

After recording return to:

Jess J. Kuntz, PLS  
Vice President  
Flatirons, Inc.  
655 4<sup>th</sup> Avenue  
Longmont, CO 80501

2024003157 SRVAF 05/03/2024 02:42 PM  
Total Pages: 3 Rec Fee: \$23.00 Doc Fee: \$0.00  
City & County of Broomfield

### SURVEYOR'S AFFIDAVIT OF CORRECTION

On this 19th day of April, 2024, I Jess J. Kuntz, being of lawful age, and having no ownership interest in the after described lands, being first duly sworn upon oath, deposes and states, as provided in C.R.S. §38-51-111 as follows:

1. Affiant is a Licensed Professional Land Surveyor in the State of Colorado;
2. Affiant states that another Licensed Professional Land Surveyor in the State of Colorado, Edgar T. Bristow, prepared the Palisade Park Filing No. 1 Replat D Final Plat;
3. Said Final Plat was recorded on September 30, 2021, at Reception # 2021018035, in the Records of the City and County of Broomfield, State of Colorado;
4. Record surveyor Edgar T. Bristow's Professional Land Surveyor license has expired;
5. After the Palisade Park Filing No. 1 Replat D Final Plat was recorded, Flatirons, Inc. personnel discovered scrivener's errors therein;
6. Upon discovery of the scrivener's errors, and because of the expiration of Edgar T. Bristow's Professional Land Surveyor license, Affiant completed a review of the scrivener's errors discovered on the Palisade Park Filing No. 1 Replat D Final Plat, and is now offering this affidavit of correction to correct those items brought to Affiant's attention;
7. Said scrivener's error is:
  - a. Any error or omission, if the error or omission is ascertainable from the data shown on the recorded plat or parcel description as addressed in C.R.S. § 38-51-111 (2)(c); or
8. Said scrivener's errors are more particularly described as follows:
  - a. The distance label on the North line of lot 3 on sheet 2 was mislabeled as "384.08". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"384.07"***

- b. The distance label on the East line of lot 3 on sheet 2 was mislabeled as "609.59". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"609.63"***

- c. The distance label on the East line of lot 4 on sheet 2 was mislabeled as "609.58". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"609.62"***

- d. The bearing label on the South line of lot 3 on sheet 2 was mislabeled as "S89°36'28"W". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"S89°36'48"W"***

- e. The bearing label on the South line of lot 5 on sheet 2 was mislabeled as "S89°37'08"W". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"S89°36'48"W"***

- f. The overall bearing and distance label on the Centerline of 168<sup>th</sup> Place on sheet 2 was mislabeled as "1191.91". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"1191.92"***

- g. The West half distance label on the Centerline of W. 168<sup>th</sup> Place on sheet 2 was mislabeled as "594.25". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"594.26"***

- h. The bearing label on the South line of lot 1 on sheet 2 was mislabeled as "S89°36'49"W". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"89°36'48"W"***

- i. The distance label on the South line of lot 2 on sheet 2 was mislabeled as "525.20". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

***"527.20"***

j. The distance label on the North line of lot 68 on sheet 3 was mislabeled as "19.99". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

**"20.00"**

k. The distance label on the North line of lot 65 on sheet 3 was mislabeled as "19.98". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

**"20.00"**

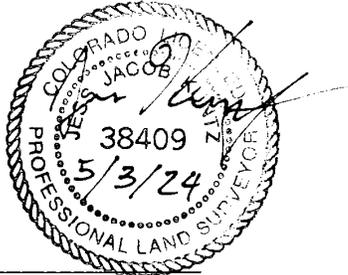
l. The distance label on the South line of lot 60 on sheet 3 was mislabeled as "20.01". This affidavit of correction amends said label to read as shown below with the amendments identified in bold italics:

**"20.00"**

9. Affiant further states that the aforementioned Palisade Park Filing No. 1 Replat D Final Plat is hereby corrected to conform to the above described changes in the same manner as if said plat had been re-recorded with the proper notations contained thereon.

The undersigned has read the foregoing Affidavit and states that the facts stated therein are true and correct under penalty of perjury.

FURTHER AFFIANT SAITH NAUGHT.



Jess J. Kuntz, Colorado P.L.S. # 38409  
FSI Job #20-74,318

STATE OF COLORADO     )  
                                          )  
COUNTY OF *Boulder*     )     ss:

The Foregoing Affidavit was acknowledged before me this 3<sup>rd</sup> day of May, 2024 by Jess J. Kuntz, Licensed Professional Land Surveyor.

WITNESS my hand and seal.

My commission expires  
*May 19, 2025*

Notary

