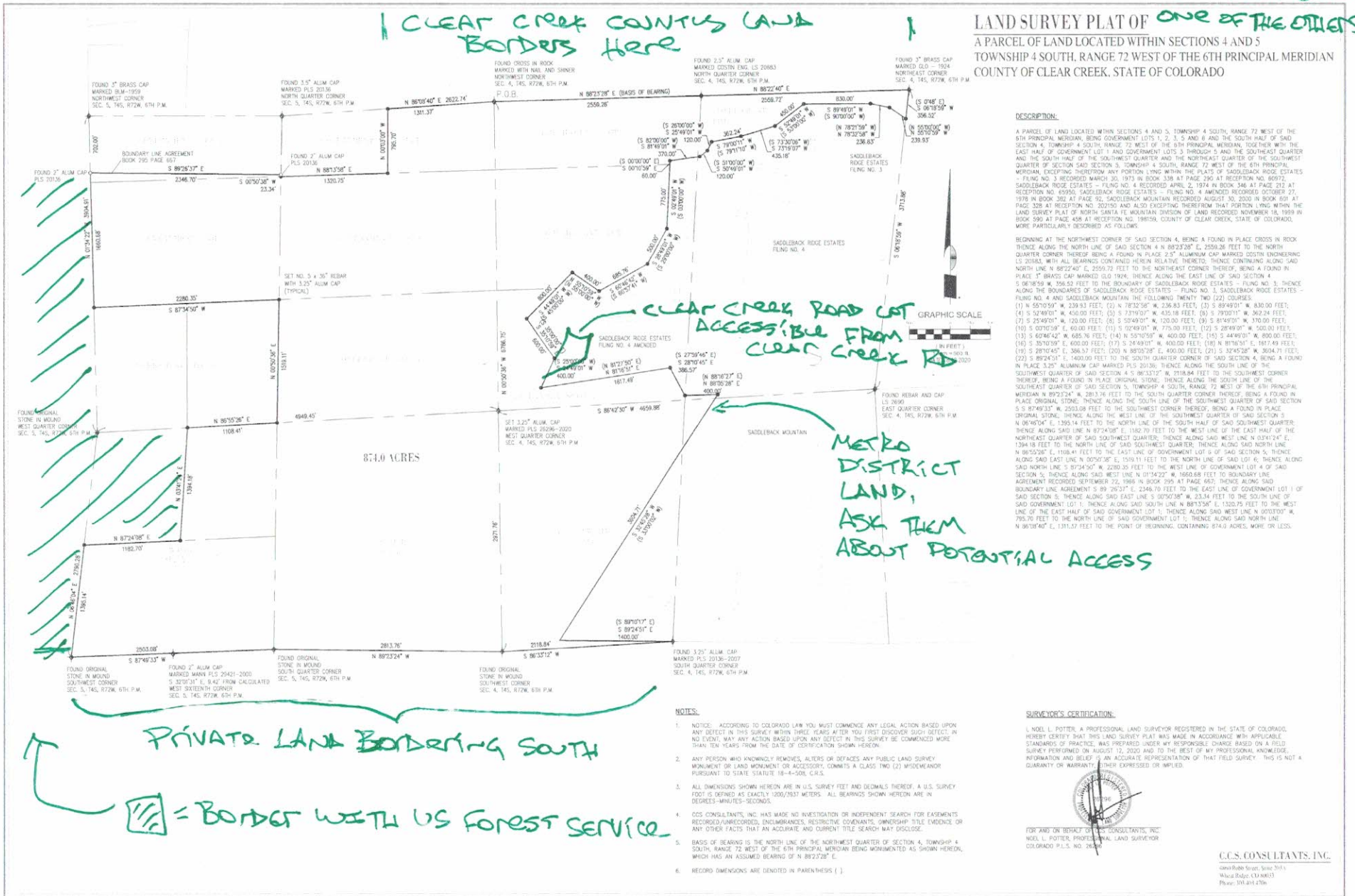


PROPERTY'S 2.29 ACRES PIECE BORDERS CLEAR CREEK RD. ALL 8 PARCELS ARE ADJACENT TO AT LEAST

CLEAR CREEK COUNTY LAND BORDERS HERE

LAND SURVEY PLAT OF ONE OF THE OTHERS
A PARCEL OF LAND LOCATED WITHIN SECTIONS 4 AND 5 TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF CLEAR CREEK, STATE OF COLORADO



DESCRIPTION.
A PARCEL OF LAND LOCATED WITHIN SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING GOVERNMENT LOTS 1, 2, 3, 5 AND 6 AND THE SOUTH HALF OF SAID SECTION 4, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOGETHER WITH THE EAST HALF OF GOVERNMENT LOT 1 AND GOVERNMENT LOTS 3 THROUGH 5 AND THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE PLATS OF SADDLEBACK RIDGE ESTATES - FILING NO. 3 RECORDED MARCH 20, 1978 IN BOOK 136 AT PAGE 808 AT RECEPTION NO. 2000 IN BOOK 601 AT PAGE 328 AT RECEPTION NO. 202150 AND ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE LAND SURVEY PLAT OF NORTH SANTA FE LAND MOUNTAIN DIVISION OF LAND RECORDED NOVEMBER 18, 1989 IN BOOK 590 AT PAGE 408 AT RECEPTION NO. 198150, COUNTY OF CLEAR CREEK, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4, BEING A FOUND IN PLACE CROSS IN ROCK THENCE ALONG THE NORTH LINE OF SAID SECTION 4 N 86°52'26\"/>

NOTES:

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 CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-509, C.R.S.
3. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DEMANDS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1,200/3937 METERS. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
4. CCS CONSULTANTS, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, ONSHORE TITLE, EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE.
5. BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, WHICH HAS AN ASSUMED BEARING OF N 86°52'28\"/>

SURVEYOR'S CERTIFICATION:

L. NOEL L. POTTER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, WAS PREPARED UNDER MY RESPONSIBLE CHARGE BASED ON A FIELD SURVEY PERFORMED ON AUGUST 12, 2020 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF IS AN ACCURATE REPRESENTATION OF THAT FIELD SURVEY. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



FOR AND ON BEHALF OF THE SURVEYOR:
L. NOEL L. POTTER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 26299

CCS CONSULTANTS, INC.
2660 Rader Street, Suite 3013
Windsor, CO 80551
Phone: 303.481.4706

BUYER TO VERIFY, DIAGRAM IS APPROXIMATE.