

BE 99 Pg. 22 REC. # 88109996

DOUGLASS RANCH

A PORTION OF SECTIONS 5,6,7 AND 8 TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6th P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

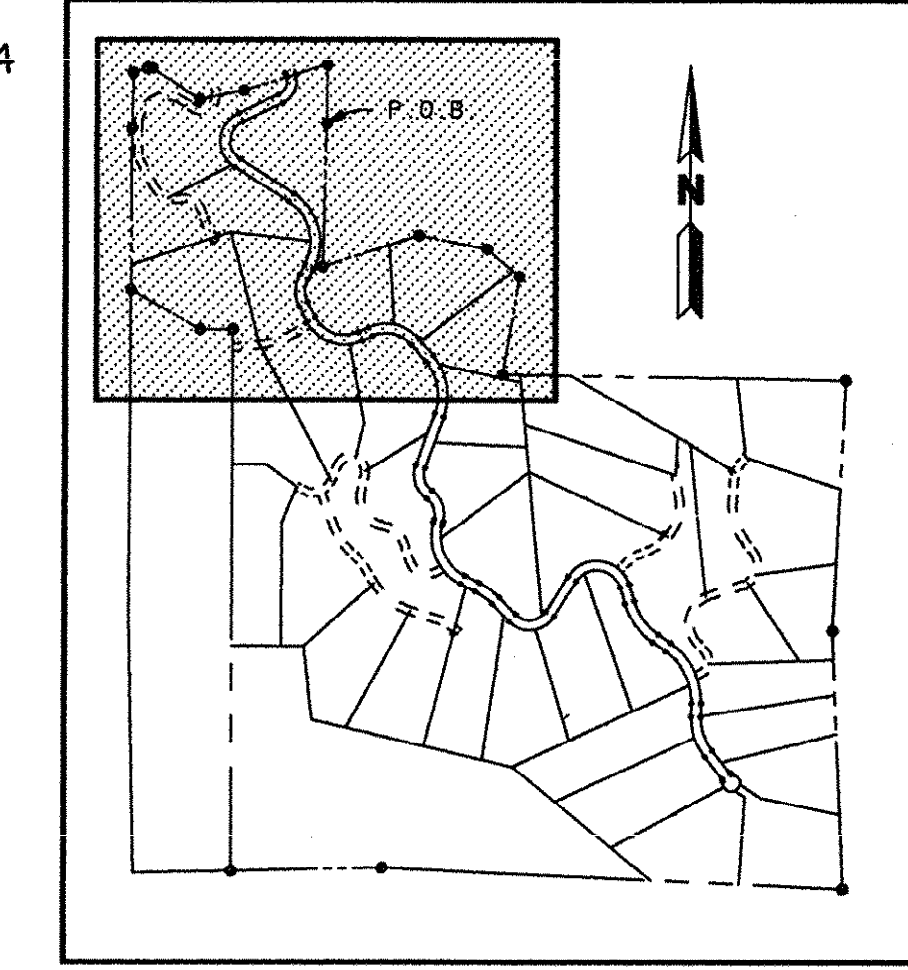
SHEET 2 OF 4

CASE NO. SC 2-1-88

MAP NO. 220,221,256,257

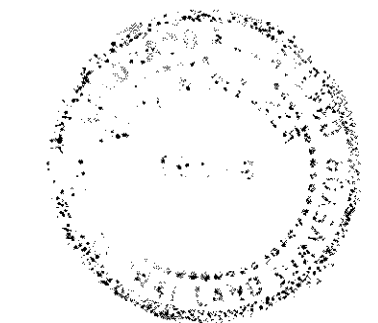
CURVE TABLE					
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
PUBLIC ROAD					
1	82°15'50"	100.00'	143.58'	S24°02'27"W	131.56'
2	122°40'06"	135.00'	289.03'	S03°50'19"W	236.91'
3	96°03'15"	275.00'	413.03'	S14°28'06"E	375.29'
4	56°27'04"	150.00'	147.79'	S00°19'59"W	141.88'
5	86°52'59"	200.00'	303.28'	S71°20'02"E	275.05'
6	74°37'29"	200.00'	260.49'	S77°27'47"E	242.46'
7	60°32'58"	300.00'	317.04'	S09°52'34"E	302.49'
17	104°33'32"	15.00'	27.37'	N54°51'32"W	23.73'
18	83°48'55"	15.00'	21.94'	N30°57'14"E	20.04'
PRIVATE DRIVES					
22	114°00'12"	50.00'	99.49'	S55°36'53"W	83.87'
23	113°39'48"	150.00'	297.57'	S55°47'05"W	251.12'
24	27°35'25"	110.00'	52.97'	S14°50'31"E	52.46'
25	72°22'59"	125.00'	157.92'	S64°49'43"E	147.62'
26	94°14'48"	100.00'	147.04'	S58°53'49"E	134.15'
27	31°43'49"	250.00'	138.45'	S32°38'20"E	136.69'
28	25°33'06"	400.00'	178.38'	S70°28'58"W	176.91'
FIRE EASEMENT					
45	23°00'31"	100.00'	40.16'	N73°36'42"E	39.89'
46	34°22'10"	100.00'	59.99'	N67°55'53"E	59.09'
47	29°03'13"	100.00'	50.71'	N65°16'24"E	50.17'

UNPLATTED



KEY MAP SCALE: 1" = 1000'

B. A. Patten

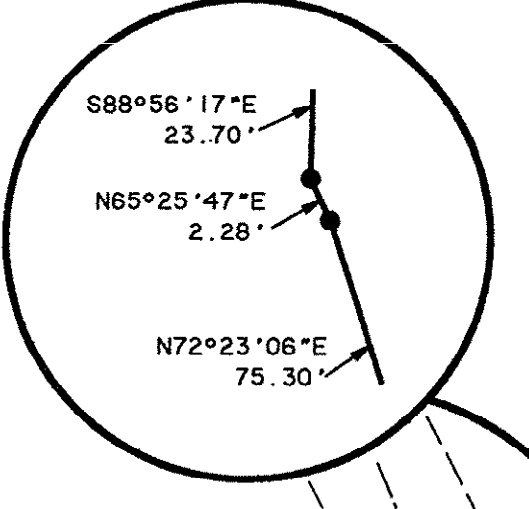


UNPLATTED

* DENOTES VACATED RIGHT-OF-WAY BY VACATION DEED RECORDED UNDER RECEPTION NO. 88075294

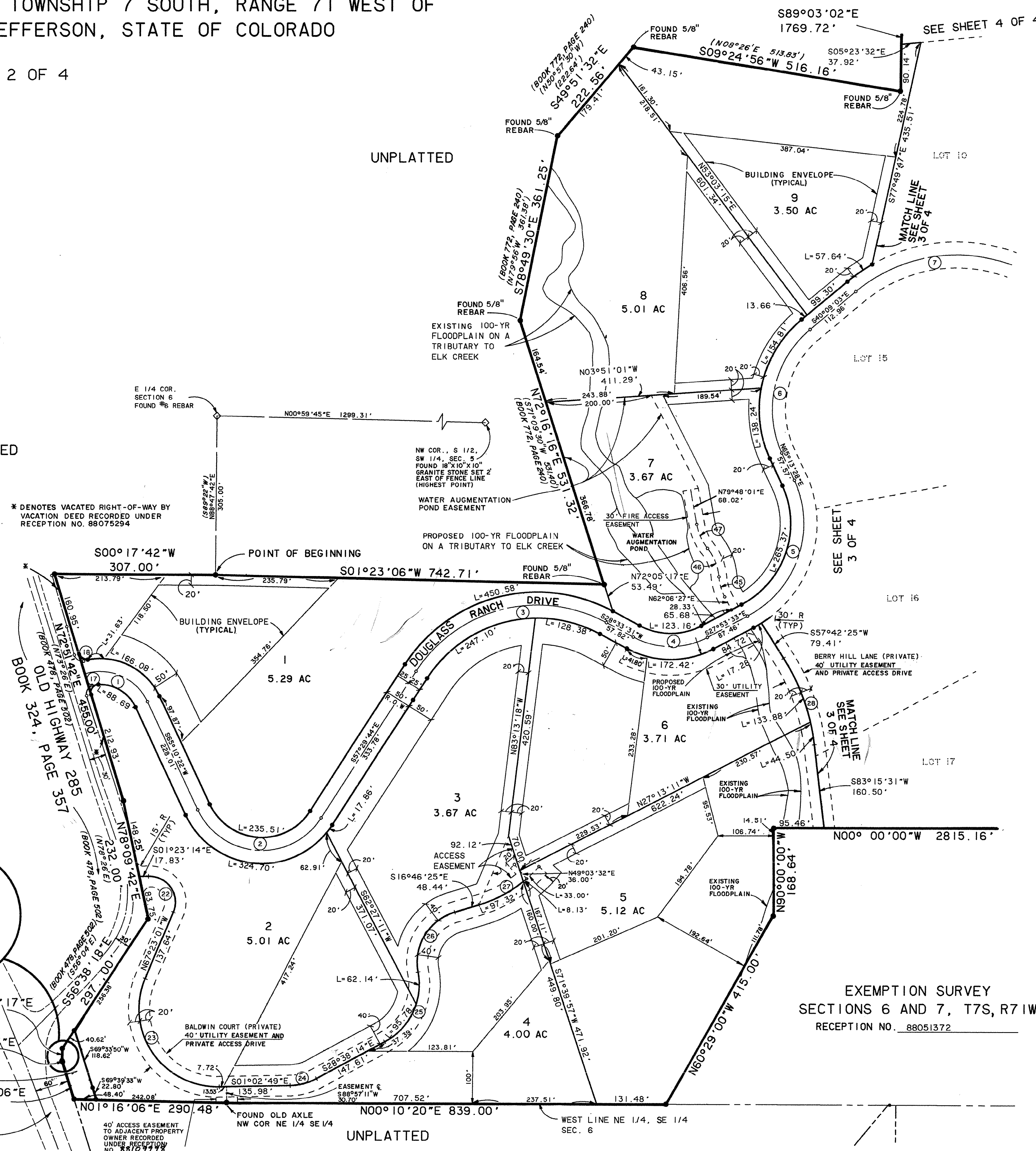
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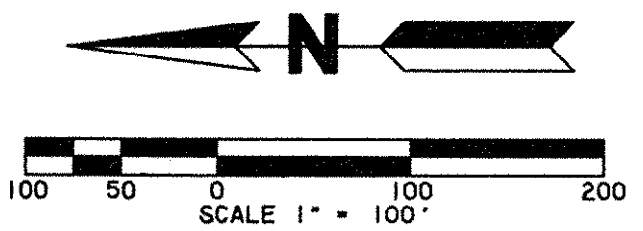


STATE HIGHWAY 285
RIGHT-OF-WAY
0.11 AC

STATE HIGHWAY 285
BOOK 1044, PAGE 458-461
BOOK 1053, PAGE 1



EXEMPTION SURVEY
SECTIONS 6 AND 7, T7S, R71W, E7-1-88
RECEPTION NO. 88051372



PREPARED BY: DATE: 3-30-88

KKBNA
Incorporated
Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 431 - 6100

OK *A. R. C.*
7 November 1988

10-3-88
8-16-88
5-23-88
4-21-88

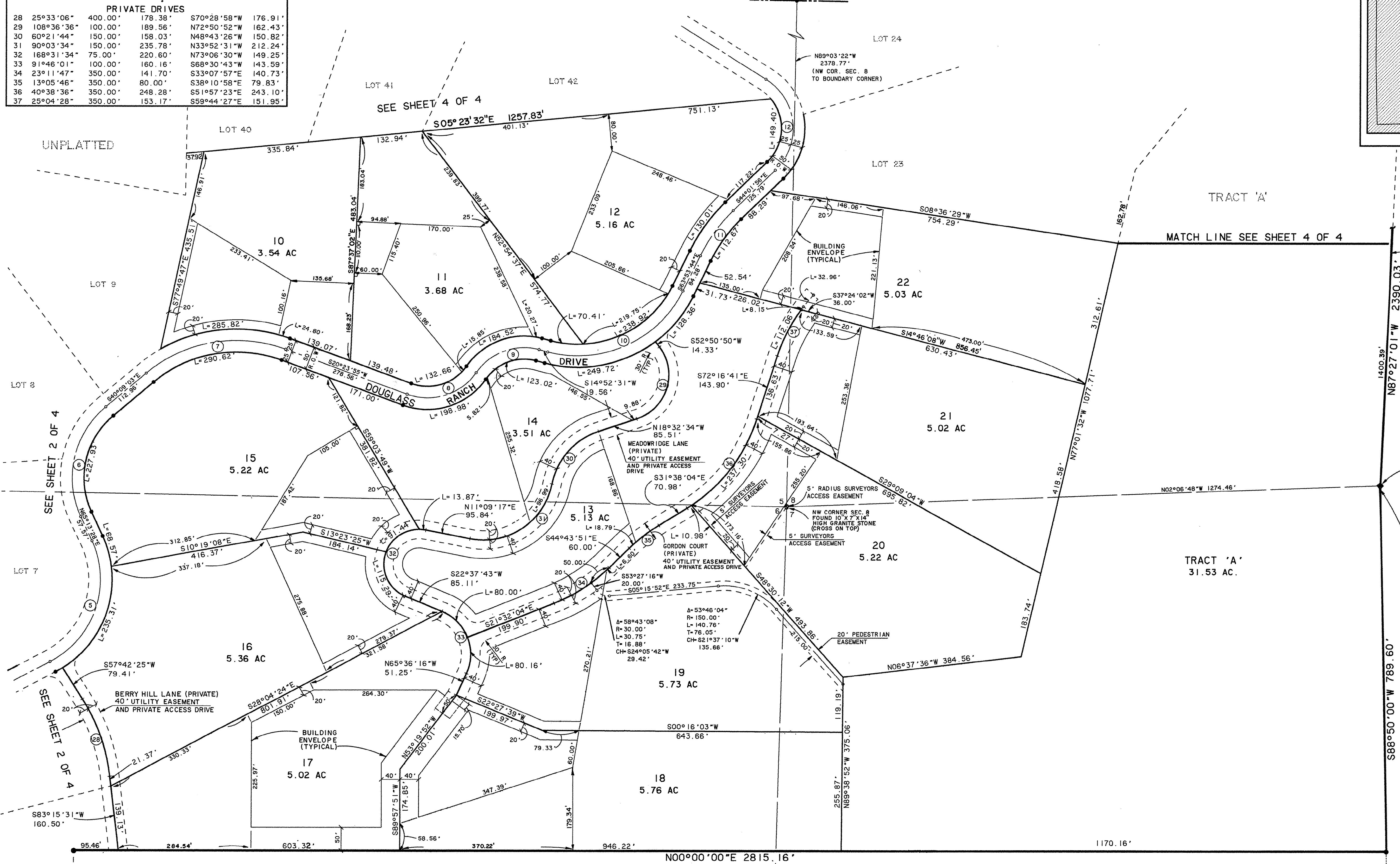
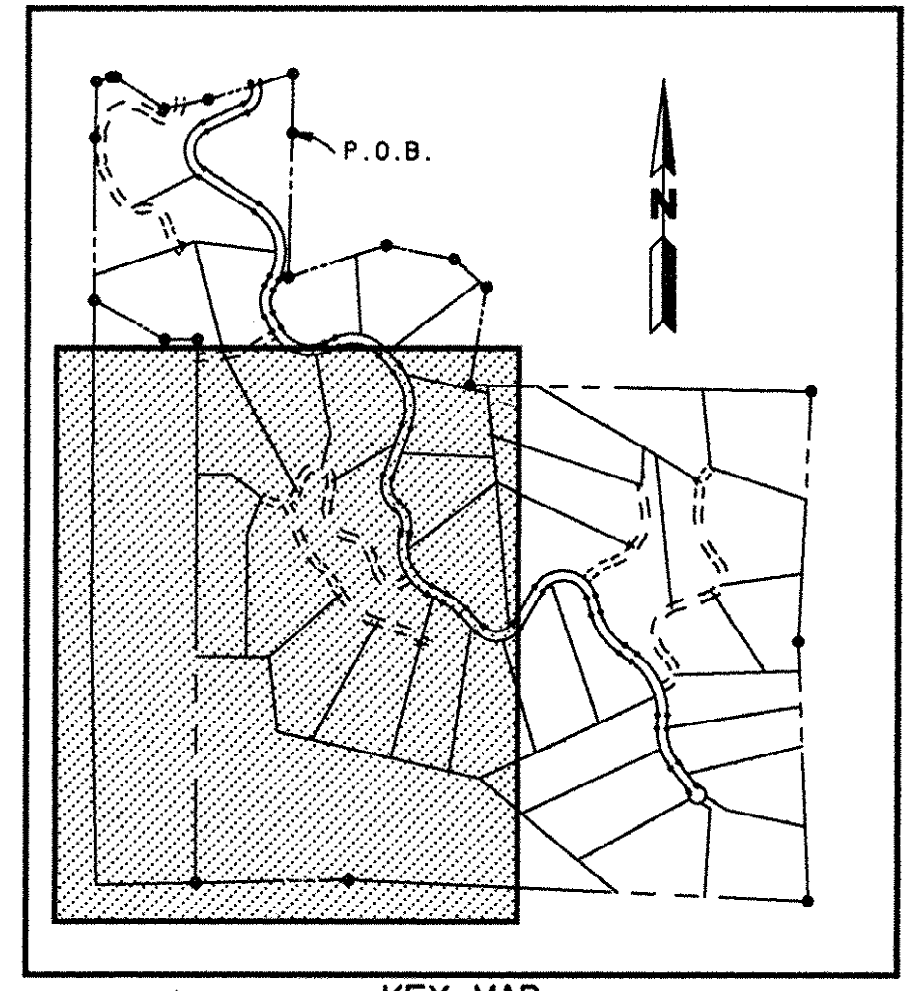
DOUGLASS RANCH

A PORTION OF SECTIONS 5, 6, 7 AND 8 TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6th P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NO. SC 2-1-88
MAP NO. 220,221,256,257

SHEET 3 OF 4

CURVE TABLE					
CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
PUBLIC ROAD					
5	86°52'59"	200.00'	303.28'	S71°20'02"E	275.05'
6	74°37'29"	200.00'	260.49'	S77°27'47"E	242.46'
7	60°32'58"	300.00'	317.04'	S09°52'34"E	302.49'
8	76°00'23"	125.00'	165.82'	S17°36'16"E	153.93'
9	70°28'59"	125.00'	153.77'	S20°21'58"E	144.26'
10	78°46'15"	250.00'	343.70'	S24°30'36"E	317.27'
11	19°51'48"	350.00'	121.34'	S53°57'50"E	120.73'
12	103°58'36"	125.00'	226.84'	N83°58'46"E	196.97'
PRIVATE DRIVES					
28	25°33'06"	400.00'	178.38'	S70°28'58"W	176.91'
29	108°36'36"	100.00'	189.56'	N72°50'52"W	162.43'
30	60°21'44"	150.00'	158.03'	N48°43'26"W	150.82'
31	90°03'34"	150.00'	235.78'	N33°52'31"W	212.24'
32	168°31'34"	75.00'	220.60'	N73°06'30"W	149.25'
33	91°46'01"	100.00'	160.16'	S68°30'43"W	143.59'
34	23°11'47"	350.00'	141.70'	S33°07'57"E	140.73'
35	13°05'46"	350.00'	80.00'	S38°10'58"E	79.83'
36	40°38'36"	350.00'	248.28'	S51°57'23"E	243.10'
37	25°04'28"	350.00'	153.17'	S59°44'27"E	151.95'



KEY MAP
SCALE: 1" = 1000'

SOUTH LINE N 1/2 NE 1/4 SEC. 8

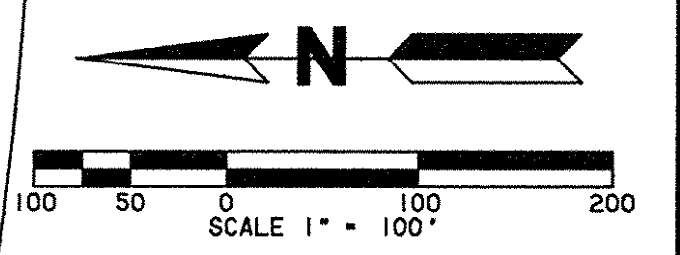
See A. Pitel



SE COR., NE 1/4, NE 1/4, SECTION 7 CAPPED 5/8" REBAR NO. 5240

UNPLATTED

BASIS OF BEARING
(SOUTH LINE, NE 1/4, NE 1/4 SECTION 7)
1288.01'



10-3-88
8-16-88
6-1-88
5-23-88
4-21-88
PREPARED BY: DATE: 3-30-88

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Consulting Engineers
4251 Kipling St.
Wheat Ridge, Co. 431 - 6100

EXEMPTION SURVEY
SECTIONS 6 AND 7, T7S, R71W, E7-1-88
RECEPTION NO. 88051372

SW COR., NE 1/4, NE 1/4, SECTION 7 CAPPED 5/8" REBAR NO. 5240

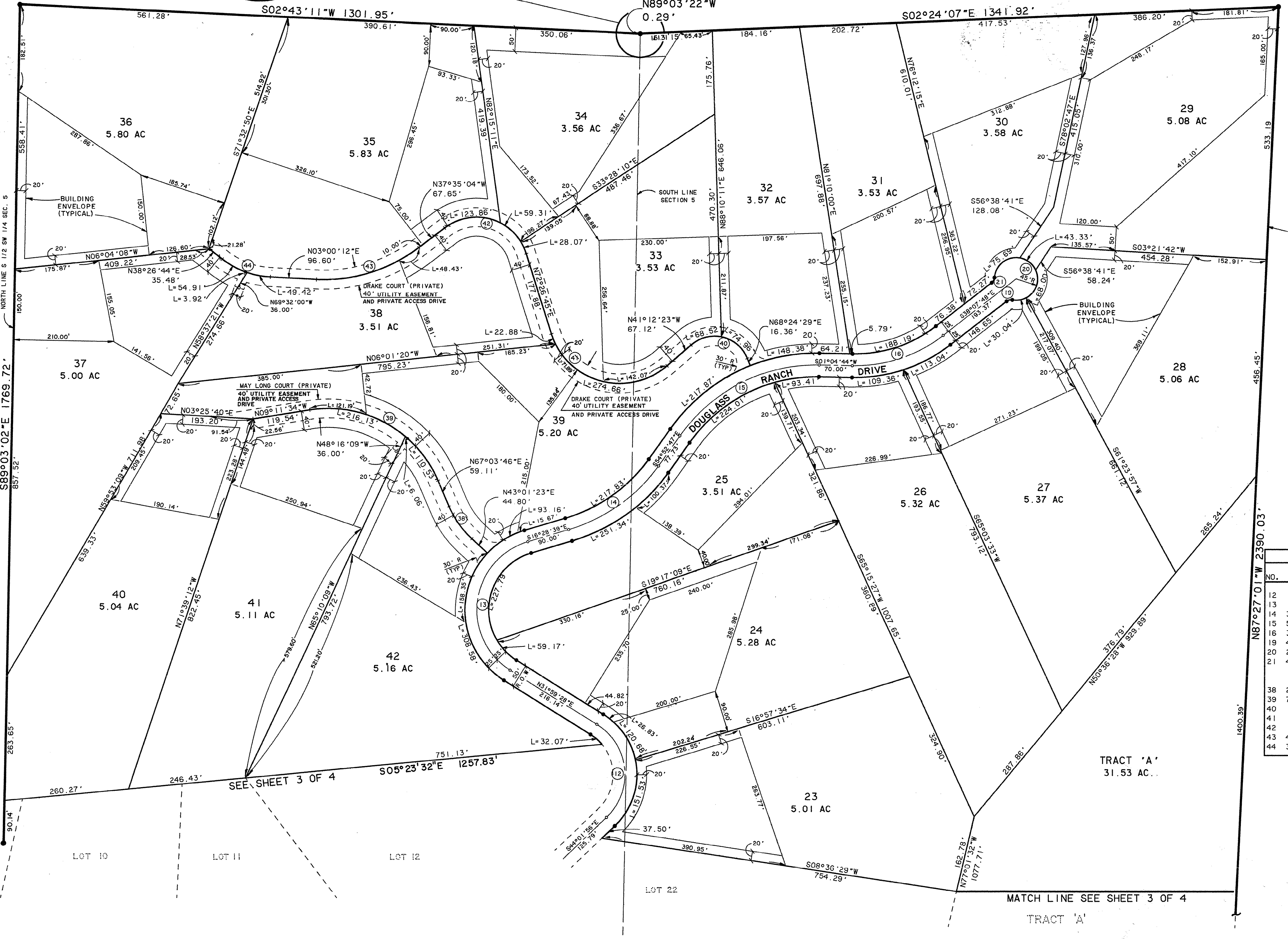
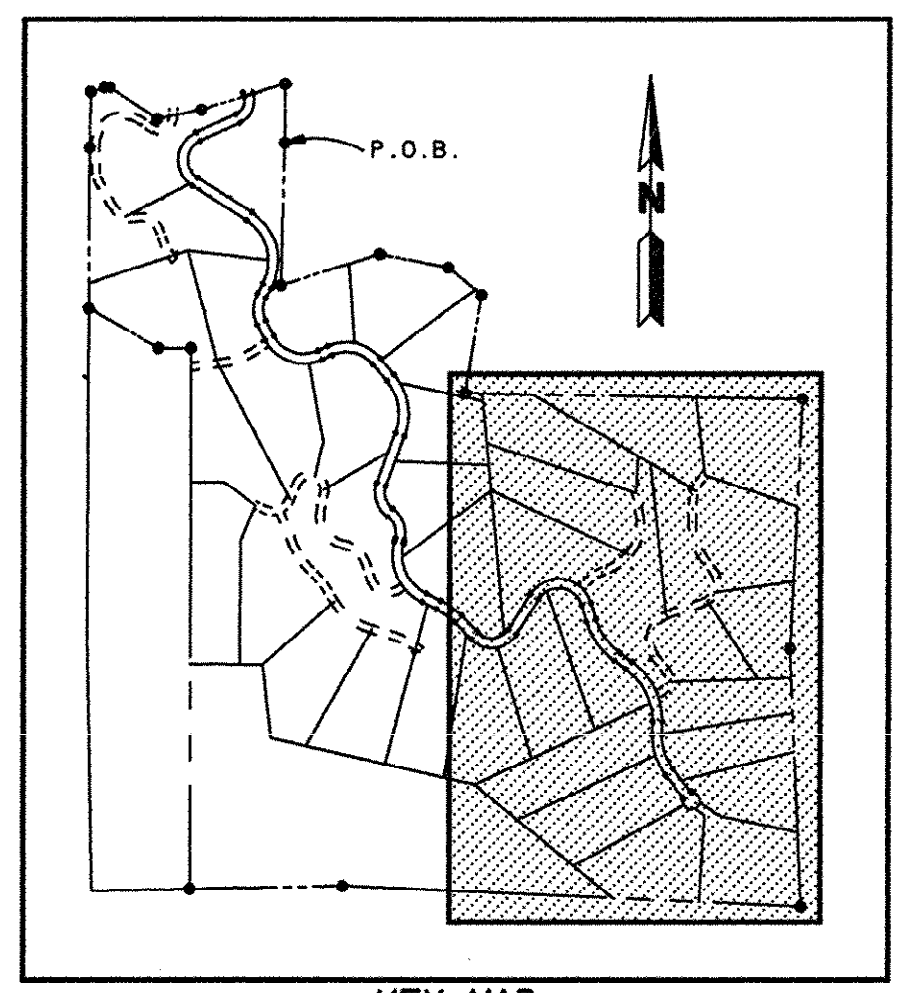
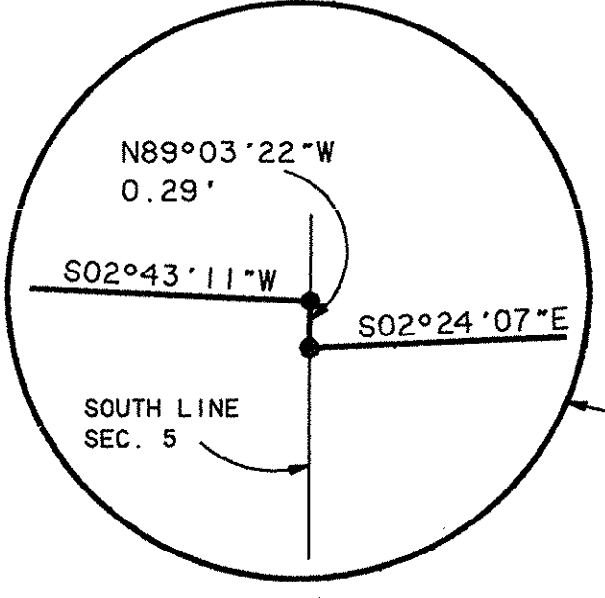
DOUGLASS RANCH

A PORTION OF SECTIONS 5, 6, 7 AND 8 TOWNSHIP 7 SOUTH, RANGE 71 WEST OF THE 6th P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 4 OF 4

UNPLATTED

CASE NO. SC 2-1-88
MAP NO. 220, 221, 256, 257



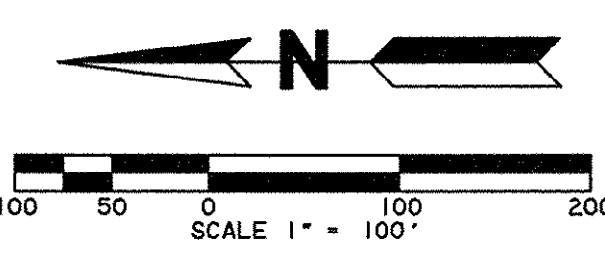
KEY MAP
SCALE: 1" = 1000'

B. C. Otho



UNPLATTED

CURVE TABLE					
NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
PUBLIC ROAD					
12	103°58'36"	125.00'	226.84'	N83°58'46"E	196.97'
13	131°31'53"	150.00'	344.35'	S82°14'36"E	273.56'
14	38°24'07"	350.00'	234.58'	S35°40'43"E	230.22'
15	55°57'30"	350.00'	341.83'	S26°54'01"E	328.41'
16	39°12'32"	300.00'	205.30'	S18°31'32"E	201.31'
19	48°11'23"	15.00'	12.62'	S14°02'07"E	12.25'
20	276°22'46"	45.00'	217.06'		
21	48°11'23"	15.00'	12.62'	N62°13'30"W	12.25'
PRIVATE DRIVES					
38	24°02'23"	200.00'	83.91'	N55°02'34"E	83.30'
39	76°15'20"	250.00'	332.73'	N28°56'06"E	308.71'
40	109°36'52"	75.00'	143.48'	N13°36'03"E	122.58'
41	113°39'08"	150.00'	297.54'	N15°37'11"E	251.10'
42	110°01'50"	110.00'	211.24'	N17°25'50"E	180.25'
43	40°35'17"	325.00'	230.23'	N17°17'26"W	225.44'
44	35°26'32"	175.00'	108.25'	N20°43'28"E	106.53'



PREPARED BY: DATE: 3-30-88

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7 November 1988