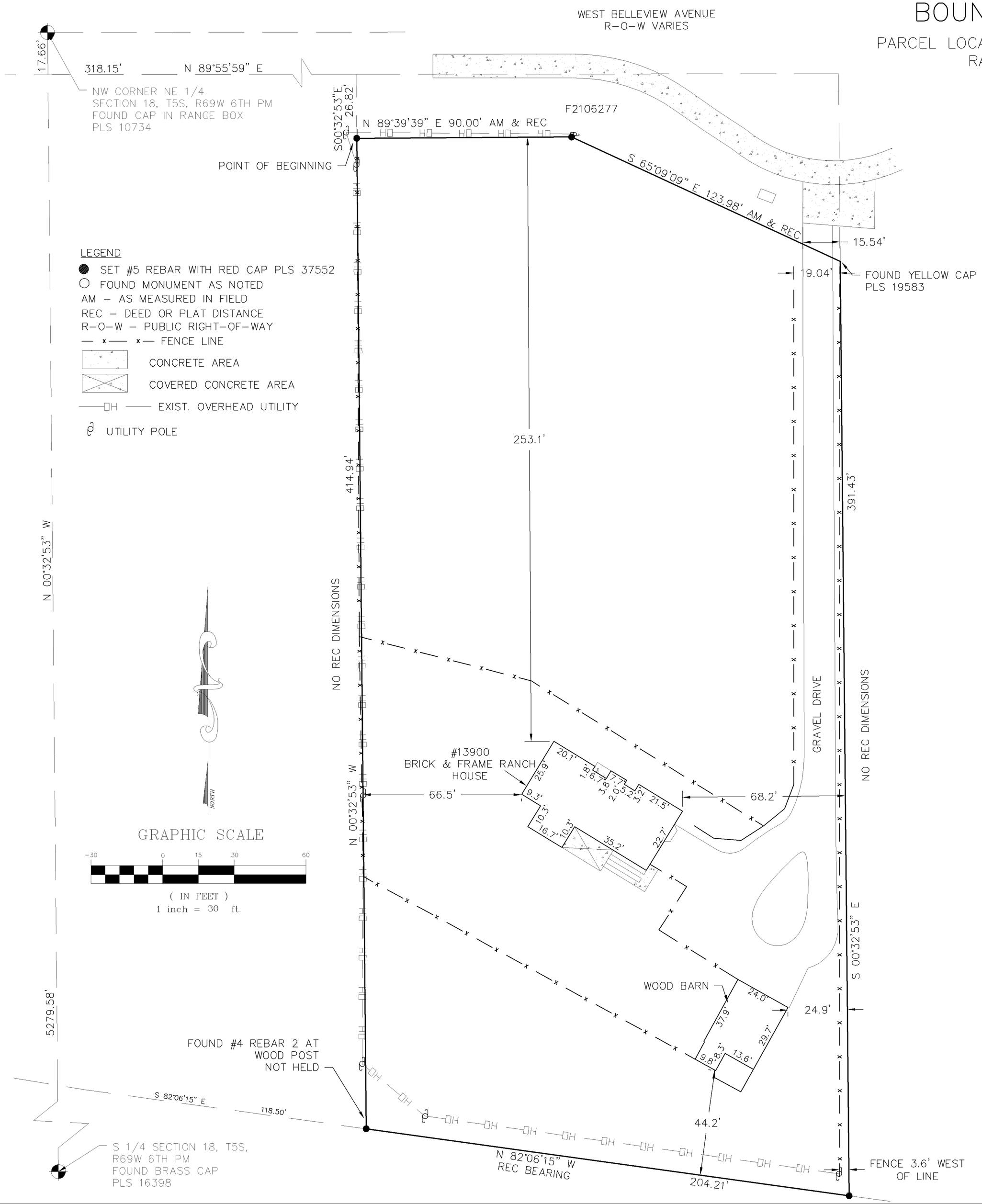
BOUNDARY AND IMPROVEMENT SURVEY

PARCEL LOCATED IN THE NE 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

13900 WEST BELLEVIEW AVENUE



SURVEYORS LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 18, T5S, R69W OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF THE NE1/4 OF SAID SECTION 18; THENCE S00°32'53"E ALONG THE WEST LINE OF SAID NE1/4 17.66 FEET; THENCE N89°55'59"E, 318.15 FEET; THENCE S0032'53"E, 26.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST BELLEVIEW AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE N89°39'39"E, 90.00 FEET; THENCE S65°09'09"E, 123.98 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S00°32'53"E PARALLEL WITH THE WEST LINE OF SAID NE1/4, 391.43 FEET; THENCE N82°06'15"W, 204.21 FEET; THENCE N00°32'53"W PARALLEL WITH THE WEST LINE OF SAID NE1/4, 414.94 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.9242 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT ON DECEMBER 1, 2008, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, DECEMBER 1, 2008, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

CURTIS E CARROLL, PLS
COLORADO #37552

1. 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.

2. MONUMENT DEFACING STATEMENT:
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, C.R.S.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BEAR CREEK LAND SURVEYING (SURVEYOR) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, THE SURVEYOR RELIED UPON RECORDED PLAT AND INFORMATION SUPPLIED BY CLIENT

4. PROFESSIONAL LAND SURVEYOR SEAL, DEPICTED HEREON, VALID ONLY WITH WET SIGNATURE AND DATE WRITTEN THROUGH IT.

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS _____DAY OF_____, 2010, AT_____M. IN BOOK_____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT PAGE_____, RECEPTION NUMBER_____.

BEAR CREEK LAND SURVEYING
8801 WEST JEWELL PLACE
LAKEWOOD, CO 80227
PHONE (720)-933-4791

13900 WEST BELLEVIEW AVENUE, MORRISON, CO 80465

SURVEY DATE: DECEMBER 1, 2008 JOB #888