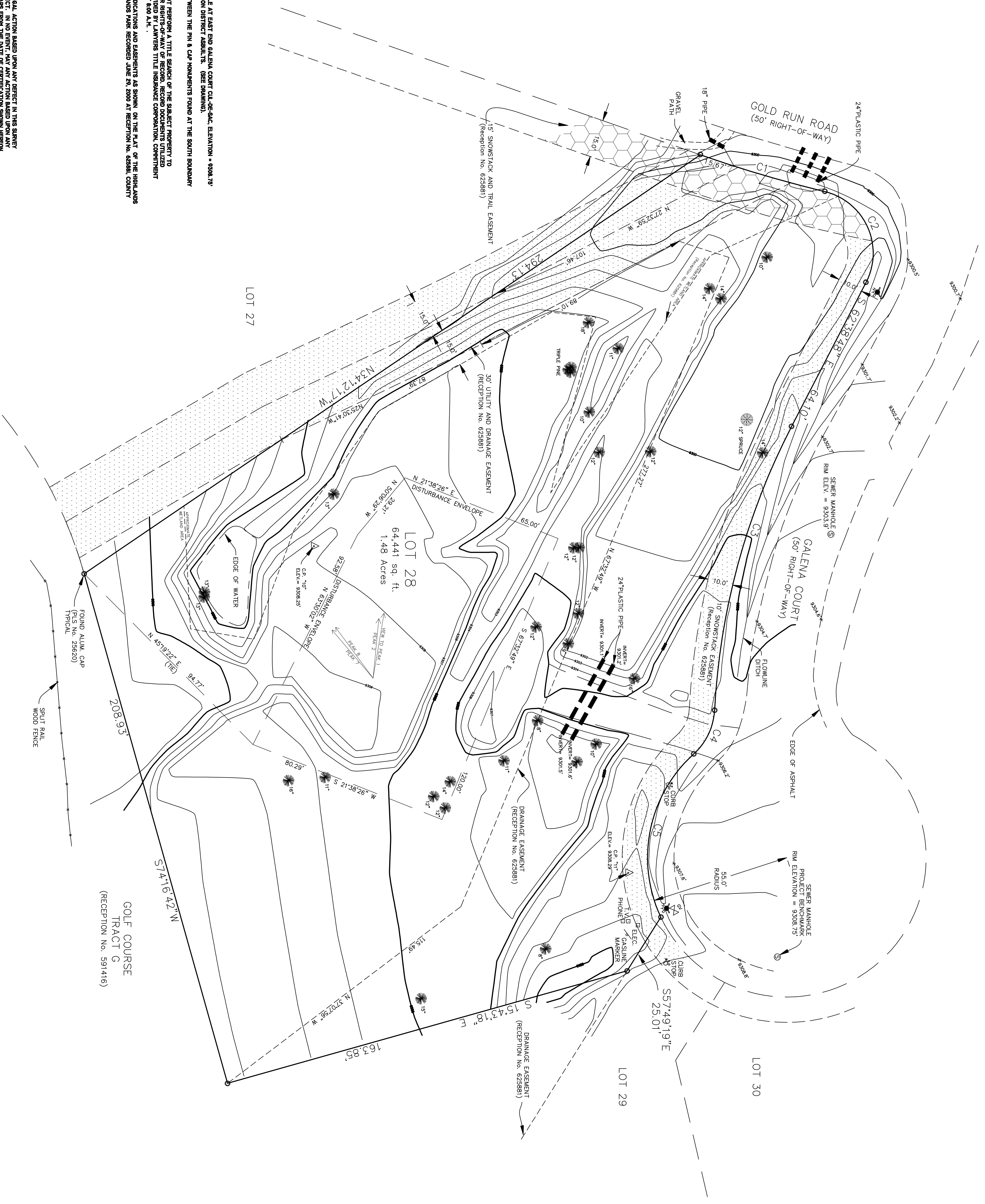
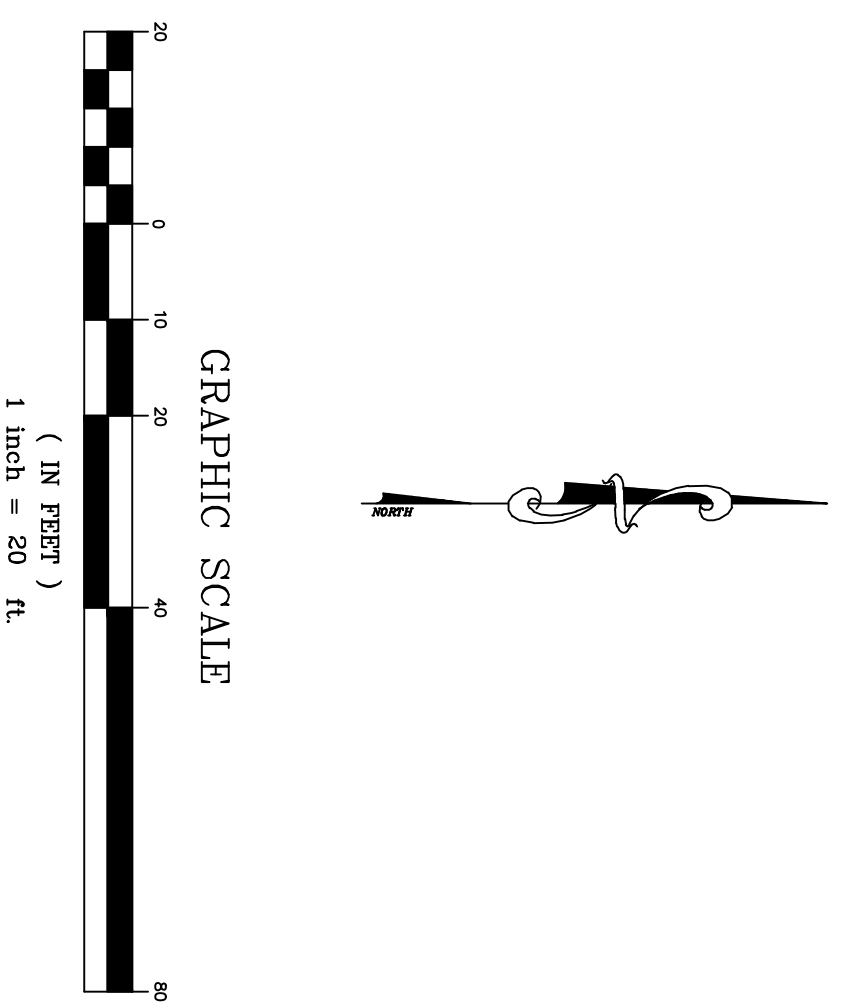


A TOPOGRAPHIC MAP OF
LOT 28, THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION,
HIGHLANDS PARK
 T.6S., R.77W. OF THE 6TH P.M.,
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO



- GENERAL NOTES**
- 1 DATE OF SURVEY: APRIL 1, 2023.
 - 2 CONTOUR INTERVAL: ONE FOOT
 - 3 PRODUCT BENCHMARK: SEWER MANHOLE AT EAST END GALENA COURT CURB-DE-SAC, ELEVATION = 9308.75 PER TOWN OF BRECKENRIDGE SANITATION DISTRICT ASBUILTS. (SEE DRAWING).
 - 4 BASIS OF BEARINGS: S 74°04'42" W BETWEEN THE PIN & CAP MONUMENTS FOUND AT THE SOUTH BOUNDARY LINE OF LOT 28.
 - 5 SURVEY: LAND SURVEYING, INC. DID NOT PERSONALLY SEE ANY OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP EASEMENTS OR RIGHTS-OF-WAY OF RECORD, RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. XXXXXX, DATED APRIL 22, 2023 AT 8:00 A.M..
 - 6 LOT 28 IS SUBJECT TO THE NOTES, REVISIONS AND EASEMENTS AS SHOWN ON THE PLAT OF THE HIGHLANDS AT BRECKENRIDGE SUBDIVISION, HIGHLANDS PARK RECORDED JUNE 29, 2009 AT RECEPTION NO. 625881, COUNTY OF SUMMIT, STATE OF COLORADO.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ONE YEAR OF THE DATE OF CERTIFICATION OR MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	525.00'	51.27'	25.66'	51.25'	N 6°29'07" E	5°35'45"
C2	251.00'	45.23'	31.81'	39.31'	S 65°31'13" W	103°39'49"
C3	275.00'	118.87'	93.33'	115.99'	S 74°49'17" E	24°20'59"
C4	25.00'	19.66'	10.37'	19.16'	N 64°27'43" W	45°03'51"
C5	55.00'	70.41'	40.95'	65.70'	S 78°37'44" E	73°20'42"

SURVEYOR'S CERTIFICATE
 I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THIS MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____
 ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047

- FOUND REBAR & ALUMINUM CAP (P.L.S. NO. 28620) OR (P.L.S. NO. 24325)
- △ RANDOM SURVEY CONTROL POINT
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE TREE WITH TRUNK DIAMETER
- SPOT ELEVATION
- UTILITY EASEMENT

Drawn EKS
 Date X/Y/XX
 Scale 1" = 20'
 Project 1000
 Sheet 1 of 1

SCHMIDT
 LAND SURVEYING, INC.
 P.O. Box 3761
 FRISCO, CO 80443 970-409-9963