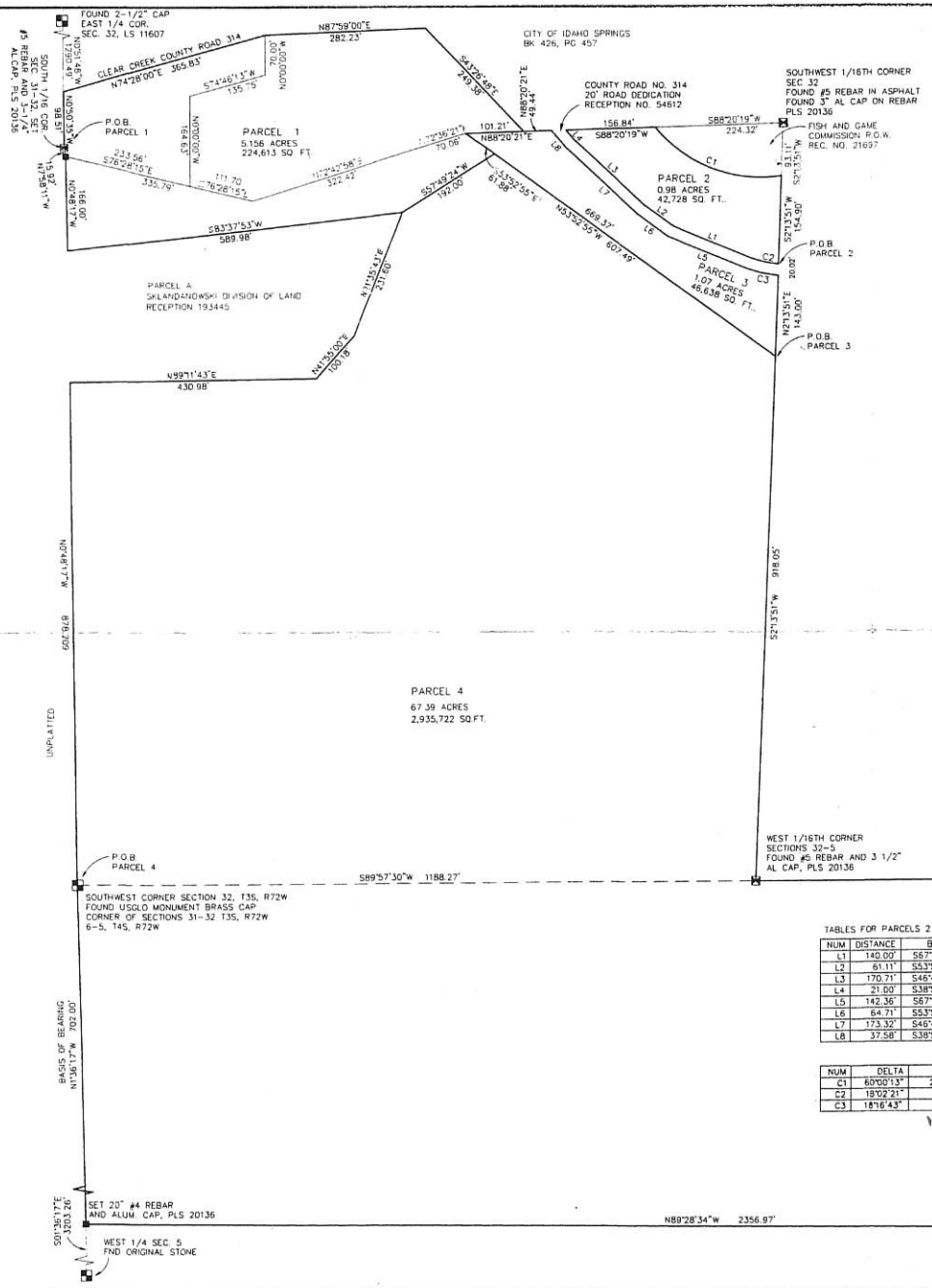
HIDDEN VALLEY DIVISION OF LAND

LAND SURVEY PLAT

SHEET 1 OF 2

PART OF THE SW 1/4, SW 1/4 SEC. 32, T.3S., R.72W., AND PART OF GOVERNMENT LOT 2, SEC. 5, T.4S., R.72W OF THE 6TH P.M., CITY OF IDAHO SPRINGS, STATE OF COLORADO



LEGEND

- = FOUND SECTION OR 1/4 CORNER MONUMENT AS INDICATED
- = FOUND 1/16 CORNER MONUMENT AS INDICATED
- = FOUND POINT

TABLES FOR PARCELS 2 AND 3

NUM	DISTANCE	BEARING
L1	140.00'	S67°19'00"E
L2	61.11'	S53°50'00"E
L3	170.71'	S46°46'00"E
L4	21.00'	S38°55'00"E
L5	142.36'	S67°19'00"E
L6	64.71'	S53°50'00"E
L7	173.32'	S46°46'00"E
L8	37.58'	S38°55'00"E

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	60°05'13"	248.17'	236.97'	S68°34'58"E	236.98'
C2	18°02'21"	57.14'	181.50'	S76°19'45"E	56.91'
C3	18°16'43"	64.28'	201.49'	S76°27'06"E	64.01'

LEGAL DESCRIPTION PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF CLEAR CREEK, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER OF SECTIONS 31-32; THENCE N 00° 50' 35" W ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 98.51 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF COUNTY ROAD 314; THENCE ALONG SAID SOUTH R.O.W THE FOLLOWING 3 COURSES; THENCE N 74° 28' 00" E, A DISTANCE OF 365.83 FEET TO A POINT; THENCE N 87° 59' 00" E, A DISTANCE OF 282.23 FEET TO A POINT; THENCE S 43° 26' 48" E, A DISTANCE OF 249.38 FEET TO A POINT; THENCE S 88° 20' 21" W, A DISTANCE OF 101.21 FEET TO A POINT; THENCE S 53° 52' 55" E, A DISTANCE OF 61.88 FEET TO A POINT; THENCE S 57° 49' 24" W, A DISTANCE OF 192.00 FEET TO A POINT; THENCE S 83° 37' 53" W, A DISTANCE OF 589.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 32; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 32 THE FOLLOWING 2 COURSES; THENCE N 00°48'17" W, A DISTANCE OF 166.00 FEET TO A POINT; THENCE N 7° 58' 11" W, A DISTANCE OF 15.92 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 224,613 SQ. FT. (5.156 ACRES), MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF CLEAR CREEK, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N 89° 57' 30" E ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 1188.27 FEET TO THE WEST 1/16 CORNER OF SECTIONS 32-5 THENCE N 2° 13' 51" E, A DISTANCE OF 1081.06 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF COUNTY ROAD 314, THE POINT OF BEGINNING; THENCE ALONG SAID R.O.W LINE THE FOLLOWING FIVE (5) COURSES: THENCE 57.14 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18° 02' 21", A RADIUS OF 181.50 FEET AND WHOSE CHORD BEARS N 76° 19' 45" W, A DISTANCE OF 56.91 FEET TO A POINT; THENCE N 67° 19' 00" W, A DISTANCE OF 140.00 FEET TO A POINT; THENCE N 53° 50' 00" W, A DISTANCE OF 61.11 FEET TO A POINT; THENCE N 46° 46' 00" W, A DISTANCE OF 170.71 FEET TO A POINT; THENCE N 38° 55' 00" W, A DISTANCE OF 21.00 FEET TO A POINT; THENCE N 88° 20' 20" E, A DISTANCE OF 156.84 FEET TO A POINT; THENCE 248.17 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 60° 00' 13", A RADIUS OF 236.97 FEET AND WHOSE CHORD BEARS S 68° 34' 58" E, A DISTANCE OF 236.98 FEET TO A POINT; THENCE S 2° 13' 51" W, A DISTANCE OF 154.90 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 42,728 SQ. FT. (0.98 ACRE) MORE OR LESS.

LEGAL DESCRIPTION PARCEL 3

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF CLEAR CREEK, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N 89° 57' 30" E ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 1188.27 FEET TO THE WEST 1/16 CORNER OF SECTIONS 32-5 THENCE N 2° 13' 51" E, A DISTANCE OF 918.05 FEET TO THE POINT OF BEGINNING; THENCE N 53° 52' 55" W, A DISTANCE OF 669.37 FEET TO A POINT; THENCE N 88° 20' 21" E, A DISTANCE OF 150.65 FEET TO A POINT ON THE SOUTH R.O.W OF COUNTY ROAD 314; THENCE ALONG SAID R.O.W. THE FOLLOWING FIVE (5) COURSES; THENCE S 38° 55' 00" E, A DISTANCE OF 37.58 FEET TO A POINT; THENCE S 46° 46' 00" E, A DISTANCE OF 173.32 FEET TO A POINT; THENCE S 53° 50' 00" E, A DISTANCE OF 64.71 FEET TO A POINT; THENCE S 67° 19' 00" E, A DISTANCE OF 142.36 FEET TO A POINT; THENCE 64.28 FEET, ALONG THE ARC OF A CURVE TO THE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18° 16' 43", A RADIUS OF 201.49 FEET, AND WHOSE CHORD BEARS S 76° 27' 06" E, A DISTANCE OF 64.01 FEET TO A POINT; THENCE S 2° 13' 51" W, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY CONTAINING 46,638 SQ. FT. (1.07 ACRE) MORE OR LESS.

LEGAL DESCRIPTION PARCEL 4

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32 TOWNSHIP 3 SOUTH RANGE 72 WEST AND THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF CLEAR CREEK, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N 00° 48' 17" W ALONG THE WESTERLY LINE OF SAID SECTION 32, A DISTANCE OF 878.21 FEET; THENCE N 89° 11' 43" E, A DISTANCE OF 430.98 FEET TO A POINT; THENCE N 41° 55' 00" E, A DISTANCE OF 100.18 FEET TO A POINT; THENCE N 21° 35' 43" E, A DISTANCE OF 231.60 FEET TO A POINT; THENCE N 57° 49' 24" E, A DISTANCE OF 192.00 FEET TO A POINT; THENCE S 53° 52' 55" E, A DISTANCE OF 607.49 FEET TO A POINT; THENCE S 2° 13' 51" W, A DISTANCE OF 918.05 FEET TO THE WEST 1/16 CORNER SECTIONS 32-5; THENCE N 89° 57' 31" E ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 1188.26 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE S 0° 00' 00" E, A DISTANCE OF 725.00 FEET TO A POINT; THENCE N 89° 28' 34" W, A DISTANCE OF 2356.97 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 5; THENCE N 1° 36' 17" W ALONG SAID WESTERLY LINE, A DISTANCE OF 702.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 2,935,722 SQ. FT. (67.39 ACRE) MORE OR LESS.

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REVISIONS			
9-14-05 TJ	DATE	5-11-05	JOB 88328-05
	DISK	39	FIELD BOOK TD
	DRAWN BY	TJ	CHECKED BY BF