

SIDNEY PEAK RANCH FLG 3

FOUND AND USED
GLO BRASS CAP
AP 4 TR 72

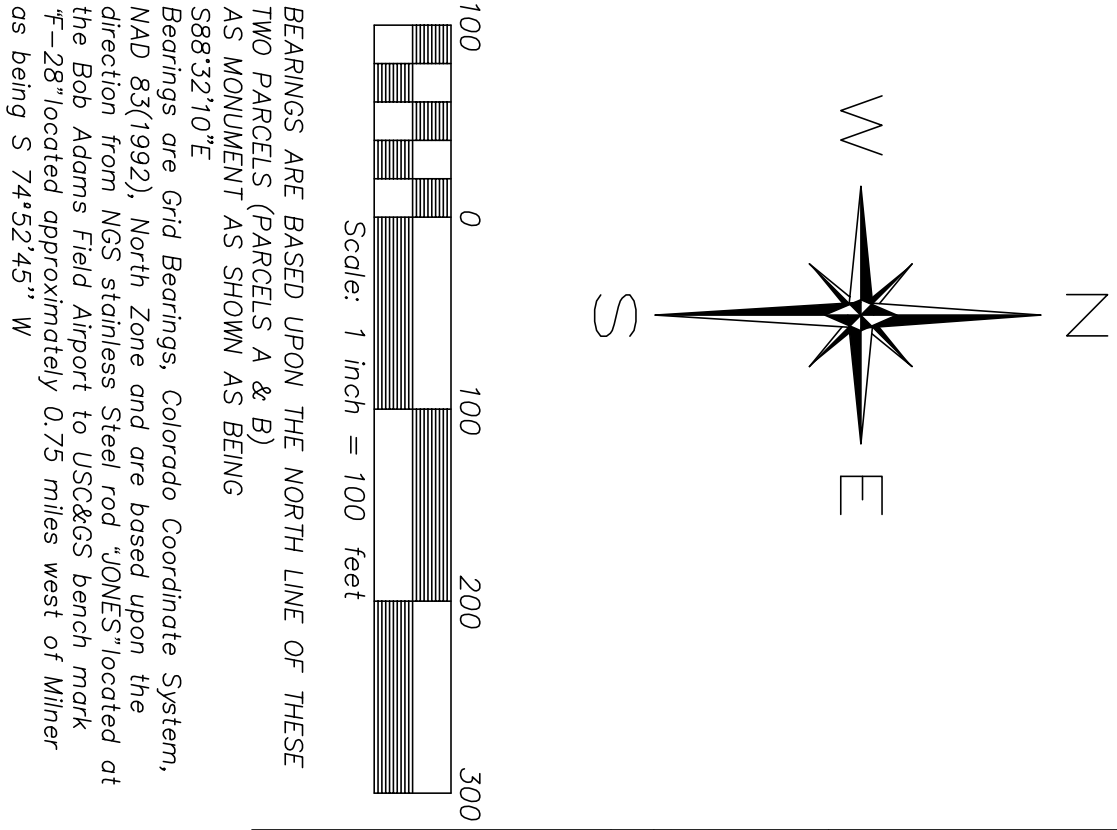
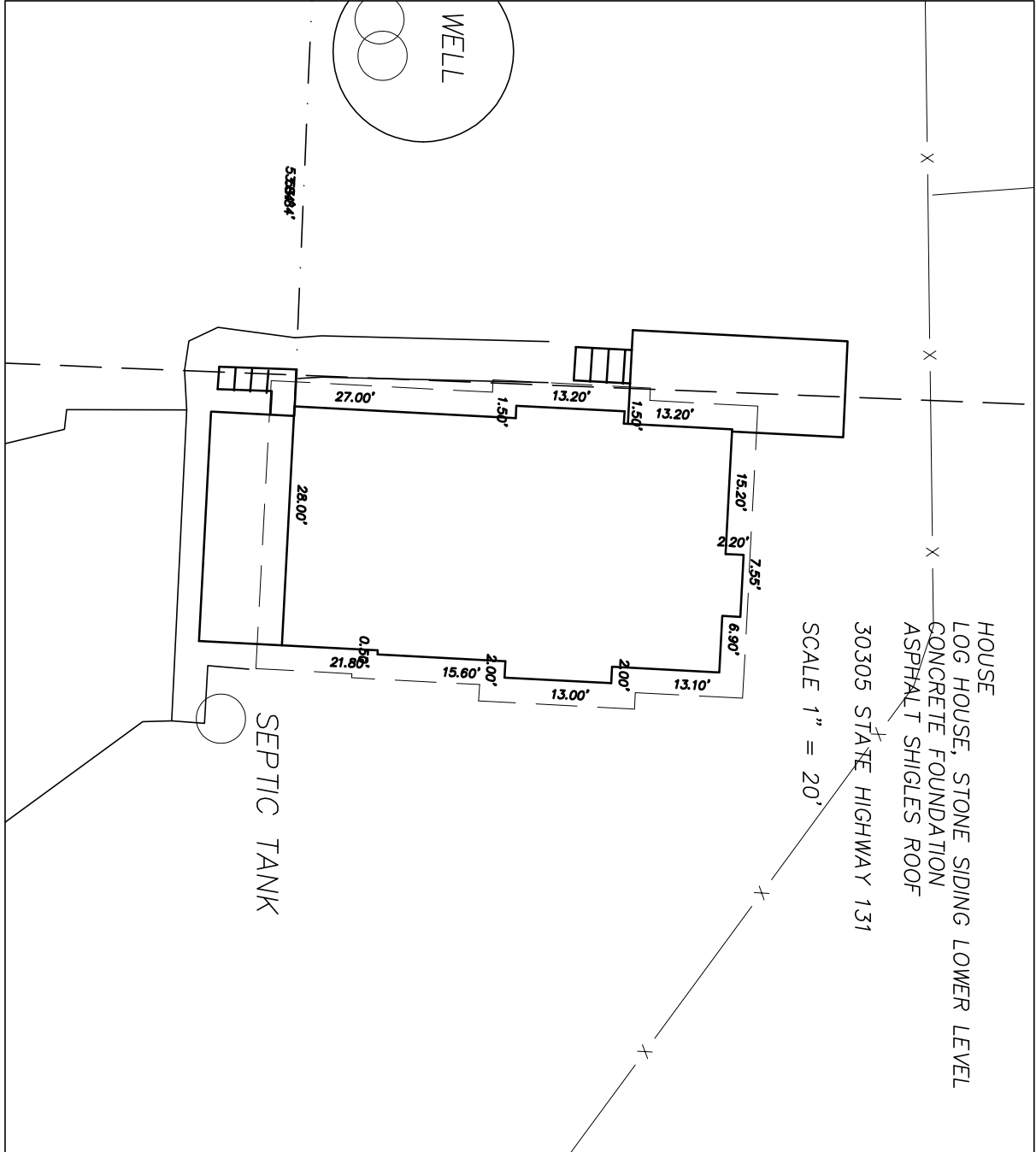
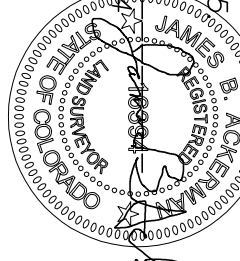
LOT 11

LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Professional Land Surveyor registered by the State of Colorado, do hereby certify that this EXISTING CONDITIONS was made by me and under my supervision and that it is accurate to the best of my knowledge.

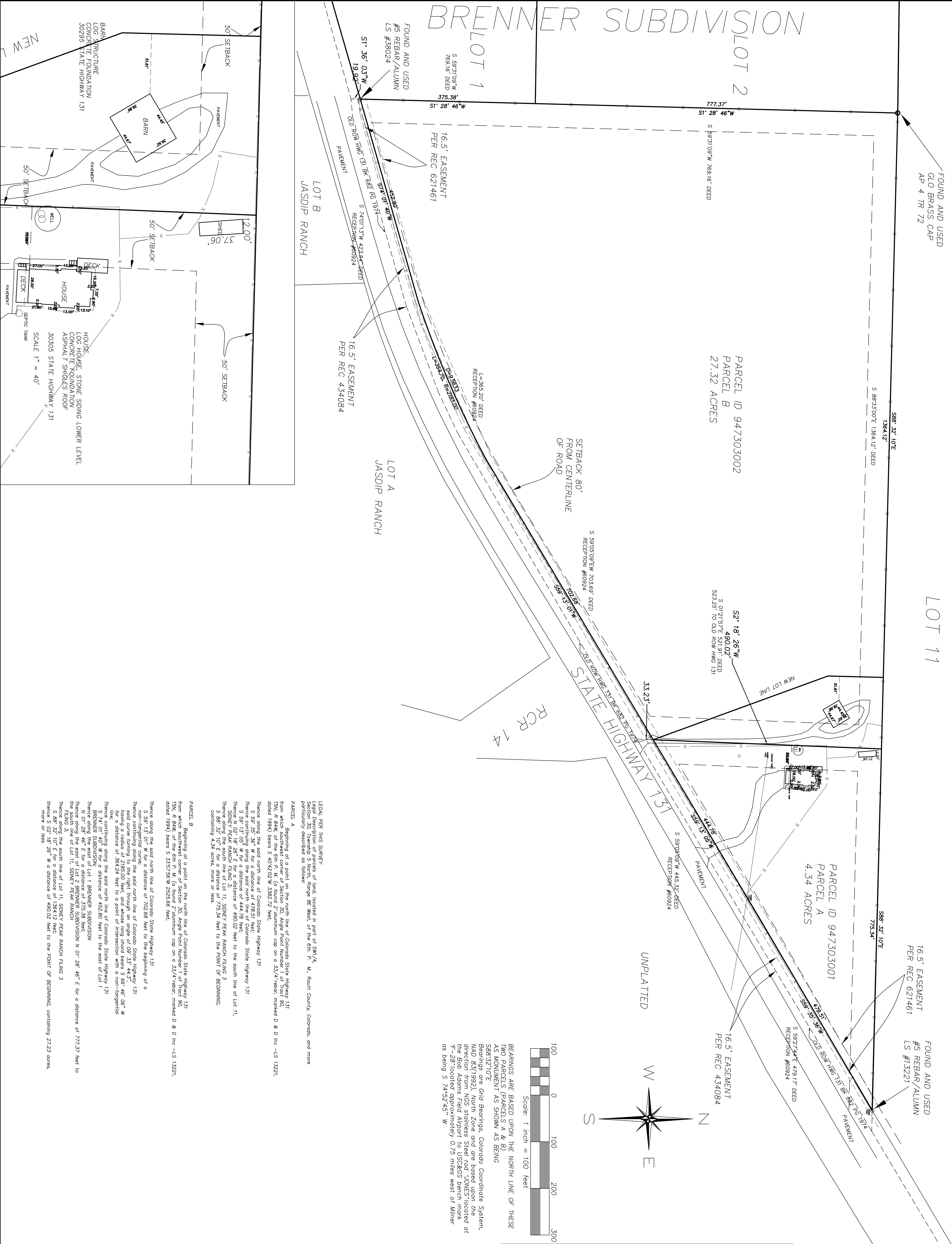
Dated this 6 day of MARCH, AD, 2025.

JAMES B. ACKERMAN R. L. S. #163382



BEARINGS ARE BASED UPON THE NORTH LINE OF THESE TWO PARCELS (PARCELS A & B) AS MONUMENT AS SHOWN AS BEING S88°32'10"E.

Bearings are Grid Bearings, Colorado Coordinate System, NAD 83, Zone 10N, UTM projection. The monument is a 1/2" diameter steel rod 10' long located at the Bag Adams Field Airport to USGS's bench mark T-28 located approximately 0.75 miles west of Miller as being S 74°52'45" W



LEGAL PER THIS SURVEY	
Legal Description of parcels of land, located in part of SW 1/4, M, Rout County, Colorado, and more particularly described as follows:	
PARCEL A Beginning at a point on the north line of Colorado State Highway 131 from which the southwest corner of Section 30, Angle Point Number 1 of Tract 901, T2N, R 84W, of the 6th P. M. (a found 2" aluminum cap on a 33/4" rebar, marked D & D inc. -LS 13221, dated 1994) bears S 30°59'09" W 4252.60 feet;	
Thence along the solid north line of Colorado State Highway 131	
S 59° 35' 36" W for a distance of 478.51 feet;	
Thence along the solid north line of Colorado State Highway 131	
S 59° 13' 05" W for a distance of 444.78 feet;	
Thence along the south line of Lot 11, SIDNEY PEAK RANCH PLING 3	
S 88° 32' 10" E for a distance of 775.34 feet to the POINT OF BEGINNING, containing 4.4 acres, more or less.	
PARCEL B Beginning at a point on the north line of Colorado State Highway 131 from which the southwest corner of Section 30, Angle Point Number 1 of Tract 901, T2N, R 84W, of the 6th P. M. (a found 2" aluminum cap on a 33/4" rebar, marked D & D inc. -LS 13221, dated 1994) bears S 30°59'09" W 4252.60 feet;	
Thence along the solid north line of Colorado State Highway 131	
S 59° 13' 01" W for a distance of 702.68 feet to the beginning of a	
solid curve turning to the right through an angle of 69° 33' 44.31"	
having a radius of 564.24 feet to a point of inflection with a 560'-longer side	
line continuing along the solid north line of Colorado State Highway 131	
S 74° 01' 40" W for a distance of 452.80 feet to the east of Lot 11	
S 74° 01' 40" W for a distance of 375.38 feet;	
Thence along the east of Lot 2 BRENNER SUBDIVISION	
N 01° 28' 46" E for a distance of 777.37 feet to	
the PLING 3;	
Thence along the south line of Lot 11, SIDNEY PEAK RANCH PLING 3	
S 88° 32' 10" E for a distance of 1427.27 feet to the POINT OF BEGINNING, containing 27.23 acres, more or less.	
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."	
PURSUANT TO C.R.S. 5-38-51-(1)(b)(i), RESEARCH REGARDING THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON ARE FROM LAND TITLE GUARANTTEE COMPANY, ORDER NUMBER R30032951-3, DATED 2-19-2025, AND NOT FROM THE PERSONAL SEARCH OF JAMES B. ACKERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.	
PREPARED BY: MOUNTAIN SURVEYS, INC. P O BOX 774812 STEAMBOAT SPRINGS, COLORADO 80477 970-879-8998 www.emeraldmtn.net	
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SCALE: SEE MAP	
PROJECT NO: 4353-1	
SHEET NO. 1 of 1	