

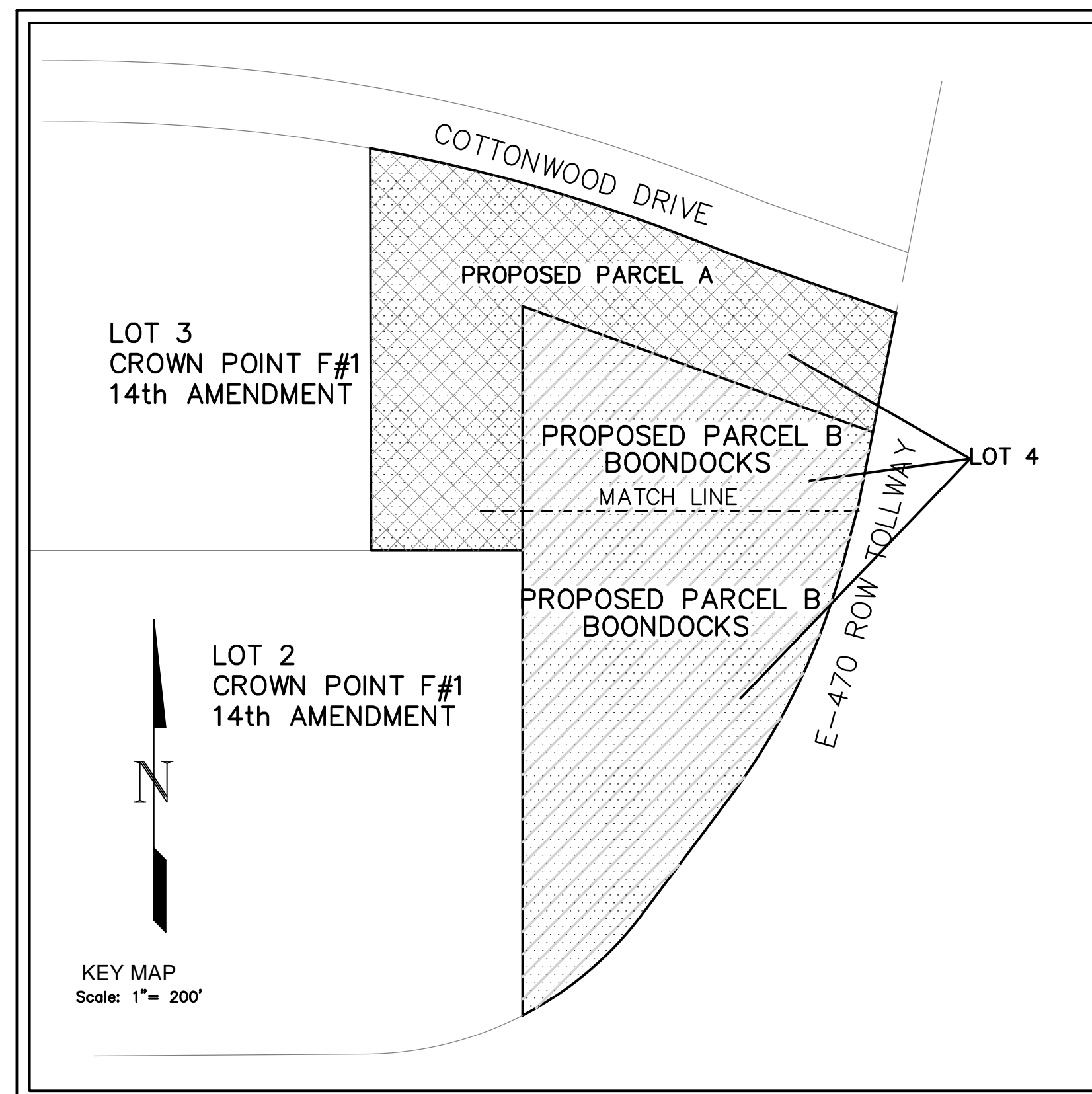
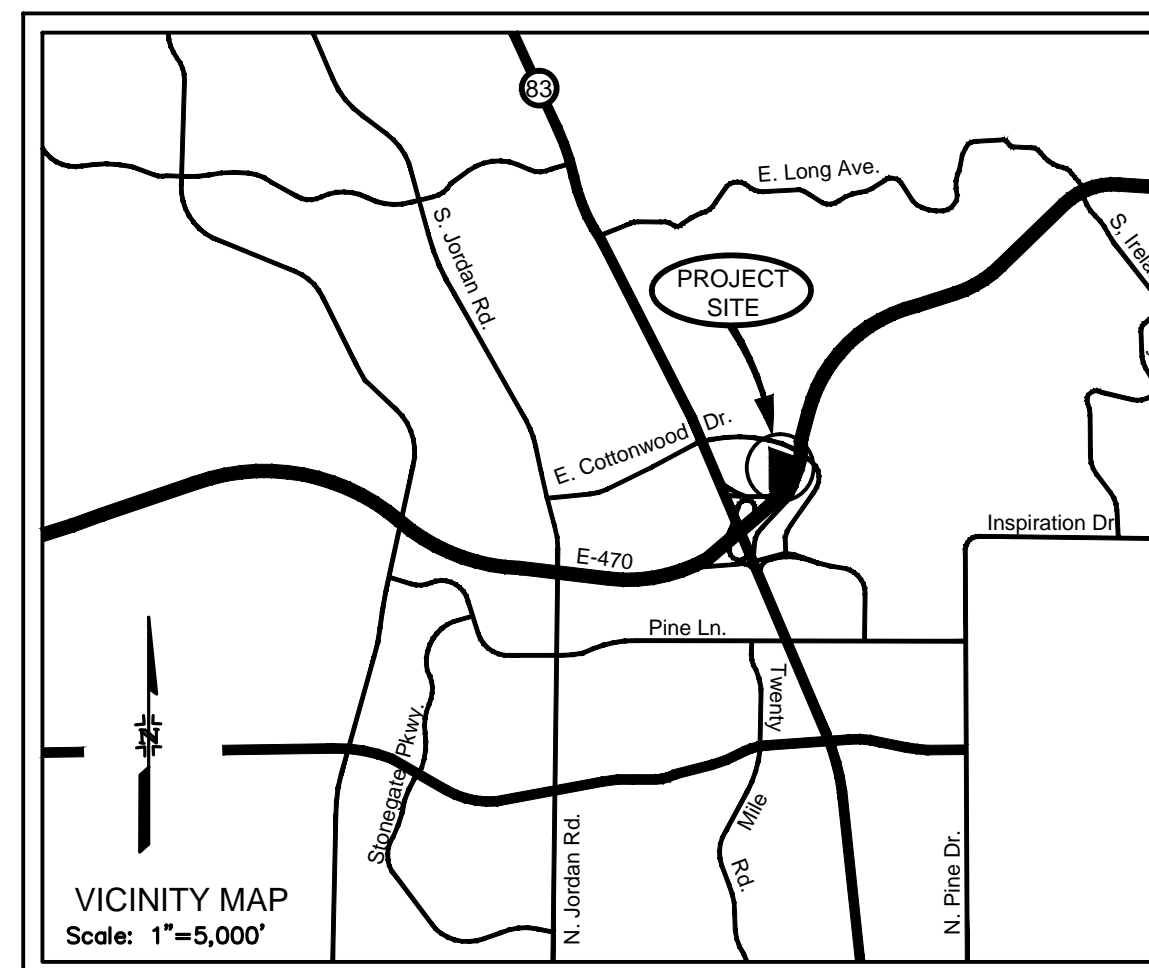
# ALTA/ASCM SURVEY

## Lot 4, Crown Point F#1, 14th Amendment A Replat of Lot 8, Crown Point F#1, 6th Amendment

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 3,  
T6S, R66W, 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO.

### NOTES:

- Bearings shown on the accompanying plat are based and assumed on the Northerly line of the SW 1/4 of Section 3, T. 6 S. R. 66 W. of the 6th P.M., which bears N89°29'45"E as monumented and shown hereon.
- The exterior boundary, recorded easements and rights-of-way, if any, are shown on the accompanying ALTA/ASCM Map as disclosed in the Land Title Guarantee Co. order number ABB770401477, dated January 14, 2014 at 5:00pm. Lands shown hereon may also be subject to the exceptions in said commitment. Other interests or easements may exist. Per the request of the owner or owners agent, no additional research was completed by MMD Engineering Services Inc.
- Property is subject to Schedule B- Section 2 Exceptions as listed in ALTA commitment by Land Title Guarantee Co. order number ABB770401477, dated January 14, 2014 at 5:00pm.
- All underground utilities shown hereon are approximated as located by field survey from existing surface evidence. Other underground utility lines and service lines may exist for which there is no evidence and this survey should not be relied upon for construction without contacting the appropriate agencies or authorities.
- Property subject to easements, conditions and restrictions, as stated on the final plat of Crown Point F#1, 14th Amendment, REC# 2007081477 in the records of the county of Arapahoe, State of Colorado.
- This property lies outside of the 100 year flood plain per FEMA FIRM Map Community Panel No. 080049 0070D, dated March 15, 1993.
- Any person who knowingly removes, alters or defaces any Public Land Monument or Land Boundary Monument or accessory commits a class two (2) misdemeanor pursuant to State Statute 18-4-508, of the Colorado Revised Statute.
- Adjoiners names, reception numbers and book and pages are given for informational purposes only and are according to the Delta County Assessors records as of the date of this plat.
- All measured distances are in U.S. survey foot.
- Only prints of this survey marked with an original seal and signature by the surveyor shall be considered true, valid copies.



### LEGAL DESCRIPTION:

Lot 4, Crown Point F#1, 14th Amendment-Reception # 2007081477 of the records of Arapahoe County, Colorado. Containing 847,936 square feet, 14.875 acres, More or Less.

### PROPOSED LEGAL DESCRIPTION:

The following descriptions are a part of lot 4; Crown Point F # 1, 14th Amendment Rec # 2007081477, Arapahoe County, Colorado and describes two parcels (A&B) which are to be included in a replat of the said lot 4;

**Parcel A**  
Beginning at the northeast corner of said lot 4;  
Thence southerly along the east line of lot 4, which is coincident with west ROW line of E 470, S11°07'44"W, 191.10 feet;  
Thence leaving said coincident east line with west ROW line of E470; N70°01'13"W, 586.59 feet;  
Thence S00°00'00"E, 384.86 feet to a platted corner on said lot 4; said platted corner being the northeast corner of lot 2, Crown Point F #1, 14th Amendment, Reception # 2007081477; Arapahoe County, Colorado;  
Thence along a common lot line of lot 24, lot 4, said Crown Point F#1, 14th amendment; N90°00'00"W, 238.60 ft to a common corner of lot 3, Crown Point F#1, 14th amendment, reception #2007081477, and lot 4;  
Thence along a common property line of said lots 3 and 4 N00°06'31"W, 634.97 feet to a point on the south ROW line of Cottonwood Dr, Rec. # 00073633, Arapahoe County, Colorado;  
Thence along said south ROW line on a curve to the right having a chord of S74°15'58"E 526.95 ft and a radius of 2,702.00 ft with a central angle of 111°1'30" with an arc length of 527.79 ft. to a point of Tangent;  
Thence continuing along said south ROW line S68°40'13"E, 90.33 feet;  
Thence continuing along the said south ROW line S70°34'46"E, 240.13 ft. to the POINT OF BEGINNING.

Area of Parcel A 5.969 acres.

**Parcel B**  
Beginning at the northeast corner of said lot 4;  
Thence along the east line of lot 4 which is coincident of the west ROW of E 470; S4°07'44"W, 191.10 feet to the TRUE POINT OF BEGINNING;  
Thence along the common lot line of lot 4 and west ROW of E 470 along the following 5 courses and distances;

- Thence S11°07'44"W, 118.21 feet
- Thence S14°52'44"W, 95.13 feet to a point of curve;
- Thence on a curve to the right having a radius of 1,075.92'; a central angle of 22°03'52", an arc length of 414.33 ft and a chord of S25°54'40"W, 411.78 ft to a point of tangent.
- Thence S36°56'36"W, 228.17ft to a point of curve to the right;
- Thence on a curve to the right having a radius of 543.41 ft; a central angle of 25°49'10", an arc length of 247.58 ft and a chord of S49°51'11"W; 245.49 ft to the furthest south property corner of said lot 4;
- Thence leaving said E 470 ROW line and continuing north along the common lot line of lot 3, Crown Point F#1, 14th Amendment N00°00'00"E, 732.63 ft to the northeast corner of said lot 3, thence continuing N00°00'00"E, 384.46 ft; Thence S70°13'01"E, 586.59 ft to the TRUE POINT OF BEGINNING of Parcel B

Parcel B contains 8.906 acres.

### ALTA/ASCM CERTIFICATE:

To: Boondocks Properties, LLC, Land Title Guarantee Co.,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and items 1-4, 7b-1, 8-11a, 13 and 18-20 of Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, I further certify that in my professional knowledge and belief, I am a duly Licensed Professional Surveyor in the State of Colorado, the Relative Accuracy of this survey is as shown on the plat and that which is specified therein.



Michael D. Miller  
Colorado Registered Professional  
Land Surveyor No. 38111  
for and on behalf of MMD Engineering Services, Inc.

### NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

### Recorder's Certificate:

Deposited this \_\_\_\_\_ Day of \_\_\_\_\_, 2014 at \_\_\_\_\_ M, in  
Book: \_\_\_\_\_ Pg: \_\_\_\_\_ of the County Surveyor's Land Surveyor  
Plats/Right-of-Way Surveys, Reception No: \_\_\_\_\_ County of Arapahoe  
Records.

<b>MM&amp;D ENGINEERING</b>	
ENGINEERING CONSTRUCTION MANAGEMENT	
9125 N. Clydesdale Road PH (303) 908-0062 Castle Rock, Colorado 80108 FAX (303) 790-7844	
DATE: 02-11-14	ALTA SURVEY
DES/DFT/CHK MDM/WEM	Lot 4, Crown Point F#1, 14th Amendment
PROJ. NO.	Filing No. 2
SHEET 1 OF 2	FOR: Boondock's Properties, LLC