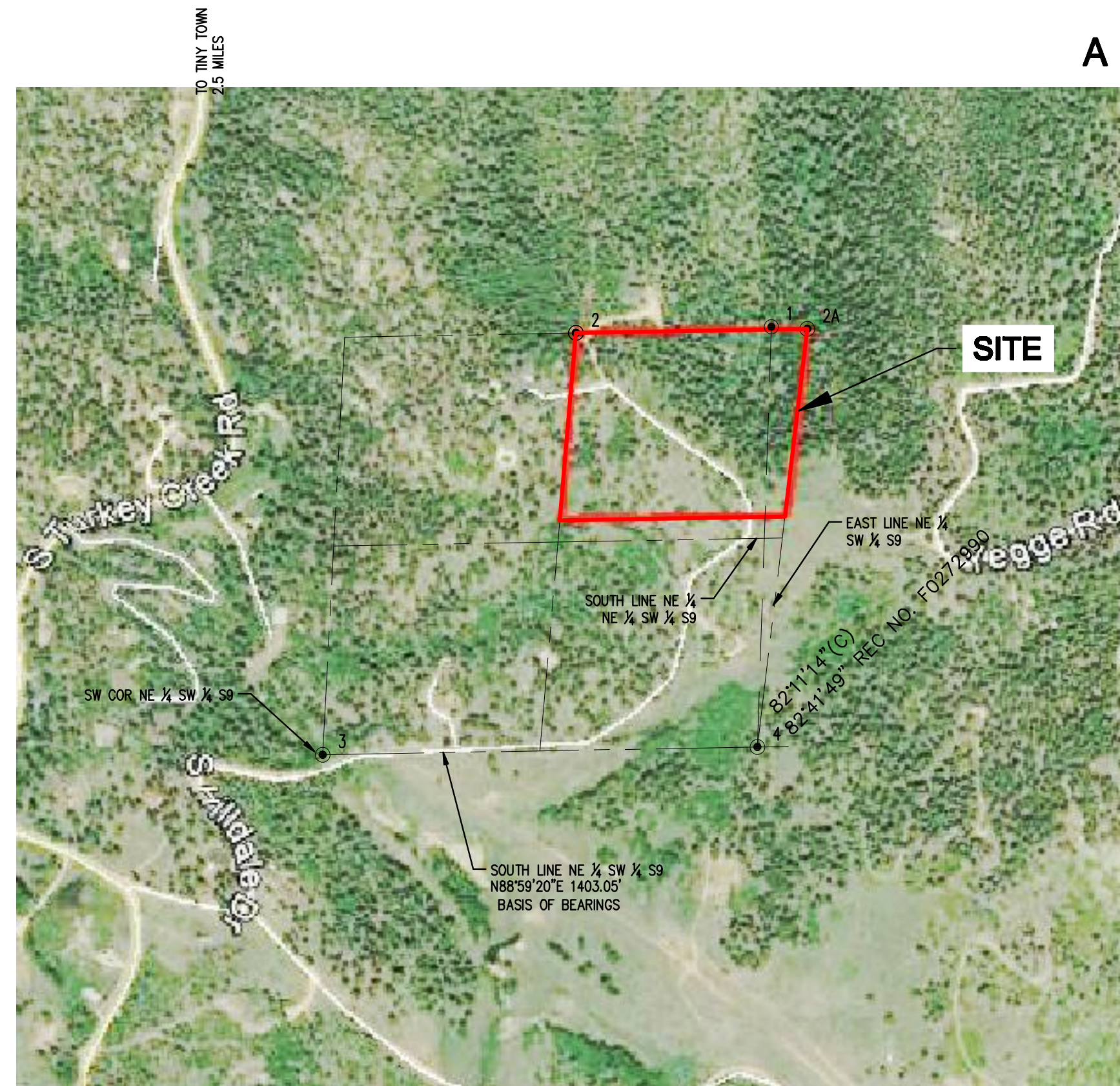
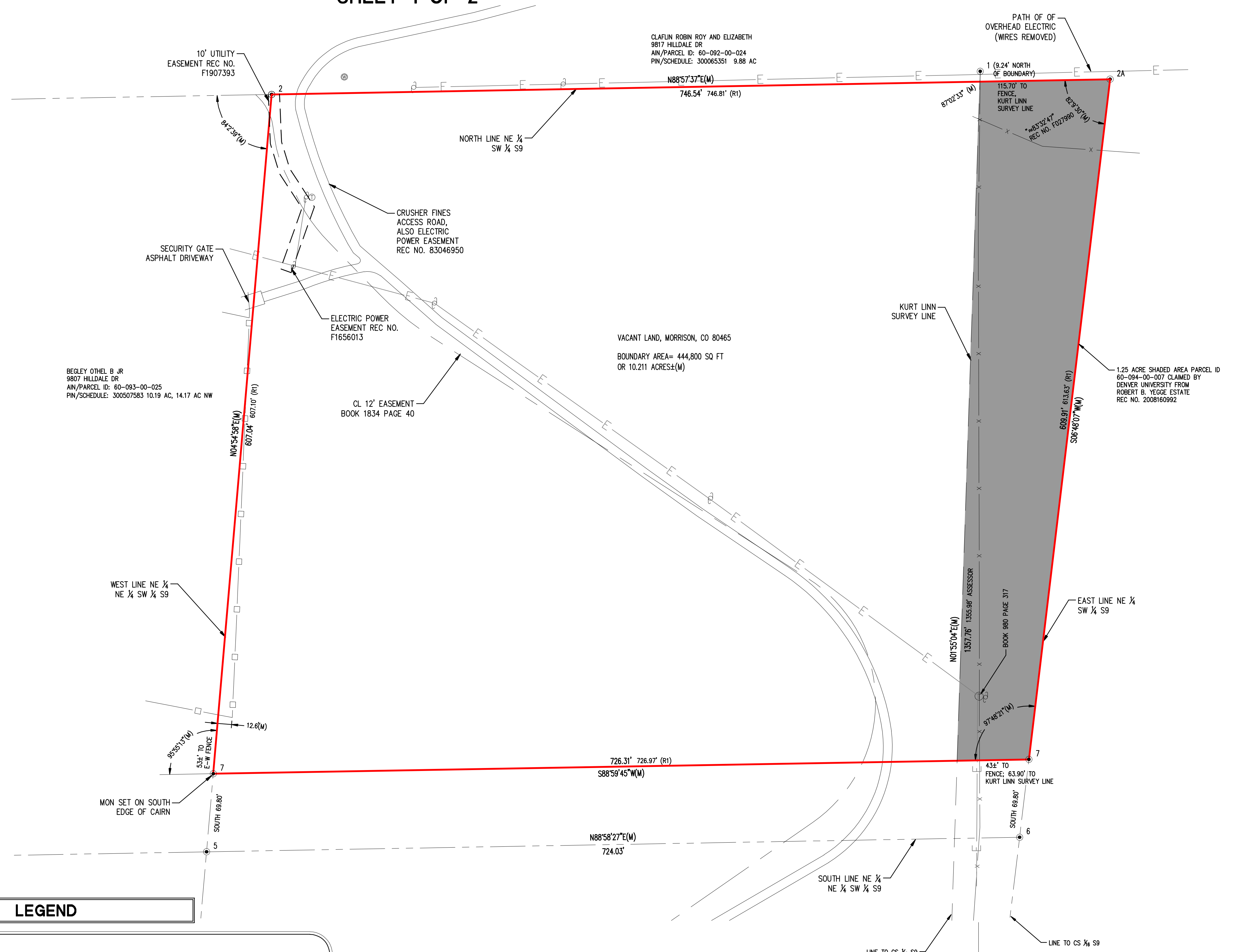


**BOUNDARY SURVEY PLAT**  
**A PORTION THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4, SECTION 9, T. 6 S., R. 70 W., 6TH P.M.**  
**COUNTY OF JEFFERSON, STATE OF COLORADO**  
**SHEET 1 OF 2**



**VICINITY, SITE AND CONTROL MAP**  
 1"=400'



**NOTES**

PREPARED FOR COLORADO ILC SERVICES, A LIMITED LIABILITY COMPANY  
 SITE ADDRESS: VACANT LAND, MORRISON, CO 80465

**LAND DESCRIPTION:**  
 THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER, EXCEPT THE SOUTHERLY 69.80 FEET THEREOF, ALL IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

**RECORD TITLE INFORMATION:**  
 THE INFORMATION OF RECORD SHOWN HEREON IS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER K70620731, EFFECTIVE DATE: 05/16/2019 AT 5:00 P.M., DOCUMENTING 16 SCHEDULE B - PART II EXCEPTIONS.

**SURVEY FIELD DATE:** MAY 24-28, 2019

**BASIS OF BEARINGS:**  
 BEARINGS CONTAINED HEREIN ARE BASED UPON THE BEARING OF N88°59'20"E, ASSIGNED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

**BASIS OF ELEVATION:**  
 N/A

**HORIZONTAL UNITS:**  
 DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION OF ONE SURVEY FOOT = 1200/39.37 METER.

**UNDERGROUND UTILITIES:**  
 COLORADO ILC SERVICES MAKES NO REPRESENTATION REGARDING THE UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATES. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE USED PRIOR TO EXCAVATION.

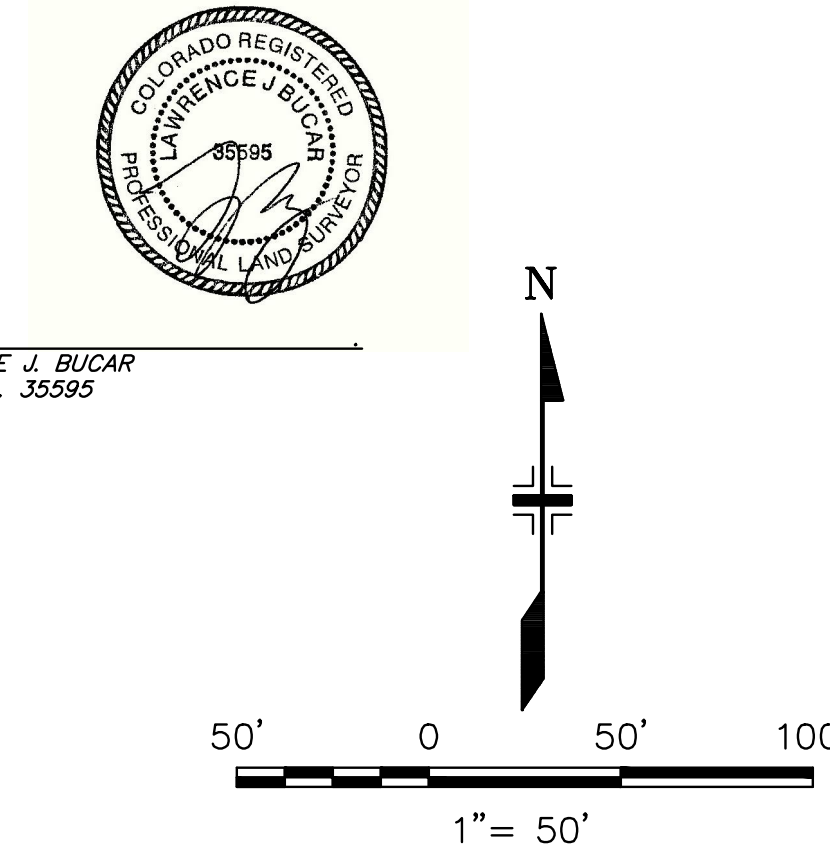
ACCORDING TO COLORADO REVISED STATUTES, SECTION 19-4-508, A CLASS 2 MISDEMEANOR IS COMMITTED BY ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, BOUNDARY MONUMENT, OR ACCESSORY THEREOF.

**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 CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATE:**  
 I, LAWRENCE J. BUCAR, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY STATE THAT A BOUNDARY SURVEY PLAT OF THE AFORESAID PROPERTY WAS MADE UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF COLORADO ILC SERVICES. I FURTHER STATE THAT THE ATTACHED DRAWINGS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**LEGEND**

- |                             |                       |                         |
|-----------------------------|-----------------------|-------------------------|
| — SURVEYED BOUNDARY         | — x — BARB WIRE FENCE | - - - EASEMENT OUTLINE  |
| - - - KURT LINN SURVEY LINE | □ TENSILE CABLE FENCE | - - - OVERHEAD ELECTRIC |
- 1 FOUND REBAR AND 1" WHITE PLASTIC CAP STAMPED "14112"
  - 2 FOUND REBAR AND 2" METAL CAP STAMPED "CEW 1/64 PLS 19618 2000" PER MON RECORD
  - 2A FOUND REBAR AND 2" METAL CAP IN BOULDER OUTCROP STAMPED "C 1/4 PLS 19618 2000" PER MON RECORD
  - 3 FOUND 4" DIA PIPE PER MON RECORD
  - 4 FOUND REBAR AND 3.25" METAL CAP STAMPED "CS 1/16 PLS 20136 2017" PER MON RECORD
  - 5 SET 30" #6 REBAR AND METAL CAP STAMPED "NESW 1/64 PLS 35595 2019"
  - 6 SET 30" #6 REBAR AND METAL CAP STAMPED "CNS 1/64 PLS 35595 2019"
  - 7 SET 2" #5 REBAR AND METAL CAP STAMPED "PLS 35595"
- (R1) UNRECORDED MEUER CONSULTANTS SURVEY 11/4/1969 (C) CALCULATED VALUE (M) MEASURED VALUE (CL) CENTERLINE
- ⊕ WATER WELL ⊕ COMMUNICATIONS PEDESTAL  
 ⓪ UTILITY POLE



**CLERK AND RECORDER'S CERTIFICATE**  
 ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY  
 AT GOLDEN, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_ DEPUTY CLERK

**COLORADO ILC SERVICES**

Title: A PORTION THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4, SECTION 9, T. 6 S., R. 70 W., 6TH P.M.		
Date: May 28, 2019	P.O. BOX 461576 AURORA CO 80046-1576 (303) 688-7540	Sheet 1 of 2
Drawn By: LJB	Site Address: Hilldale Dr MORRISON	
Checked By: AME \Civil 3D Projects\9750 S. Hilldale Dr\dwg\9750 S. Hilldale Dr.dwg		

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RECEPTION NO. F1260407  
5/21/2001 13:02:15 PG: 001-001  
PAGE FEES: 5.00 REC.FEE: 0.00  
RECORDED IN JEFFERSON COUNTY, COLORADO

QUITCLAIM DEED

THIS DEED, dated June 21, 2001  
between  
Carol Ann Pieper  
of the County of Jefferson and State of  
Colorado, grantor(s), and  
Carol Ann Pieper, Trustee  
of the Carol A. Pieper Revocable Trust  
whose legal address is 9750 S. Hilldale Drive  
of the Morrison County of Jefferson and State of Colorado grantee(s).

WITNESS, that the grantor(s), for and in consideration of the sum of \_\_\_\_\_ DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, ha remised, released, sold and QUITCLAIMED, and by these  
presents do remise, release, sell and QUITCLAIM unto the grantee(s) heirs, successors and assigns forever, all  
the right, title, interest, claim and demand which the grantor(s) ha in and to the real property, together with improvements, if any,  
situate, lying and being in the \_\_\_\_\_ County of \_\_\_\_\_ and State of Colorado,  
described as follows:

The Northeast one-quarter of the Northeast one-quarter of the Southwest one-quarter except the southerly 69.80 feet thereof, all in Section 9, Township 6 South, Range 70 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, containing 10.246 acres, more or less; reserving a 12.00 foot wide easement for ingress and egress as described in Book 1834, page 49, Jefferson County Records.

also known by street and number as:  
assessor's schedule or parcel number: 095451

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity to the only proper use, benefit and behoof of the grantee(s) heirs and assigns forever.  
IN WITNESS WHEREOF, the grantor(s) ha executed this deed on the date set forth above.

Carol Ann Pieper

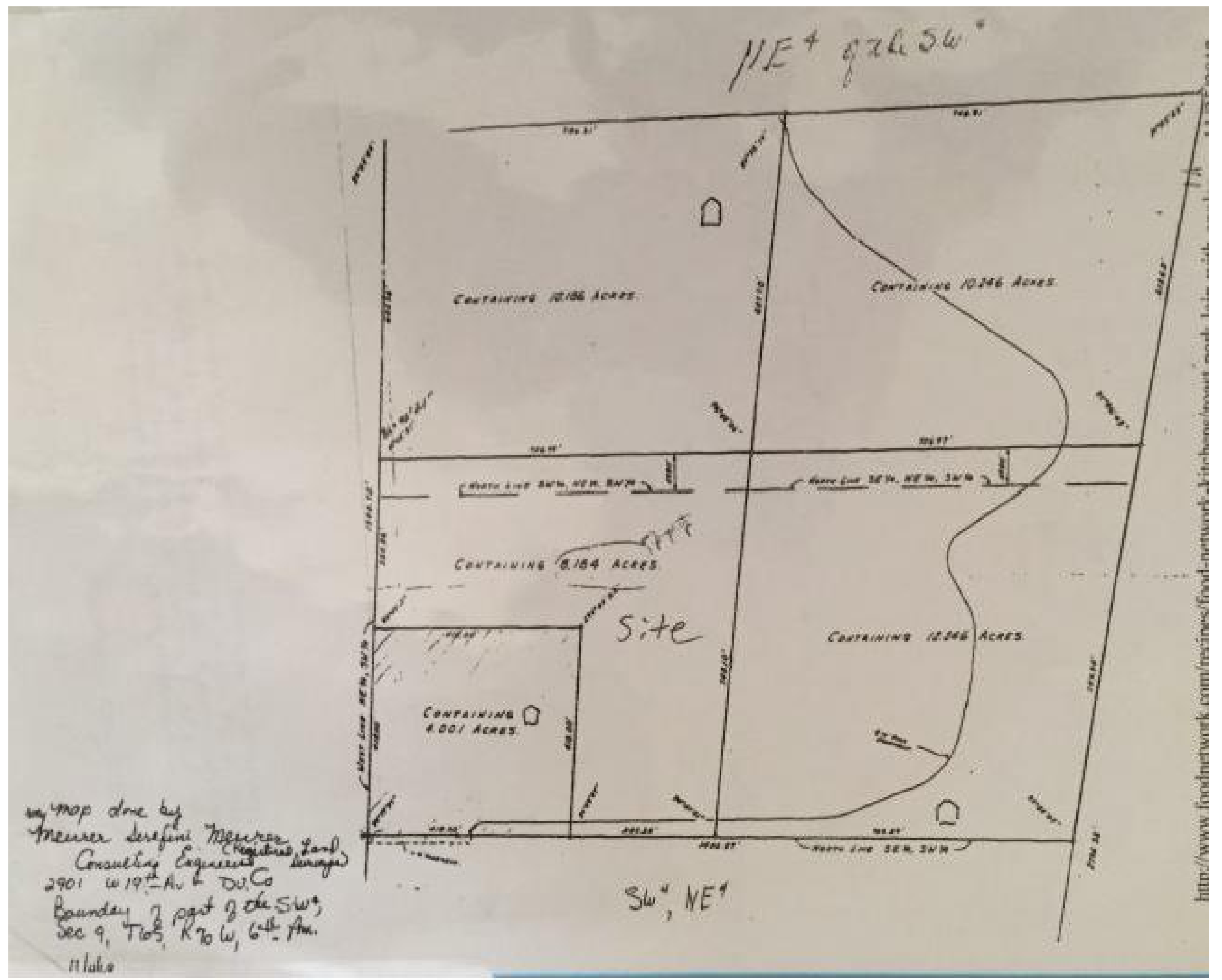
S & S Surveying & Engineering  
7232 W 87th Place  
Arvada Colo  
Phone 422 2470

DESCRIPTION OF EASEMENT

A 16 foot easement in the SW 1/4 of the SW 1/4 of Section 9, Township 6 South, Range 70 West of the 6th P.M., described as follows: Beginning at the Northwest corner of said SW 1/4 of the SW 1/4 of Section 9; thence North 89° 08' East, along the North line of the SW 1/4 of Section 9, 216.0 feet; thence South 3° 09' West, 16.0 feet; thence South 89° 08' West, parallel to the North line of the SW 1/4 of Section 9, 216 feet; thence North 3° 09' East, 16.0 feet to the point of beginning.  
A 12 foot easement in the NE 1/4 of the SW 1/4 of Section 9, Township 6 South, Range 70 West of the 6th P.M., whose center line is described as follows: Beginning at a point on the South line of said NE 1/4 of the SW 1/4 of Section 9 said point being North 89° 09' East, 210.0 feet from the SW corner of said NE 1/4 of the SW 1/4 of Section 9; thence North 27° 38' East, 13.5 feet; thence along a curve to the right having a delta angle of 60° 35' and a radius of 34.24 feet, 36.2 feet; thence North 88° 13' East, 566.8 feet; thence along a curve to the left having a delta angle of 20° 05' and a radius of 169.41 feet, 59.38 feet; thence North 68° 08' East, 137.0 feet; thence along a curve to the left having a delta angle of 57° 40' and a radius of 140.42 feet, 141.33 feet; thence North 10° 28' East, 85.8 feet; thence along a curve to the left having a delta angle of 8° and a radius of 286.0 feet, 39.93 feet; thence North 2° 28' East, 65.0 feet; thence along a curve to the left having a delta angle of 30° 10' and a radius of 111.81 feet, 58.76 feet; thence North 27° 42' West, 84.6 feet; thence along a curve to the right having a delta angle of 83° 16' and a radius of 56.25 feet, 81.75 feet; thence North 55° 34' East, 159.8 feet; thence along a curve to the left having a delta angle of 112° 32' and a radius of 130.61 feet, 256.53 feet; thence North 56° 58' West, 398.4 feet; thence along a curve to the right having a delta angle of 13° 10' and a radius of 249.94 feet, 59.73 feet; thence North 43° 48' West, 65.3 feet; thence along a curve to the right having a delta angle of 18° 14' and a radius of 157.79 feet, 49.58 feet; thence North 25° 34' West, 26.2 feet; thence along a curve to the right having a delta angle of 17° 30' and a radius of 97.46 feet, 89.77 feet; thence North 8° 04' West, 12.8 feet; thence along a curve to the left having a delta angle of 36° 42' and a radius of 45.22 feet, 28.97 feet; thence North 44° 46' West, 3.4 feet more or less to a point on the North line of the NE 1/4 of the SW 1/4 of Section 9, Township 6 South, Range 70 West of the 6th P.M., County of Jefferson, State of Colorado.

[Signature]

BOUNDARY SURVEY PLAT  
A PORTION THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4, SECTION 9, T. 6 S., R. 70 W., 6TH P.M.  
COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 2 OF 2



map done by  
Theurer Serefini Morrison  
Consulting Engineers (Registered Land Surveyors)  
2901 W 19th Ave, Suite 200, Co  
Boundary of part of the SW 1/4,  
Sec 9, T. 6 S., R. 70 W., 6th. Am.  
H. L. L.



Title: A PORTION THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4, SECTION 9, T. 6 S., R. 70 W., 6TH P.M.		
Date: May 27, 2019	P.O. BOX 461576 AURORA CO 80046-1576 (303) 688-7540	Sheet 2 of 2
Drawn By: LJB		Site Address: Hilldale Dr MORRISON
Checked By: AME Civil 3D Projects\9750 S. Hilldale Dr\dwg\9750 S. Hilldale Dr.dwg		

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