



SCALE: 1" = 30'

LEGEND

- FOUND NO. 5 REBAR AND CAP, PLS 25633
- TEMPORARY BENCHMARK

CONIFER MOUNTAIN DRIVE

(60' ROW)

($\Delta=119^{\circ}25'55''$
R=210.54'
L=438.87')

($\Delta=123^{\circ}18'38''$
R=210.54'

SHOULDER

EDGE OF ASPHALT

SHOULDER

EDGE OF ASPHALT

($\Delta=12^{\circ}37'44''$
R=528.39'
L=116.47')

($\Delta=31^{\circ}05'03''$ W 62.57'

($\Delta=150^{\circ}35'24''$
R=111.83'
L=293.92')

($\Delta=150^{\circ}35'24''$
R=111.83'
L=293.92')

($\Delta=86^{\circ}25'26''$
R=79.90'
L=120.52')

($\Delta=36^{\circ}05'00''$
R=154.97'
L=97.60')

BARNEY GULCH ROAD
(60' ROW)

LEGAL DESCRIPTION: PER JEFFERSON COUNTY INSTRUMENT NO. 2018108591

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 22; THENCE NORTH $00^{\circ}27'56''$ EAST A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $84^{\circ}47'15''$ WEST A DISTANCE OF 1013.15 FEET TO A POINT ON THE NORTHERLY R.O.W. OF BARNEY GULCH ROAD THE FOLLOWING 9 COURSES AND DISTANCES:

1. FROM A TANGENT BEARING OF NORTH $69^{\circ}13'47''$ WEST ALONG A CURVE OF $3^{\circ}08'50''$, A RADIUS OF 371.34 FEET; AN ARC DISTANCE OF 20.40 FEET;

2. THENCE NORTH $72^{\circ}22'37''$ WEST A DISTANCE OF 31.28 FEET;
3. THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $35^{\circ}41'03''$, A RADIUS OF 126.90 FEET, AN ARC DISTANCE OF 79.03 FEET;
4. THENCE NORTH $36^{\circ}41'34''$ WEST A DISTANCE OF 44.10 FEET;
5. THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $97^{\circ}46'09''$, A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 119.45 FEET;
6. THENCE NORTH $61^{\circ}04'35''$ EAST, A DISTANCE OF 42.27 FEET;
7. THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $19^{\circ}30'51''$, A RADIUS OF 320.77 FEET, AN ARC DISTANCE OF 109.5 FEET;
8. THENCE NORTH $41^{\circ}33'44''$ EAST, A DISTANCE OF 47.2 FEET;
9. THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $36^{\circ}05'00''$, A RADIUS OF 154.97 FEET, AN ARC DISTANCE OF 97.60 FEET;

THENCE ALONG THE SOUTHERLY R.O.W. OF CONIFER MOUNTAIN DRIVE THE FOLLOWING 7 COURSES AND DISTANCE:

1. FROM A TANGENT BEARING OF NORTH $5^{\circ}28'44''$ EAST, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $86^{\circ}25'26''$, A RADIUS OF 79.90 FEET, AN ARC DISTANCE OF 120.52 FEET;
2. THENCE ALONG A CURVE TO LEFT WITH A CENTRAL ANGLE OF $48^{\circ}11'23''$, A RADIUS OF 186.53 FEET, AN ARC DISTANCE OF 156.88 FEET;
3. THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $12^{\circ}37'44''$, A RADIUS OF 528.39 FEET, AN ARC DISTANCE OF 116.47 FEET;
4. THENCE NORTH $31^{\circ}05'03''$ EAST, A DISTANCE OF 62.57 FEET;
5. THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF $119^{\circ}25'55''$, A RADIUS OF 210.54 FEET, AN ARC DISTANCE OF 438.87 FEET;
6. THENCE SOUTH $29^{\circ}29'02''$ EAST A DISTANCE OF 81.88 FEET;
7. THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF $150^{\circ}03'02''$, A RADIUS OF 111.83 FEET, AN ARC DISTANCE OF 292.87 FEET;

THENCE LEAVING SAID SOUTHERLY R.O.W. OF CONIFER MOUNTAIN DRIVE, SOUTH $00^{\circ}27'56''$ WEST, A DISTANCE OF 756.53 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF JEFFERSON, STATE OF COLORADO.

NOTICE:

DIMENSIONS IN PARENTHESIS ARE THOSE PER PLATS OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN FIELD.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT. CONTOUR INTERVAL IS 1'.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

THIS BOUNDARY SURVEY/TOPOGRAPHIC MAP CAN BE USED IN ITS ELECTRONIC FORM AS THERE ARE ADDITIONAL SPOT ELEVATIONS CONTAINED IN DRAWING.

TEMPORARY BENCHMARK (T.B.M.): SET PK NAIL AS SHOWN ON THIS MAP (SOUTHWEST AREA OF MAP) ELEVATION: 8591.98 ASSUMED DATUM

THIS IMPROVEMENT SURVEY PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS ONLY A SURVEY OF A PORTION OF THE PROPERTY AS DESCRIBED HEREON. FOLLOWING DISCUSSION WITH THE CLIENT, THE CLIENT DID NOT REQUEST RIGHTS-OF-WAY AND EASEMENTS AND THEY ARE NOT SHOWN ON THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

CERTIFICATE OF SURVEY:

I, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO VERMILION PEAK ENGINEERING, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON APRIL 25, 2019. THAT THE ATTACHED IMPROVEMENT SURVEY PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES, DITCHES, RESERVOIRS, AND OTHER IMPROVEMENTS SITUATED ON SAID PREMISES; THAT, EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY VISIBLE, OR OTHERWISE KNOWN TO ME ON, ACROSS OR AFFECTING SAID PREMISES; AND, EXCEPT AS SHOWN, THAT THERE ARE NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

RAYMOND W. BAYER
REG. P.L.S. NO. 6973

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____, _____, M., IN BOOK OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____, RECEPTION NO. _____, THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 RWBSURVEYING@HOTMAIL.COM

CAD FILE: 19077/19077.DWG REVISIONS:

PARTIAL IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

SCALE: 1" = 30'	DATE: APR. 25, 2019	DRW BY: A.L.R	CKD BY: R.W.B.	PROJ. NO: 2019-077
BOOK:	PAGE:	FILE NO: 22-6S71-1L	SHEET: 1 OF 1	