

CONIFER MOUNTAIN-UNIT 6 AMENDMENT NO. 1

A RECONFIGURATION OF LOTS 24 AND 44 CONIFER MOUNTAIN-UNIT 6 (PLAT BOOK 34 PAGES 40-42)
 LOCATED IN SECTION 21, T. 6 S., R. 71 W. OF THE 6TH. P.M.
 COUNTY OF JEFFERSON, STATE OF COLORADO

MAP NO. 218
 CASE NO MA94-1

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 PARCEL AND EASEMENTS AS SHOWN HEREON.

OWNERS:

Clifford R. Young
 CLIFFORD R. YOUNG
Sally R. Young
 SALLY R. YOUNG

COUNTY OF JEFFERSON } ss
 DENVER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF November 1994.

BY *Clifford R. Young & Sally R. Young*
 MY COMMISSION EXPIRES 7-26-97



Debora A. Mallett
 NOTARY PUBLIC
 370 17th Street
 Denver Co 80202
 ADDRESS

LEGAL DESCRIPTION:

LOTS 24 AND 44, CONIFER MOUNTAIN - UNIT 6, COUNTY OF JEFFERSON, STATE OF COLORADO, AS RECORDED AT PLAT BOOK 34, PAGES 40-42, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 24, THENCE NORTH 53° 20' 38" WEST, 597.05 FEET, TO THE NORTHEAST CORNER OF SAID LOT 24;
 THENCE SOUTH 73° 45' 24" WEST, 194.53 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 44;
 THENCE NORTH 40° 12' 28" WEST, 244.67 FEET, TO THE NORTHEAST CORNER OF SAID LOT 44, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THOMAS DRIVE; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THOMAS DRIVE THE FOLLOWING TWO (2) COURSES:
 1) 158.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 157.165 FEET AND A CENTRAL ANGLE OF 57° 47' 49" TO A POINT OF TANGENCY;
 2) THENCE SOUTH 78° 47' 17" WEST, 119.14 FEET, TO THE NORTHWEST CORNER OF SAID LOT 44;
 THENCE SOUTH 22° 49' 24" EAST, 337.03 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 44;
 THENCE NORTH 57° 38' 51" EAST, 85.43 FEET, TO THE NORTHWEST CORNER OF SAID LOT 24;
 THENCE SOUTH 67° 10' 21" EAST, 673.23 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 24, BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CONIFER MOUNTAIN ROAD; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CONIFER MOUNTAIN ROAD THE FOLLOWING TWO (2) COURSES:
 1) NORTH 66° 51' 41" EAST, 32.79 FEET, TO A POINT OF CURVATURE;
 2) 251.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 579.73 FEET AND A CENTRAL ANGLE OF 24° 53' 13" TO THE TRUE POINT OF BEGINNING.

NOTES:

- DIMENSIONS IN PARENTHESIS ARE THOSE FOUND ON DEEDS OR PLATS WHEN DIFFERENT FROM THOSE MEASURED.
- △ - INDICATES MONUMENT FOUND, THIS SURVEY.
- - INDICATES #5 REBAR WITH 1-1/2" ALUM. CAP (L.S. #2816) FOUND THIS SURVEY.
- - INDICATES #4 REBAR WITH 3/4" PLASTIC CAP (PLS #19618) SET, THIS SURVEY.
- A TITLE SEARCH WAS NOT PERFORMED AT THE REQUEST OF THE OWNER.
- 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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING IS THE LINE BETWEEN THE EASTERLY AND SOUTHERLY CORNERS OF TRACT A AS SHOWN HEREON, BETWEEN THE ALUMINUM CAPPED REBAR (#L.S. 2816) AT THE SOUTHERLY CORNER AND THE #4 REBAR (L.S. #19618) SET AT THE EASTERLY CORNER AND ASSUMED TO BE N 55° 51' 13" E, AS SHOWN HEREON.
- 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, C.R.S.
- THE PURPOSE OF THIS MINOR AMENDMENT IS TO COMBINE TWO LOTS INTO A SINGLE TRACT.
- ALL GENERAL NOTES, DEDICATIONS, AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF CONIFER MOUNTAIN - UNIT 6, AS RECORDED IN PLAT BOOK 34, PAGES 40 TO 42, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED CONSTRUCTED ON TRACT A.

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO AT GOLDEN THIS 27th DAY OF December 1994.

Jan Felt
 CLERK AND RECORDER
 BY: *Marie Beane*
 DEPUTY

ACCEPTANCE CERTIFICATE:

THE FOREGOING AMENDMENT TO THE PLAT OF CONIFER MOUNTAIN - UNIT 6 IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 7th DAY OF December 1994.

BOARD OF COUNTY COMMISSIONERS:

Billy Miller
 CHAIRMAN
Helena J. Strong
 CLERK

VACATION CERTIFICATE:

LOT LINES AND EASEMENTS AS SUPERSEDED BY THIS AMENDMENT TO THE PLAT OF CONIFER MOUNTAIN - UNIT 6 AND AS PREVIOUSLY SHOWN ON THE PLAT OF CONIFER MOUNTAIN - UNIT 6 RECORDED IN JEFFERSON COUNTY RECORDS AT BOOK 34, PAGES 40 THROUGH 42 ARE HEREBY VACATED THIS 7th DAY OF December 1994.

BOARD OF COUNTY COMMISSIONERS:

Billy Miller
 CHAIRMAN
Helena J. Strong
 CLERK

SURVEYOR'S CERTIFICATE:

I, BENJ. A. PITTSKER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CONIFER MOUNTAIN - UNIT 6, AMENDMENT NO. 1, WAS MADE UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID AMENDMENT AND THE SURVEY THEREOF.

DATED THIS 1ST. DAY OF OCTOBER, 1994.

