

# TOPOGRAPHIC MAP

## A PORTION OF 2056 COUNTY ROAD 314

### BOOK 543, PAGE 222

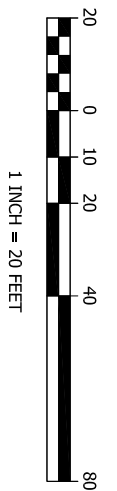
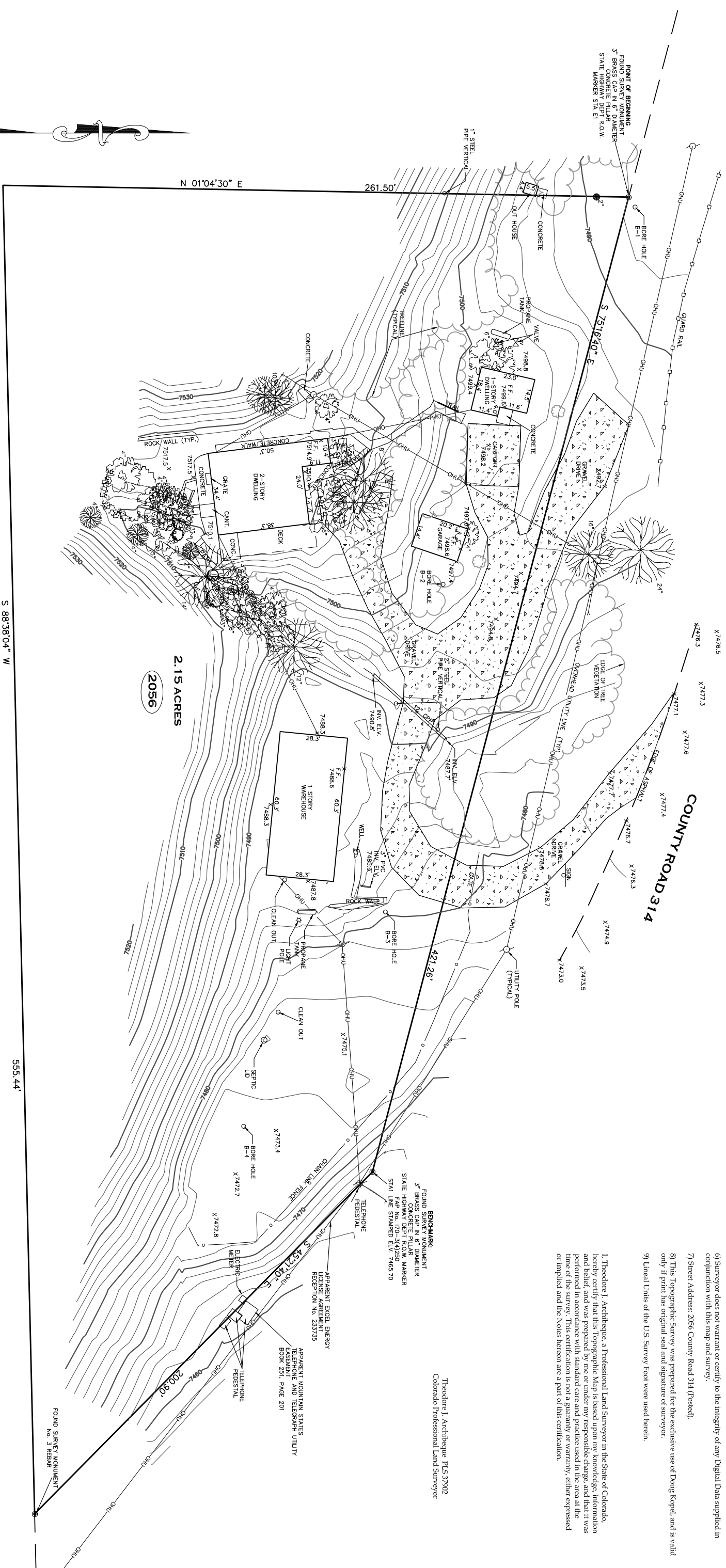
#### COUNTY OF CLEAR CREEK, STATE OF COLORADO

LEGAL DESCRIPTION Book 543, Page 223

A tract of land situated in the N 1/2 of the NW 1/4 of the SW 1/4 of Section 33, Township 3 South, Range 72 West in the 6th P.M., being more particularly described as follows:

Beginning at a point on the West line of said Section 33 from whence the West 1/4 corner of said section 33 bears N 01°04'30" E, 371.90 feet, said point of beginning being on the southerly right of way line of U.S. Highway 1-70; thence along the southerly right of way line S 75°16'40" E, 421.26 feet to an angle point in said line; thence continuing along said line S 45°21'40" E, 200.90 feet to a point on the south line of said N 1/2 of the NW 1/4 of the SW 1/4; thence along said South line S 88°38'04" W, 555.44 feet to the West line of said Section 33; thence N 01°04'30" E, 261.50 feet to the point of beginning.

County of Clear Creek, State of Colorado.



- = DECIDUOUS TREE WITH CALIPER
- = CONIFEROUS TREE WITH CALIPER
- = DECIDUOUS BUSH

- NOTES:
- 1) Survey Date: October 8, 2013.
  - 2) Location of improvements, lot lines, building envelope and easements are based upon the above referenced Warranty Deed recorded in Book 543 at Page 222, Title Commitment Order No. H1835551 dated September 27, 2013, provided by Heritage Title Company and Survey Control Monuments found at the time of this survey as shown hereon. This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.
  - 3) Elevation Datum: 7465.70' for the State Highway Right of Way monument, shown hereon in the North boundary of the subject property.
  - 4) Contour Interval: 2 foot.
  - 5) Utilities are shown approximately and should be field verified prior to excavation.
  - 6) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
  - 7) Street Address: 2056 County Road 314 (Posted).
  - 8) This Topographic Survey was prepared for the exclusive use of Doug Kopel and is valid only if print has original seal and signature of surveyor.
  - 9) Lineal Units of the U.S. Survey Foot were used hereon.

Theodore J. Archibque P.L.S. 37902  
Colorado Professional Land Surveyor

**Archibque Land Consulting, Ltd**  
~ Professional Land Surveying & Mapping ~  
105 Capitol Street, Suite 5 - P.O. Box 3893  
Eagle, Colorado 81631  
970.328.6020 Office 970.328.6021 Fax

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<b>BOOK 543, PAGE 222</b>			
<b>COUNTY OF CLEAR CREEK, STATE OF COLORADO</b>			
DRAWN BY:	KMD	JOB NUMBER:	13195
SHEET	1 OF 1	DATE:	10-14-13
DRAWING NAME:	13195_TOP.DWG		
CHECKED BY:	TJA		

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years from the date of recording of this map. This map is a true and correct copy of the original as shown on the computer screen. The surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey. The surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey. The surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey. The surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.