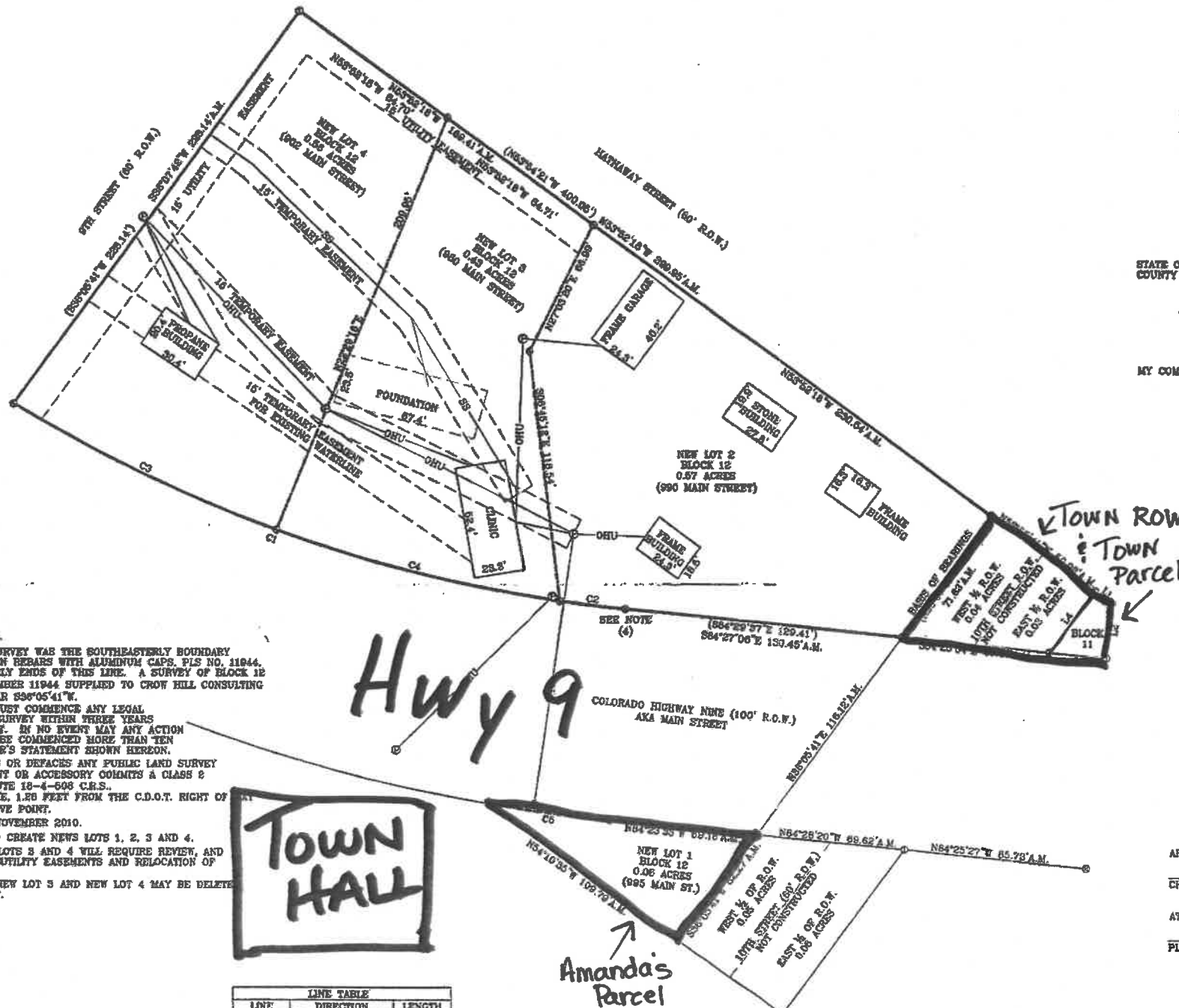


GARDNER POINTE
A REPLAT OF A PART OF BLOCK 12 TOWN OF FAIRPLAY, COUNTY OF PARK, STATE OF COLORADO.
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 77 WEST OF THE 6TH P.M.



NOTES:

- (1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE SOUTHEASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY BETWEEN REBARS WITH ALUMINUM CAPS, PLS NO. 11944, FOUND AT THE NORTHERLY AND SOUTHERLY ENDS OF THIS LINE. A SURVEY OF BLOCK 12 BY COLORADO PROFESSIONAL SURVEY NUMBER 11944 SUPPLIED TO CROW HILL CONSULTING BY THE CLIENT SHOWS THIS LINE TO BEAR S96°05'41"W.
- (2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- (3) ANY PERSON WHO KNOWINGLY ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMS & CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S..
- (4) A 6/8" REBAR WAS FOUND S84°27'01"E, 1.20 FEET FROM THE C.D.O.T. RIGHT OF WAY MARKER AT THE SUBJECT PROPERTY CURVE POINT.
- (5) DATE OF FIELD WORK: MARCH 2008 NOVEMBER 2010.
- (6) THE PURPOSE OF THIS REPLAT IS TO CREATE NEW LOTS 1, 2, 3 AND 4.
- (7) ANY FUTURE DEVELOPMENT OF NEW LOTS 3 AND 4 WILL REQUIRE REVIEW, AND POSSIBLE DELETION OF THE TEMPORARY UTILITY EASEMENTS AND RELOCATION OF UTILITIES.
- (8) THE NEW BOUNDARY LINE BETWEEN NEW LOT 3 AND NEW LOT 4 MAY BE DELETED IF DESIRABLE FOR FUTURE DEVELOPMENT.

LINE TABLE			
LINE	DIRECTION	LENGTH	
11	N53°54'21"W	6.46'A.M.	
12	S05°27'48"W	23.02'A.M.	
13	N44°33'52"W	23.50'A.M.	
14	N56°06'55"W	33.09'A.M.	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	29°29'50"	1666.20'	273.21'
C2	05°39'38"	1666.20'	30.92'
C3	11°44'55"	1666.20'	136.61'
C4	11°44'55"	1666.20'	169.60'
C5	04°17'11"	1786.20'	57.32'

- LEGEND:**
- ⊕ INDICATES 5/8" SET REBAR & PLASTIC CAP, PLS NO. 26980
 - ⊙ INDICATES FOUND REBAR & ALUM. CAP, PLS NO. 11944
 - ⊕ INDICATES FOUND C.D.O.T. RIGHT OF WAY MARKER
 - ⊙ INDICATES UTILITY POLE
 - INDICATES SUBJECT PROPERTY BOUNDARY
 - A.M. INDICATES AN AS MEASURED DISTANCE OR BEARING
 - (88°12'46"E 333.33') INDICATES A RECORD DISTANCE OR BEARING
 - OHU INDICATES EXISTING OVERHEAD UTILITY LINES
 - SS INDICATES EXISTING SANITARY SEWER LINES

CROW HILL CONSULTING, L.L.C.
PROFESSIONAL LAND SURVEYING
 169 SOUTH PINE DRIVE
 BAILEY, COLORADO 80421
 PHONE (303) 638-7956
 DECEMBER 10, 2010
 JOB NO. 0302.05
 GPOINTE.DWG
 CLIENT: AMANDA WOODBURY

PROPERTY DESCRIPTION AND CERTIFICATE OF OWNERSHIP
 AMANDA WOODBURY GARDNER, BEING THE OWNER OF THE REAL PROPERTY LOCATED IN THE TOWN OF FAIRPLAY, PARK COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
 LOTS 1 TO 16, INCLUSIVE, BLOCK 12, TOWN OF FAIRPLAY, EXCEPT THAT PORTION LYING WITHIN COLORADO STATE HIGHWAY 9 AND TOGETHER WITH THAT VACATED ALLEY LYING WITH BLOCK 12, COUNTY OF PARK, STATE OF COLORADO.
 PROPERTY DESCRIPTION AS RECORDED MAY 20, 1996 UNDER RECEPTION NUMBER 459497.
 IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 10th DAY OF Dec., 2010.

STATE OF COLORADO }
 COUNTY OF Park } SS
 THE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF December, 2010, BY AMANDA WOODBURY GARDNER.
 WITNESS MY HAND AND SEAL.
 MY COMMISSION EXPIRES: 10-17-2011

Amanda Woodbury Gardner
 AMANDA WOODBURY GARDNER
 169 S. Pine Dr. Bailey, CO
 ADDRESS

Stephen R. Harrie
 NOTARY PUBLIC
 STATE OF COLORADO
 169 S. Pine Dr. Bailey, CO
 ADDRESS

SURVEYOR'S STATEMENT
 I, STEPHEN R. HARRIE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY AND PLAY OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE.
 DEC. 10, 2010
 DATE
 STEPHEN R. HARRIE, PLS NO. 26980
 CROW HILL CONSULTING, L.L.C.
 169 SOUTH PINE DRIVE
 BAILEY, CO 80421

FAIRPLAY PLANNING COMMISSION CERTIFICATE
 APPROVED THIS _____ DAY OF _____, 200____ BY THE TOWN OF FAIRPLAY PLANNING COMMISSION.
 CHAIRMAN OF PLANNING COMMISSION
 ATTEST:
 PLANNING COMMISSION SECRETARY

FAIRPLAY BOARD OF TRUSTEES CERTIFICATE
 THIS REPLAT OF A PART OF BLOCK 12, TOWN OF FAIRPLAY IS APPROVED FOR FILING THIS _____ DAY OF _____, 200____.
 MAYOR
 ATTEST:
 TOWN CLERK

FAIRPLAY DEPARTMENT OF PUBLIC WORKS
 APPROVED THIS _____ DAY _____, 200____ BY THE FAIRPLAY DEPARTMENT OF PUBLIC WORKS.
 PUBLIC WORKS DIRECTOR