

Reception # 2021056749 04/21/21 10:41:26 Am County of Jefferson State of Colorado \$ 40.00

LAND SURVEY PLAT

METES AND BOUNDS PARCEL OF LAND

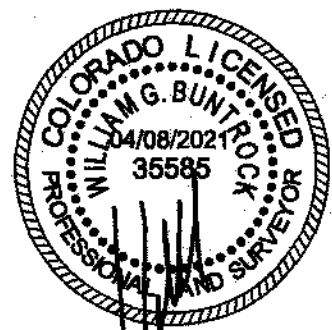
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE
SOUTHEAST QUARTER OF SECTION 26 T 6 S, R 70 W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- STANDARD OF CARE - SURVEYING SERVICES PROVIDED BY TRUE NORTH SURVEYING AND MAPPING, LLC TO COMPLETE THIS LAND SURVEY PLAT WAS PERFORMED IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES INCLUDING STANDARD OF CARE AT THE TIME THE SERVICES WERE PROVIDED.
- THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE STATEMENT HEREON. THE STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- THE POSTED ADDRESS FOR RECEPTION NO. 2020015097 IS 11725 S. MAXWELL HILL ROAD, LITTLETON, CO 80127.
- THE POSTED ADDRESS FOR RECEPTION NO. 2012122490 IS 11717 S. MAXWELL HILL ROAD, LITTLETON, CO 80127.
- PRE LOT LINE ADJUSTMENT FOR RECEPTION NO. 2020015097 CONTAINS A MEASURED AREA OF 1,769,563 SQUARE FEET OR 40.624 ACRES, MORE OR LESS.
- POST LOT LINE ADJUSTMENT FOR FORMER RECEPTION NO. 2020015097 CONTAINS A MEASURED AREA OF 1,985,267 SQUARE FEET OR 45.575 ACRES, MORE OR LESS.
- PRE LOT LINE ADJUSTMENT FOR RECEPTION NO. 2012122190 CONTAINS A MEASURED AREA OF 1,762,317 SQUARE FEET OR 40.457 ACRES, MORE OR LESS.
- POST LOT LINE ADJUSTMENT FOR FORMER RECEPTION NO. 2012122190 CONTAINS A MEASURED AREA OF 1,546,613 SQUARE FEET OR 35.505 ACRES, MORE OR LESS.
- A TITLE COMMITMENT FOR RECEPTION NO. 2020015097 WAS NOT PROVIDED TO TRUE NORTH SURVEYING AND MAPPING. RESEARCH WAS DONE AT THE JEFFERSON COUNTY CLERK AND RECORDS OFFICE. FOUND LAND SURVEY PLATS ADJACENT TO THE PROPERTY ARE SHOWN. SHOWN EASEMENTS WERE PROVIDED BY HOMEOWNER. ADDITIONAL EASEMENTS MAY BE OF RECORDED BUT UNKNOWN TO TRUE NORTH SURVEYING AND MAPPING, LLC.
- A TITLE COMMITMENT FOR RECEPTION NO. 2012122190 WAS PROVIDED TO TRUE NORTH SURVEYING AND MAPPING (CHICAGO TITLE OF COLORADO COMMITMENT NO. 598-C2057815-084-SV4 DATED JANUARY 7, 2021). ADDITIONAL RESEARCH WAS COMPLETED AT THE JEFFERSON COUNTY CLERK AND RECORDS OFFICE (AS SHOWN). ADDITIONAL EASEMENTS MAY BE OF RECORDED BUT UNKNOWN TO TRUE NORTH SURVEYING AND MAPPING, LLC.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE LAST FIELD INSPECTION OF THIS SITE BY THE SURVEYOR WAS ON APRIL 06, 2021.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF THE COUNTY OF JEFFERSON, COLORADO.
- BASIS OF BEARINGS FOR RECEPTION NO. 2020015097: (GRID) BEARINGS ARE BASED UPON THE NORTHERLY LINE OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2017035836 IN THE JEFFERSON COUNTY CLERK AND RECORDS OFFICE, BEING MONUMENTED ON THE WESTERLY END WITH A FOUND NO. 5 REBAR WITH 1" RED PLASTIC CAP STAMPED PLS 19818, AND ON THE EASTERLY END WITH A SET NO. 5 REBAR WITH 1" BLUE PLASTIC CAP STAMPED TRUE NORTH PLS 35585. SAID LINE BEARS S 80°30'07" E, A DISTANCE OF 405.21 FEET PER COLORADO STATE PLANE COORDINATES.
- BASIS OF BEARINGS FOR THIS SURVEY: (GRID NAD-83) BEARINGS ARE BASED UPON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, BEING MONUMENTED ON THE NORTHERLY END WITH A FOUND 3.25" ALUMINUM CAP STAMPED PLS 30121 1997, AND ON THE SOUTHERLY END WITH A FOUND 3.25" BRASS GLO MONUMENT SET IN 1926. SAID LINE BEARS N 00°56'47" W, A DISTANCE OF 1338.76 FEET PER COLORADO STATE PLANE COORDINATES.
- ALL DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET. BEARINGS ARE SHOWN AS DEGREES, MINUTES AND SECONDS.
- 3D POSITIONAL TOLERANCE: +/-0.20.
- PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY LOCATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE, OR EXCAVATE.
- THIS SURVEY WAS COMPLETED WITH A TRIMBLE 5800R8/R10-2/R8S GPS UNIT AND/OR A TRIMBLE 2" S3 ROBOTIC TOTAL STATION LAST CALIBRATED IN JULY OF 2020.
- DURING THE FIELD WORK ON THIS SURVEY, AT TIMES THERE WAS UP TO 2.0 FEET OF SNOW ON THE PARCEL.

SURVEYOR'S CERTIFICATE

I, WILLIAM G. BUNTROCK, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF TRUE NORTH SURVEYING AND MAPPING, LLC, TO ERIC CROWLEY, THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE FIELD WORK WAS COMPLETED ON 04/08/2021, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.



WILLIAM G. BUNTROCK, PLS 35585

DATE

RESEARCH

THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS LAND SURVEY PLAT.

QUIT CLAIM DEED RECEPTION NO. 2017035836 DATED APRIL 5, 2017.
WARRANTY DEED: BOOK 240 PAGE 417 DATED OCTOBER 09, 1922 AND RECEPTION NO. 2017108112
WARRANTY DEED: RECEPTION NO. 2018010847 DATED FEBRUARY 03, 2018.
EASEMENT AGREEMENT: RECEPTION NO. 2017107325 DATED OCTOBER 18, 2017.
QUIT CLAIM DEED RECEPTION NO. 2012122490 DATED NOVEMBER 14, 2012.
WARRANTY DEED RECEPTION NO. 2020015097 DATED FEBRUARY 05, 2020.
WARRANTY DEED RECEPTION NO. F0049501 DATED MAY 02, 1995.
DEED BOOK 302 AT PAGE 548 DATED MAY 19, 1928.

EASEMENT AGREEMENT: RECEPTION NO. F1280883 DATED JULY 23, 2001 (AMENDED AT RECEPTION NO. F1479147 DATED MAY 9, 20002) AND RECEPTION NO. F1280884 DATED JULY 23, 2001 (AMENDED AT RECEPTION NO. F1479148 DATED MAY 9, 2002). THIS GAINED ACCESS TO THE PROPERTY WHEN IT WAS PART OF THE ENTIRE PARCEL DESCRIBED UNDER SAID RECEPTION NUMBERS.

GENERAL LAND OFFICE SURVEY FIELD NOTES 1873 (OBTAINED FROM BUREAU OF LAND MANAGEMENT) (SOUTH AND WEST SECTION LINES)
GENERAL LAND OFFICE SURVEY FIELD NOTES 1928 (OBTAINED FROM BUREAU OF LAND MANAGEMENT) (WEST SECTION LINE)

UNRECORDED IMPROVEMENT LOCATION CERTIFICATE PROVIDED BY HOMEOWNER CREATED BY HAYES & SOUCIE, INC DATED JULY 13, 2001 BY PLS 10388.

EASEMENT EXHIBIT CREATED BY AMERICAN SURVEYS, LLC DATED DECEMBER 18, 2019 BY PLS 25633.
EASEMENT EXHIBIT CREATED BY AMERICAN SURVEYS, LLC DATED MARCH 25, 2020 BY PLS 25633.

UNRECORDED TRACT SPLIT EXHIBIT CREATED BY HAYES & SOUCIE, INC UNKNOWN DATE BUT AROUND MAY 5, 2004.

SURVEY OF TRACTS PLAT RECEPTION NO. 74619511 DATED FEBRUARY 5, 1974 BY PLS 4743.
IMPROVEMENT SURVEY PLAT RECEPTION NO. 2008017769 DATED FEBRUARY 13, 2006 BY PLS 18475.
LAND SURVEY PLAT RECEPTION NO. 2018111523 DATED OCTOBER 26, 2016 BY PLS 19818.
LAND SURVEY PLAT RECEPTION NO. 2017047007 DATED MARCH 11, 2017 BY PLS 25683.
LAND SURVEY PLAT RECEPTION NO. F0723028 DATED OCTOBER 27, 1998 BY PLS 30121.
LAND SURVEY PLAT RECEPTION NO. 2020109419 DATED SEPTEMBER 02, 2020 BY PLS 35585.
LAND SURVEY PLAT RECEPTION NO. 2021025142 DATED FEBRUARY 16, 2021 BY PLS 35585.

ADDITIONAL DOCUMENTS AS NOTED ON THE SURVEY.

WEST PARCEL

LEGAL DESCRIPTION FOR RECEPTION NO. 2012122490 AFTER LOT LINE ADJUSTMENT

A PARCEL OF LAND BEING A PORTION OF RECEPTION NO. 2020015097 AND A PORTION OF RECEPTION NO. 2012122490 OF THE JEFFERSON COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 26 WITH A 3.25" GENERAL LAND OFFICE BRASS MONUMENT AND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 (SOUTH 1/16TH CORNER OF SECTION 26-26) WITH A 3.25" ALUMINUM CAP STAMPED PLS 30121. SAID LINE BEARS N 00°56'47" W, A DISTANCE OF 1338.76 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (NAD 83).

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, S 88°40'21" W, A DISTANCE OF 334.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, S 88°40'21" W, A DISTANCE OF 985.06 FEET TO THE EAST 16TH CORNER OF SECTION 26 AND SECTION 35, BEING MONUMENTED WITH A 2" ALUMINUM CAP WITH NO.6 REBAR STAMPED MARK SCHEAR PLS 18475 2005, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID RECEPTION NO. 2012122490;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N 00°34'27" W, A DISTANCE OF 1341.80 FEET TO THE SOUTHEAST 16TH CORNER OF SECTION 26, BEING MONUMENTED WITH A 2" ALUMINUM CAP WITH NO.6 REBAR STAMPED MARK SCHEAR PLS 18475 2005, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID RECEPTION NO. 2012122490;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, N 88°48'06" E, A DISTANCE OF 1310.58 FEET TO THE SOUTH 16TH CORNER OF SECTION 26 AND SECTION 26, BEING MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED JEFFERSON COUNTY PLS 30121 1997, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID RECEPTION NO. 2012122490;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, N 00°56'32" W, A DISTANCE OF 843.58 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 20200015097;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID RECEPTION NO. 20200015097 THE FOLLOWING FIVE (5) COURSES:

1) ALONG SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2019020169 OF SAID CLERK'S OFFICE, S 80°38'07" E, A DISTANCE OF 408.21 FEET TO THE MOST NORTHEAST CORNER OF SAID RECEPTION NO. 20200015097, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF RECEPTION NO. 2016010847 OF SAID CLERK'S OFFICE;

2) S 02°17'44" E, A DISTANCE OF 30.18 FEET; 3) S 14°17'44" E, A DISTANCE OF 92.28 FEET; 4) S 03°12'16" W, A DISTANCE OF 189.99 FEET; 5) S 06°30'16" W, A DISTANCE OF 120.41 FEET;

THENCE ALONG A LINE BEING PERPENDICULAR TO SAID EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 S 88°03'28" W, A DISTANCE OF 373.38 FEET TO A POINT BEING 20.00 FEET EASTERLY OF SAID EAST LINE;

THENCE ALONG A LINE BEING 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE S 00°56'32" E, A DISTANCE OF 341.64 FEET; THENCE ALONG A LINE BEING 20.00 FEET EASTERLY OF AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 S 00°56'47" E, A DISTANCE OF 99.91 FEET;

THENCE ALONG A LINE BEING 100.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, S 88°48'06" E, A DISTANCE OF 354.25 FEET; THENCE ALONG A LINE BEING PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 S 00°56'47" E, A DISTANCE OF 1239.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,546,613 SQUARE FEET OR 35.505 ACRES MORE OR LESS.

THE ABOVE DESCRIPTION WAS CREATED BY WILLIAM G BUNTROCK, PLS COLORADO LICENSED LAND SURVEYOR NO. 35585

LEGAL DESCRIPTION FOR RECEPTION NO. 2020015097 BEFORE LOT LINE ADJUSTMENT

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER COMER OF SAID SECTION 25; THENCE S 35°43'26"E, A DISTANCE OF 693.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 496 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID POINT BEING ON THE WEST LINE OF A 20 FOOT WIDE EASEMENT AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE SAID WEST EASEMENT LINE THE FOLLOWING SEVENTEEN COURSES, DISTANCES, AND CURVES: 1) S02°00'E, A DISTANCE OF 30.19 FEET; 2) S14°00'E, A DISTANCE OF 92.32 FEET; 3) S03°30'W, A DISTANCE OF 190.08 FEET; 4) S05°48'W, A DISTANCE OF 140.00 FEET, TO THE POINT OF CURVATURE;

5) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 360.00 FEET THROUGH A CENTRAL ANGLE OF 19°20' A DISTANCE OF 121.47 FEET TO THE POINT OF REVERSE CURVE; 6) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 78.00 FEET THROUGH A CENTRAL ANGLE OF 36°00' A DISTANCE OF 49.01 FEET TO THE POINT OF TANGENCY; 7) S22°28'W, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE;

8) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 22°00' A DISTANCE OF 90.23 FEET TO THE POINT OF TANGENCY; 9) S00°28'W, A DISTANCE OF 62.00 FEET; 10) S02°58'W, A DISTANCE OF 92.00 FEET TO THE POINT OF CURVATURE; 11) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 163.12 FEET THROUGH A CENTRAL ANGLE OF 25°45' A DISTANCE OF 73.31 FEET TO THE POINT OF TANGENCY;

12) S22°47'E, A DISTANCE OF 29.00 FEET TO THE POINT OF CURVATURE; 13) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.48 FEET THROUGH A CENTRAL ANGLE OF 18°15' A DISTANCE OF 25.00 FEET TO THE POINT OF TANGENCY; 14) S41°02'E, A DISTANCE OF 12.00 FEET TO THE POINT OF CURVATURE; 15) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 38.47 FEET THROUGH A CENTRAL ANGLE OF 59°30' A DISTANCE OF 40.99 FEET TO THE POINT OF TANGENCY; 16) S18°28'W, A DISTANCE OF 29.24 FEET; 17) S27°08'W, A DISTANCE OF 37.24 FEET TO A POINT HEREIN DESIGNATED AS POINT "A" FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS S20°08'28"W, A DISTANCE OF 1025.85 FEET;

THENCE LEAVING SAID EASEMENT LINE, S60°10'43"E, A DISTANCE OF 1798.07 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE S00°08'E, ALONG SAID EAST LINE A DISTANCE OF 183.06 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N86°35'W TO THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25;

THENCE CONTINUING N86°35'W, ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 1145.94 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 240 AT PAGE 417, JEFFERSON COUNTY RECORDS; THENCE N0°38'43"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER; THENCE N86°35'W, ALONG THE NORTH LINE THEREOF A DISTANCE OF 132.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 25;

THENCE N00°38'43"W, ALONG SAID WEST LINE A DISTANCE OF 1853.15 FEET TO THE SOUTHWEST CORNER OF THE NORTH 496 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE S80°19'E, A DISTANCE OF 405.21 FEET, CONTAINING 38.4 ACRES.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, ACROSS AND ALONG A STRIP OF LAND 20 FEET IN WIDTH LYING EAST OF, ADJACENT AND CONTIGUOUS TO THE LINE HEREIN INDICATED FROM THE TRUE POINT OF BEGINNING TO THE POINT DESIGNATED AS POINT "A".

QUIT CLAIM DEED RECEPTION NO. 2017035836 DATED APRIL 5, 2017

LEGAL DESCRIPTION FOR RECEPTION NO. 2012122490 BEFORE LOT LINE ADJUSTMENT

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., (COUNTY OF JEFFERSON, STATE OF COLORADO).

RECEPTION NO. 2012122490 (PAGE 6 OF 6 / SCHEDULE #408906)

AREAS OF CONCERN

A 29 FOOT X 36 FOOT +/- CABIN EXTENDS OVER THE PROPERTY LINE BY APPROXIMATELY 19 FEET BY 34 FEET AS SHOWN. CABIN IS OWNED BOOK 240 PAGE 417.

A OLD DIRT ROAD CROSSES A PORTION OF THE PROPERTY WHICH LEADS TO A GATE. NO KNOWN RIGHT OF WAY OR EASEMENT.

PORTIONS OF SEVERAL OLD WIRE FENCES WHICH ARE LAYING ON THE GROUND WERE FOUND. DUE TO SNOW, ADDITIONAL FENCES MAY EXIST.

A 12' X 12' RAISED WOOD DECK IS 4.9' EASTERLY OF THE PROPERTY LINE. DECK IS OWNED BOOK 240 PAGE 417.

LAND SURVEY DEPOSITING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____ 20__ A.D. AT _____ O'CLOCK _____ M., IN BOOK _____

_____ OF AND SURVEY PLATS AT PAGE _____, DEPOSIT NO. _____

_____, RECORDS OF _____ COUNTY, COLORADO.

SIGNED: _____

TITLE: _____

BY: _____

EAST PARCEL

LEGAL DESCRIPTION FOR RECEPTION NO. 2020015097 AFTER LOT LINE ADJUSTMENT

A PARCEL OF LAND BEING A PORTION OF RECEPTION NO. 2020015097 AND A PORTION OF RECEPTION NO. 2012122490 OF THE JEFFERSON COUNTY CLERK AND RECORDS OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 26 WITH A 3.25" GENERAL LAND OFFICE BRASS MONUMENT AND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 (SOUTH 1/16TH CORNER OF SECTION 26-26) WITH A 3.25" ALUMINUM CAP STAMPED PLS 30121. SAID LINE BEARS N 00°56'47" W, A DISTANCE OF 1338.76 FEET ALL PER COLORADO STATE PLANE COORDINATES CENTRAL (NAD 83).

BEGINNING AT SAID SOUTHEAST CORNER OF SECTION 26, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26, S 88°40'21" W, A DISTANCE OF 334.26 FEET;

THENCE ALONG A LINE BEING PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER N 00°56'47" W, A DISTANCE OF 1239.51 FEET TO A POINT 100.00 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE PARALLEL WITH SAID NORTH LINE, N 88°48'06" E, A DISTANCE OF 354.25 FEET TO A POINT BEING 20.00 FEET EASTERLY OF SAID EAST LINE; THENCE ALONG A LINE BEING 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST LINE N 00°56'47" W, A DISTANCE OF 99.91 FEET;

THENCE ALONG A LINE BEING 20.00 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 N 00°56'32" W, A DISTANCE OF 341.64 FEET;

THENCE ALONG A LINE BEING PERPENDICULAR TO SAID EAST LINE, N 89°03'28" E, A DISTANCE OF 373.38 FEET TO A POINT ON THE EASTERLY LINE OF A PORTION OF SAID RECEPTION NO. 2020015097;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RECEPTION NO. 2020015097 THE FOLLOWING EIGHTEEN (18) COURSES:

1) S 05°30'16" W, A DISTANCE OF 18.52 FEET; 2) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 359.83 FEET, A CENTRAL ANGLE OF 19°20'00", AN ARC LENGTH OF 121.42 FEET, WHOSE CHORD BEARS S 04°09'44" E, A DISTANCE OF 120.84 FEET;

3) ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 77.96 FEET, A CENTRAL ANGLE OF 36°00'00", AN ARC LENGTH OF 48.99 FEET, WHOSE CHORD BEARS S 04°10'16" W, A DISTANCE OF 48.18 FEET;

4) S 22°10'16" W, A DISTANCE OF 69.97 FEET; 5) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 234.89 FEET, A CENTRAL ANGLE OF 22°00'00", AN ARC LENGTH OF 90.19 FEET, WHOSE CHORD BEARS S 11°10'16" W, A DISTANCE OF 89.64 FEET;

6) S 00°10'16" W, A DISTANCE OF 61.97 FEET; 7) S 02°40'16" W, A DISTANCE OF 91.96 FEET; 8) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 163.05 FEET, A CENTRAL ANGLE OF 25°45'00", AN ARC LENGTH OF 73.28 FEET, WHOSE CHORD BEARS S 10°12'14" E, A DISTANCE OF 72.66 FEET;

9) S 23°04'44" E, A DISTANCE OF 28.99 FEET; 10) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.44 FEET, A CENTRAL ANGLE OF 18°15'00", AN ARC LENGTH OF 24.99 FEET, WHOSE CHORD BEARS S 32°12'14" E, A DISTANCE OF 24.88 FEET;

11) S 41°19'44" E, A DISTANCE OF 11.99 FEET; 12) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 38.46 FEET, A CENTRAL ANGLE OF 59°30'00", AN ARC LENGTH OF 40.97 FEET, WHOSE CHORD BEARS S 11°34'44" E, A DISTANCE OF 38.15 FEET;

13) S 18°10'16" W, A DISTANCE OF 29.23 FEET; 14) S 26°50'16" W, A DISTANCE OF 37.22 FEET TO POINT A OF SAID RECEPTION NO. 2020015097;

15) S 60°28'27" E, A DISTANCE OF 1798.80 FEET TO A POINT ON THE COMMON LINE OF SAID RECEPTION NO. 2020015097 AND RECEPTION NO. 201608448 OF SAID CLERK'S OFFICE; 16) ALONG SAID COMMON LINE S 00°07'56" E, A DISTANCE OF 282.06 FEET TO THE MOST SOUTHEAST CORNER OF SAID RECEPTION NO. 2020015097, SAID CORNER BEING THE EAST - WEST 184TH CORNER OF SECTION 26 AND SECTION 36 MONUMENTED WITH A 2" ALUMINUM CAP AND NO.6 REBAR STAMPED AMERICAN SURVEYS PLS 25533 2017;

17) ALONG THAT PORTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, N 89°42'45" W, A DISTANCE OF 639.02 FEET TO THE WEST 16TH CORNER OF SAID SECTION 25 AND SECTION 36 MONUMENTED WITH A 3.25" ALUMINUM CAP AND NO.6 REBAR STAMPED TRUE NORTH SURVEYING AND MAPPING PLS 35585 2020; 18) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 N 89°42'45" W, A DISTANCE OF 1148.47 FEET TO A COMMON CORNER OF SAID RECEPTION NO. 2020015097 WITH THE SOUTHEAST CORNER OF BOOK 240 AT PAGE 417 OF SAID CLERK'S OFFICE;

THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID BOOK 240 AT PAGE 417 BEING COMMON WITH SAID RECEPTION NO. 2020015097 THE FOLLOWING THREE (3) COURSES:

1) N 00°56'47" W, A DISTANCE OF 332.65 FEET TO THE NORTHEAST CORNER OF SAID BOOK 240 AT PAGE 417;

2) N 83°42'45" W, A DISTANCE OF 133.08 FEET TO THE NORTHWEST CORNER OF SAID BOOK 240 AT PAGE 417, SAID CORNER ALSO BEING ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26;

3) ALONG SAID EAST LINE S 00°56'47" E, A DISTANCE OF 332.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,985,267 SQUARE FEET OR 45.575 ACRES MORE OR LESS.
THE ABOVE DESCRIPTION WAS CREATED BY WILLIAM G BUNTROCK, PLS COLORADO LICENSED LAND SURVEYOR NO. 35585

State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - ABR Rules 6.1.3 Signature and Date - Electronic

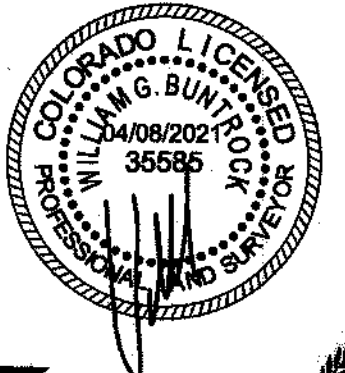
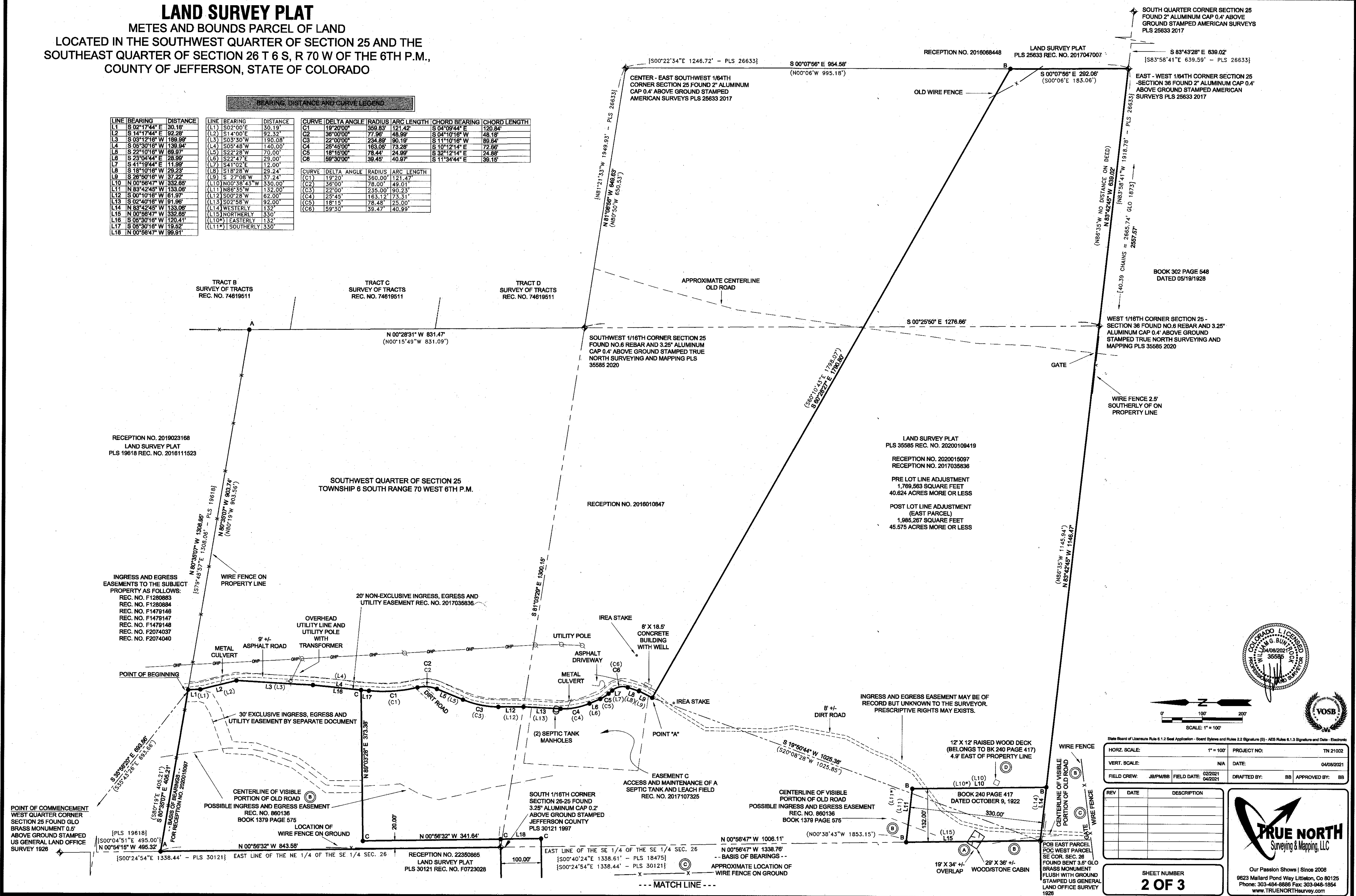
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|---------------|----------|--------------|-----------------|
| HORIZ. SCALE: | 1" = 20' | PROJECT NO.: | TN 21002 |
| VERT. SCALE: | N/A | DATE: | 04/08/2021 |
| FIELD CREW: | JB/PM/BS | FIELD DATE: | 02/2021 04/2021 |
| | | DRAFTED BY: | BS |
| | | APPROVED BY: | BS |

Reception# 2021056749

LAND SURVEY PLAT

METES AND BOUNDS PARCEL OF LAND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE
SOUTHEAST QUARTER OF SECTION 26 T 6 S, R 70 W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|------|--------------|----------|-------|-------------|----------|-------|-------------|---------|------------|---------------|--------------|
| L1 | S 02°17'44"E | 30.18' | (L1) | S02°00'E | 30.19 | C1 | 19°20'00" | 356.83' | 121.42' | S 04°09'44"E | 120.84' |
| L2 | S 14°17'44"E | 92.28' | (L2) | S14°00"E | 92.32' | C2 | 36°00'00" | 77.96' | 48.99' | S 04°10'16"W | 48.16' |
| L3 | S 03°12'16"W | 188.99' | (L3) | S03°30'W | 190.08' | C3 | 22°00'00" | 234.89' | 90.19' | S 11°10'16"W | 89.64' |
| L4 | S 05°30'16"W | 108.94' | (L4) | S05°48'W | 140.00' | C4 | 25°45'00" | 163.05' | 73.28' | S 10°12'14"E | 72.66' |
| L5 | S 22°10'16"E | 69.97' | (L5) | S22°08'W | 70.00' | C5 | 18°15' | 78.48' | 24.89' | S 32°12'14"E | 24.89' |
| L6 | S 23°04'44"W | 28.99' | (L6) | S22°47'E | 29.00' | C6 | 59°30'00" | 39.45' | 40.97' | S 11°34'44"E | 39.16' |
| L7 | S 41°19'44"E | 11.99' | (L7) | S41°02'E | 12.00' | | | | | | |
| L8 | S 18°10'16"E | 29.24' | (L8) | S18°28'W | 29.24' | | | | | | |
| L9 | S 26°50'16"W | 37.22' | (L9) | S 27°08'W | 37.22' | | | | | | |
| L10 | N 00°56'47"E | 332.65' | (L10) | N00°38'43"W | 332.65' | | | | | | |
| L11 | N 83°42'45"W | 133.06' | (L11) | N86°35'W | 132.00' | | | | | | |
| L12 | S 00°10'16"W | 61.97' | (L12) | S00°28'W | 62.00' | | | | | | |
| L13 | S 02°40'16"W | 91.96' | (L13) | S02°58'W | 92.00' | | | | | | |
| L14 | N 83°42'45"W | 133.06' | (L14) | WESTERLY | 132' | | | | | | |
| L15 | N 00°56'47"E | 332.65' | (L15) | NORTHERLY | 330' | | | | | | |
| L16 | S 08°30'16"W | 120.41' | (L16) | EASTERLY | 132' | | | | | | |
| L17 | S 05°30'16"W | 19.92' | (L17) | EASTERLY | 132' | | | | | | |
| L18 | N 00°56'47"W | 99.91' | (L18) | SOUTHERLY | 330' | | | | | | |



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|---|----------|----------------------------------|----------------------|-----------------|
| State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (B) - AES Rules 6.1.3 Signature and Date - Electronic | | | | |
| HORIZ. SCALE: | | 1" = 100' | PROJECT NO: TN 21002 | |
| VERT. SCALE: | | N/A | DATE: 04/08/2021 | |
| FIELD CREW: | JB/PM/BB | FIELD DATE: 02/20/21 04/20/21 | DRAFTED BY: BB | APPROVED BY: BB |

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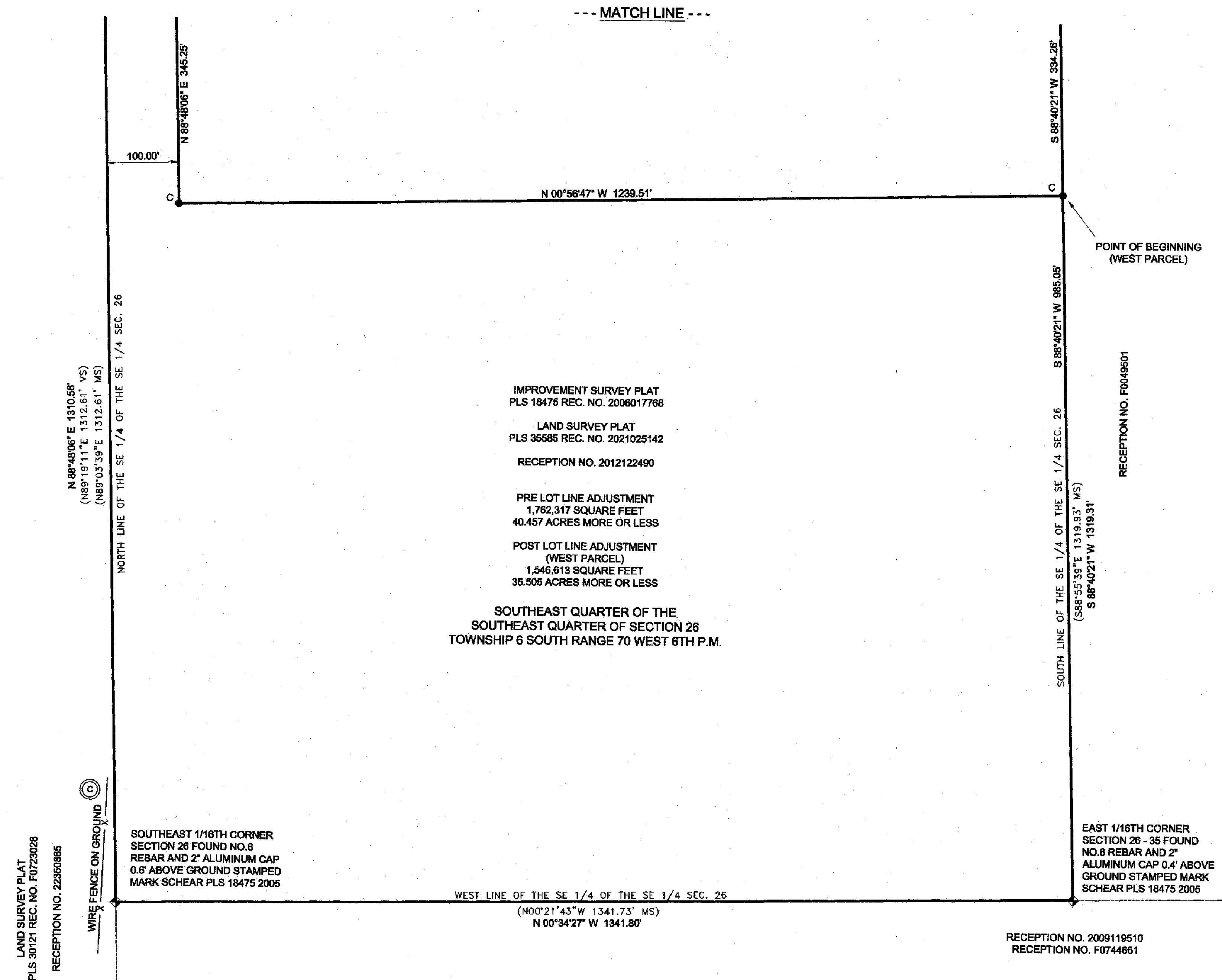
SHEET NUMBER
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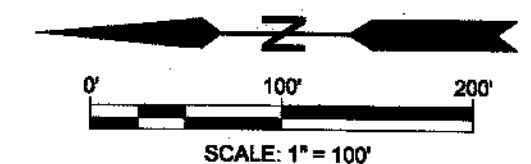
Reception # 20210516749

LAND SURVEY PLAT
METES AND BOUNDS PARCEL OF LAND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE
SOUTHEAST QUARTER OF SECTION 26 T 6 S, R 70 W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO



- PROPERTY / CONTROL MONUMENT LEGEND**
- INDICATES FOUND NO.5 REBAR WITH 1" BLUE PLASTIC CAP STAMPED TRUE NORTH PLS 35585 FLUSH WITH GROUND (2020 SURVEY).
 - A INDICATES FOUND NO.5 REBAR WITH 1" RED PLASTIC CAP STAMPED PITSKER & ASSOC. PLS 19618 FLUSH WITH GROUND.
 - B INDICATES FOUND NO.5 REBAR WITH 1" ALUMINUM CAP STAMPED TRUE NORTH PLS 35585 0.3' ABOVE GROUND (2020 SURVEY).
 - C INDICATES SET NO.5 REBAR WITH 1" ALUMINUM CAP STAMPED TRUE NORTH PLS 35585 0.3' ABOVE GROUND (2021 SURVEY).
 - (xxx) INDICATES PLATTED DIMENSIONS PER DEED
 - [xxx] INDICATES PLATTED DIMENSIONS PER GLO NOTES
 - {xxx} INDICATES PLATTED DIMENSIONS PER SURVEYS
 - (XX*) INDICATES PLATTED DIMENSIONS PER BOOK 240 AT PAGE 417
 - (MS) INDICATES DIMENSIONS PER SURVEY BY PLS 18475
 - (VS) INDICATES DIMENSIONS PER SURVEY BY PLS 30121
 - ◆ INDICATES SECTION CORNER, QUARTER CORNER, 16TH OR 64TH CORNER

- SYMBOL & LINE TABLE LEGEND**
- INDICATES PROPERTY LINE
 - INDICATES ADJOINING PROPERTY LINE
 - - - INDICATES APPROXIMATE LOT LINES (NOT SURVEYED)
 - - - INDICATES EASEMENT LINE
 - - - INDICATES SECTION/RANGE LINE
 - OHP--- INDICATES ABOVEGROUND UTILITY LINE
 - X- INDICATES FENCE LINE
 - ||||| INDICATES BUILDING LINE
 - INDICATES UTILITY POLE WITH OR WITHOUT TRANSFORMER
 - ⊙ INDICATES AREA OF CONCERN TAGS
 - POB INDICATES POINT OF BEGINNING
 - POC INDICATES POINT OF COMMENCEMENT

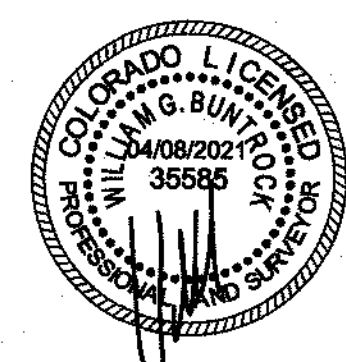


State Board of Licensure Rule 6.1.2 Seal Application - Board Bylaws and Rules 2.2 Signature (S) - AES Rules 6.1.3 Signature and Date - Electronic

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|--------------|-----------|--------------|--------------------|
| HORZ. SCALE: | 1" = 100' | PROJECT NO: | TN 21002 |
| VERT. SCALE: | NA | DATE: | 04/08/2021 |
| FIELD CREW: | JB/PM/BS | FIELD DATE: | 02/2021 04/2021 |
| DRAFTED BY: | BB | APPROVED BY: | BB |

| REV | DATE | DESCRIPTION |
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SHEET NUMBER
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