SUBDIVISION EXEMPTION

BOUNDARY LINE ADJUSTMENT BETWEEN UNPLATTED PARCELS - "EURICH" OWNERSHIPS

EXBL0901 - EURICH BOUNDARY LINE ADJUSTMENT
ADJUST BOUNDARY BETWEEN TWO UNPLATTED PARCELS
5313000111 9310006711 *outed parcels"

OWNER CERTIFICATION:

The undersigned, Robert L. Eurich, Leila Byrd Eurich, David A. Eurich, as individuals, and the ESTATE OF ALEXANDER L. EURICH, David A. Eurich as Personal Representative, being the owners and holders of other interests in the lands described herein, have laid out property boundary adjustments as a SUBDIVISION EXEMPTION as shown hereon.
IN WITNESS WHEREOF: The aforementioned have executed this instrument this 30 day of SEPTEMBER, 20 09 A.D.

Robert L. Eurich

Leila Byrd Eurich

ESTATE OF ALEXANDER L. EURICH

David A. Eurich

David A. Eurich, Personal Representative

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO } SS

The above and aforementioned [illegible] before me this 30 day of SEPTEMBER, [illegible] A.D., by Robert L. Eurich, Leila Byrd Eurich, David A. Eurich [illegible] Eurich, Personal Representative for the ESTATE OF ALEXANDER L. EURICH.

Witness my hand and seal Sonya Vukovski

My commission expires 06-25-13

EL PASO COUNTY APPROVAL:

This SUBDIVISION EXEMPTION was approved by the El Paso County Development Services Department this 22 day of December, 2009 A.D.

Max L Bethke III PE
Development Services Director

RECORDING:

STATE OF COLORADO
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of ____ 20____ A.D., and is duly recorded under Reception No. ____ of the records of El Paso County, Colorado.

SURCHARGE: ____

FEE: ____

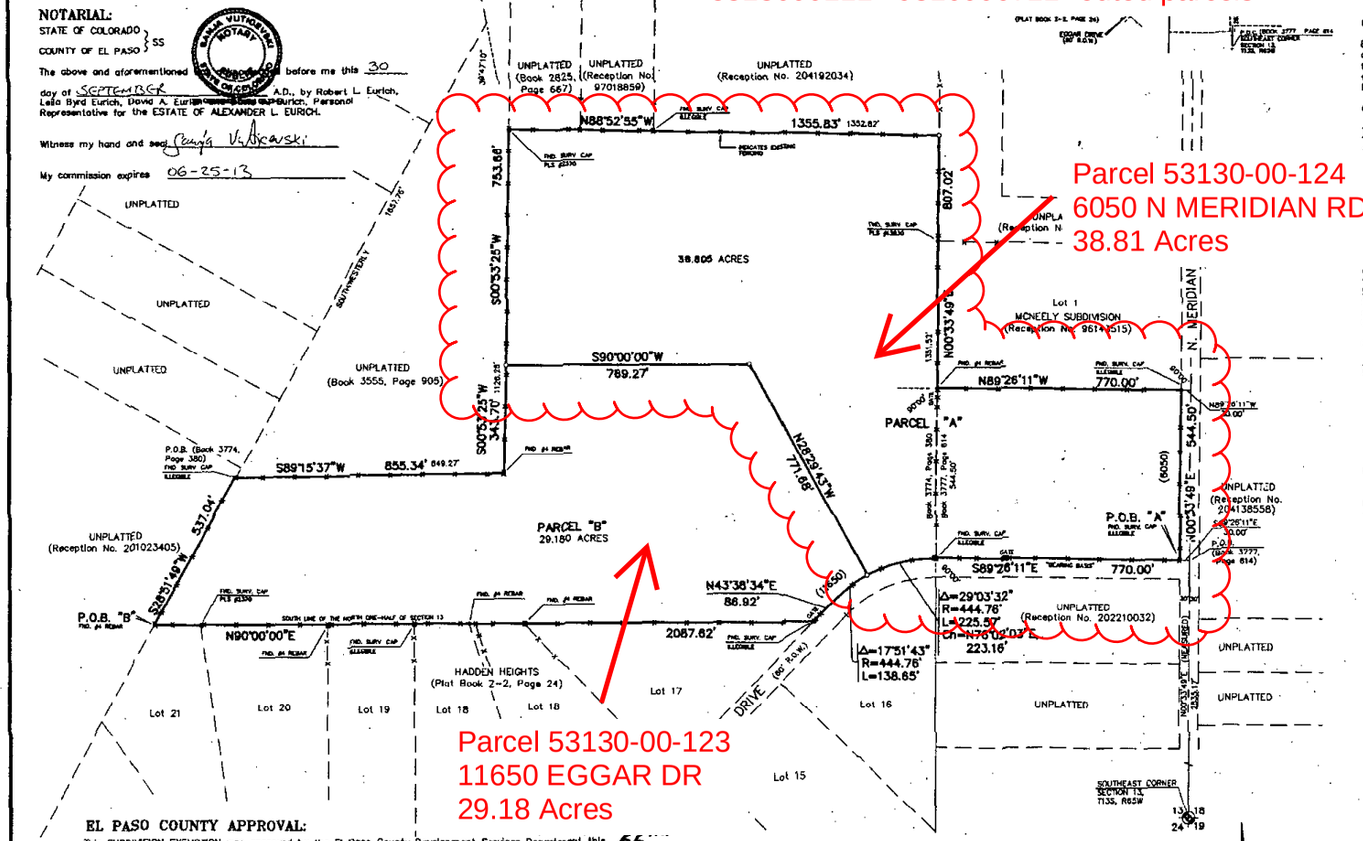
ROBERT C. BALINK, RECORDER

By: ____
Deputy

SURVEYOR'S CERTIFICATION:

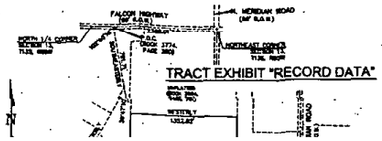
The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying SUBDIVISION EXEMPTION (Boundary Line Adjustment Between Unplatted Parcels) was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

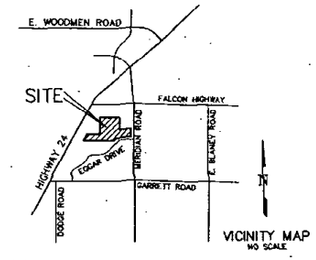
David V. Hostetler
Colorado Professional Land Surveyor No. 20681



Parcel 53130-00-124
6050 N MERIDIAN RD
38.81 Acres

Parcel 53130-00-123
11650 EGGAR DR
29.18 Acres





0 N. Meridian Road (Book 3777, Page 614, El Paso County, Colorado records)

the Northeast Quarter of Section 13, Township 13 South, Range 65 West of the 6th P.M., described as follows:

Beginning at a point on the Easterly line of said Section 13 that is 2835.17 feet Northerly thereon from the Southeast corner thereof; thence Northerly on the Easterly line thereof 544.50 feet; thence angle left 90°00' Westerly, 800.00 feet; thence angle left 90°00' Southerly 544.50 feet; thence angle left 90°00' Easterly, 800.00 feet to the Point of Beginning, subject to a road right-of-way over the most Easterly 30 feet as measured at right angles to and parallel with the Easterly line of said Section 13, El Paso County, Colorado:

Containing 10.000 "GROSS" acres (9.625 "NET" acres), more or less.

PROPERTY DESCRIPTION:

11650 Eggar Drive (Book 3774, Page 380, El Paso County, Colorado records)

A tract of land in the North Half of Section 13, Township 13 South, Range 65 West of the 6th P.M. described as follows:

mencing at a point on the North line of said Section 13 that is 2389.01 feet West of the Northeast corner of said on; thence angle left 102°40'16" Southeasterly 791.71 feet; thence angle right 39°47'10" Southwesterly along the erly boundary of a tract described in Book 2742 at Page 218, 1657.76 feet to the Southwest corner of said tract the Point of Beginning of the tract to be described herein; thence continuing Southwesterly on the last mentioned e to the South line of said North Half of Section 13, said line also being the Northerly boundary line of HADDEN 4TS as platted in Plat Book Z-2 at Page 24; thence Easterly on said line to intersect the Northwesterly -of-way line of Eggar Drive as platted in HADDEN HEIGHTS (the following 2 courses are along said North -of-way line): (1) thence N43°38'34"E, 86.92 feet to a point of curve; (2) thence Northeasterly along a curve to right having a central angle of 46°55'15", a radius of 444.76 feet and an arc distance of 364.22 feet to a point on a line 800 feet West of and parallel to the East line of said Section 13; thence Northerly along said parallel line 1351.52 feet, more or less, to the Southeast corner of a tract described in Book 3594 at Page 781; thence Westerly along the Southern boundary of said tract 1352.82 feet, more or less, to the Easterly boundary of the tract described in Book 2742 at Page 218; thence Southerly along said Easterly boundary 1126.25 feet, more or less, to the Southeast corner of said tract; thence angle Westerly along the Southern boundary of said tract to the Point of Beginning, El Paso County, Colorado;

Containing 58.360 acres, more or less.

BOUNDARY LINE ADJUSTMENT PROPERTY DESCRIPTIONS:

PARCEL A – 6050 N. Meridian Road

A parcel of land being a portion of the North One-Half of Section 13, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, described as follows:

Beginning at the intersection of the Westerly right-of-way line of N. Meridian Road (60' r.o.w. – Road Record Book A, Page 78, El Paso County, Colorado records) with the Northerly right-of-way line of Eggar Drive (60' r.o.w.) as platted within HADDEN HEIGHTS (Plat Book Z-2, Page 24, said El Paso County records) (all bearings in this description are relative to the most Northerly line of said HADDEN HEIGHTS, which bears S89°26'11"E "assumed"); thence N00°33'49"E along said N. Meridian Road's Westerly right-of-way line, 544.50 feet to a point on the Northerly line of that tract described by document (Book 3777, Page 614, said records); thence N89°26'11"W along said tract's Northerly line, 770.00 feet to an angle point of said tract, said point also being on the Easterly line of that tract described by document (Book 3774, Page 380, said records) (the following three (3) courses are along the lines of said Book 3774, Page 380's tract): 1) N00°33'49"E, 807.02 feet; 2) N88°52'55"W, 1355.83 feet; 3) S00°53'25"W, 753.66 feet; thence N90°00'00"E, 769.27 feet; thence S28°29'43"E, 771.68 feet to a point on a Southerly line of said Book 3774, Page 380's tract, said line also being coincident with said Eggar Drive's Northerly right-of-way line; thence Northeasterly on a non-tangent curve to the right and along said coincident lines, said curve having a central angle of 29°03'32", a radius of 444.76 feet, an arc length of 225.57 feet (the chord of said curve bears N76°02'03"E, a distance of 223.16 feet) to an angle point of said Book 3774, Page 380's tract, said point also being an angle point of said Book 3777, Page 614's tract; thence S89°26'11"E along the Southerly line of said Book 3777, Page 614's tract, said line also being coincident with said Eggar Drive's Northerly right-of-way line, 770.00 feet to the Point of Beginning;

Containing 38.805 acres, more or less.

PARCEL B – 11650 Eggar Drive

A parcel of land being a portion of the North One-Half of Section 13, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, described as follows:

Beginning at the most Westerly corner of that tract described by document (Book 3774, Page 380, El Paso County, Colorado records) (all bearings in this description are relative to the most Northerly line of HADDEN HEIGHTS (Plat Book Z-2, Page 24, said El Paso County records), which bears S89°26'11"E "assumed") (the following three (3) courses are along the lines of said tract and being coincident with the lines of said HADDEN HEIGHTS): 1) N90°00'00"E, 2087.62 feet; 2) N43°38'34"E, 86.92 feet; 3) on a curve to the right, said curve having a central angle of 17°51'43", a radius of 444.76 feet, an arc length of 138.65 feet; thence N28°29'43"W, 771.68 feet; thence S90°00'00"W, 769.27 feet to a point on a Westerly line of said tract (the following three (3) courses are along the lines of said tract): 1) S00°53'25"W, 343.70 feet; 2) S89°15'37"W, 855.34 feet; 3) S28°51'49"W, 537.04 feet to the Point of Beginning;

Containing 29.180 acres, more or less

NOTES:

1. ○ – Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681, except where noted otherwise.
   • – Indicates recovered survey monument as noted.
   120°40'16" 791.76' – DATA "OF RECORD" S00°53'25"W 753.66' – DATA "AS MEASURED"
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 0804100575 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
3. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the property, therefore, no rights-of-way or easements of record were available for review by LDC, Inc. with this survey.
4. This drawing does not represent an IMPROVEMENT SURVEY PLAT, and only pertinent improvements, or improvements in close proximity of applicable "record title" boundary lines, are shown hereon.
5. Basis of Bearings: All bearings are relative to the most Northerly line if HADDEN HEIGHTS (Plat Book Z-2, Page 24, El Paso County, Colorado records), monumented as shown and assumed to bear S89°26'11"E, a distance of 770.00 feet.

2091416805 12-23-09

CALL BEFORE YOU DIG... 1-800-922-1987

REVISIONS			
No.	Description	By	Date
1	COUNTY COMMENTS	RDG	09/10/09

H Scale: 1" = 200'
V Scale: N/A
Designed By: N/A
Drawn By: KLM
Checked By: DVH
Date: 07/29/09

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SUBDIVISION EXEMPTION
BOUNDARY LINE ADJUSTMENT
BETWEEN UNPLATTED PARCELS - "EURICH" OWNERSHIPS
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 09035
Sheet: 1 of 1

NEW DOC

RBD