

# LAND SURVEY PLAT

LOT 6 AND LOT 7, BLOCK 94,  
HARRIS PARK ESTATES - UNIT 7,  
SECTION 23, T. 6 S., R. 73 W. OF THE 6TH. P.M.,  
COUNTY OF PARK, STATE OF COLORADO.

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

**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 AT THE REQUEST OF THE OWNER OR AGENT. LEGAL DESCRIPTION PROVIDED BY CLIENT 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 THE NORTH LINE OF LOTS 10, 11 AND 12, BLOCK 94, HARRIS PARK ESTATES - UNIT 7, BETWEEN THE #4 REBAR WITH 1-1/4" PLASTIC CAP (L.S. #19618) FOUND AT THE NORTHWEST CORNER OF SAID LOT 10 AND THE #4 REBAR WITH 1-1/4" PLASTIC CAP (L.S. #19618) FOUND AT THE NORTHEAST CORNER OF SAID LOT 12, SAID BEARING ASSUMED TO BE SOUTH 87°08'53" EAST, 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.
- THIS SURVEY IS BASED UPON THE RECORDED PLAT OF HARRIS PARK ESTATES UNIT 7 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 TITLE COMMITMENT WAS NOT RECEIVED AT THE TIME OF THIS SURVEY.

**CERTIFICATION:**

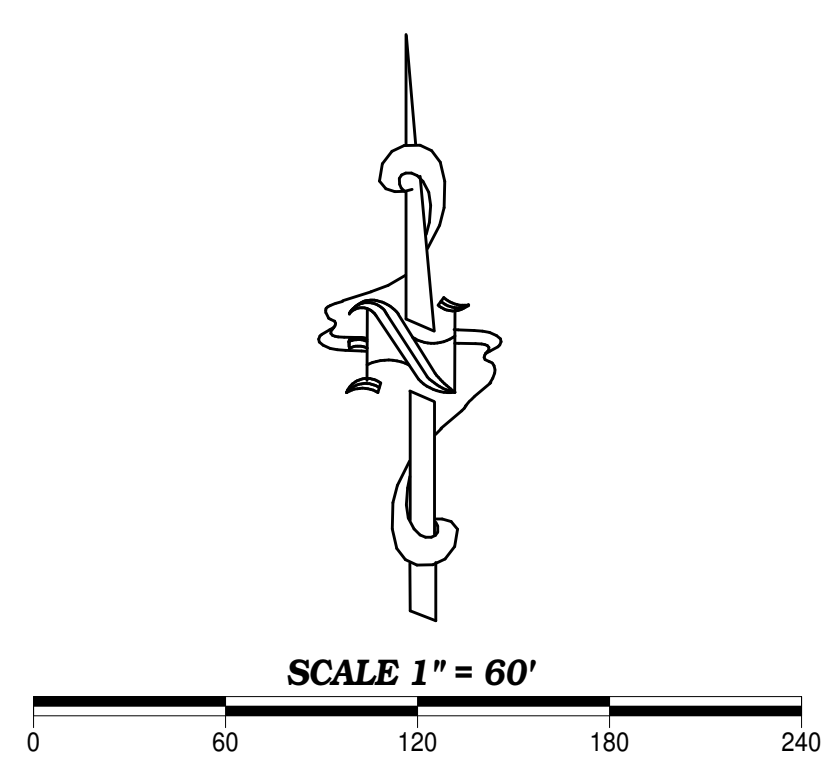
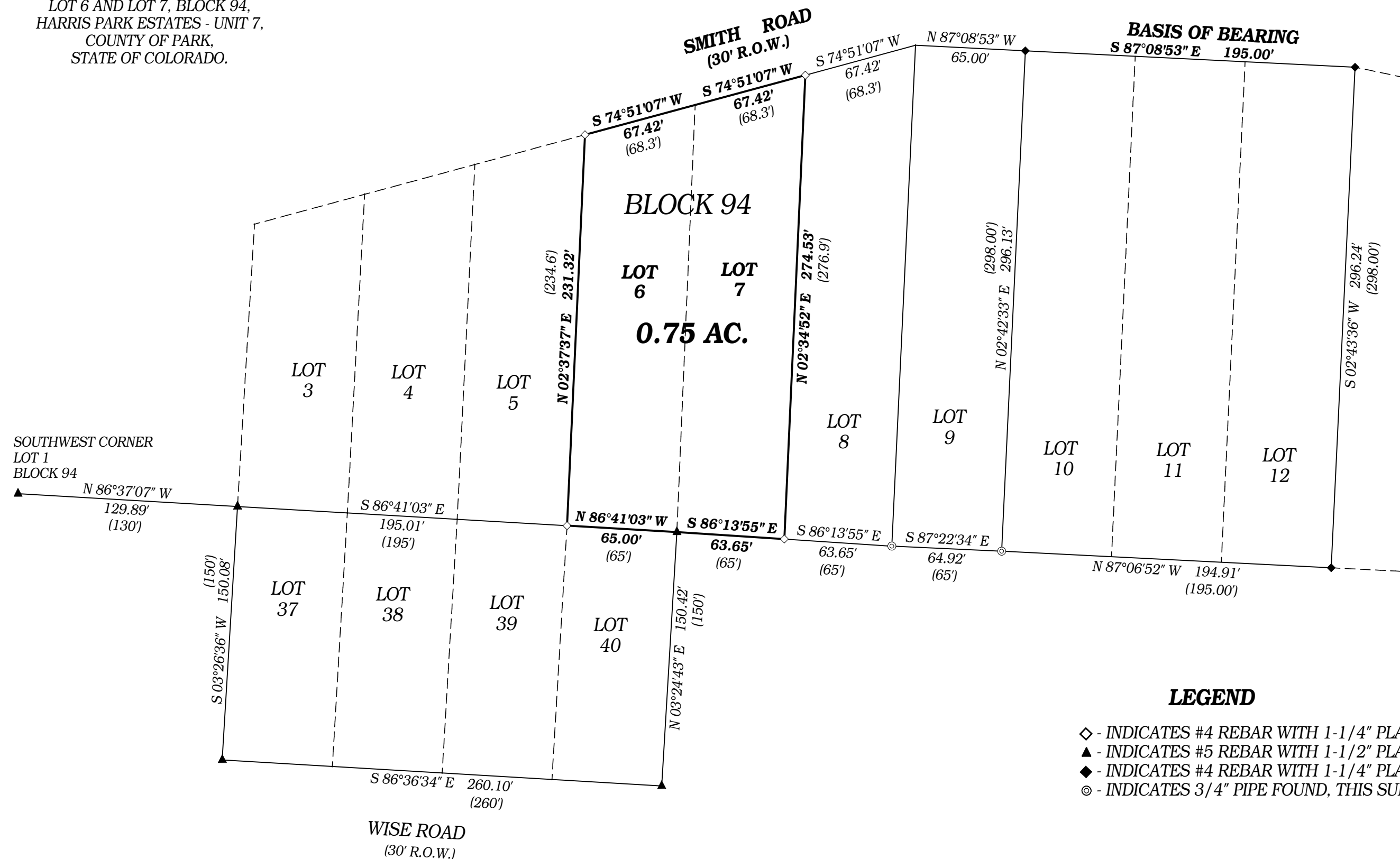
I, RUSSELL E. KOTTKE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE, ON THE DATE SHOWN HEREON, SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THIS PLAT AND LEGAL DESCRIPTION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION.

RUSSELL E. KOTTKE P.L.S. #25633  
DATE: 26 MAY, 2009

**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. \_\_\_\_\_.

**LEGAL DESCRIPTION:**  
LOT 6 AND LOT 7, BLOCK 94,  
HARRIS PARK ESTATES - UNIT 7,  
COUNTY OF PARK,  
STATE OF COLORADO.



**LEGEND**

- ◇ - INDICATES #4 REBAR WITH 1-1/4" PLASTIC CAP (L.S. #25633) SET, THIS SURVEY.
- ▲ - INDICATES #5 REBAR WITH 1-1/2" PLASTIC CAP (L.S. #26960) FOUND, THIS SURVEY.
- ◆ - INDICATES #4 REBAR WITH 1-1/4" PLASTIC CAP (L.S. #19618) FOUND, THIS SURVEY.
- - INDICATES 3/4" PIPE FOUND, THIS SURVEY.