

CONIFER MOUNTAIN - UNIT 8 AMENDMENT 1

RECONFIGURATION OF LOT 37 AND LOT 38,
CONIFER MOUNTAIN - UNIT 8,
BEING A PORTION OF W 1/2 SEC. 17,
T. 6 S., R. 71 W. OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO.
SHEET 1 OF 1

LEGAL DESCRIPTION

LOT 37 AND LOT 38, CONIFER MOUNTAIN - UNIT 8, RECORDED IN PLAT BOOK 37, PAGES 23 - 27, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 38;
THENCE NORTH 89°51'02" EAST, ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 676.10 FEET;
THENCE SOUTH 06°38'19" WEST, ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 317.50 FEET;
THENCE NORTH 89°37'48" WEST, ALONG THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 555.78 FEET;
THENCE SOUTH 27°33'19" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 38, A DISTANCE OF 324.90 FEET, MORE OR LESS, TO A POINT OF CURVATURE;
THENCE 40.11 FEET, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 38 AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 51°04'22", AND A CHORD OF 38.80 FEET BEARING NORTH 48°54'15" WEST;
THENCE 82.70 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 37 AND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 105°17'49", AND A CHORD OF 71.54 FEET BEARING SOUTH 52°54'40" WEST;
THENCE NORTH 29°25'13" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 37, A DISTANCE OF 360.47 FEET;
THENCE NORTH 02°23'22" EAST, ALONG THE WESTERLY LINE OF SAID LOT 37, A DISTANCE OF 220.77 FEET;
THENCE SOUTH 88°25'18" EAST, ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 322.20 FEET;
THENCE NORTH 00°46'46" WEST, ALONG THE WEST LINE OF SAID LOT 38, A DISTANCE OF 90.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 8.03 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED HEREBY, HAVE LAID OUT THE SAME INTO LOTS AND EASEMENTS, AS SHOWN HEREBY.

OWNER: Jonathan Mark Lipson
OWNER: Yvonne Marie Lipson
OWNER: Mary Claire Cheney
OWNER: Heather Roan Poe

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF JEFFERSON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF November 2002, BY JONATHAN MARK LIPSON, YVONNE MARIE LIPSON, MARY CLAIRE CHENEY AND HEATHER ROAN POE.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: 9/25/02

TARA K. GUPTA
NOTARY PUBLIC
STATE OF COLORADO

TARA K. GUPTA
NOTARY PUBLIC
STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 13th DAY OF December 2002.
JANE KRISTINA
JEFFERSON COUNTY CLERK AND RECORDER
BY: Susan C. Sautter
DEPUTY CLERK

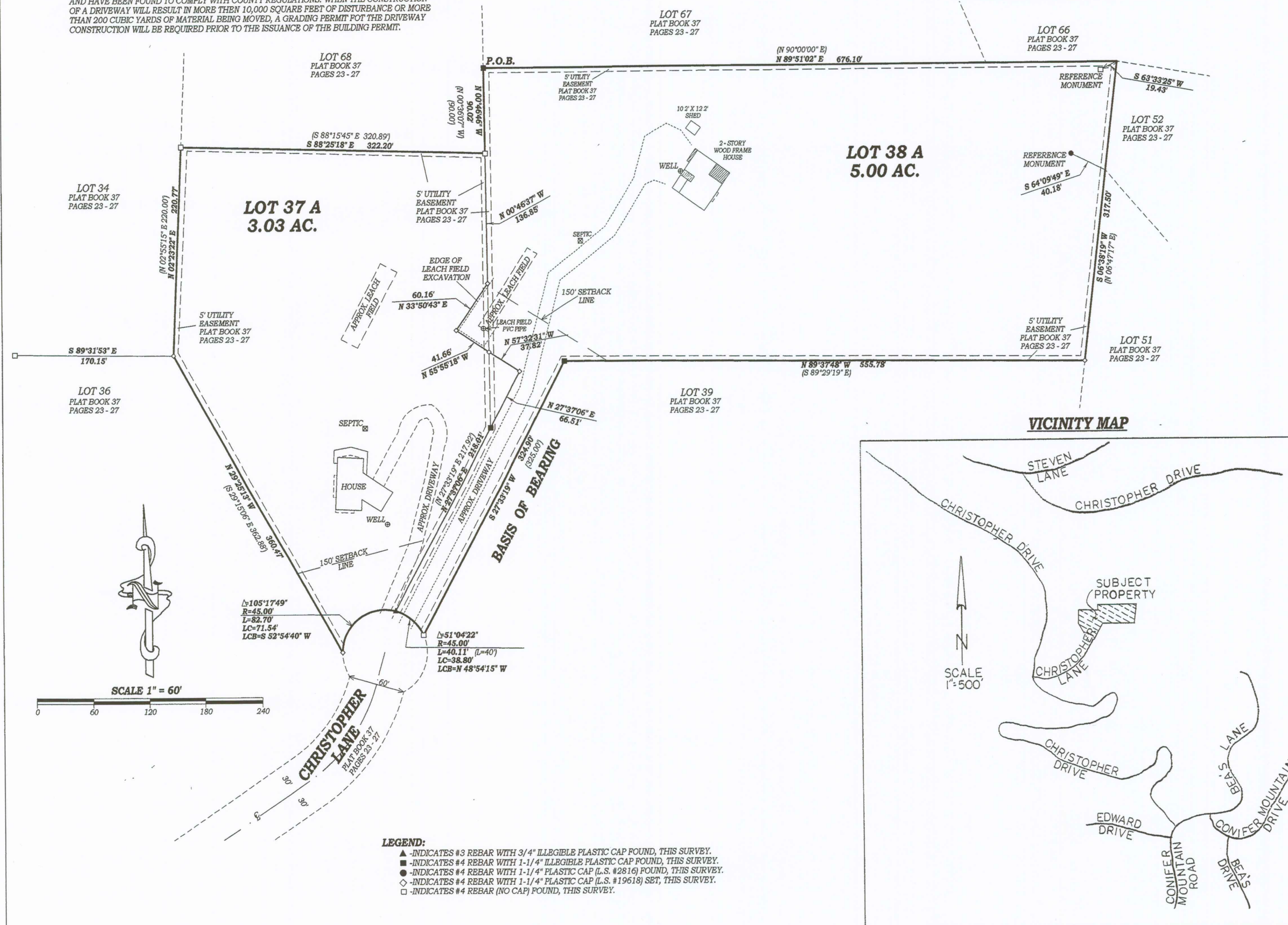
ACCEPTANCE CERTIFICATE:

THE FOREGOING AMENDMENT TO THE PLAT OF CONIFER MOUNTAIN - UNIT 8 IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 13th DAY OF December 2002.
Michael J. ...
DIRECTOR OF PLANNING AND ZONING DEPARTMENT,
PURSUANT TO JEFFERSON COUNTY POLICY AND
PROCEDURE MANUAL, SECTION 5.16.4.5

SURVEYOR'S CERTIFICATE:

I, BENJ. A. PITSKER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CONIFER MOUNTAIN - UNIT 8 AMENDMENT 1, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID AMENDMENT AND THE SURVEY THEREOF.
BENJ. A. PITSKER
REGISTERED COLORADO LAND SURVEYOR
DATE: 15 JULY 2002
P.L.S. # 19618

- NOTES:**
- DIMENSIONS IN PARENTHESIS ARE THOSE PER PLAT OF CONIFER MOUNTAIN - UNIT 8, AS RECORDED AT PLAT BOOK 37, PAGES 23 - 27 OR DEED WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
 - 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 HEREBY.
 - BASIS OF BEARING IS THE SOUTHEASTERLY LINE OF SAID LOT 38, BETWEEN THE #4 REBAR WITH 1-1/4" ILLEGIBLE PLASTIC CAP FOUND AT AN ANGLE POINT ON THE EASTERLY LINE OF SAID LOT 38 AND THE #4 REBAR (NO CAP) FOUND AT THE SOUTHEAST CORNER OF SAID LOT 38, SAID BEARING IS SOUTH 27°33'19" WEST, AS SHOWN HEREBY, PER PLAT OF CONIFER MOUNTAIN - UNIT 8 (PLAT BOOK 37 PAGES 23 - 27).
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEPACES 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 RECONFIGURE LOT 37 AND LOT 38, CONIFER MOUNTAIN - UNIT 8, AND TO CREATE NEW LOTS, AS SHOWN HEREBY.
 - ALL GENERAL NOTES, DEDICATIONS, AND PLAT RESTRICTIONS AS SHOWN ON THE PLAT OF CONIFER MOUNTAIN - UNIT 8, AS RECORDED AT PLAT BOOK 37, PAGES 23 - 27, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
 - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY JEFFERSON COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS. WHEN THE CONSTRUCTION OF A DRIVEWAY WILL RESULT IN MORE THAN 10,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 200 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.



- LEGEND:**
- ▲ - INDICATES #3 REBAR WITH 3/4" ILLEGIBLE PLASTIC CAP FOUND, THIS SURVEY.
 - - INDICATES #4 REBAR WITH 1-1/4" ILLEGIBLE PLASTIC CAP FOUND, THIS SURVEY.
 - - INDICATES #4 REBAR WITH 1-1/4" PLASTIC CAP (L.S. #2816) FOUND, THIS SURVEY.
 - - INDICATES #4 REBAR WITH 1-1/4" PLASTIC CAP (L.S. #19618) SET, THIS SURVEY.
 - - INDICATES #4 REBAR (NO CAP) FOUND, THIS SURVEY.