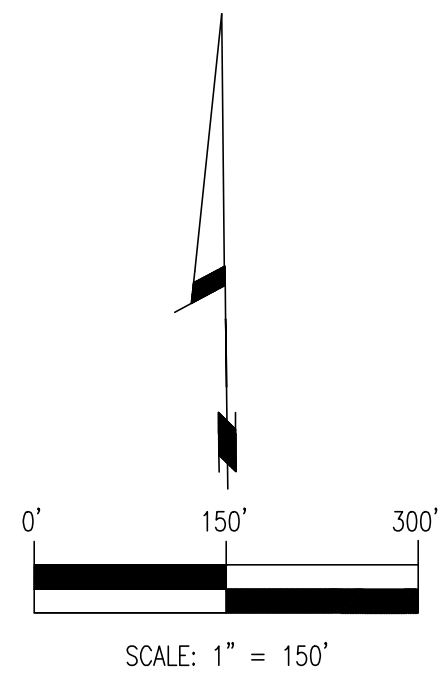


IMPROVEMENT SURVEY PLAT

OF TRACT H, EL COMAR SUBDIVISION,
LOCATED IN THE NE 1/4 OF SECTION 16, T5S, R70W OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- = SET REBAR W/PLASTIC CAP LS# 38083
- = FOUND MONUMENT AS NOTED
- (R) = RECORD INFORMATION (EL COMAR - B.5 P.65/REC.NO.36254991)
- (E1) = RECORD INFORMATION (EL COMAR EXEMPTION SURVEY NO.1 - B.125 P.19)
- (M) = MEASURED
- = PROPERTY LINE
- - - = LOT LINE
- x - x - x - = FENCE LINE

LEGAL DESCRIPTION (NEW)

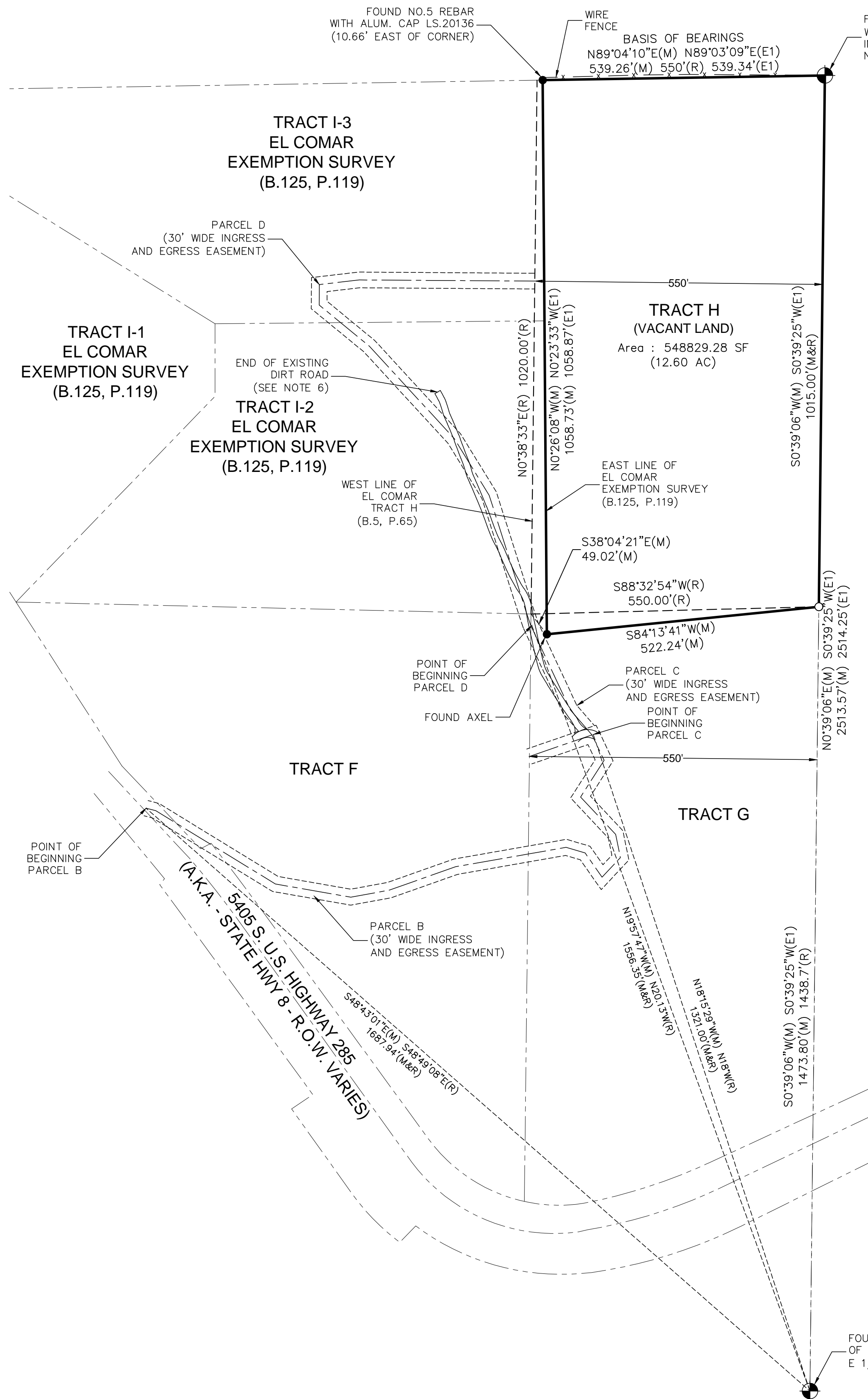
PARCEL A:
TRACT H, EL COMAR, COUNTY OF JEFFERSON, STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH P.M., SAID POINT BEING A FOUND NO.6 REBAR WITH A PLASTIC CAP IN A MOUND OF STONES AND THE NORTHEAST CORNER OF TRACT H, EL COMAR SUBDIVISION; THENCE S0°39'06"W 1015.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 16 AND THE EAST LINE OF SAID TRACT H; THENCE S84°13'41"W 522.24 FEET ALONG THE SOUTH LINE OF SAID TRACT H TO A FOUND AXEL, SAID POINT BEING THE ACCEPTED SOUTHWEST CORNER OF SAID TRACT H; THENCE N0°26'08"W 1058.73 FEET TO A FOUND NO.5 REBAR WITH AN ALUMINUM CAP, SAID POINT BEING THE ACCEPTED NORTHWEST CORNER OF SAID TRACT H AND ALSO BEING A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE N89°04'10"E 539.26 FEET TO THE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINING 548829.28 SQUARE FEET (12.60 ACRES).

COUNTY CLERK / RECORDER FILING CERTIFICATE

DEPOSITED THIS ___ DAY OF _____, 2____, IN BOOK _____, PAGE _____, RECEPTION No. _____, COUNTY CLERK / RECORDER.



LEGAL DESCRIPTION (RECORD)

PARCEL A:
TRACT H, EL COMAR, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND FOR ROAD PURPOSES SITUATED IN TRACTS F AND G OF THE EL COMAR SUBDIVISION, JEFFERSON COUNTY, COLORADO, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, COLORADO, SAID STRIP OF LAND BEING 30.00 FEET IN WIDTH WITH 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 8 (COLORADO STATE HIGHWAY PROJECT N.R.H. 29-C) FROM WHENCE THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS SOUTH 48 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 1687.94 FEET, FROM SAID POINT OF COMMENCEMENT, THE CENTERLINE OF SAID ROAD TRACT PROCEEDS ALONG THE FOLLOWING COURSES: SOUTH 75 DEGREES 27 MINUTES 31 SECONDS EAST, A DISTANCE OF 19.19 FEET; THENCE SOUTH 58 DEGREES 37 MINUTES 07 SECONDS EAST, A DISTANCE OF 100.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 8; THENCE SOUTH 58 DEGREES 37 MINUTES 07 SECONDS EAST, A DISTANCE OF 29.89 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 8; THENCE SOUTH 58 DEGREES 37 MINUTES 07 SECONDS EAST, A DISTANCE OF 137.22 FEET; THENCE SOUTH 80 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 146.32 FEET; THENCE NORTH 79 DEGREES 31 MINUTES 02 SECONDS EAST, A DISTANCE OF 74.89 FEET; THENCE NORTH 70 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 134.20 FEET; THENCE NORTH 79 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 140.64 FEET TO AN INTERSECTION WITH THE TRACT BOUNDARY LINE DIVIDING TRACTS F AND G OF EL COMAR SUBDIVISION; THENCE CONTINUING NORTH 79 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 73.53 FEET; THENCE SOUTH 73 DEGREES 45 MINUTES 34 SECONDS EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 35 DEGREES 07 MINUTES 13 SECONDS EAST, A DISTANCE OF 56.44 FEET; THENCE NORTH 43 DEGREES 01 MINUTES 31 SECONDS EAST, A DISTANCE OF 51.15 FEET; THENCE NORTH 11 DEGREES 43 MINUTES 25 SECONDS WEST, A DISTANCE OF 45.39 FEET; THENCE NORTH 43 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 97.84 FEET; THENCE NORTH 32 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 83.32 FEET; THENCE NORTH 25 DEGREES 31 MINUTES 54 SECONDS WEST, A DISTANCE OF 53.80 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES 03 SECONDS WEST, A DISTANCE OF 126.81 FEET TO A POINT OF TERMINATION AT THE TRACT BOUNDARY OF TRACT F AND TRACT G, EL COMAR SUBDIVISION, WITH PARALLEL SIDELINES OF SAID DESCRIBED CENTERLINE BEING PROLONGED OR SHORTENED TO TERMINATE ALSO AT TRACT BOUNDARY, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL C:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND WHICH STARTS FROM A POINT LOCATED ON THE EXISTING ROADWAY THROUGH TRACT G, EL COMAR SUBDIVISION, AND BEARS NORTHWARDS TOWARDS THE NORTHWEST CORNER OF TRACT G, THIS POINT OF DEPARTURE IS DESCRIBED AS LYING NORTH 18 DEGREES WEST FROM THE SOUTHEAST CORNER OF THE EL COMAR SUBDIVISION, A DISTANCE OF 1321.00 FEET, SAID STRIP OF LAND WILL BE 30.00 FEET IN WIDTH WITH 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
FROM THE DESCRIBED POINT OF DEPARTURE ON THE EXISTING ROADWAY, THE PRIVATE ROADWAY BEARS NORTH 41 DEGREES WEST, A DISTANCE OF 63.00 FEET; THENCE NORTH 25 DEGREES WEST, A DISTANCE OF 178.00 FEET TO A POINT ON THE EXISTING BOUNDARY OF TRACTS G AND F, EL COMAR SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO.

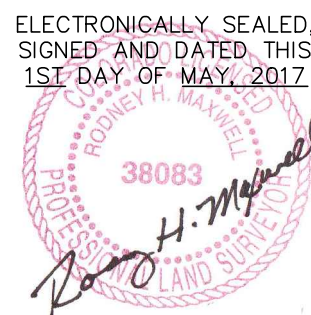
PARCEL D:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND 30.00 FEET IN WIDTH WITH 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED APPROXIMATE CENTERLINE:
COMMENCING AT A POINT ON THE BOUNDARY OF TRACT F, EL COMAR SUBDIVISION, SAID POINT DESCRIBED AS BEARING NORTH 20.13 DEGREES WEST, A DISTANCE OF 1557.20 FEET FROM THE SOUTHEAST CORNER OF EL COMAR SUBDIVISION, THE ROADWAY WILL PROCEED NORTH 19 DEGREES WEST, A DISTANCE OF 27.00 FEET TO A POINT ON THE EXISTING BOUNDARY OF TRACT I, FROM SAID BOUNDARY POINT, THE ROADWAY WILL PROCEED NORTH 18 DEGREES WEST, A DISTANCE OF 234.00 FEET; THENCE NORTH 32 DEGREES WEST, A DISTANCE OF 127.00 FEET; THENCE NORTH 43 DEGREES WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 51 DEGREES WEST, A DISTANCE OF 124.00 FEET; THENCE NORTH 00 DEGREES WEST, A DISTANCE OF 39.00 FEET; THENCE NORTH 83 DEGREES WEST, A DISTANCE OF 77.00 FEET; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF APPROXIMATELY 335.00 FEET TO A POINT ON THE EXISTING TRACT H BOUNDARY, 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 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 THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY WAS PREPARED WITH LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT NO.K70535402 DATED 04-11-2017. A TITLE SEARCH WAS NOT PERFORMED BY COLORADO ILC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE PLAT OF EL COMAR, RECORDED AT THE JEFFERSON COUNTY CLERK AND RECORDER.
- THE SUBDIVISION PLAT DOES NOT SHOW BEARINGS ON THE BLOCK.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF TRACT H, ASSUMED TO BEAR N89°04'10"E, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
- THE ROADWAY/ACCESS AGREEMENT RECORDED AT RECEPTION NO.93093786 CALLS FOR A PERMANENT EASEMENT TO BE WRITTEN UPON COMPLETION OF A NEW ROADWAY. IT IS INTERPRETED THAT THE CURRENT EASEMENT IS TO SERVE AS A GUIDE FOR THE CONSTRUCTION OF THE NEW ROAD WHICH TO BE SURVEYED AND DESCRIBED AT A LATER TIME.
- PROPERTY ADDRESS: 5405 S. US HWY 285, MORRISON, CO 80465

SURVEYOR'S CERTIFICATE

I, RODNEY H. MAXWELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



RODNEY H. MAXWELL, P.L.S. 38083
COLORADO PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
LARRY BENNETT

JOB NUMBER

17-03-181

COLORADO ILC SERVICES

0 5/1/2017

NO. DATE

REVISION

PO BOX 181551 DENVER, CO 80218

O: 303.668.7540 F: 928.962.3123

DRAWN BY:

F. CHAVEZ