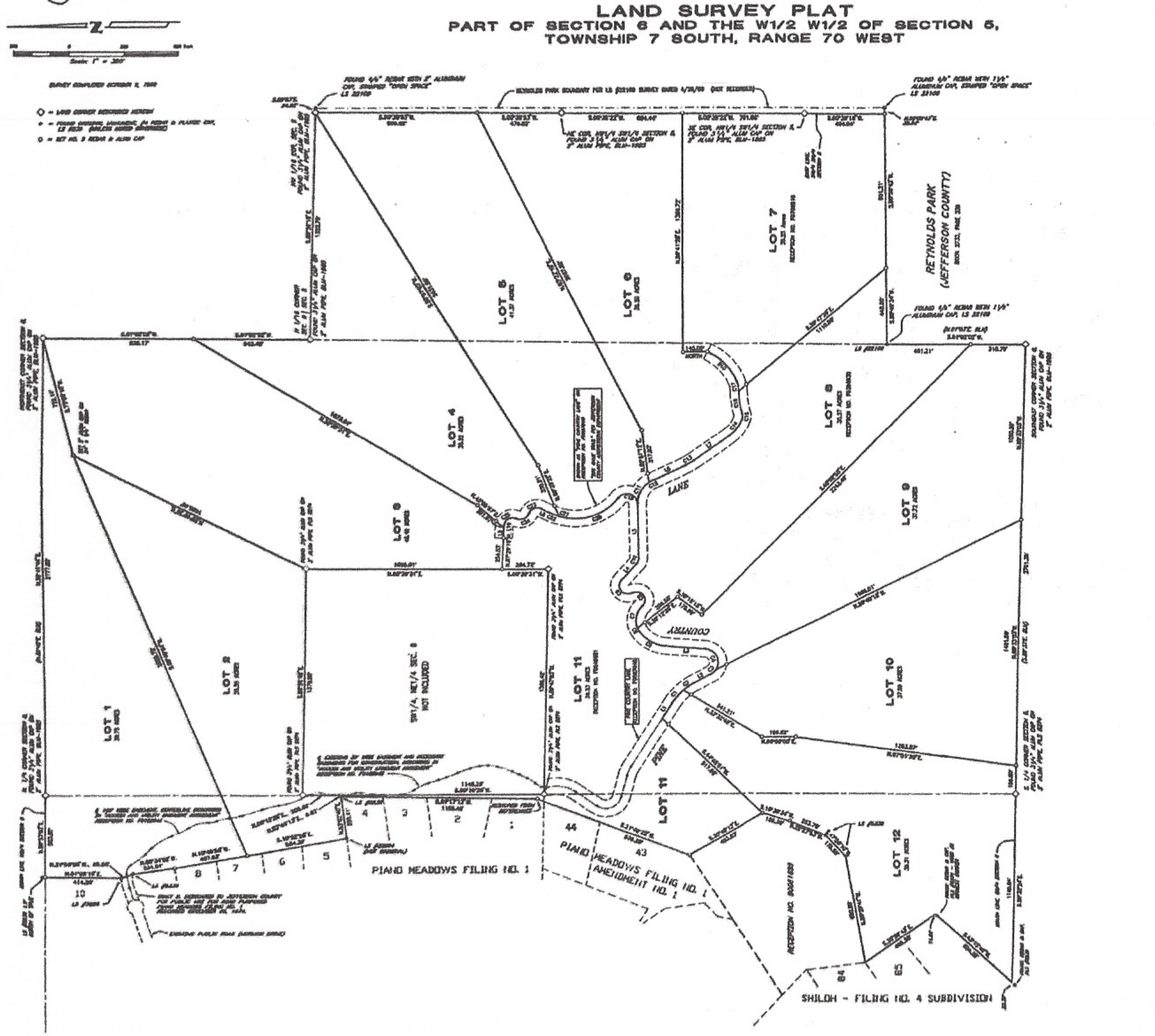
Survey Bk 58 PG 16 Rec # F1026872 3-10-00 9:27:16am County of Jefferson State of Colorado $20.00

# LAND SURVEY PLAT
## PART OF SECTION 6 AND THE W1/2 W1/2 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 70 WEST




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S.59°30'25"E. | 107.12' |
| L2 | S.28°45'15"E. | 112.56' |
| L3 | N.00°14'09"E. | 228.61' |
| L4 | S.40°08'51"E. | 131.60' |
| L5 | N.89°08'23"E. | 336.31' |
| L6 | S.28°22'58"E. | 210.64' |
| L7 | S.35°35'15"E. | 254.09' |
| L8 | N.27°56'07"E. | 48.13' |
| L9 | N.87°29'16"W. | 84.27' |
| L10 | N.87°29'16"W. | 11.82' |

| CURVE | DELTA | RADIUS | ARC | CHD BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 17°43'31" | 340.15' | 105.23' | S.48°47'36"E. | 104.81' |
| C2 | 12°10'38" | 340.15' | 72.29' | S.34°50'35"E. | 72.16' |
| C3 | 28°30'46" | 82.00' | 40.81' | S.43°00'39"E. | 40.39' |
| C4 | 117°28'48" | 82.00' | 168.16' | N.63°56'04"E. | 140.20' |
| C5 | 51°53'20" | 198.79' | 180.03' | N.31°10'48"E. | 173.94' |
| C6 | 11°46'21" | 124.34' | 25.69' | N.63°02'10"E. | 25.61' |
| C7 | 66°38'34" | 124.34' | 144.62' | S.77°49'25"E. | 136.52' |
| C8 | 162°43'22" | 50.00' | 142.00' | N.54°10'43"E. | 98.87' |
| C9 | 158°04'07" | 50.00' | 137.94' | N.81°51'06"E. | 98.17' |
| C10 | 41°46'47" | 50.00' | 36.46' | S.70°00'14"E. | 35.66' |
| C11 | 59°36'41" | 150.00' | 148.21' | S.62°35'18"E. | 142.25' |
| C12 | 08°53'56" | 150.00' | 23.30' | S.29°49'56"E. | 23.27' |
| C13 | 10°12'16" | 300.00' | 53.43' | S.30°29'06"E. | 53.36' |
| C14 | 34°28'05" | 212.47' | 127.81' | S.82°46'15"E. | 125.90' |
| C15 | 36°28'36" | 44.32' | 28.19' | S.88°14'35"E. | 27.71' |
| C16 | 15°59'28" | 507.05' | 140.92' | N.81°29'50"E. | 140.47' |
| C17 | 22°44'18" | 150.00' | 59.53' | N.70°05'25"E. | 59.14' |
| C18 | 41°12'14" | 350.00' | 251.70' | N.46°07'11"E. | 246.31' |
| C19 | 143°10'17" | 60.00' | 150.09' | N.17°28'44"E. | 113.81' |
| C20 | 64°37'08" | 300.00' | 338.34' | N.21°54'22"W. | 320.69' |
| C21 | 07°15'52" | 350.00' | 44.39' | N.14°02'07"E. | 44.36' |
| C22 | 10°18'04" | 350.00' | 62.92' | N.22°47'35"E. | 62.84' |
| C23 | 100°08'47" | 50.00' | 87.37' | N.22°08'17"W. | 76.67' |
| C24 | 99°09'28" | 48.66' | 85.81' | N.22°56'05"W. | 75.53' |
| C25 | 113°46'00" | 50.00' | 99.28' | N.30°39'18"W. | 83.79' |

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 5 AND 6, T7S, R70W OF THE 6TH P.M., JEFFERSON COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARTS OF SAID SECTION 5:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER EXCLUDING FROM SAID WEST HALF THAT PART THEREOF CONVEYED IN DEED RECORDED IN BOOK 2733, AT PAGE 338 AND

THE FOLLOWING PARTS OF SAID SECTION 6:
THE SOUTHEAST QUARTER, THE NORTH HALF OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER LYING EAST OF PIANO MEADOWS FILING NO. 1 AND PIANO MEADOWS FILING NO. 1, AMENDMENT NO. 1 SUBDIVISIONS, AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4) LYING EAST OF PIANO MEADOWS FILING NO. 1, AMENDMENT NO. 1 AND SHILOH SUBDIVISIONS AND EXCLUDING FROM THAT PART OF SAID E1/2SW1/4 LYING EAST OF SAID SUBDIVISIONS, THAT 15 ACRE PARCEL CREATED PRIOR TO THE 1988 USBLM RESURVEY AND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 80081809.

BASIS OF BEARINGS:
S. 89°33' E. FOR THE SOUTH LINE OF SECTION 6, TAKEN FROM THE USBLM 1988 RESURVEY PLAT. MONUMENTED ON EACH END OF THE LINE WITH A 3.25" USBLM ALUMINUM CAP.

### GENERAL 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 THE CERTIFICATION SHOWN HEREON.
2. 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 18-4-508, C.R.S.

### SURVEYOR'S CERTIFICATE

I, JOSEPH K. FICKLIN JR., COLORADO PROFESSIONAL LAND SURVEYOR NO. 5274, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE, AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[Seal: JOSEPH K. FICKLIN JR. 5274 3/10/00] [Signature]

### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO

ON THIS _______ DAY OF _____________, 2000 AT _________ O'CLOCK ___.M.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK ____________ RECEPTION NUMBER ____________

**SURVEY OF 36+ ACRE LOTS**
**ROPP COUNTRY ESTATES**
A PORTION OF SECTIONS 5 & 6, TOWNSHIP 7 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, COLORADO


**J. K. FICKLIN & ASSOCIATES**
P.O. BOX 38, MORRISON, COLORADO 80465


SCALE: ONE INCH = 300 FEET
CONTOUR INTERVAL: N/A
SURVEYED BY: WHH/KJH/JKF
CALCULATED: LR
DRAWN BY: LR
CHECKED BY: JKF

PROJECT NO.
CROSS REFERENCE NO.
SHEET 1 OF