

ROAD THE FOLLOWING COURSES AND DISTANCES: NI 1°29'08"E, 142.97 FEET, THENCE NOB\*46'19"E, 84'29 FEET, THENCE NI3\*53'59"E, 383.97 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEST OUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION 17; THENCE LEAVING SAID APPROXIMATE CENTERLINE OF SAID STONE CONTON ROAD SES'59'21"E, 37.59 FEET TO THE NORTHEST CONTONER OF SAID NORTHEST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION 17; THENCE SOO\*38'16"W, 1384.70 FEET TO THE POINT OF BEGINNING. THUS DESCRIBED TRACT OF LAND CONTAINING 5.130 ACRES MORE OR LESS.

## LEGAL DESCRIPTION OF LOT 1:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NEI/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERDIAN, IN THE COUNTY OF BOULDER, STATE OF COLORADO; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECRIMING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NEI/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION 17: THENCE 586\*59'21"E, 1257.37 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NEI/4) OF THE SOUTHWEST QUARTER (NEI/4) OF THE SOUTHWEST GUARTER (NEI/4) OF THE SOUTHWEST GUARTER (NEI/4) OF SECTION 17: TO A POINT ON THE APPROXIMATE CENTERLINE OF AN EXISTING GRAVEL SURFACED ROAD INCOMINE CANYON ROAD AND WITH ALL OTHER BEARINGS CONTINUED HERSIND REATIVE THERETO; THENCE LANG SAID CENTERLINE OF STONE CANYON ROAD THE FOLLOWING COURSES AND DISTANCES: S13\*53\*59"W, 383.97 FEET; THENCE S08\*49\*15\*W, 106.90 FEET; THENCE LEAVING SAID APPROXIMATE CENTERLINE OF STONE CANYON ROAD AND A LONG THE APPROXIMATE CENTERLINE OF AN EXISTING GRAVEL SURFACED ROAD THE FOLLOWING COURSES AND DISTANCES. NI 3\*49\*35\*W, 158.90 FEET; THENCE NIS\*09\*19'12"W, 87.55 FEET; THENCE NIS\*09'19'19'W, 16.45 FEET TO A POINT ON THE CENTERLINE OF A BO-FOOT WIDE PUBLIC RIGHT OF WAY EASEMENT AS RECORDED JUNE 2, 1999 AT RECEPTION NO. 914543 BOULDER COUNTY RECORDS, THENCE ALONG SAID CENTERLINE THE FOLLOWING COUNTY RECORDS, THENCE SAID STATEMENT AS RECORDED BY A CHORD BEARING STIT231\*W, 814.91 FEET AND HAWING A RADIUS OF SERSON FEET, THENCE EXCLUSIVE THENCE SONE SESSON FEET, THENCE SONE SONE FEET, THENCE SONE FEET, THENCE SONE SONE FEET, THENCE SONE FEET, THENCE SONE SONE FEET, THENCE SONE SONE SONE SONE FEET THE NOOTS SONE THE SOUTHW

## LEGAL DESCRIPTION OF LOT 2:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, TOWNSHIP 3 NORTH, PANCE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE GOUNTY OF BOULDER, STATE OF COLORADO; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID MORTHEAST QUARTER (NET/4) OF THE SOUTHWEST CHARTER (SWI/4) OF SECTION 17; THENCE N85\*3815\*W, 271.98 FEET ALONG THE SOUTHWEST CHARTER (SWI/4) OF SECTION 17; THENCE N85\*3815\*W, 271.98 FEET ALONG THE SOUTHWEST CHARTER (SWI/4) OF THE SOUTHWEST CHARTER (SWI/4) OF SECTION 17; OT THE POINT OF BEGINNING, SAID POINT BERNG ON THE APPROXIMATE CENTERLINE OF AND EXISTING GRAVELED SURFACED ROAD KNOWN AS STONE CHAYON ROAD AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETS, HENCE ALONG SAID APPROXIMATE CENTERLINE OF STONE CANYON ROAD THE FOLLOWING COURSES AND DISTANCES. N11°29'08\*E, 142.97 FEET; THENCE NOB\*46'15\*E, 73.02 FEET; THENCE LEAVING SAID APPROXIMATE CENTERLINE OF STONE CANYON ROAD AND ALONG THE APPROXIMATE CENTERLINE OF STONE CANYON ROAD AND ALONG THE APPROXIMATE CENTERLINE OF STONE CANYON ROAD AND ALONG THE APPROXIMATE CENTERLINE OF STONE CANYON ROAD AND ALONG THE APPROXIMATE CENTERLINE AND STONE CONTROL OF THE CENTERLINE OF AN EXISTING GRAVELED SUPERACED ROAD THE FOLLOWING COURSES AND DISTANCES. NOT SEED STONE CENTERLINE OF AN EXECUTED JUNE 2, 1968 AT RECOPPION NO. 914543 BOULDER COUNTY RECORDS, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES. N78°20'00"W, 147.96 FEET; THENCE SO'45'03'"W, 101.65 FEET; THENCE DAY ARC BEING SUBTENDED BY A CHORD BEARING SSI'123'"W, 81.49! FEET AND HAVING A RADIUS OF 528.37 FEET TO THE RIGHT, SUD ARC BEING SUBTENDED BY A CHORD BEARING SSI'123'"W, 81.49! FEET ALONG THE ARC OF A CURVE TO THE LETT, SAID ARC BEING SUBTENDED BY A CHORD BEARING SSI'123'"W, 25.56! FEET TI APPORT OF A CURVE TO THE FAC OF A CURVE TO THE RIGHT, SUD ARC BEING SUBTENDED BY A CHORD BEARING SSI'123'"W, 81.49! FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SUD ARC BEING SUBTENDED BY A CHORD BEARING SO'13'"W, 82.56! FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NET/4) OF THE SOUTHWEST QUARTER (SWI/4) OF SECTION 17; THENCE EASI'S SI'S 15.13.13.00 CENTERLINE SOO'56'31'W, 80.09 FEET TO THE OWN THE SOUTHWEST QUARTER (SWI/4) OF SECTION 17; THE

## NOTES:

(1) BASIS OF BEADINGS: THE NORTH LINE OF THE SOUTHWEST OLARTIER (SM1/4) OF SECTION 17 ASSUMED TO BEAR S86°59'21"E TO AGREE WITH EXISTING LEGAL DESCRIPTIONS AND BEING MONUMENTED AS SHOWN.

(2) NO TITLE SEARCH WAS PERFORMED BY JOHNSON AND ASSOCIATES LAND SURVEYORS, INC. AND RICHTS-OF-WAY AND EASEMENTS SHOWN OR NOTED ARE AS TAKEN FROM LAND TITLE CHARANTE CUMPANY COMMITMENT NO. WOBODOSS39, DATED JUNE 1, 2004 AND CORRECTED JU. 19, 2004. THERE ARE EXCEPTIONS OF TWO STRIPS OF LAND REFERRED TO ON THIS COMMITMEN WHICH NO LONGER POIST DUE TO A DEFAULT JUDGEMENT QUIETING TITLE AS RECORDED APRIL 7, 2009 AT RECEPTION NO. 2990699 WITH THE BOULDER COUNTY CLERK.

(3) THERE IS AN EASEMENT AND RIGHT OF WAY FOR COMMUNICATION LINE PURPOSES AS GRAFTED TO MONTAIN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED API 26, 1938 IN BOOK 653 AT PAGE 227 OF WHICH THE LOCATION IS GENERAL.

## CERTIFICATE:

I, MICHAEL D. JOHNSON, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HERBEY CERTIFY THAT THE LAND SURVEY PLAT, AS SHOWN HEREON, WAS PREPARED BY ME FROM FIELD WORK PERFORMED BY ME AND THAT IT IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CLIENT: BOULD JOB NO. 1

JOHNSON & LAND SURV

404 EAST LONGMONT,