

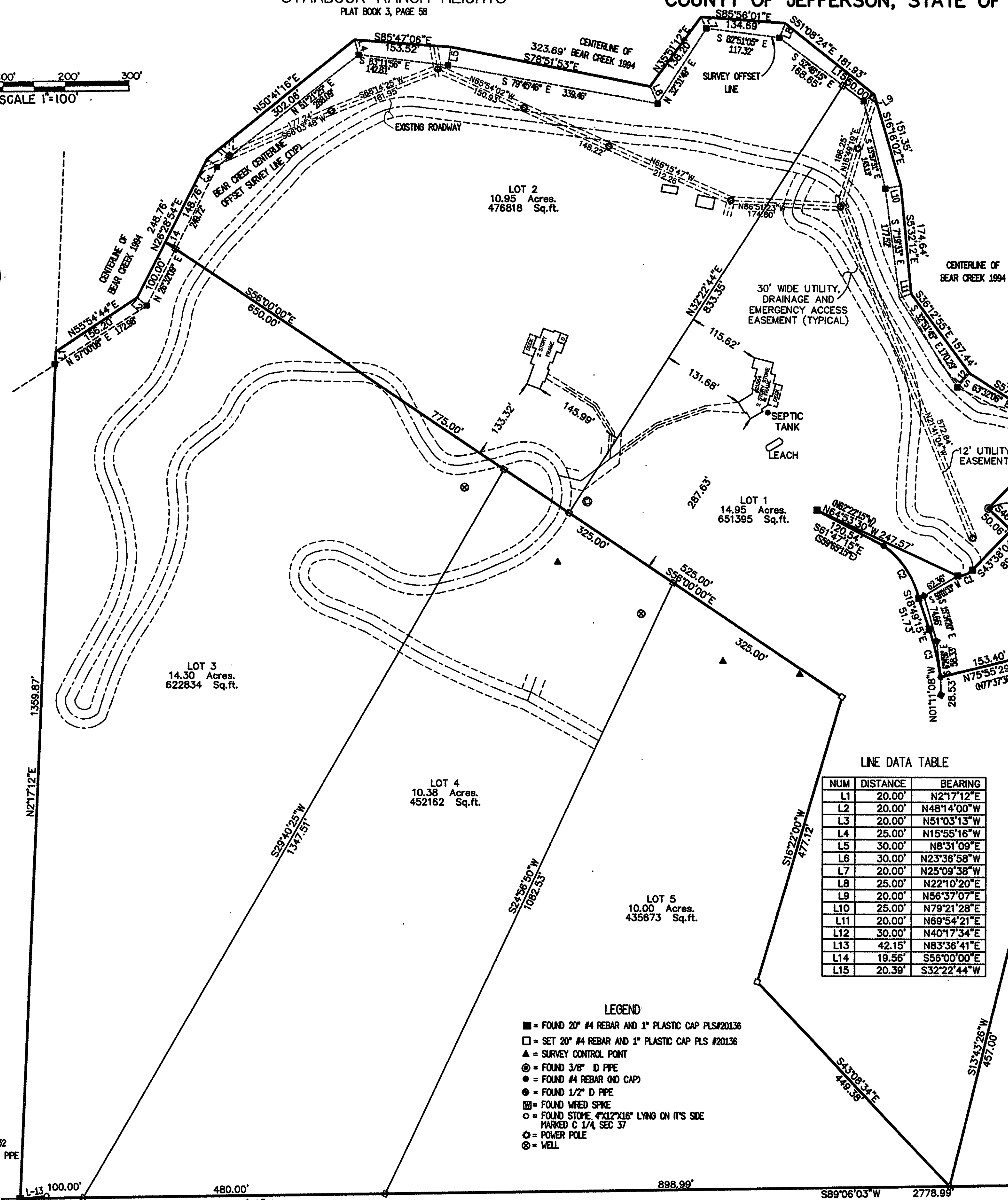
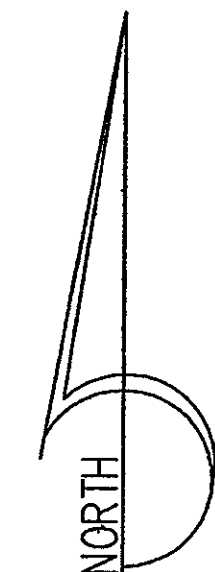
IDLEDALE HIGHLANDS LAND SURVEY PLAT A PORTION OF THE NORTHEAST 1/4 SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

104-728

1/1

STARBUCK RANCH HEIGHTS
PLAT BOOK 3, PAGE 58

0 50' 100' 200' 300'
SCALE 1"=100'



LINE DATA TABLE

NUM	DISTANCE	BEARING
L1	20.00'	N2°17'12"E
L2	20.00'	N48°14'00"W
L3	20.00'	N51°03'13"W
L4	25.00'	N15°55'16"W
L5	30.00'	N8°31'09"E
L6	30.00'	N23°36'58"W
L7	20.00'	N25°09'38"W
L8	25.00'	N22°10'20"E
L9	20.00'	N56°37'07"E
L10	25.00'	N79°21'28"E
L11	20.00'	N69°54'21"E
L12	30.00'	N40°17'34"E
L13	42.15'	N83°36'41"E
L14	19.56'	S58°00'00"E
L15	20.38'	S32°22'44"W

LEGEND

- = FOUND 20" #4 REBAR AND 1" PLASTIC CAP PLS#20136
- = SET 20" #4 REBAR AND 1" PLASTIC CAP PLS #20136
- ▲ = SURVEY CONTROL POINT
- = FOUND 3/8" D PPE
- = FOUND #4 REBAR (NO CAP)
- = FOUND 1/2" D PPE
- ⊞ = FOUND WIRE SPIKE
- = FOUND STONE 4"x12"x16" LYING ON ITS SIDE
- = MARKED C 1/4 SEC 37
- ⊙ = POWER POLE
- ⊗ = WELL

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	46°52'55"	26.18'	32.00'	N68°00'23"E	25.46'
C2	40°40'54"	102.95'	145.00'	N33°37'45"W	100.80'
C3	10°58'14"	71.64'	415.00'	N13°30'29"W	79.34'

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE S 89° 06' 03" W, AND ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2778.99 FEET TO THE CENTER 1/4 OF SAID SECTION 32; THENCE N 2° 17' 12" E, A DISTANCE OF 1359.87 FEET TO A POINT ON THE CENTERLINE OF BEAR CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: THENCE N 55° 54' 44" E, A DISTANCE OF 156.20 FEET TO A POINT; THENCE N 26° 28' 54" E, A DISTANCE OF 100.00 FEET TO A POINT; THENCE S 56° 00' 00" E, DEPARTING SAID CENTERLINE, A DISTANCE OF 150.00 FEET TO A POINT; THENCE S 16° 22' 00" W, A DISTANCE OF 477.12 FEET TO A POINT; THENCE S 43° 08' 34" E, A DISTANCE OF 449.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTHEAST 1/4; THENCE N 13° 43' 26" E, A DISTANCE OF 457.00 FEET TO A POINT; THENCE N 53° 01' 47" E, A DISTANCE OF 300.77 FEET TO A POINT; THENCE S 16° 18' 51" E, A DISTANCE OF 171.00 FEET TO A POINT; THENCE S 54° 51' 51" E, A DISTANCE OF 51.67 FEET TO A POINT; THENCE S 57° 20' 51" E, A DISTANCE OF 507.40 FEET TO A POINT; THENCE N 32° 39' 10" E, A DISTANCE OF 147.95 FEET TO A POINT; THENCE S 85° 10' 51" E, A DISTANCE OF 133.33 FEET TO A POINT; THENCE N 39° 59' 23" E, A DISTANCE OF 241.37 FEET TO A POINT; THENCE S 1° 50' 30" E, A DISTANCE OF 371.10 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 44.68 ACRES (1,946,291 SQUARE FEET), MORE OR LESS.

COMMONLY KNOWN OR HEREAFTER TO BE KNOWN AS LOTS 3, 4, 5, AND 6, IDLEDALE HIGHLANDS.

NOTES:

- 1) FOR OWNERSHIP AND EASEMENTS OF RECORD THIS LAND SURVEY PLAT RELIED UPON INFORMATION SUPPLIED BY THE CLIENT.
- 2) BASIS OF BEARING - THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF SECTION 32 IS S 89°06'03" W (ASSUMED) WITH FOUND MONUMENTS AS SHOWN HEREON.
- 3) 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#87958589.
- 4) DATE OF FIELD WORK - 01-03 TO 12-04.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 CRS.
- 6) 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.
- 7) DIMENSIONS IN () ARE AS PREVIOUSLY DEEDED OR SURVEYED.

THIS SURVEY IS CERTIFIED TO BLUE DOLPHIN INVESTMENTS LLC AND FIRST AMERICAN HERITAGE TITLE COMPANY.

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 IN ACCORDANCE WITH THE STANDARDS AS DESCRIBED IN 38-51-102 COLORADO REVISED STATUTES, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT L. FEROLDI
12-23-04
DATE



LEGAL DESCRIPTION
LOT 1

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE N 1° 50' 30" W ALONG THE EASTERLY LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 371.10 FEET TO A POINT; THENCE S 59° 59' 23" W, A DISTANCE OF 241.37 FEET TO A POINT; THENCE N 85° 10' 51" W, A DISTANCE OF 133.33 FEET TO A POINT; THENCE S 32° 39' 10" W, A DISTANCE OF 147.95 FEET TO A POINT; THENCE N 57° 20' 51" W, A DISTANCE OF 507.40 FEET TO A POINT; THENCE N 64° 51' 51" W, A DISTANCE OF 51.67 FEET TO A POINT; THENCE N 16° 18' 51" W, A DISTANCE OF 171.00 FEET TO THE POINT OF BEGINNING; THENCE S 53° 01' 47" W, A DISTANCE OF 300.77 FEET TO A POINT; THENCE S 13° 43' 26" E, A DISTANCE OF 457.00 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 32; THENCE N 43° 08' 34" W, A DISTANCE OF 449.38 FEET TO A POINT; THENCE N 16° 22' 00" E, A DISTANCE OF 477.12 FEET TO A POINT; THENCE N 56° 00' 00" W, A DISTANCE OF 525.00 FEET TO A POINT; THENCE N 32° 22' 44" E, A DISTANCE OF 833.33 FEET TO A POINT ON THE CENTERLINE OF BEAR CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: THENCE S 51° 08' 24" E, A DISTANCE OF 50.00 FEET TO A POINT; THENCE S 16° 16' 02" E, A DISTANCE OF 151.35 FEET TO A POINT; THENCE S 5° 32' 12" E, A DISTANCE OF 174.64 FEET TO A POINT; THENCE S 36° 12' 55" E, A DISTANCE OF 157.44 FEET TO A POINT; THENCE S 57° 07' 09" E, A DISTANCE OF 175.19 FEET TO A POINT; THENCE S 43° 38' 04" W, A DISTANCE OF 169.00 FEET TO A POINT; THENCE S 46° 21' 56" E, A DISTANCE OF 50.06 FEET TO A POINT; THENCE S 43° 38' 04" W, A DISTANCE OF 89.00 FEET TO A POINT; THENCE 26.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 46° 52' 54", AND WHOSE CHORD BEARS S 68° 00' 23" W, A DISTANCE OF 25.46 FEET TO A POINT; THENCE N 64° 53' 30" W, A DISTANCE OF 247.57 FEET TO A POINT; THENCE S 61° 47' 15" E, A DISTANCE OF 120.54 FEET TO A POINT; THENCE 102.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 40° 40' 54", AND WHOSE CHORD BEARS S 33° 37' 45" E, A DISTANCE OF 100.80 FEET TO A POINT; THENCE S 18° 49' 15" E, A DISTANCE OF 51.73 FEET TO A POINT; THENCE 79.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 10° 58' 14", AND WHOSE CHORD BEARS S 13° 30' 29" E, A DISTANCE OF 79.34 FEET TO A POINT; THENCE N 75° 53' 29" E, A DISTANCE OF 153.40 FEET TO A POINT; THENCE S 36° 04' 42" E, A DISTANCE OF 109.01 FEET TO A POINT; THENCE S 46° 51' 51" E, A DISTANCE OF 207.68 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 14.95 ACRES (651,395 SQUARE FEET), MORE OR LESS.

COMMONLY KNOWN OR HEREAFTER TO BE KNOWN AS LOT 1, IDLEDALE HIGHLANDS.

LEGAL DESCRIPTION
LOT 2

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 OF SAID SECTION 32; THENCE N 2° 17' 12" E, A DISTANCE OF 1359.87 FEET TO A POINT ON THE CENTERLINE OF BEAR CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES: THENCE N 55° 54' 44" E, A DISTANCE OF 156.20 FEET TO A POINT; THENCE N 26° 28' 54" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE N 26° 28' 54" E CONTINUING NORTHEAST ALONG SAID LINE, A DISTANCE OF 148.76 FEET TO A POINT; THENCE N 50° 41' 16" E, A DISTANCE OF 302.06 FEET TO A POINT; THENCE S 85° 47' 06" E, A DISTANCE OF 153.52 FEET TO A POINT; THENCE S 78° 51' 53" E, A DISTANCE OF 148.76 FEET TO A POINT; THENCE N 35° 51' 12" E, A DISTANCE OF 138.20 FEET TO A POINT; THENCE S 85° 50' 01" E, A DISTANCE OF 134.69 FEET TO A POINT; THENCE S 51° 08' 24" E, A DISTANCE OF 131.93 FEET TO A POINT; THENCE S 32° 22' 44" W DEPARTING FROM SAID CENTERLINE, A DISTANCE OF 833.33 FEET TO A POINT; THENCE N 56° 00' 00" W, A DISTANCE OF 715.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 10.95 ACRES (476,818 SQUARE FEET), MORE OR LESS.

COMMONLY KNOWN OR HEREAFTER TO BE KNOWN AS LOT 2, IDLEDALE HIGHLANDS.

WEST 1/4 CORNER SEC 32
FOUNDS 3" AL CAP ON 2" PPE
PE PLS# 6735 GALLAHER

P.O.B.
CENTER 1/4 SECTION 32
SET 3" ALUMINUM CAP ON 5/8" REBAR
STAMPED C 1/4 SEC 32, 1894
PLS# 20136
SOUTH 1/4 CORNER SECTION 32
FOUNDS 8" CONCRETE CONE WITH
5" BRASS CAP, SET IN 1926

UNPLATTED

UNPLATTED

NOTE: EXCEPTED AREAS RECORDED AT RECEPTION
NO. F1327401 DOES NOT AFFECT SUBJECT PROPERTY.

EVERGREEN SURVEYING, INC.
27985 Meadow Dr. Suite 300 P.O. Box 3514
Evergreen, CO 80439
Email: EvergreenSurveying@MSN.com
FAX: (303) 674-1318
DATE 12-26-04 JOB NO. 67958
DISK 2-29 FB ACAD DWG 67958.50
REF DRAWN BY: mwck BY: bf