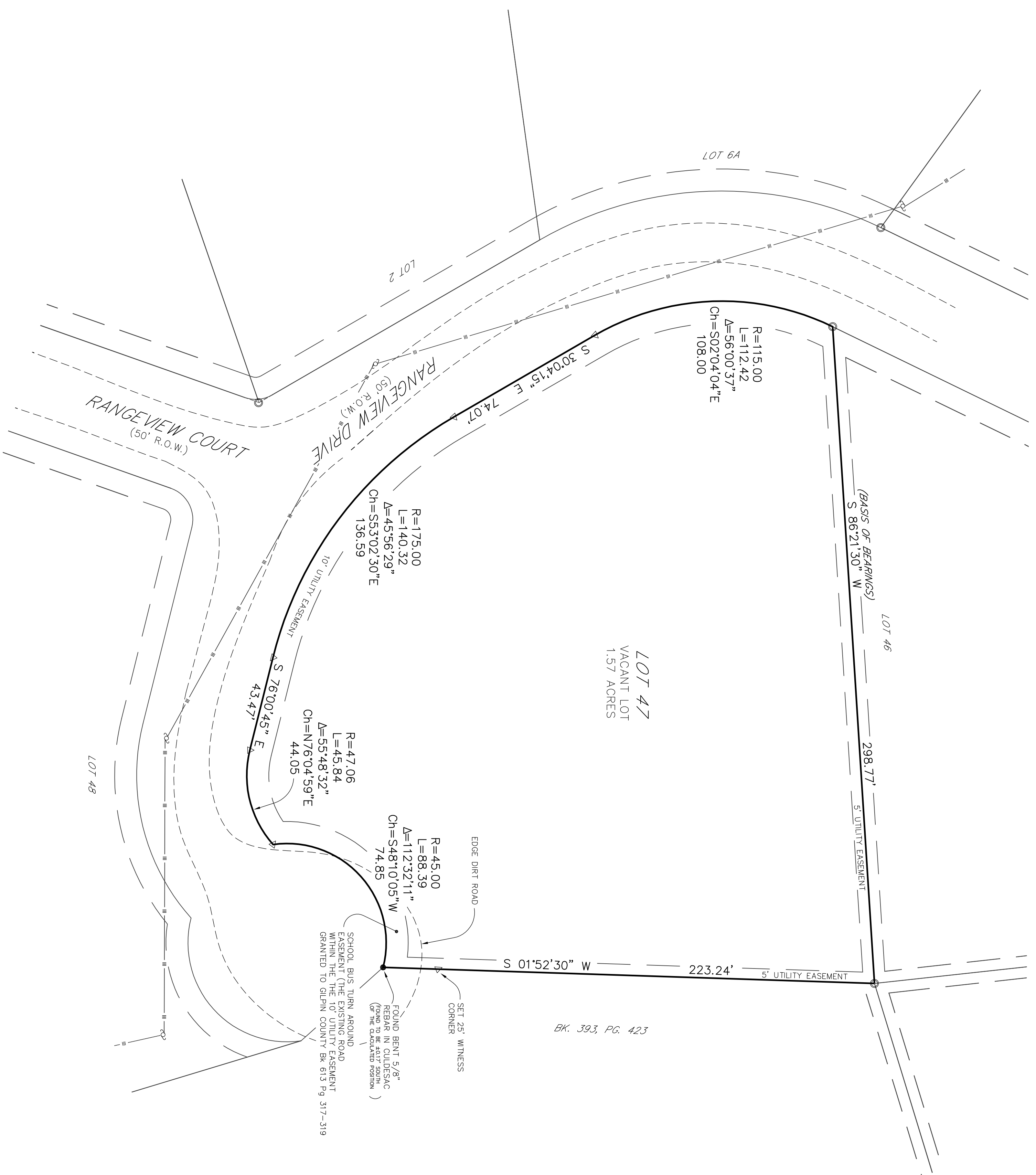


# IMPROVEMENT SURVEY PLAT

LOT 47, CHALET PARK SUBDIVISION, FILING No. 2  
 LOCATED IN THE SOUTHWEST 1/4, SECTION 32,  
 TOWNSHIP 2 SOUTH, RANGE 72 WEST, of the 6th P.M.  
 COUNTY OF GILPIN, STATE OF COLORADO



PARCEL ADDRESS:  
 1134 RAINBOW DRIVE  
 BLACK HAWK, COLORADO, 80422

LEGAL DESCRIPTION:  
 LOT 47  
 CHALET PARK SUBDIVISION, FILING No. 2  
 COUNTY OF GILPIN,  
 STATE OF COLORADO

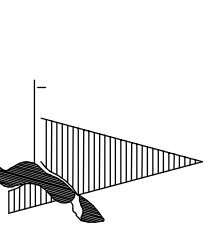
**NOTES:**

- 1) MOUNTAIN LAND TITLE LLC, ORDER NO. ML2019-4049, DATED SEPT. 13, 2019, VARIANTS OF RECORD AND 30' EASEMENT HAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD AND TITLE IN SUBDIVISION.
- 2) BASIS OF BEARING IS THE PLATTED BEARING OF S 86°21'30" W BETWEEN THE FOUND MONUMENTS AT THE NORTHEAST AND NORTHWEST CORNERS OF THE SURVEYED PARCEL, AS SHOWN HEREON.
- 3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 4) ONLY VISIBLE UTILITIES HAVE BEEN SHOWN HEREON. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMPENSATE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY. THESE DIMENSIONS ARE YOUR FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S. 13-80-104(3)(A)
- 6) DIMENSIONS SHOWN WITHOUT PARENTHESES ARE AS MEASURED BY STARR PEAK SURVEYING. DIMENSIONS SHOWN IN PARENTHESES ARE PER THE RECORDED DESCRIPTION OR THE CALCULATED POSITION WHEN THE MEASURED AND RECORDED DIFFER.
- 7) THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED & COMPLETED BY STARR PEAK SURVEYING ON OR ABOUT SEPT. 05, 2019.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER B. HARTMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY REPRESENTED BY THIS PLAT AND I HAVE UNDER MY PERSONAL SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

*Christopher B. Hartman*  
 CHRISTOPHER B. HARTMAN  
 34168  
 PROFESSIONAL LAND SURVEYOR  
 COLORADO REGISTRATION NO. 34168  
 9/18/19



Scale: 1" = 30'  
 0 30

**LEGEND:**

●	FOUND 5/8" REBAR
○	FOUND 5/8" REBAR WITH/UNW/IN CAP
△	STAMPED CENTENNIAL SUR. 1872/24"
△	SET 5/8" REBAR WITH/IN/AS/ING CAP
△	STAMPED STARR PEAK 13 34168"
—  —	UTILITY POLE & W/IRING
—  —	UTILITY POLE & W/IRING

**STARR PEAK SURVEYING**  
 660 TAYLOR DR.  
 BLACK HAWK, CO 80422  
 303-642-0810  
 09/10/2019 Ref No. 19-171