

OF THE NW 1/4, SEC 9, T4S, R72W OF THE 6TH P.M.
COUNTY OF CLEAR CREEK, STATE OF COLORADO

LOT 2

BEGINNING AT THE CENTER-NORTHLY CORNER OF SAID SECTION 9; THENCE S 87°20'33" W AND ALONG THE SOUTHERLY LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 228.6 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 8-0; THENCE S 89°54'37" W AND ALONG THE SOUTHERLY LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 100.0 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE S 24°24'52" E AND ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 234.00 FEET TO A POINT; THENCE S 87°13'48" E, A DISTANCE OF 38.00 FEET TO A POINT; THENCE S 78°15'45" E, A DISTANCE OF 157.04 FEET TO A POINT; THENCE S 44°36'06" E, A DISTANCE OF 152.50 FEET TO A POINT; THENCE S 15°00'00" E, A DISTANCE OF 150.00 FEET TO A POINT; THENCE S 15°00'00" E, A DISTANCE OF 158.85 FEET TO A POINT; THENCE N 81°43'45" E, A DISTANCE OF 144.20 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE S 91°12'20" E AND ALONG SAID EASTERLY LINE, A DISTANCE OF 560.43 FEET TO THE POINT OF BEGINNING, CONTAINING 36.00 ACRES ± 1.84, 100.50 FT. MORE OR LESS.

LOT 3

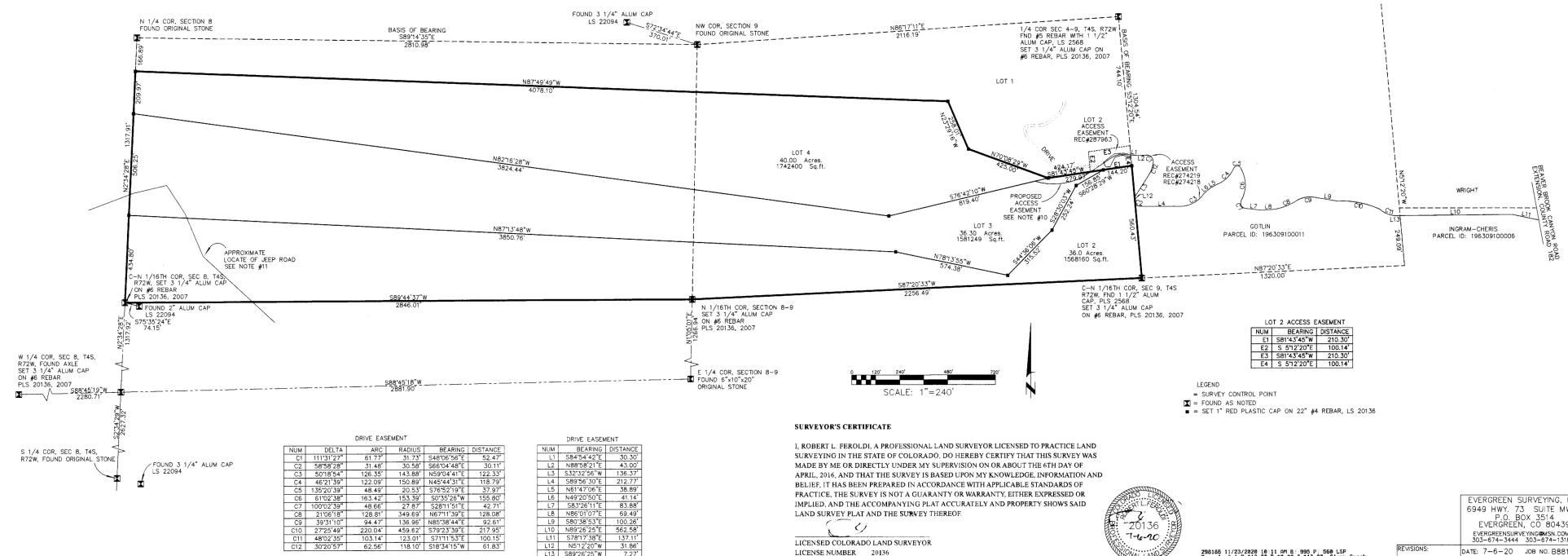
COMMENCING AT THE INTERSECTION CORNER OF SAID SECTION 9, THENCE N 52°12'20" E AND ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 200 FEET TO A POINT, THENCE S 88°00'00" E AND ALONG THE EASTERLY LINE OF THE SOUTHERLY LINE OF A PARCEL KNOWN AS LOT 1, A DISTANCE OF 144.20 FEET TO THE POINT OF BEGINNING, THENCE S 69°28'29" W, A DISTANCE OF 156.85 FEET TO A POINT, THENCE S 28°09'00" W, A DISTANCE OF 228.44 FEET TO A POINT, THENCE S 88°00'00" E AND ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 152.00 FEET TO A POINT, THENCE S 88°00'00" E AND ALONG THE EASTERLY LINE OF A PARCEL KNOWN AS LOT 2, A DISTANCE OF 574.38 FEET TO A POINT, THENCE N 87°13'48" W, A DISTANCE OF 380.76 FEET TO A POINT LYING ON THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 9, THENCE N 7°24'28" E AND ALONG THE EASTERLY LINE OF SAID SECTION 9, A DISTANCE OF 100.00 FEET TO A POINT, A DISTANCE OF 3824.44 FEET TO A POINT, THENCE N 76°42'10" E, A DISTANCE OF 819.40 FEET TO A POINT, THENCE N 81°45'28" E AND ALONG SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 36.50 ACRES (1,581,249 SQ. FT.) MORE OR LESS.

LOT 4

COMMENCING AT THE CENTER-NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S 91°22' 20" E AND ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; A DISTANCE OF 560.43 FEET TO A POINT; THENCE S 81°43' 45" W AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND KNOWN AS LOT 1, A DISTANCE OF 424.17 FEET TO A POINT; THENCE S 81°43' 45" W AND ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 101 FEET TO A POINT; THENCE N 82°16' 28" W, A DISTANCE OF 3824.44 FEET TO A POINT LYING ON THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 9; THENCE N 23°42' 58" E AND ALONG SAID WESTERLY LINE, A DISTANCE OF 209.97 FEET TO A POINT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES, THENCE S 87°49' 49" E, A DISTANCE OF 101 FEET TO A POINT; THENCE S 87°49' 49" E, A DISTANCE OF 101 FEET TO A POINT; THENCE S 70°09' 29" E, A DISTANCE OF 425.90 FEET TO A POINT OF BEGINNING, CONTAINING 60.00 ACRES (1,742,400 SQ FT) MORE OR LESS.

NOTES

- 1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EVERGREEN SURVEYING TO DETERMINE TITLE OR EASEMENTS OR RECORD RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS.
- 2) TITLE COMMITMENT NUMBER 1963-092-00-014 DATED JULY 6, 2020, AND PREPARED BY CHICAGO TITLE OF COLORADO, WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS, RECORD, RIGHTS OF WAY, TITLE OF RECORD AND COURT ACTIONS OF RECORD AND RECORD RESEARCH. RECORDS OF THE EVERGREEN COUNTY ASSESSORS OFFICE AS OF THE DATE OF THIS SURVEY WERE INCLUDED IF APPLICABLE AND ARE NOTED ON THIS PLAT.
- 3) BASIS OF BEARING-- THE EAST-ERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9 PROPERLY BEING 5°12'20" N (ASSUMED) WITH FOUND MONUMENTS AS SHOWN HEREON.
- 4) THE LEGAL DESCRIPTIONS ON THIS PLAT WERE PREPARED BY ROBERT L. FEROLDI, PLS #20136, OF THE FIRM EVERGREEN SURVEYING, INC., BOX 351A, EVERGREEN, COLORADO 80029, (303)764-3444 303@erl.net.
- 5) DATE OF FIELD WORK-- 2015-2016.
- 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY OR MONUMENT OR CLAIM OR CLAIM LINE OR CLAIM CORNER OR MONUMENT OR PERSONAL TO STATE STATUTE 18-68-806.
- 7) 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 BROUGHT MORE THAN FIVE YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 8) DIMENSIONS IN " L " ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- 9) DISTANCES ON THIS LAND SURVEY PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 12 INCHES.
- 10) THIS SURVEY EASEMENT PLAT APPLIES TO THE ARAPAHOE NATIONAL FOREST AS SHOWN UNDER RECEPTION NUMBER 287942 PROVIDES ACCESS FOR ALL LOT OWNERS OVER AN EXISTING AS-TRAVELED TRAIL WHICH TRAVERSES THROUGH ALL PROPERTIES.
- 11) A PROPOSED ACCESS AND UTILITY EASEMENT IS SHOWN TO ALLOW ACCESS TO LOTS 3 AND 4 EXTENDING FROM THE EXISTING ACCESS EASEMENT. THIS WAY WILL BE USED FOR ACCESS TO THE EXISTING UTILITY EASEMENT. THE DEEDS TO LOTS 3 AND 4 WILL BE REQUIRED TO PROVIDE ACCESS TO THESE TWO LOTS.
- 12) A JEEP ROAD CROSSES PORTIONS OF LOTS 2 AND 3 WITH NO KNOWN EASEMENT.



SURVEYOR'S CERTIFICATE

I, ROBERT L. FEROLI, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 6TH DAY OF APRIL, 2016, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LAND SURVEY PLAT AND THE SURVEY THEREOF.

LICENSED COLORADO LAND SURVEYOR
LICENSE NUMBER 20136

EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
P.O. BOX 3514
EVERGREEN, CO 80439
EVERGREENSURVEYING@MSN.COM
303-874-3444 303-874-1318
DATE: 7-6-20 JOB NO. 88812

REVISIONS:

DATE: 7-6-20 JOB NO. 88812
DWG LOCATION: SURVEY JOBS
F/B 137/13 DRAWN BY: LA/BF
CHECKED BY: