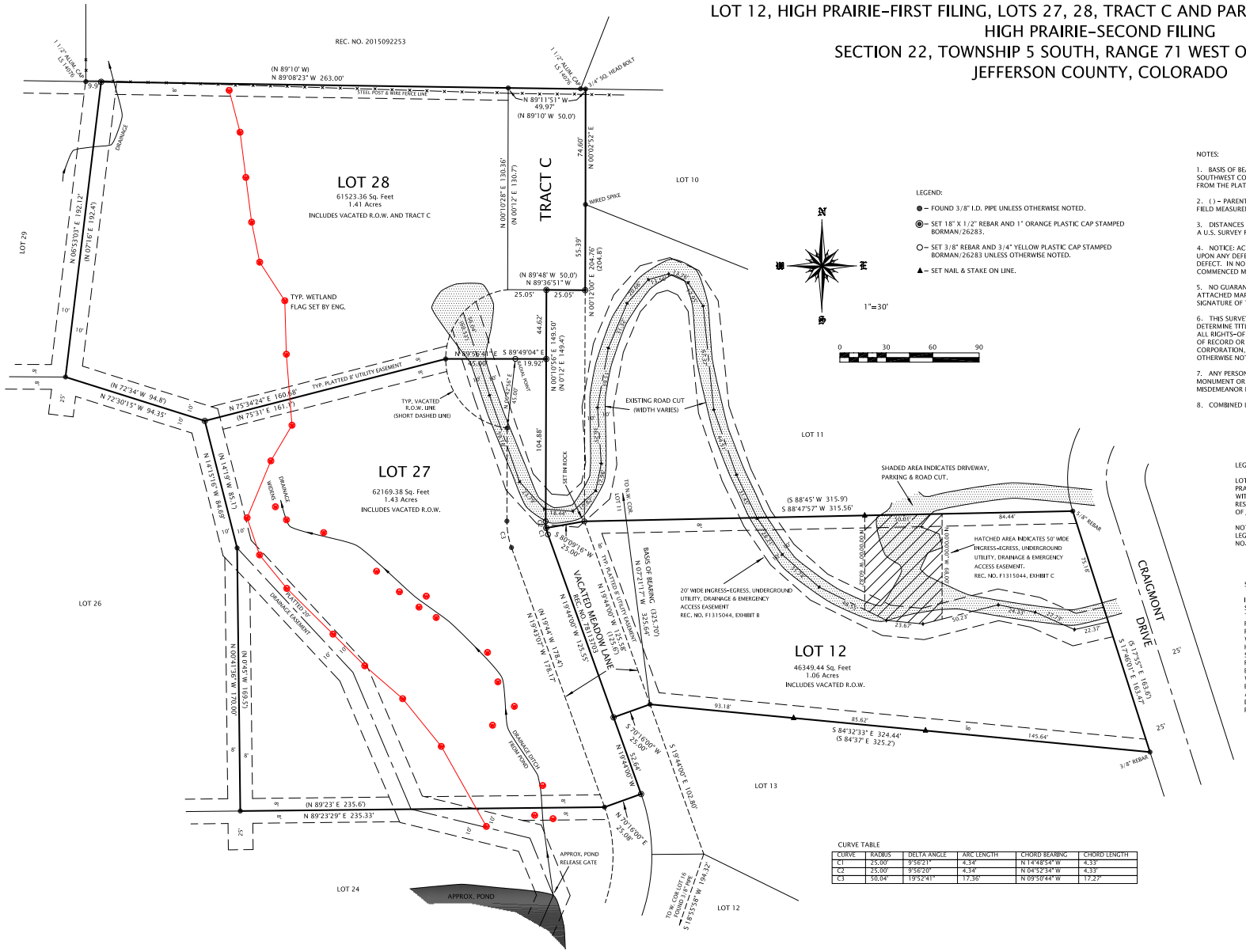
# IMPROVEMENT SURVEY PLAT

## LOT 12, HIGH PRAIRIE–FIRST FILING, LOTS 27, 28, TRACT C AND PART OF VACATED MEADOW LANE, HIGH PRAIRIE–SECOND FILING
## SECTION 22, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE 6TH P.M.
## JEFFERSON COUNTY, COLORADO




LEGEND:

- ● – FOUND 3/8" I.D. PIPE UNLESS OTHERWISE NOTED.
- ◉ – SET 18" X 1/2" REBAR AND 1" ORANGE PLASTIC CAP STAMPED BORMAN/26283.
- ○ – SET 3/8" REBAR AND 3/4" YELLOW PLASTIC CAP STAMPED BORMAN/26283 UNLESS OTHERWISE NOTED.
- ▲ – SET NAIL & STAKE ON LINE.

1"=30'

0 30 60 90

NOTES:

1. BASIS OF BEARING IS N.07°21'17" W. BETWEEN SURVEY MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 12 AND THE NORTHWEST CORNER OF LOT 11 AS CALCULATED FROM THE PLAT OF RECORD AND AS SHOWN HEREON.

2. ( ) – PARENTHESES INDICATE PLATTED OR DEEDED DIMENSIONS DIFFERING WITH ACTUAL FIELD MEASUREMENT.

3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

4. 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.

5. NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREON NAMED.

6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BORMAN SURVEYING, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THE SUBJECT LEGAL DESCRIPTION ALONG WITH ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE AS SHOWN ON A SUBDIVISION PLAT OF RECORD OR OTHER RECORDED SURVEY OR DOCUMENT FURNISHED BY THE PERSON, CORPORATION, BUSINESS, TITLE COMPANY OR OTHER ENTITY NAMED HEREON, UNLESS OTHERWISE NOTED.

7. 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, CRS.

8. COMBINED LOTS, TRACT AND VACATED R.O.W. CONTAIN 3.90 ACRES M/L.

LEGAL DESCRIPTION:

LOT 12, HIGH PRAIRIE–FIRST FILING, AND LOTS 27, 28 AND TRACT C, HIGH PRAIRIE–SECOND FILING, COUNTY OF JEFFERSON, STATE OF COLORADO, TOGETHER WITH THE ONE–HALF OF VACATED MEADOW LANE ADJOINING THERETO AS SHOWN IN RESOLUTION RECORDED DECEMBER 14, 1978 AT RECEPTION NO. 78113703, COUNTY OF JEFFERSON, STATE OF COLORADO.

NOTE: THE ABOVE LEGAL DESCRIPTION IS SUBJECT TO REVISION WITH CORRECTION OF LEGAL DESCRIPTION IN SCHEDULE A OF LAND TITLE GUARANTEE CO., COMMITMENT NO. K70641743.

SURVEYORS CERTIFICATE:

I, B. WILLIAM BORMAN, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON OR ABOUT THE DATE SHOWN HEREON A SURVEY WAS MADE UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING OF THE PROPERTY HEREON DESCRIBED FOR THE PERSON, BUSINESS OR CORPORATION NAMED HEREON, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED IS A TRUE AND ACCURATE MAP OF SAID SURVEY AND THAT ONLY THE BOUNDARY CORNERS INDICATED WERE SET OR FOUND. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE PARCEL HEREON DESCRIBED EXCEPT UTILITY CONNECTIONS, AS OF THE DATE SHOWN HEREON, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, 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.

B. WILLIAM BORMAN PLS 26283

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 25.00' | 9°56'21" | 4.34' | N 14°48'54" W | 4.33' |
| C2 | 25.00' | 9°56'20" | 4.34' | N 04°52'14" W | 4.33' |
| C3 | 50.04' | 19°52'41" | 17.36' | N 09°50'44" W | 17.27' |

BUYER: MARY MILIGAN FUNK LIVING TRUST.
OWNER: DLBL FAMILY PARTNERS LIMITED AS A COLORADO LIMITED LIABILITY PARTNERSHIP.
TITLE COMPANY: LAND TITLE GUARANTEE COMPANY
COMMITMENT NO. K70641743


BORMAN SURVEYING, INC.
6079 PARK ST. EVERGREEN CO 80439
PHONE: 303-674-6065


ORDERED BY: MARY FUNK
DATE: 11/9/2019 JOB NO: 19-1002