

LOT 1
±0.60 ACRES

OPEN SPACE

LOT 2

LOT 7

LOT 8

LOT 9

ESCONDIDA DRIVE (60.0' WIDTH)

N 72°58'36" E 243.43' (R)
N 72°58'36" E 243.43'

S 69°21'04" W 189.43'
"BASIS OF BEARINGS"
S 69°21'04" W 189.43' (R)

S 69°21'04" W 189.43'
N 02°56'35" W 118.94' (S)
39.00'

A64.12'
R45.00'
CHS 28°27'03" W
CHL 58.83'
A64.19'
R45.00'
CHS 28°29'31" W
CHL 58.89' (R)

S 12°58'06" E
S 12°58'06" E
40.00'

TRACT 1
CROW'S NEST

LOCAL

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IN NO WAY SHALL IT BE CONSTRUED AS A TITLE OPINION BY THIS SURVEYOR OR DAVIS ENGINEERING SERVICE, INC. EXCEPT AS SHOWN, CLIENT DID NOT WISH TO HAVE DAVIS ENGINEERING SERVICE, INC. RESEARCH AND SHOW RECORD OR APPARENT EASEMENTS THAT MAY AFFECT THIS PROPERTY.
2. CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WITH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESSED OR IMPLIED. (PER COLORADO STATE BOARD RULE NO. 6.2.2).

I, TOBY J. CROWTHER, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OR MAP WAS PREPARED FROM THE NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

■ FOUND NO.4 REBAR WITH YELLOW PLASTIC CAP (PLS 22583)
 ▲ FOUND NO.4 REBAR WITH 1.5" ALUMINUM CAP (PLS 23894)
 ——— PROPERTY BOUNDARY
 ——— ADJACENT LOT LINES
 (R) RECORD BEARINGS & DISTANCES FROM "BEAVER MOUNTAIN ESTATES,
 PHASE 3, FILING NO.2" SUBDIVISION PLAT

MONUMENTED SURVEY PLAT

_____ SIGNED _____ TITLE _____

"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."

REVISIONS		MONUMENTED LAND SURVEY	
		LOT 1	
		BEAVER MOUNTAIN ESTATES PHASE 3, FILING 2	
		LOCATED IN THE NW1/4NE1/4 SECTION 3, TOWNSHIP 39 NORTH, RANGE 3 EAST, N.M.F.M., RIO GRANDE COUNTY, COLORADO	
SCALE	1"=20'	DAVIS ENGINEERING SERVICE, INC.	
DATE	2/18/25	P.O. BOX 1840	
		ALAMOSA, COLORADO 81101	
		PHONE: (719) 569-3004	
		FAX: (719) 569-3712	
CLIENT	SHAPIRO	SURVEYED BY	TC
		DRAFTED BY	TC
		FILED	AP1281