

LAND SURVEY PLAT

PART OF BLOCK 4, GENESEE PARK STATE SUBDIVISION

PART OF THE SE 1/4, SEC 16, T 4 S, R71W OF THE 6TH P.M.

COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION PARCEL 1

A PART OF BLOCK 4, GENESEE PARK STATE SUBDIVISION AS RECORDED IN PLAT BOOK 4, AT PAGE 30, PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. F0570050; THENCE N 2°43'56" E, AND ALONG THE WESTERLY LINE OF SAID RECEPTION NO. F0570050 AND THE WESTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 158.22 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. F0570050; THENCE N 2°51'18" E AND CONTINUING ALONG THE WESTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 172.25 FEET TO A POINT; THENCE S 88°01'07" E, A DISTANCE OF 275.00 FEET TO A POINT ON THE WESTERLY LINE OF RECEPTION NO. 93057948; THENCE S 2°47'47" W, AND ALONG THE WESTERLY LINE OF SAID RECEPTION NO. 93057948, A DISTANCE OF 143.81 FEET TO A POINT; THENCE S 2°47'47" W, A DISTANCE OF 174.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK 4; THENCE N 89°30'23" W AND ALONG THE SAID SOUTHERLY LINE OF BLOCK 4, A DISTANCE OF 104.30 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. F0570050; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID RECEPTION NO. F0570050 THE FOLLOWING TWO (2) COURSES: THENCE N 13°21'42" E, A DISTANCE OF 89.65 FEET TO A POINT; THENCE N 69°48'37" W, A DISTANCE OF 196.35 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 1.53 ACRES (66,809 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2

A PART OF BLOCK 4, GENESEE PARK STATE SUBDIVISION AS RECORDED IN PLAT BOOK 4, AT PAGE 30, PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. F0570050; THENCE S 89°30'23" E AND ALONG THE SOUTHERLY LINE OF SAID BLOCK 4 AND SAID RECEPTION NO. F0570050, A DISTANCE OF 171.14 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. F0570050; THENCE S 89°30'23" E AND CONTINUING ALONG SAID SOUTHERLY LINE OF SAID BLOCK 4, A DISTANCE OF 104.30 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 26750286, THE POINT OF BEGINNING; THENCE N 2°47'47" E AND ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 26750286, A DISTANCE OF 174.99 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 93057948; THENCE ALONG THE SOUTHERLY LINES OF PARCELS OF LAND DESCRIBED IN RECEPTION NO. 93057948, RECEPTION NO. 89108114, AND RECEPTION NO. F0274031 THE FOLLOWING TWO (2) COURSES: THENCE S 85°41'56" E, A DISTANCE OF 309.59 FEET TO A POINT; THENCE S 71°25'57" E, A DISTANCE OF 38.87 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 82039445, SAID POINT BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 74; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 74 THE FOLLOWING TWO (2) COURSES: THENCE S 84°51'18" E, A DISTANCE OF 40.74 FEET TO A POINT; THENCE S 57°43'59" W, A DISTANCE OF 220.52 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID BLOCK 4; THENCE S 89°33'49" W, A DISTANCE OF 409.64 FEET TO A POINT; THENCE S 89°30'23" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 32.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8 ACRES (78,063 SQ. FT.) MORE OR LESS.

NOTES

- EVERGREEN SURVEYING DID NOT PERFORM A FORMAL TITLE SEARCH ON SUBJECT PROPERTY. FOR OWNERSHIP AND EASEMENTS OF RECORD THIS LAND SURVEY PLAT RELIED UPON INFORMATION SUPPLIED BY OWNER.
- BASIS OF BEARING - THE EASTERLY LINE OF RECEPTION NO. F0570050 IS N 13°21'42" E (ASSUMED) WITH FOUND MONUMENTS AS SHOWN HEREON.
- THE LEGAL DESCRIPTIONS ON THIS PLAT WERE PREPARED BY ROBERT L. FEROLDI, PLS #20136, OF THE FIRM EVERGREEN SURVEYING, INC., P.O. BOX 3514, EVERGREEN, CO, 80439, (303) 674-3444. JOB#B9200.
- DATE OF FIELD WORK - JULY - SEPTEMBER 2008.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508 CRS.
- 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.
- DIMENSIONS IN () ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- THERE IS A LOOKOUT MOUNTAIN WATER MAIN WHICH WAS CONSTRUCTED IN THE VICINITY OF THE EXISTING ROAD CROSSING SUBJECT PROPERTY, ACCORDING TO THE OWNER THERE IS NO KNOWN EASEMENT FOR THIS WATER LINE.
- A WATER METER ENCLOSED ON SUBJECT PROPERTY, THIS METER SERVICES A NEIGHBORS PROPERTY TO THE NORTH.
- THE ORIGINAL LEGAL DESCRIPTION FOR SUBJECT PROPERTY WAS POORLY WRITTEN.
- THIS PARCEL IS A REMAINDER PARCEL.
- A LARGE DRAINAGE DITCH CONSTRUCTED BY THE STATE HIGHWAY DEPARTMENT CROSSES SUBJECT PROPERTY AS SHOWN WITH NO KNOWN EASEMENT.
- THE WELLS AS SHOWN ON PARCEL 1 ARE NOTED ON THE DECREE OF THE WATER COURT, CASE NO. 4092 DATED JULY 8, 1974. IN THIS DECREE THERE IS REFERENCE TO POUR (4) WELLS ON PARCEL 1. THERE IS A VAGUE DESCRIPTION OF THE LOCATION OF THESE WELLS NUMBERED 1 THROUGH 4. ALL OF THE WELLS HAVE SIMILAR AMOUNT OF WATER USAGE, HOWEVER IT IS IMPOSSIBLE TO DETERMINE FROM THE DESCRIPTIONS ON THE DECREE THE DESIGNATION NUMBERS OF THESE WELLS.

LEGAL DESCRIPTION 10 FOOT WIDE WATER EASEMENT PARCEL 1

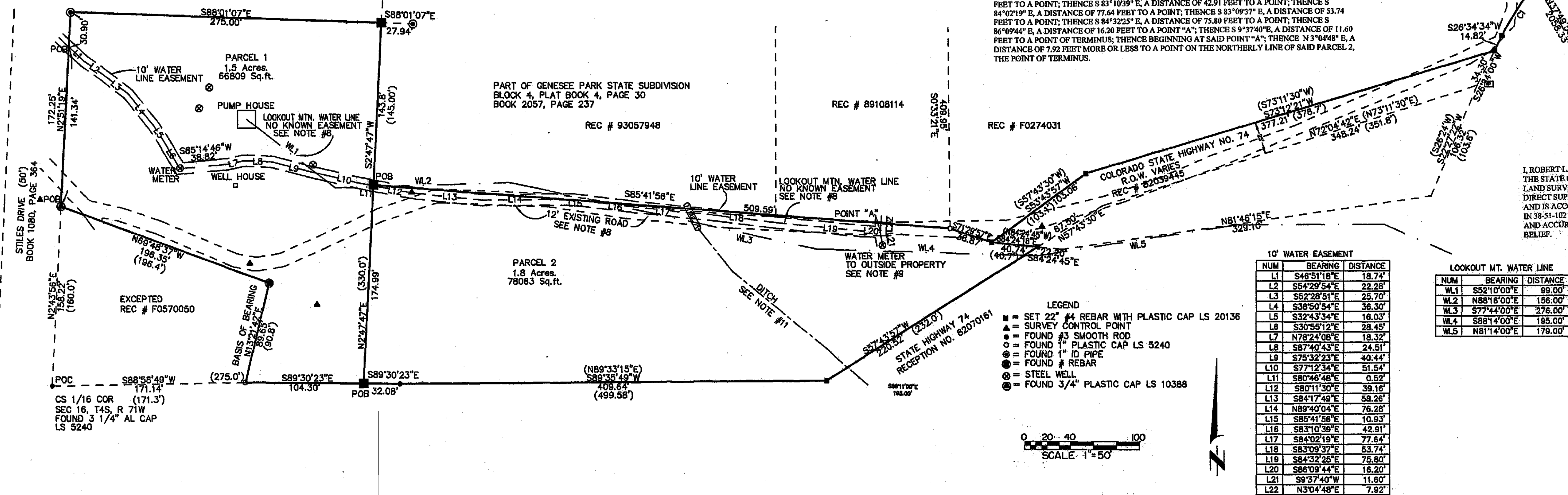
A 10 FEET WIDE WATER EASEMENT LOCATED OVER A PORTION OF PARCEL 1, PART OF BLOCK 4, GENESEE PARK STATE SUBDIVISION, LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. F0570050, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID BLOCK 4 AND THE CENTER SOUTHWEST CORNER OF SAID SECTION 16; THENCE N 2°43'56" E AND ALONG THE WESTERLY LINE OF SAID RECEPTION NO. F0570050 AND SAID BLOCK 4, A DISTANCE OF 158.22 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. F0570050; THENCE N 2°51'19" E AND ALONG THE WESTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 141.34 FEET TO A POINT LYING ON THE CENTERLINE OF A 10 FEET WIDE WATER EASEMENT, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID WATER EASEMENT THE FOLLOWING ELEVEN (11) COURSES: THENCE S 46°51'18" E, A DISTANCE OF 18.74 FEET TO A POINT; THENCE S 54°29'54" E, A DISTANCE OF 22.28 FEET TO A POINT; THENCE S 52°28'51" E, A DISTANCE OF 25.70 FEET TO A POINT; THENCE S 38°50'54" E, A DISTANCE OF 36.30 FEET TO A POINT; THENCE S 32°43'34" E, A DISTANCE OF 16.03 FEET TO A POINT; THENCE S 30°55'12" E, A DISTANCE OF 28.45 FEET TO A POINT; THENCE N 85°14'46" E, A DISTANCE OF 38.82 FEET TO A POINT; THENCE N 78°24'08" E, A DISTANCE OF 18.32 FEET TO A POINT; THENCE S 87°40'43" E, A DISTANCE OF 24.51 FEET TO A POINT; THENCE S 75°32'23" E, A DISTANCE OF 40.44 FEET TO A POINT; THENCE S 77°12'54" E, A DISTANCE OF 51.54 FEET TO A POINT; THENCE S 80°46'48" E, A DISTANCE OF 0.52 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 1, THE POINT OF TERMINUS.

LEGAL DESCRIPTION 10 FOOT WIDE WATER EASEMENT PARCEL 2

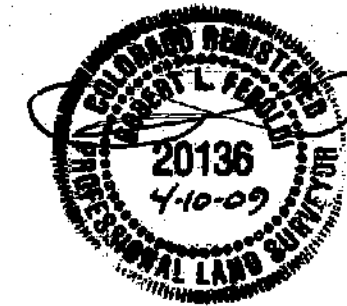
A 10 FEET WIDE WATER EASEMENT LOCATED OVER A PORTION OF PARCEL 2, PART OF BLOCK 4, GENESEE PARK STATE SUBDIVISION, LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. F0570050, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID BLOCK 4 AND THE CENTER SOUTHWEST CORNER OF SAID SECTION 16; THENCE N 2°43'56" E AND ALONG THE WESTERLY LINE OF SAID RECEPTION NO. F0570050 AND SAID BLOCK 4, A DISTANCE OF 158.22 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. F0570050; THENCE N 2°51'19" E AND ALONG THE WESTERLY LINE OF SAID BLOCK 4, A DISTANCE OF 141.34 FEET TO A POINT LYING ON THE CENTERLINE OF A 10 FEET WIDE WATER EASEMENT, THENCE ALONG THE CENTERLINE OF SAID WATER EASEMENT THE FOLLOWING ELEVEN (11) COURSES: THENCE S 46°51'18" E, A DISTANCE OF 18.74 FEET TO A POINT; THENCE S 54°29'54" E, A DISTANCE OF 22.28 FEET TO A POINT; THENCE S 52°28'51" E, A DISTANCE OF 25.70 FEET TO A POINT; THENCE S 38°50'54" E, A DISTANCE OF 36.30 FEET TO A POINT; THENCE S 32°43'34" E, A DISTANCE OF 16.03 FEET TO A POINT; THENCE S 30°55'12" E, A DISTANCE OF 28.45 FEET TO A POINT; THENCE N 85°14'46" E, A DISTANCE OF 38.82 FEET TO A POINT; THENCE N 78°24'08" E, A DISTANCE OF 18.32 FEET TO A POINT; THENCE S 87°40'43" E, A DISTANCE OF 24.51 FEET TO A POINT; THENCE S 75°32'23" E, A DISTANCE OF 40.44 FEET TO A POINT; THENCE S 77°12'54" E, A DISTANCE OF 51.54 FEET TO A POINT; THENCE S 80°46'48" E, A DISTANCE OF 0.52 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 2, THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING SIXTEEN (16) COURSES: THENCE S 80°11'30" E, A DISTANCE OF 39.16 FEET TO A POINT; THENCE S 84°17'49" E, A DISTANCE OF 58.26 FEET TO A POINT; THENCE N 89°40'04" E, A DISTANCE OF 76.28 FEET TO A POINT; THENCE S 85°41'56" E, A DISTANCE OF 10.93 FEET TO A POINT; THENCE S 83°10'39" E, A DISTANCE OF 42.91 FEET TO A POINT; THENCE S 84°02'19" E, A DISTANCE OF 77.64 FEET TO A POINT; THENCE S 83°09'37" E, A DISTANCE OF 53.74 FEET TO A POINT; THENCE S 84°32'25" E, A DISTANCE OF 75.80 FEET TO A POINT; THENCE S 86°09'44" E, A DISTANCE OF 16.20 FEET TO A POINT; THENCE S 93°37'40" W, A DISTANCE OF 11.60 FEET TO A POINT OF TERMINUS; THENCE BEGINNING AT SAID POINT "A"; THENCE N 3°04'48" E, A DISTANCE OF 7.92 FEET MORE OR LESS TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2, THE POINT OF TERMINUS.



SURVEYOR'S STATEMENT

I, ROBERT L. FEROLDI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND IS ACCORDANCE WITH THE STANDARD AS DESCRIBED IN 38-51-102 COLORADO REVISED STATUTES, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



EVERGREEN SURVEYING, INC.
6949 HWY. 73 SUITE MW-3
P.O. BOX 3514
EVERGREEN, CO 80439
EVERGREENSURVEYING@MSN.COM
303-674-3444 303-674-1316

REVISIONS:
10-1-08

DATE: 9-11-08 JOB NO. B9200

DWG LOCATION STATION 2/C LAUREN

F/B DRAWN BY: LF/BF
CHECKED BY: