER OF SAID LOT 91 AND THE #4 REBAR WITH 1" RED PLASTIC CAP (L.S. # 12840) FOUND ON THE NORTH LINE OF SAID LOT 91, SAID BEARING ASSUMED TO BE SOUTH 89°00'49" WEST, AS SHOWN HEREON.
  - RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS AND/OR TITLE COMMITMENT PROVIDED AT THE DATE OF THE SURVEY, UNLESS OTHERWISE NOTED HEREON.
  - 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.
  - A COMPLETE BOUNDARY SURVEY WAS NOT PERFORMED AT THE REQUEST OF THE CLIENT.
  - THIS SURVEY IS BASED UPON THE PLAT OF BOUNDARY SURVEY BY HERBERT K. LINN, CERTIFICATE NO. 86086, DATED NOVEMBER 28TH, 1986 AND THE MONUMENTATION FOUND IN THE FIELD.
  - DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
  - A CURRENT TITLE COMMITMENT WAS NOT RECEIVED AT THE TIME OF THIS SURVEY.
  - LEGAL DESCRIPTION BASED ON PLAT OF BOUNDARY SURVEY PREPARED BY HERBERT K. LINN, CERTIFICATE NO. 86086, DATED NOVEMBER 28TH, 1986.

**LEGAL DESCRIPTION:**  
LOTS 120 - 126 INCLUSIVE, LOTS 195 - 202 INCLUSIVE,  
THOSE PARTS OF LOTS 91 - 94 INCLUSIVE AND LOTS 117 - 119, INCLUSIVE LYING EAST OF MARIPOSA VALE  
AND THOSE PARTS OF LOTS 193 AND 194 LYING WEST OF MISTLETOE,  
ALL IN BLOCK E OF MOUNT VERNON CLUB PLACE,  
IN THE COUNTY OF JEFFERSON, STATE OF COLORADO.



## LEGEND

- - INDICATES #4 REBAR (NO CAP) FOUND, THIS SURVEY.
- - INDICATES #4 REBAR WITH 1" ORANGE PLASTIC CAP (L.S. #372) FOUND, THIS SURVEY.
- - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. # 12840) FOUND, THIS SURVEY.

A.G. - INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.  
B.G. - INDICATES DISTANCE MONUMENT IS BELOW GROUND SURFACE.