

# LAND SURVEY PLAT OF

## A PARCEL OF LAND LOCATED WITHIN SECTIONS 4 AND 5

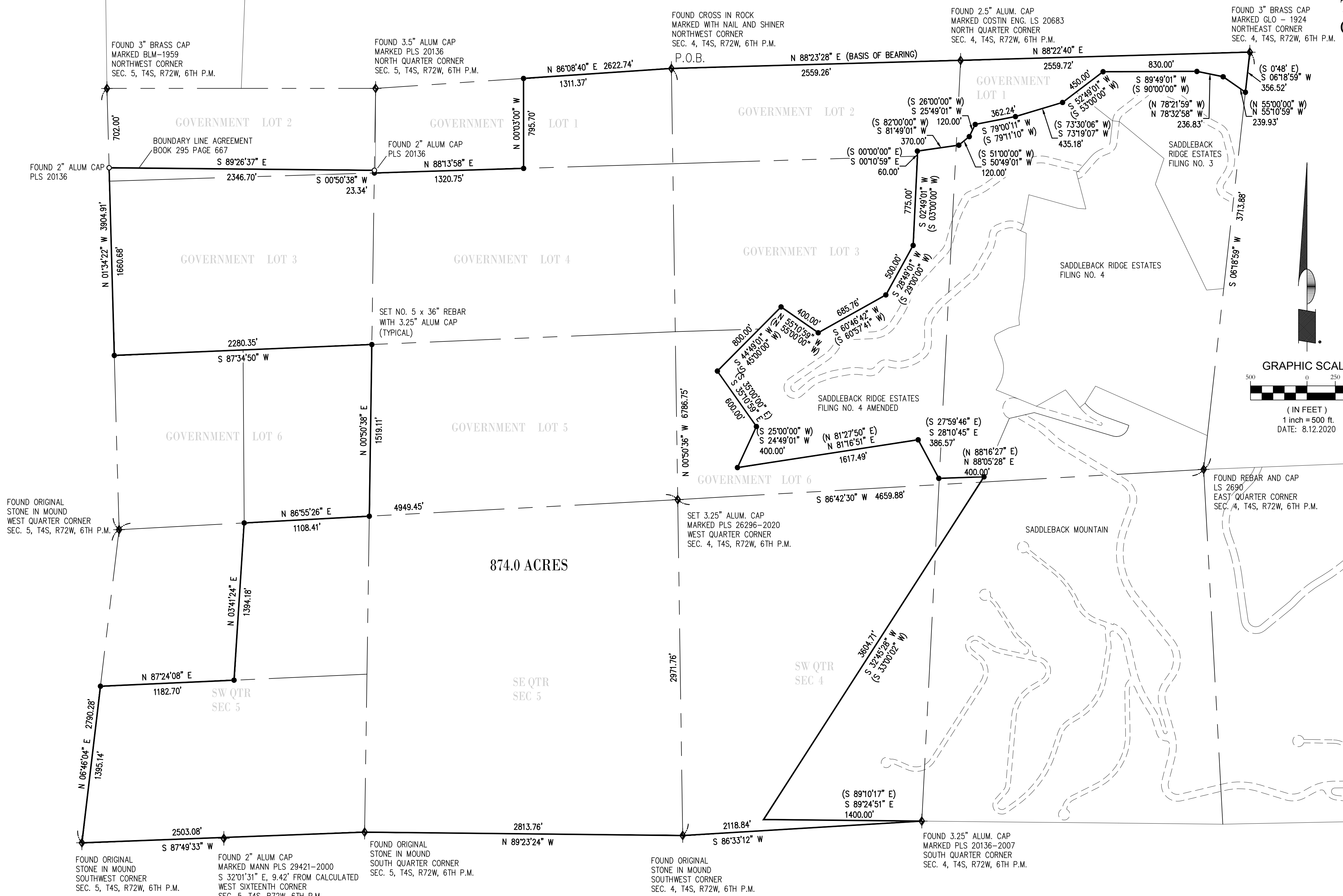
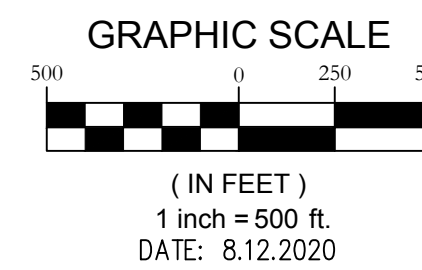
### TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN

### 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 SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SAID 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 30, 1973 IN BOOK 338 AT PAGE 290 AT RECEPTION NO. 60972; SADDLEBACK RIDGE ESTATES - FILING NO. 4 RECORDED APRIL 2, 1974 IN BOOK 348 AT PAGE 212 AT RECEPTION NO. 65950; SADDLEBACK RIDGE ESTATES - FILING NO. 4 AMENDED RECORDED OCTOBER 27, 1978 IN BOOK 382 AT PAGE 92; SADDLEBACK MOUNTAIN RECORDED AUGUST 30, 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 MOUNTAIN DIVISION OF LAND RECORDED NOVEMBER 18, 1999 IN BOOK 590 AT PAGE 458 AT RECEPTION NO. 198159, COUNTY OF COLORADO, 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 88°23'28" E, 2559.26 FEET TO THE NORTH QUARTER CORNER THEREOF BEING A FOUND IN PLACE 2.5" ALUMINUM CAP MARKED COSTIN ENGINEERING LS 20683, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE CONTINUING ALONG SAID NORTH LINE N 88°22'40" E, 2559.72 FEET TO THE NORTHEAST CORNER THEREOF, BEING A FOUND IN PLACE 3" BRASS CAP MARKED GLO 1924; THENCE ALONG THE EAST LINE OF SAID SECTION 4 S 06°18'59" W, 356.52 FEET TO THE BOUNDARY OF SADDLEBACK RIDGE ESTATES - FILING NO. 3; THENCE ALONG THE BOUNDARIES OF SADDLEBACK RIDGE ESTATES - FILING NO. 3, SADDLEBACK RIDGE ESTATES - FILING NO. 4 AND SADDLEBACK MOUNTAIN THE FOLLOWING TWENTY TWO (22) COURSES: (1) N 55°10'59" W, 239.93 FEET; (2) N 78°32'58" W, 236.83 FEET; (3) S 89°49'01" W, 830.00 FEET; (4) S 52°49'01" W, 450.00 FEET; (5) S 73°19'07" W, 435.18 FEET; (6) S 79°00'11" W, 362.24 FEET; (7) S 25°49'01" W, 120.00 FEET; (8) S 50°49'01" W, 120.00 FEET; (9) S 81°49'01" W, 370.00 FEET; (10) S 00°10'59" E, 60.00 FEET; (11) S 02°49'01" W, 775.00 FEET; (12) S 28°49'01" W, 500.00 FEET; (13) S 60°46'42" W, 685.76 FEET; (14) N 55°10'59" W, 400.00 FEET; (15) S 44°49'01" W, 800.00 FEET; (16) S 35°10'59" E, 600.00 FEET; (17) S 24°49'01" W, 400.00 FEET; (18) N 81°16'51" E, 1617.49 FEET; (19) S 28°10'45" E, 386.57 FEET; (20) N 88°05'28" E, 400.00 FEET; (21) S 32°45'28" W, 3604.71 FEET; (22) S 89°24'51" E, 1400.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4, BEING A FOUND IN PLACE 3.25" ALUMINUM CAP MARKED PLS 20136; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 S 86°33'12" W, 2118.84 FEET TO THE SOUTHWEST CORNER THEREOF, BEING A FOUND IN PLACE ORIGINAL STONE; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 4 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN N 89°23'24" W, 2813.76 FEET TO THE SOUTH QUARTER CORNER THEREOF, BEING A FOUND IN PLACE ORIGINAL STONE; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 S 87°49'33" W, 2503.08 FEET TO THE SOUTHWEST CORNER THEREOF, BEING A FOUND IN PLACE ORIGINAL STONE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 N 06°46'04" E, 1395.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LINE N 87°24'08" E, 1182.70 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE N 03°41'24" E, 1394.18 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE N 86°55'26" E, 1108.41 FEET TO THE EAST LINE OF GOVERNMENT LOT 6 OF SAID SECTION 5; THENCE ALONG SAID EAST LINE N 00°50'38" E, 1519.11 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE ALONG SAID NORTH LINE S 87°34'50" W, 2280.35 FEET TO THE WEST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N 01°34'22" W, 1660.68 FEET TO BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 22, 1966 IN BOOK 295 AT PAGE 667; THENCE ALONG SAID BOUNDARY LINE AGREEMENT S 89°26'37" E, 2346.70 FEET TO THE EAST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 5; THENCE ALONG SAID EAST LINE S 00°50'38" W, 23.34 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE ALONG SAID SOUTH LINE N 88°13'58" E, 1320.75 FEET TO THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 1; THENCE ALONG SAID WEST LINE N 00°03'00" W, 795.70 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE ALONG SAID NORTH LINE N 86°08'40" E, 1311.37 FEET TO THE POINT OF BEGINNING. CONTAINING 874.0 ACRES, MORE OR LESS.

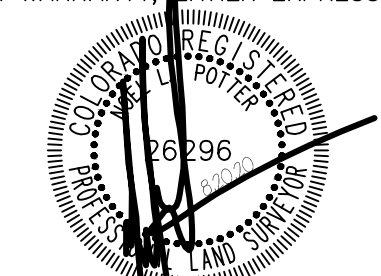


#### NOTES:

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 18-4-508, C.R.S.
3. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 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, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST MERIDIAN BEING MONUMENTED AS SHOWN HEREON, WHICH HAS AN ASSUMED BEARING OF N 88°23'28" E.
6. RECORD DIMENSIONS ARE DENOTED IN PARENTHESIS ( ).

#### SURVEYOR'S CERTIFICATION:

I, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



FOR AND ON BEHALF OF CCS CONSULTANTS, INC.  
NOEL L. POTTER, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 26296

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