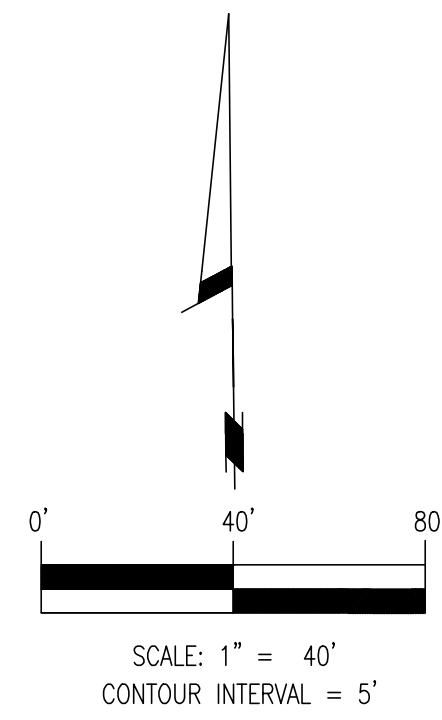


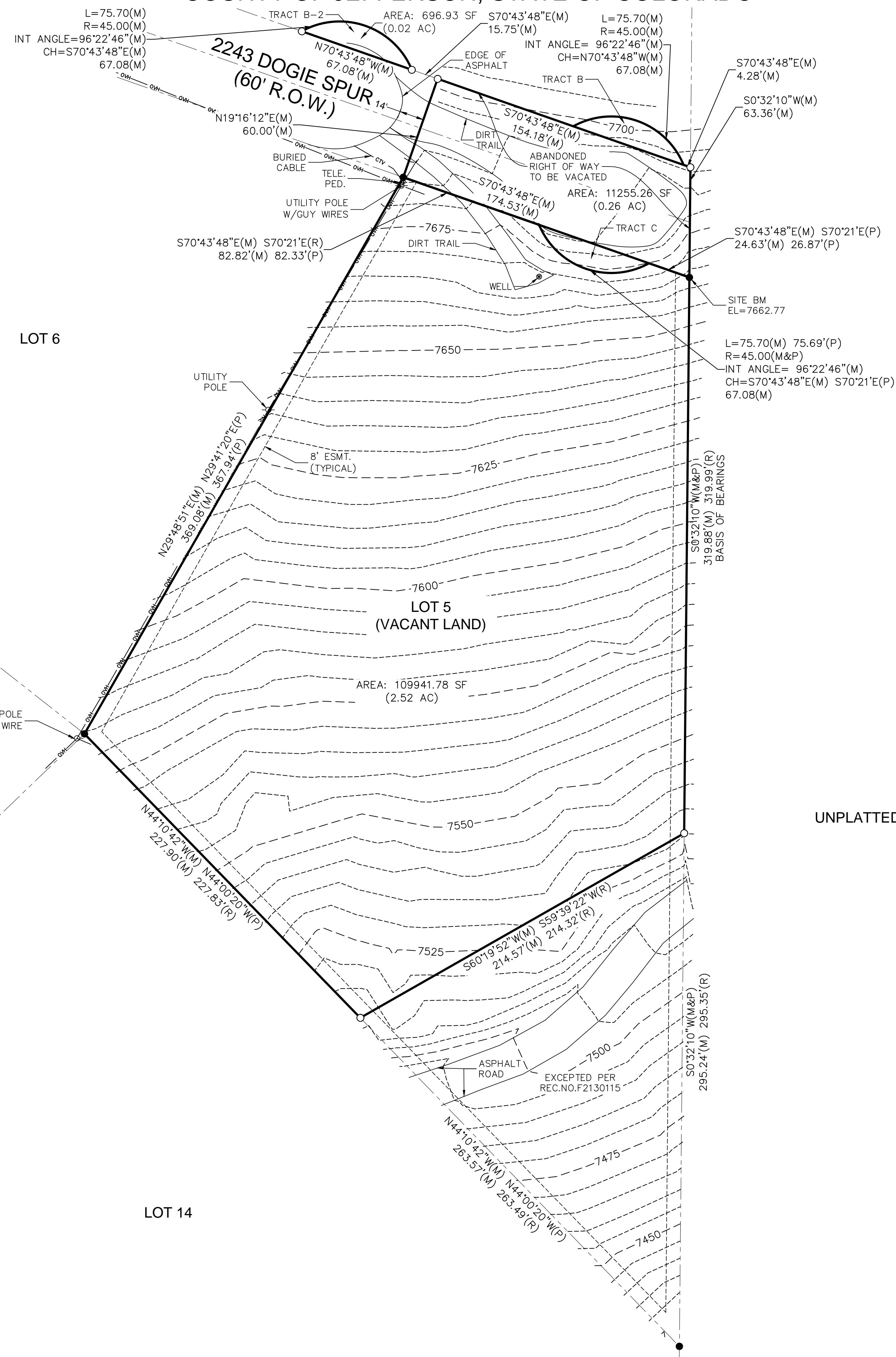
IMPROVEMENT SURVEY PLAT AND TOPOGRAPHIC MAP

OF LOT 5, DOUGLAS MOUNTAIN RANCH FILING NO.1,
 LOCATED IN THE NE 1/4 OF SECTION 36, T3S, R72W OF THE 6TH P.M.,
 COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND

- = SET REBAR W/PLASTIC CAP LS# 38083
- = FOUND REBAR WITH PLAS. CAP (HARRIS 4500)
- (R) = RECORD INFORMATION (PER REC. NO.F2130115)
- (P) = PLATTED INFORMATION
- (M) = MEASURED
- = PROPERTY LINE
- - - = LOT LINE
- — — — — = OVERHEAD UTILITY LINE



LEGAL DESCRIPTION (VACATION)

TRACT B, TRACT C AND THAT PART OF DOGIE SPUR RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 5, DOUGLAS MOUNTAIN RANCH, FILING NO.1; THENCE N19°16'12"E 60 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID DOGIE SPUR RIGHT OF WAY; THENCE S70°43'48"E 154.18 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE EASTERLY LINE OF DOUGLAS MOUNTAIN RANCH, FILING NO.1; THENCE S0°32'10"E 63.36 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTH RIGHT OF WAY OF SAID DOGIE SPUR RIGHT OF WAY; THENCE N70°43'48"W 174.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING, BEING PART OF THE NE 1/4 OF SECTION 36, T3S, R72W OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINING 11255.26 SQUARE FEET (0.26 ACRES).

LEGAL DESCRIPTION (NEW)

TRACT B-2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 5, DOUGLAS MOUNTAIN RANCH, FILING NO.1; THENCE N19°16'12"E 60 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID DOGIE SPUR RIGHT OF WAY; THENCE N70°43'48"W 15.75 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N70°43'48"W 67.08 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 75.70 FEET, SAID CURVE HAVING A RADIUS OF 45.00 FEET, AN INTERIOR ANGLE OF 96°22'46" AND A CHORD WHICH BEARS S70°43'48"E 67.08 FEET TO THE POINT OF BEGINNING, BEING PART OF THE NE 1/4 OF SECTION 36, T3S, R72W OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO.

SAID PARCEL CONTAINING 696.93 SQUARE FEET (0.02 ACRES).

COUNTY CLERK / RECORDER FILING CERTIFICATE

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

LEGAL DESCRIPTION (RECORD)

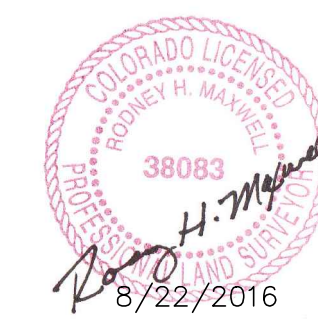
LOT 5, DOUGLAS MOUNTAIN RANCH, FILING NO.1,
 (EXCEPT PARCEL AS RECORDED AT RECEPTION NO.F2130115)
 BEING PART OF THE NE 1/4 OF SECTION 36, T3S, R72W OF THE 6TH P.M.,
 COUNTY OF JEFFERSON, STATE OF COLORADO.

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 WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD. INFORMATION CONTAINED HEREON IS BASED ON THE PLAT OF DOUGLAS MOUNTAIN RANCH FILING NO.1, RECORDED AT THE JEFFERSON COUNTY CLERK AND RECORDER.
- ELEVATIONS ARE BASED ON GPS OBSERVATIONS PERFORMED ON 8/21/2016. GPS OBSERVATIONS WERE BASED ON NAVD88 DATUM.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF LOT 5, ASSUMED TO BEAR S0°32'10"W, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
- PROPERTY ADDRESS: 2243 DOGIE SPUR, GOLDEN, COLORADO 80403

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
 ELECTRONICALLY SIGNED

		PREPARED FOR: TODD YOUNGBLOOD 2243 DOGIE SPUR GOLDEN, CO 80403	
		JOB NUMBER 16-08-400	
2	6/30/2017	 DRAWN BY: F. CHAVEZ	
1	6/12/2017		
0	8/22/2016		
NO.	DATE	PO BOX 181551 DENVER, CO 80218	
REVISION		O: 303.668.7540 F: 928.962.3123	