

FILE NO: 19-143
DATE: 28 FEBRUARY, 2019
FOR: MIKE LADEN
ADDRESS: 11800 SOUTH RIDGE ROAD

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE FIRM OR INDIVIDUAL SHOWN HEREON, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY THE INDIVIDUAL OR FIRM SHOWN HEREON AND DESCRIBES THE PARCEL'S APPEARANCE ON THE DATE SHOWN HEREON. I FURTHER CERTIFY THAT IMPROVEMENTS ON THE DESCRIBED PARCEL, ON THE DATE SHOWN HEREON, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, PER THE LEGAL DESCRIPTION, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. ALL EASEMENTS AND RIGHTS OF WAY ARE PER PLAT OR TITLE COMMITMENT UNLESS OTHERWISE NOTED. LEGAL DESCRIPTION IS PER DEED OR TITLE COMMITMENT. NOT VALID WITHOUT ORIGINAL SIGNATURE AND RED SEAL. 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.

A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE EXACT SETBACK DISTANCES

LEGAL DESCRIPTION:

PARCEL A:

A TRACT OF LAND SITUATED WITHIN THE SOUTH ½ OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

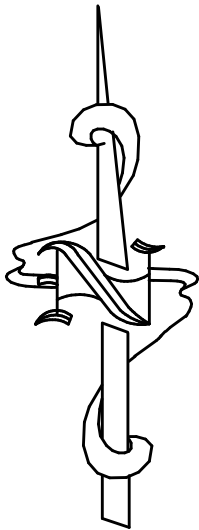
BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 29-6-70 WHENCE THE WEST QUARTER CORNER OF SAID SECTION 29-6-70 BEARS NORTH 89°56'35" WEST A DISTANCE OF 25.00 FEET;
THENCE NORTH 00°35'43" EAST ALONG THE EASTERLY LINE OF A 50.00 FOOT ROAD DEEDED TO JEFFERSON COUNTY OF THE STATE OF COLORADO BY A QUIT CLAIM DEED RECORDED IN BOOK 2490 AT PAGE 127, JEFFERSON COUNTY RECORDS, A DISTANCE OF 1301.114 FEET;
THENCE ALONG A CURVE TO THE RIGHT (CENTRAL ANGLE 89°59'50" RADIUS 15 FEET) A DISTANCE OF 23.6 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EXISTING COUNTY ROAD;
THENCE SOUTH 89°20'20" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE EXISTING COUNTY ROAD (KNOWN AS THE PLEASANT PARK ROAD) A DISTANCE OF 1141.91 FEET;
THENCE SOUTH 00°03'12" EAST A DISTANCE OF 1303.881 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 29-6-70;
THENCE NORTH 89°56'35" WEST ALONG SAID EAST-WEST CENTERLINE OF SECTION 29-6-70 A DISTANCE OF 1171.30 FEET TO THE POINT OF BEGINNING,
EXCEPT ANY PART LYING WITHIN SECTION 30, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE NORTH ½ OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH P.M., LYING SOUTHERLY OF PLEASANT PARK ROAD AND EASTERLY OF RIDGE ROAD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 30 AND ON THE EASTERLY LINE OF RIDGE ROAD WHENCE THE EAST ¼ CORNER OF SAID SECTION 30 BEARS SOUTH 10°57'46" WEST, 139.31 FEET;
THENCE NORTH 00°37'31" EAST, ALONG THE EASTERLY LINE OF SAID RIDGE ROAD, 1164.00 FEET TO A POINT OF CURVATURE;
THENCE 23.58 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°59'50" TO THE SOUTHERLY LINE OF PLEASANT PARK ROAD;
THENCE SOUTH 89°20'20" EAST, ALONG SAID LINE, 200.03 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 30;
THENCE SOUTH 10°57'46" WEST, ALONG SAID LINE, 1198.34 FEET TO THE POINT OF BEGINNING,
COUNTY OF JEFFERSON, STATE OF COLORADO.

(TITLE COMMITMENT NOT RECEIVED)

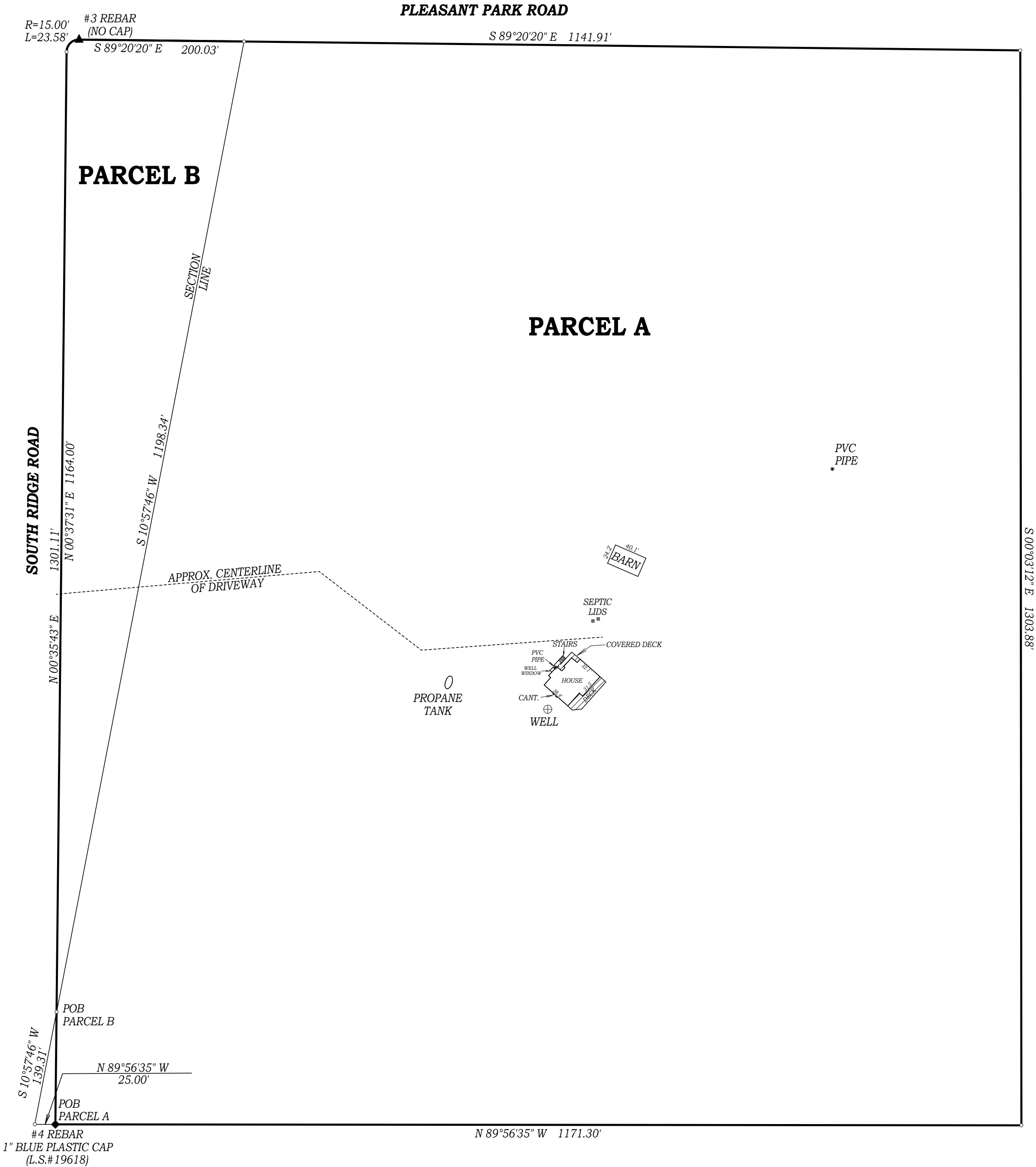


SCALE: 1" = 100'

IMPROVEMENT LOCATION CERTIFICATE

AMERICAN SURVEYS, LLC

Professional Land Surveyors
26689 PLEASANT PARK ROAD
CONIFER, CO. 80433
(303) 674- 6018
EMAIL: pksurv@aol.com



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