

Reception # 2018034403

04-17-2018

02:11:43 PM

County of Jefferson

State of Colorado

\$23.00

CASE NO. 15-120172PF

MAP NO. 154

JACK AND WILMA SUBDIVISION

A SUBDIVISION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

COUNTY OF JEFFERSON,

STATE OF COLORADO.

SHEET 1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED HEREIN, HAVE Laid out, SUBDIVIDED AND PLATTED THE SAID LANDS INTO LOTS, NO-SIZED AREAS, AND BASEMENTS, AS SHOWN HEREIN UNDER THE NAME AND STYLE OF JACK AND WILMA SUBDIVISION, AND DO, BY THESE PRESENTS, OF THEIR OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT OR UNLAWFUL COMPELSION, GRANT AND CONVEY TO THE COUNTY OF JEFFERSON, STATE OF COLORADO, ALL BASEMENTS, EXCEPT THOSE OF PRIOR RECORD, AS SHOWN HEREON, AND GRANT AND CONVEY TO THE COUNTY OF JEFFERSON AN EASEMENT OVER ANY AND ALL PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR THE PURPOSE OF PASSAGE OF SERVICE VEHICLES AND PASSAGE OF ALL VEHICLES AND PEDESTRIANS DURING AN EMERGENCY SITUATION. IT IS EXPRESSLY UNDERSTOOD THAT THE ACCEPTANCE OF THE DEDICATION OF THIS EASEMENT IS NOT TO BE CONSTRUED AS AN ACCEPTANCE BY THE COUNTY OF SAID PRIVATE ACCESS DRIVES AND RIGHTS-OF-WAY FOR ANY OTHER PURPOSE INCLUDING MAINTENANCE PURPOSES.

NOTES:

- THIS PLAT CONSISTS OF 2 SINGLE FAMILY LOTS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEGRADES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY CORNER A CLASS TWO (a) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.
- 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 CERTIFICATION SIGNED HEREON.
- BASIS OF BEARING IS THE NORTH LINE OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 70 WEST OF THE 6TH P.M. BETWEEN THE C.O. BRASS CAP FOUND AT THE NORTHWEST CORNER OF SAID SECTION 6 AND THE C.O. BRASS CAP FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 6. SAID BEARING IS ASSIGNED TO BE SOUTH 89°40' EAST, AS SHOWN HEREON.
- THE LIMITS OF THIS 100- YEAR FLOODPLAIN DO NOT WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRAINAGE CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS.
- DISTANCES OF THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- THE APPROVED DRAINAGE PLANS FOR JACK AND WILMA SUBDIVISION ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DIVISION. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES, DETENTION POND (S) AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDER. ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY ACCEPTS SUCH RESPONSIBILITY.
- INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE GRADING PLAN WILL BE REQUIRED BY THE PLANNING AND ZONING DIVISION. IN ADDITION, NO BUILDING PERMITS SHALL BE ISSUED FOR MARKED LOTS UNTIL SUCH TIME AS IT HAS BEEN DETERMINED THAT THE STRUCTURE IS IN COMPLIANCE WITH THE RESTRICTIONS WITHIN THE APPROVED CONSTRUCTION PLANS.
- THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDER, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSIGNED BY THE HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP OR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE.

COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY AND TO MEET THE REQUIREMENTS OF SECTION 30-28-137, C.R.S., AS AMENDED, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION, OR OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN GRANTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, DULY RECORDED BY THE CLERK AND RECORDER OF SAID SAME COUNTY, CERTIFYING THAT:

a) THOSE PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED UNDER RECEPTION NUMBER 2018034403, OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, OR THAT PORTION OF SAID IMPROVEMENTS AS SHALL BE NECESSARY TO TOTALLY SERVE SPECIFIC LOT (S) OR TRACT (S) COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, HAVE BEEN PROPERLY DESIGNED, ENGINEERED, CONSTRUCTED AND ACCEPTED AS MEETING THE STANDARDS OF THE COUNTY OF JEFFERSON, APPLICABLE SPECIAL DISTRICTS, AND APPLICABLE SERVING AUTHORITIES, OR, THAT A SUBSTITUTED SECURITY OR COLLATERAL AUTHORIZED PURSUANT TO SECTION 30-28-101, C.R.S., AS AMENDED, HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COUNTY OF JEFFERSON, WHICH IS SUFFICIENT IN THE JUDGMENT OF THE COUNTY TO ASSURE COMPLETION OF ALL PUBLIC IMPROVEMENTS AS SET FORTH IN EXHIBIT "A" OF SAID SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NUMBER 2018034403, OR ANY PORTION THEREOF NECESSARY TO SERVE THE SPECIFIC LOT (S) OR TRACT (S) TO BE COVERED BY A PARTICULAR CERTIFICATE OF COMPLIANCE, AND TO ASSURE SAID IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH REASONABLE DESIGN AND TIME SPECIFICATIONS.

AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOTS 1 - 2 IDENTIFIED HEREON, SHALL BE MADE, NOR SHALL ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIME AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY THE DEVELOPER. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE STATING PRACTICES ISSUED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED. SUCH WORK MAY INCLUDE, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

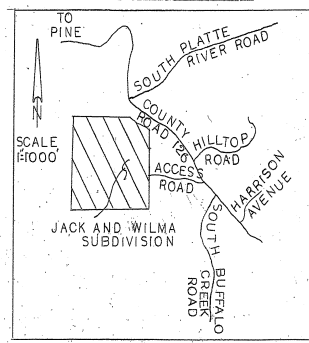
- FUEL BREAK THENINGS

PROVIDED, HOWEVER, THAT A CONVEYANCE, SALE OR TRANSFER OF A SPECIFIC LOT (S) OR TRACT (S) OF LAND IDENTIFIED HEREON MAY BE MADE PRIOR TO COMPLIANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVIDER (S) AND THE PROPOSED TRANSFEREE, WHO MUST ALSO QUALIFY AS A "SUBDIVIDER" UNDER THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED IN SECTION 30-28-101(b), C.R.S., AND THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY HAVE EXECUTED AN AMENDMENT TO THIS SUBDIVISION IMPROVEMENTS AGREEMENT WHEREBY THE TRANSFEREE SUBDIVIDER AGREES TO COMPLY WITH THE SAME REQUIREMENTS AND RESTRICTIONS OF THIS COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER.

THESE RESTRICTIONS ON CONVEYANCE, SALE OR TRANSFER OF TITLE OF THIS ENTIRE SUBDIVISION OR ANY LOT (S) OR TRACT (S) OF LAND IDENTIFIED HEREON SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE SUBDIVIDER AND SHALL BE ENFORCEABLE PURSUANT TO THE PROVISIONS OF SECTION 30-28-137, C.R.S., AS AMENDED.

APPROVED, COVENANTED AND AGREED TO AS CONSIDERATION FOR FINAL PLAT APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS 9th DAY OF APRIL, 2018.

VICINITY MAP



OWNER SUBDIVIDER:

OWNER'S PREP:

KATHY K. PRIEST

COUNTY OF JEFFERSON

STATE OF COLORADO

THE FOREGOING DEDICATION AND FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE,

SALE AND TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 24th DAY

OF February, 2018, BY GEORGE L. PRIEST AND KATHY K. PRIEST.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC:



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 01°38'17" WEST, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, A DISTANCE OF 1180.5 FEET; THENCE NORTH 55°49'06" WEST, A DISTANCE OF 287.31 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE SOUTH 89°22'51" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36, A DISTANCE OF 1083.86 FEET, TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 36; THENCE SOUTH 01°12'01" EAST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36, A DISTANCE OF 1338.45 FEET, TO THE EAST 1/16 CORNER OF SAID SECTION 36 AND SECTION 11, THE 87TH; THENCE NORTH 89°38'17" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36, A DISTANCE OF 1527.28 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 40.23 ACRES, MORE OR LESS.

MOUNTAINOUS TERRAIN PLAT RESTRICTION:

PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION IN MOUNTAINOUS TERRAIN, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:

- THAT A GEOTECHNICAL STUDY, INCLUDING A TEST BORING OR EXCAVATION HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES. A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA FOR STRUCTURE FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SUBSURFACE DRAINAGE NECESSARY TO ASSURE THE SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
- THAT THE PROPOSED SITE GRADING, BUILDING FOOTPRINT AND LOCATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENTS ARE CONFIGURED SUCH THAT ADEQUATE LONG-TERM SLOPE STABILITY IS PROVIDED.
- THAT THE PLANS SUBMITTED TO THE JEFFERSON COUNTY BUILDING DEPARTMENT HAVE BEEN REVIEWED AND/OR PREPARED BY THE SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.

HEREBY THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN EVALUATING SLOPE STABILITY IN MOUNTAINOUS TERRAIN, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE MOUNTAINOUS TERRAIN AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION.

SURVEYOR'S CERTIFICATE:

I, RUSSELL B. KOTTEK, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF JACK AND WILMA SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 21ST DAY OF FEBRUARY, 2017, AND THAT THIS SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS SURVEY IS NOT A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID JACK AND WILMA SUBDIVISION AND THE SURVEY THEREOF.

RUSSELL B. KOTTEK
P.L.S. #25633



TITLE COMPANY CERTIFICATE:

I, David Wilson, AS AUTHORIZED AGENT OF THE UNDERSIGNED TITLE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN ON THIS PLAT, AND THE TITLE OF SUCH LANDS IS IN THE INDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN TITLE COMMITMENT NO. F0506510, REVISION NO. 6, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, WITH AN EFFECTIVE DATE OF 3-14-2018, 2018.

AS AUTHORIZED AGENT OF
FIDELITY NATIONAL TITLE COMPANY

REVIEW CERTIFICATE:

REVIEWED BY JEFFERSON COUNTY PUBLIC HEALTH THIS 9th DAY OF APRIL, 2018.

PUBLIC HEALTH

REVIEWED BY THE PLANNING COMMISSION THIS 9th DAY OF APRIL, 2018.

CHAIRMAN

ACCEPTANCE CERTIFICATE:

THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE BASEMENTS

IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 3rd DAY

OF APRIL, 2018.

CLERK:

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 17th DAY OF April, 2018.

County Clerk and Recorder

By: Deputy Clerk

MAP PREPARED: 25 MARCH, 2015

PREPARED BY:
PITTSER AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
26659 Pleasant Park Road
Conifer, Colorado 80433
PH (303) 674-6018 / FAX (303) 638-7174

FILE NO. 14-267

OK Nathan S.

Reception # 2018034403

CASE NO. 15-120127FF

MAP NO. 154

JACK AND WILMA SUBDIVISION

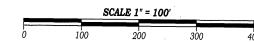
A SUBDIVISION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.
SHEET 2 OF 2

CENTERLINE 10' EASEMENT LINE DATA BOOK 3043 PAGE 219

Bearing	Distance
L29 S 51°18'36" E	17.05'
L30 N 86°12'04" E	222.36'
L31 S 51°53'41" E	22.24'
L32 S 07°11'19" W	160.75'
L33 S 44°03'31" E	141.70'
L34 S 42°10'09" W	16.00'
L35 S 44°31'51" E	323.42'
L36 S 41°16'11" E	205.64'
L37 S 52°23'11" E	242.39'
L38 S 76°50'01" E	45.35'
L39 N 63°18'29" E	45.10'
L40 N 44°44'24" E	84.65'
L41 N 64°12'24" E	57.02'
L42 S 87°17'16" E	49.41'
L43 S 77°55'16" E	170.08'
L44 S 87°18'36" E	69.67'
L45 N 20°09'36" W	85.71'
L46 N 05°03'31" W	523.50'
L47 N 01°16'09" E	117.39'
L48 N 12°43'21" W	73.26'

CENTERLINE 8' EASEMENT LINE DATA RECEPTION NO. 89069499

Bearing	Distance
L8 N 01°39'27" W	555.37'
L9 N 76°36'26" W	231.83'
L10 N 85°37'57" W	43.60'
L11 S 70°49'45" W	48.22'
L12 S 51°04'14" W	56.51'
L13 S 81°38'47" W	123.89'
L14 N 48°53'28" W	230.82'
L15 S 39°49'43" W	167.51'
L16 N 40°47'45" W	284.79'
L17 S 52°12'28" W	43.23'



16' EASEMENT DATA RECEPTION NO. F1383365

Bearing	Distance
L1 S 82°30'00" E	153.00'
L2 N 87°15'00" E	143.00'
L3 S 84°30'00" E	90.00'
L4 S 72°00'00" E	37.00'
L5 S 58°30'00" E	67.00'
L6 S 72°00'00" E	48.00'
L7 N 61°30'00" E	20.00'

CENTERLINE 25' ACCESS EASEMENT LINE DATA

Bearing	Distance
L18 S 41°01'55" E	41.17'
L19 S 40°42'40" E	63.95'
L20 S 51°13'00" E	142.05'
L21 N 59°01'30" E	50.54'
L22 S 75°57'30" E	99.94'
L23 S 84°06'03" E	98.44'
L24 S 70°54'42" E	47.70'
L25 N 80°08'56" E	120.33'
L26 N 87°20'11" E	150.05'
L27 S 57°16'50" E	46.79'
L28 N 44°09'56" E	10.59'

CENTERLINE 25' ACCESS EASEMENT CURVE DATA

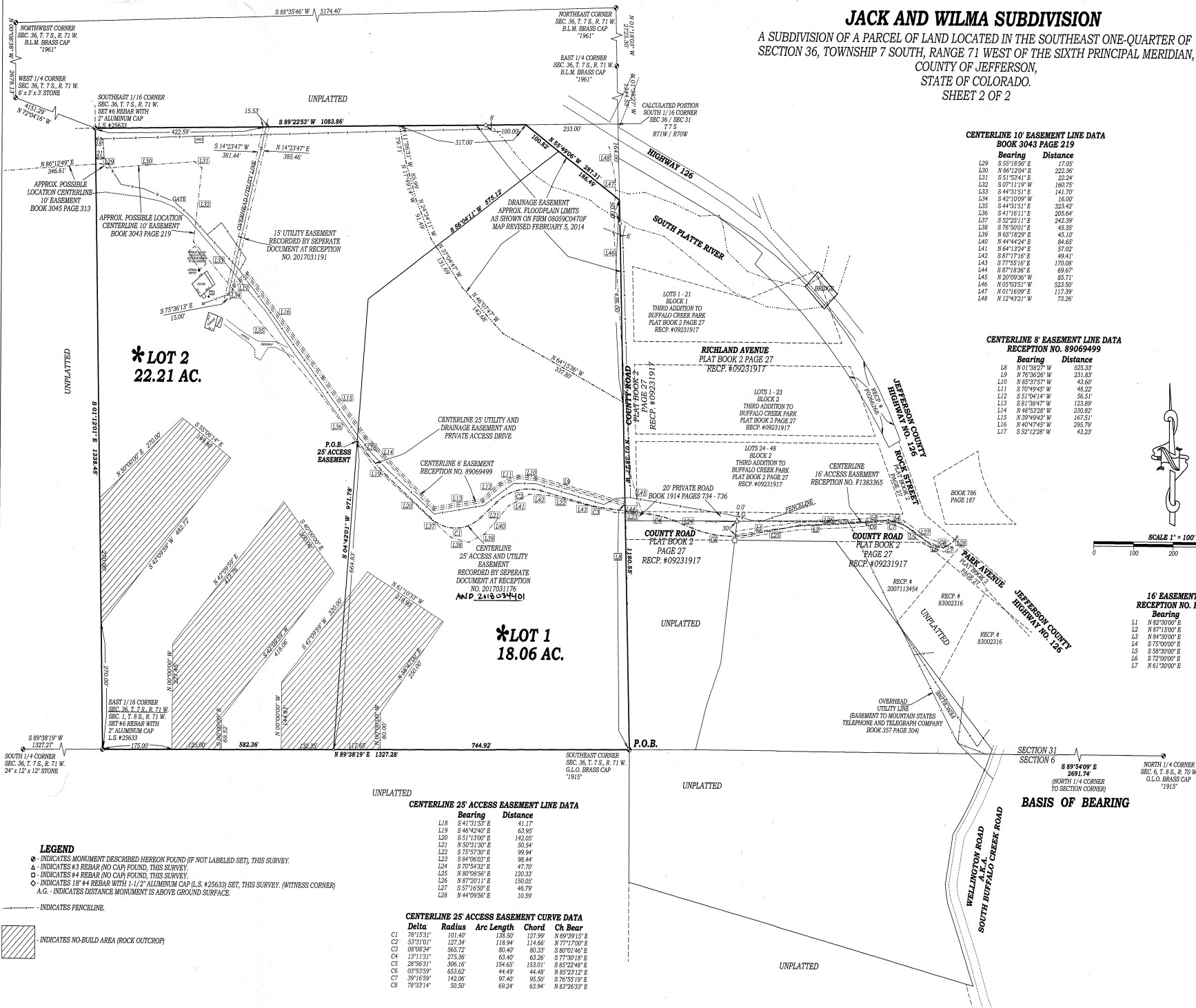
Delta	Radius	Arc Length	Chord	Ch Bear
78°15'31"	101.40'	138.50'	127.89'	N 69°39'15" E
33°17'01"	127.84'	118.94'	114.66'	N 77°17'00" E
08°58'34"	565.72'	80.40'	80.33'	S 80°01'46" E
43°17'31"	275.36'	63.40'	63.26'	S 77°30'18" E
28°56'31"	306.10'	154.65'	153.01'	S 82°22'48" E
03°53'59"	653.62'	44.49'	44.48'	N 85°23'12" E
39°16'59"	142.06'	97.40'	95.50'	S 76°55'19" E
78°57'14"	50.50'	69.24'	63.94'	N 63°26'33" E

LEGEND

- INDICATES MONUMENT DESCRIBED HEREON FOUND (IF NOT LABELED SET), THIS SURVEY.
- ▲ INDICATES #3 REBAR (NO CAP) FOUND, THIS SURVEY.
- ◆ INDICATES #4 REBAR (NO CAP) FOUND, THIS SURVEY.
- ◇ INDICATES 18" #4 REBAR WITH 1-1/2" ALUMINUM CAP (L.S. #25633) SET, THIS SURVEY. (WITNESS CORNER)
- ▲ G. INDICATES DISTANCE MONUMENT IS ABOVE GROUND SURFACE.

--- INDICATES FENCELINE.

▨ INDICATES NO-BUILD AREA (ROCK OUTCROP)



MAP PREPARED: 25 MARCH, 2015
PREPARED BY:
PITSKER AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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FILE NO. 14-267