

Reception # 200602 9539 3-9-2006 12:05:34 County of Jefferson State of Colorado \$11.00

EXEMPTION SEC 4 & SEC 9, T4S, R70W, 05-148118EX
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF SECTION 9
 TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.
 COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NO. 05-148118EX
 MAP NO. 107

NOTES

- 1) THE PURPOSE OF THE EXEMPTION SURVEY IS TO LEGALIZE AN ILLEGAL SUBDIVISION OF LAND.
- 2) BASIS OF BEARING - THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 9 IS S89°38'57"W (ASSUMED) WITH FOUND MONUMENTS AS SHOWN HEREON.
- 3) THE LEGAL DESCRIPTIONS ON THIS PLAT WERE PREPARED BY ROBERT L. FEROLDI, PLS #20136, OF THE FIRM EVERGREEN SURVEYING, INC., P.O. BOX 3514, EVERGREEN, CO., 80439, (303)674-3444. JOB#B8342.
- 4) DATE OF FIELD WORK - 10/04.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- 6) 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.
- 7) DIMENSIONS IN () ARE AS PREVIOUSLY DEEDED OR SURVEYED.
- 8) NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY JEFFERSON COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS. WHEN THE CONSTRUCTION OF THE DRIVEWAY WILL RESULT IN MORE THAN 10,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 300 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- 9) SKY MEADOW LANE IS DESCRIBED AS LYING 30 FROM THE SOUTHEASTERLY LINE OF SUBJECT PROPERTY. HOWEVER, THIS IS NOT WHERE THE EXISTING USAGE AREA LIES.
- 10) PER THE LEGAL DESCRIPTION THE SOUTHEASTERLY LINE OF THIS PARCEL IS ADJACENT TO THE NORTHWESTERLY R.O.W. LINE OF SKY MEADOW LANE. SKY MEADOW LANE IS 30-FOOT WIDE PER LOOKOUT MOUNTAIN PARK SUBDIVISION NO. 2 RECORDED IN PLAT BOOK 3 AT PAGE 2. THE ROAD AS CONSTRUCTED IS NOT ENTIRELY WITHIN THE 30-FOOT PERPETUAL PUBLIC RIGHT-OF-WAY PER JEFFERSON COUNTY ABSTRACT COMPANY, ACKNOWLEDGED MARCH 23, 1915.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE N73°10'14"W, A DISTANCE OF 1112.72 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SKY MEADOW LANE, THE POINT OF BEGINNING; THENCE ALONG SAID NORTHWESTERLY R.O.W. LINE THE FOLLOWING TWO (2) COURSES: THENCE S23°39'30"W, A DISTANCE OF 86.97 FEET TO A POINT; THENCE S15°33'18"W, A DISTANCE OF 480.70 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, LOOKOUT MOUNTAIN PARK SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 3 AT PAGE 66 OF THE JEFFERSON COUNTY RECORDS; THENCE N59°00'22"W, ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 384.50 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 5; THENCE N19°04'24"W, A DISTANCE OF 750.81 FEET TO THE SOUTHEASTERLY LINE OF LOT 17, BLOCK 4, LOOKOUT MOUNTAIN PARK SUBDIVISION NO. 6, AS RECORDED IN PLAT BOOK 1, AT PAGE 11A OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG THE SOUTHEASTERLY LINE OF LOTS 10 THROUGH 17, SAID LOOKOUT MOUNTAIN PARK SUBDIVISION NO. 6, THE FOLLOWING TWO (2) COURSES: THENCE N44°45'58"E, A DISTANCE OF 209.30 FEET TO A POINT; THENCE N46°06'05"E, A DISTANCE OF 345.64 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10; THENCE S24°26'33"E, A DISTANCE OF 827.25 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 12.3 ACRES (536648 SQ. FT.) MORE OR LESS.

PLAT RESTRICTIONS:

- 1) AS A CONDITION OF APPROVAL OF THIS EXEMPTION FROM PLATTING BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, COLORADO, NO BUILDING PERMIT SHALL BE ISSUED ON ANY LOT IDENTIFIED ON THE EXEMPTION FROM PLATTING UNTIL EITHER: (1) A WELL PERMIT IS ISSUED FOR THE LOT BY THE STATE ENGINEER'S OFFICE, OR (2) THE APPLICABLE SERVICING AUTHORITY HAS CERTIFIED IN WRITING TO THE COUNTY THAT ALL NECESSARY WATER TAPS HAVE BEEN ISSUED BY SUCH AUTHORITY. THIS RESTRICTION ON THE ISSUANCE OF BUILDING PERMITS ON THE LOT IDENTIFIED ON THE EXEMPTION FROM PLATTING SHALL CONSTITUTE A VALID AND ENFORCEABLE AGREEMENT AND SHALL RUN WITH THE LAND AND SHALL EXTEND TO AND BE BINDING UPON THE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS OF THE OWNER.
- 2) PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN EVALUATION SLOPE STABILITY IN MOUNTAINOUS TERRAIN, SHALL CERTIFY TO THE COUNTY THE FOLLOWING:
 1. THAT A GEOTECHNICAL STUDY, INCLUDING A TEST BORING OR EXCAVATION WITHIN THE PROPOSED BUILDING FOOTPRINT HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES. A FORMAL SLOPE STABILITY ANALYSIS, EVALUATING THE IMPACTS TO THE PROPOSED SITE GRADING AND PHYSICAL IMPROVEMENTS, HAS BEEN PERFORMED AS PART OF THE GEOTECHNICAL STUDY. A DETERMINATION HAS BEEN MADE AS TO THE DESIGN CRITERIA FOR SAFETY AND STRUCTURAL INTEGRITY FOR ALL BUILDINGS AND STRUCTURES AS DEFINED IN SECTION 1 OF THE JEFFERSON COUNTY ZONING RESOLUTION.
 2. THAT THE PROPOSED SITE GRADING, BUILDING ENVELOPE AND LOCATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM COMPONENTS ARE CONFIGURED SUCH THAT ADEQUATE LONG-TERM SLOPE STABILITY IS PROVIDED.
 3. THAT THE PLANS SUBMITTED TO JEFFERSON COUNTY DIVISION OF BUILDING SAFETY HAVE BEEN REVIEWED AND/OR PREPARED BY SUBJECT ENGINEER AND THAT HE HAS VERIFIED THAT SAID PLANS MEET OR EXCEED THE CRITERIA SET FORTH IN PARAGRAPHS 1. AND 2. ABOVE.
- 3) BEFORE THE COUNTY PERFORMS A FINAL INSPECTION PURSUANT TO THE JEFFERSON COUNTY BUILDING CODE, AN ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN THE FIELD OF DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL VERIFY AND CERTIFY THAT THE ACTUAL CONSTRUCTION OF THE FOUNDATION AND SUBSURFACE DRAINAGE SYSTEM MEETS THE SPECIFICATION IN THE PLANS AS SUBMITTED IN THE BUILDING PERMIT APPLICATION. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF PARCEL 1 IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY THE DEVELOPER. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - FOREST-WIDE THINNINGS
 - FUELBREAK THINNINGS
 - PRUNINGS
 - DEBRIS DISPOSAL
- 4) ACCESS SHALL BE AS INDICATED ON THE EXEMPTION FROM PLATTING SURVEY.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED HEREON, HAVE LAID OUT THE SAME INTO A LOT, EASEMENTS AND NO-BUILD AREA AS SHOWN HEREON.

OWNER: Glen D. Cheney
 GLEN D. CHENEY

NOTARY PUBLIC:
 STATE OF ARIZONA
LA PAZ COUNTY OF LA PAZ

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF FEBRUARY, 2006 BY GLEN D. CHENEY.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: 7-31-07

LINDA M. DARLAND
 Notary Public - Arizona
 La Paz County Expires 07/31/07

Linda M. Darland
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, ROBERT L. FEROLDI, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF EXEMPTION SEC 4 & SEC 9, T4S, R70W, 05-148118EX WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID EXEMPTION AND THE SURVEY THEREOF.

ROBERT L. FEROLDI

REGISTERED COLORADO LAND SURVEYOR NUMBER 20136
 DATE: 2-3-06



ACCEPTANCE CERTIFICATE:

THE FOREGOING EXEMPTION SURVEY IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 8 DAY OF MARCH, 2006.



BOARD OF COUNTY COMMISSIONERS
Chairman
Clerr

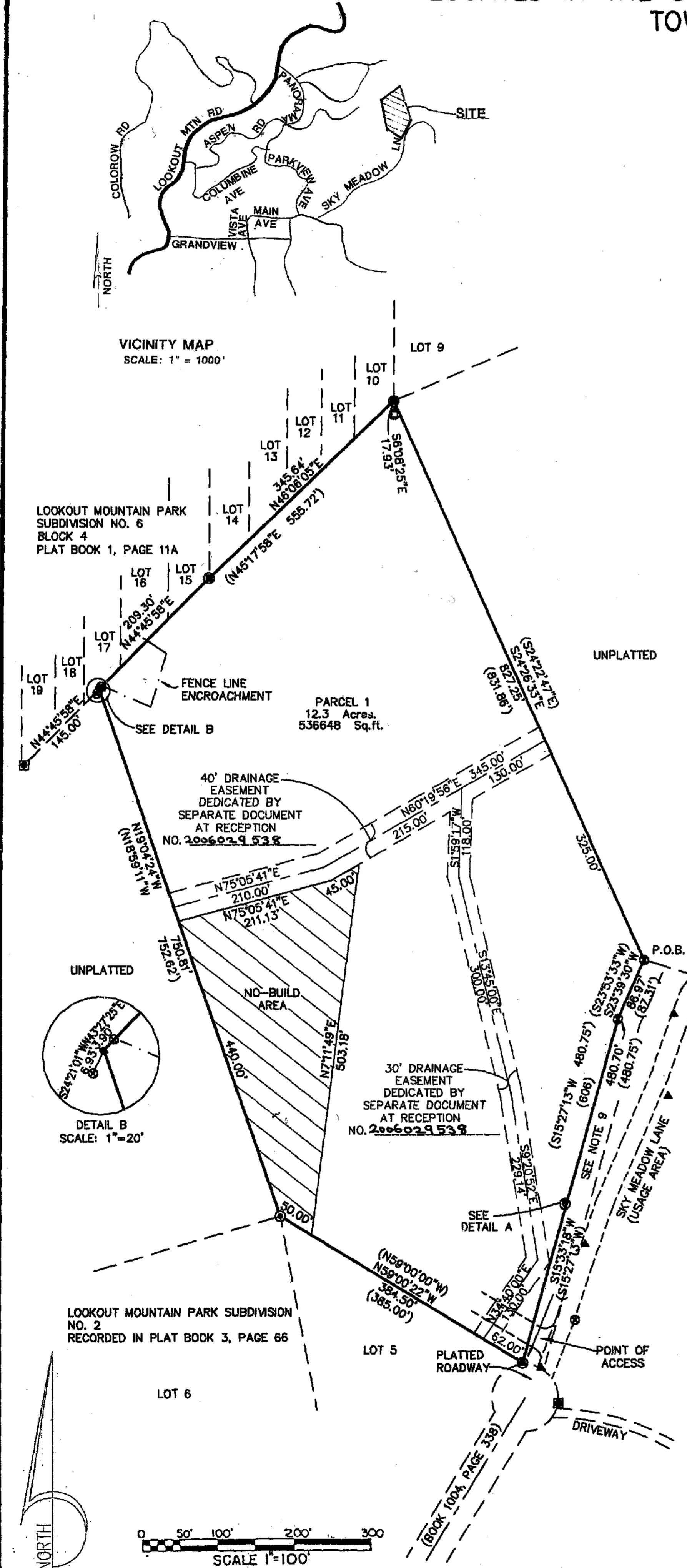
CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 9th DAY OF MARCH, 2006

Faye Shippie
 JEFFERSON COUNTY CLERK AND RECORDER
 BY: Melanie Jacinto
 DEPUTY CLERK

Evergreen Surveying Inc.
 2785 Meadow Drive
 P.O. Box 3514
 Evergreen, CO 80439
 EvergreenSurveying@msn.com
 TEL (303) 674-3444 FAX (303) 674-1818

REVISIONS	#1 6-20-05	DATE 2-15-06	JOB #B8342
	#2 11-14-05	DSK	FIELD BOOK 529
	#3 1-24-06	DRAWN BY MLW	CHECKED BY BF



- LEGEND
- ▲ = SURVEY CONTROL POINT
 - = SET 1" PLASTIC CAP ON #4 REBAR, PLS 20136
 - = FOUND #3 SMOOTH REBAR, NO CAP
 - ⊙ = FOUND 1 1/2" PLASTIC CAP, LS 16099
 - ⊙ = FOUND #4 REBAR, NO CAP
 - ⊙ = FOUND 1/2" ID PIPE AT FENCE CORNER
 - = FOUND "+" CUT ON ROCK
 - ⊙ = FOUND #4 REBAR & 1" PLASTIC CAP, ILLEGIBLE
 - ⊙ = FOUND 1" PLASTIC CAP, ILLEGIBLE
 - ⊙ = FOUND 1 1/2" BRASS CAP, OBLT
 - ⊙ = FOUND 1 1/4" PLASTIC CAP, LS 6630
 - = FOUND 3/8" SPIKE, NO CAP

