

Survey BK 51 pg 7 Rec # F0786849 1-26-1999 12:31:06 pm Jefferson County Colorado #2000

LAND SURVEY PLAT

LOT 26,
CONIFER MOUNTAIN - UNIT 8,
SECTION 17, T. 6 S., R. 71 W. OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO.

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

CERTIFICATION:
I, BENJ A PITSKER, 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

B. A. Pitsker
BENJ A. PITSKER P L S #19618

DATE: 05 OCTOBER, 1998

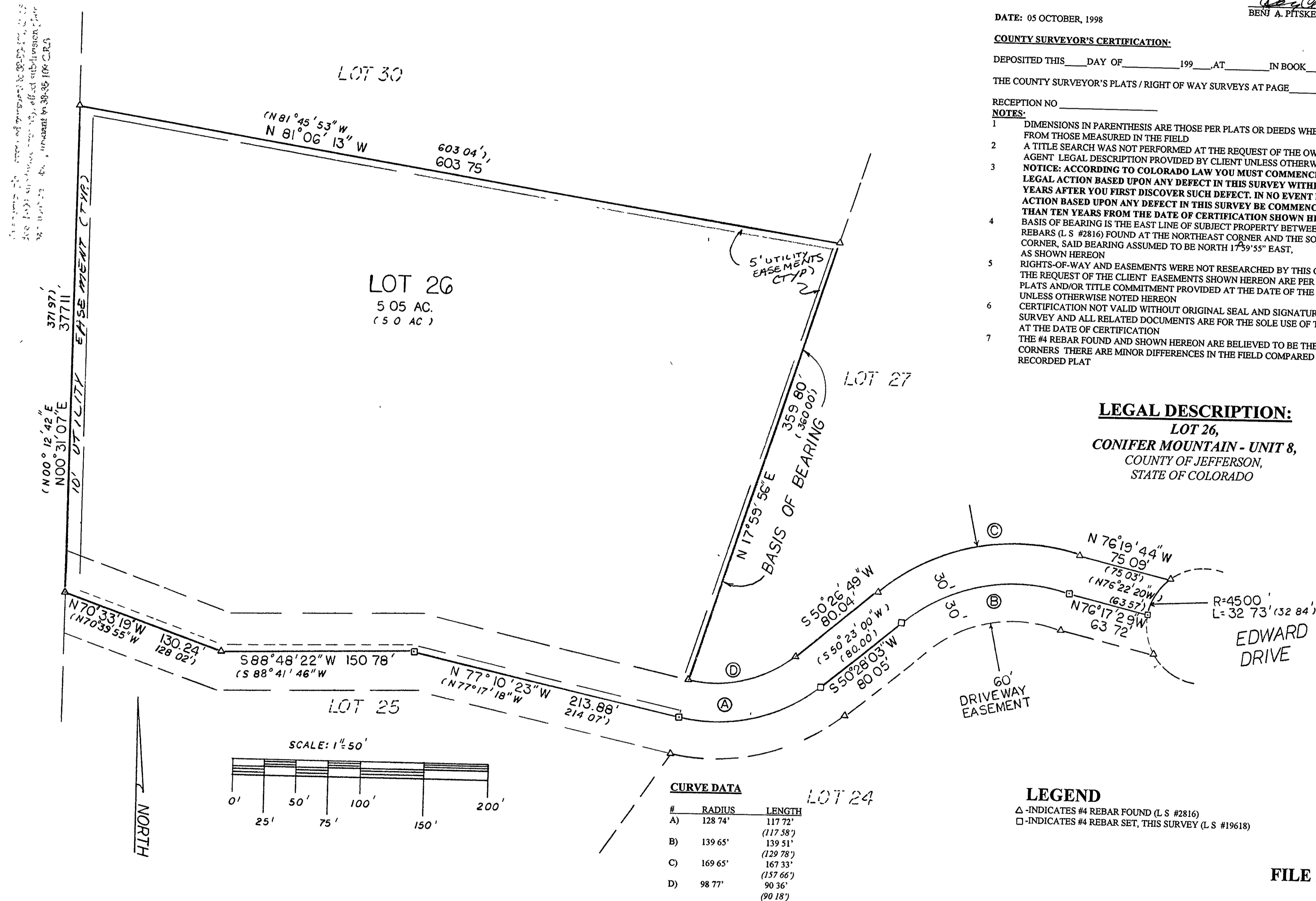
COUNTY SURVEYOR'S CERTIFICATION:

DEPOSITED THIS ___ DAY OF _____ 199__ 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 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 EAST LINE OF SUBJECT PROPERTY BETWEEN THE #4 REBARS (L S #2816) FOUND AT THE NORTHEAST CORNER AND THE SOUTHEAST CORNER, SAID BEARING ASSUMED TO BE NORTH 17°59'55" 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
 - THE #4 REBAR FOUND AND SHOWN HEREON ARE BELIEVED TO BE THE ORIGINAL CORNERS. THERE ARE MINOR DIFFERENCES IN THE FIELD COMPARED TO THE RECORDED PLAT

LEGAL DESCRIPTION:
LOT 26,
CONIFER MOUNTAIN - UNIT 8,
COUNTY OF JEFFERSON,
STATE OF COLORADO



FILE NO. 98-753

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LOT 26,

CONIFER MOUNTAIN - UNIT 8,

SECTION 17, T. 6 S., R. 71 W. OF THE 6TH P.M.,

COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 30

N 81° 45' 53" W
N 81° 06' 13" W

603.04'
603.75'

LOT 26

5' UTILITIES
EASEMENT