

LEGAL DESCRIPTION - SAMPSON SCHOOL ROAD 7

The existing Sampson School Road, running from the Phillipsburg-Deermont Road Southeasterly across the Southwest Quarter of Section 13 and Section 24, both in Township 6 South, Range 70 West of the Sixth Principal Meridian, in Jefferson County, Colorado, being a 15-foot-wide strip of land lying 7.5 feet on each side of a centerline described as follows:

Commencing at the Northwest Corner of said Section 24, Township 6 South, Range 70 West, whence its North Quarter Corner bears South $87^{\circ} 56' 01''$ East 2860.68 feet; thence North $42^{\circ} 14' 40''$ East 650.03 feet to the TRUE POINT OF BEGINNING on the centerline of the Phillipsburg - Deermont Road;

Thence South $73^{\circ} 58' 04''$ East 52.33 feet to a point of curvature;

Thence on a curve to the right of 80-foot radius, 71.26 feet to its point of tangency;

Thence South $22^{\circ} 55' 56''$ East 27.12 feet to a point of curvature;

Thence on a curve to the right of 200-foot radius, 93.49 feet to its point of tangency;

Thence South $03^{\circ} 51' 02''$ West 85.34 feet to a point of curvature;

Thence on a curve to the left of 150-foot radius, 139.92 feet to its point of tangency;

Thence South $49^{\circ} 35' 39''$ East 9.30 feet to a point of curvature;

Thence on a curve to the left of 400-foot radius, 146.52 feet to its point of tangency;

Thence South $70^{\circ} 34' 54''$ East 17.45 feet to a point of curvature;

Thence on a curve to the right of 200-foot radius, 108.91 feet to its point of tangency;

Thence South $39^{\circ} 22' 57''$ East 51.32 feet to a point of curvature;

Thence on a curve to the left of 140-foot radius, 123.68 feet to its point of tangency;

Thence East 38.98 feet to a point of curvature;

Thence on a curve to the right of 250-foot radius, 109.84 feet to its point of tangency;

Thence South $64^{\circ} 49' 35''$ East 28.86 feet to a point of curvature;

Thence on a curve to the right of 125-foot radius, 50.90 feet to its point of tangency;

Thence South $41^{\circ} 29' 47''$ East 2.08 feet to a point of curvature;

Thence on a curve to the left of 140-foot radius, 80.76 feet to its point of tangency;

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Thence South $74^{\circ} 32' 53''$ East 44.38 feet to a point of curvature;

Thence on a curve to the right of 500-foot radius, 83.20 feet to its point of tangency;

Thence South $65^{\circ} 00' 49''$ East 125.87 feet to a point of curvature;

Thence on a curve to the left of 120-foot radius, 110.80 feet to its point of tangency;

Thence North $62^{\circ} 04' 59''$ East 29.52 feet to a point of curvature;

Thence on a curve to the right of 500-foot radius, 124.21 feet to its point of tangency;

Thence North $76^{\circ} 18' 58''$ East 23.50 feet to a point of curvature;

Thence on a curve to the right of 35-foot radius, 52.31 feet to its point of tangency;

Thence South $18^{\circ} 02' 52''$ East 10.88 feet to a point of curvature;

Thence on a curve to the left of 300-foot radius, 99.65 feet to its point of tangency;

Thence South $37^{\circ} 04' 45''$ East 92.28 feet to a point of curvature;

Thence on a curve to the left of 160-foot radius, 43.01 feet to its point of tangency;

Thence South $52^{\circ} 28' 51''$ East 1.94 feet to a point of curvature;

Thence on a curve to the right of 275-foot radius, 93.16 feet to its point of tangency;

Thence South $33^{\circ} 04' 14''$ East 8.42 feet to a point of curvature;

Thence on a curve to the left of 430-foot radius, 93.96 feet to its point of tangency;

Thence South $45^{\circ} 35' 26''$ East 53.29 feet to a point of curvature;

Thence on a curve to the right of 600-foot radius, 73.36 feet to its point of tangency;

Thence South $38^{\circ} 35' 07''$ East 42.54 feet to a point of curvature;

Thence on a curve to the left of 300-foot radius, 81.47 feet to its point of tangency;

Thence South $54^{\circ} 08' 41''$ East 59.28 feet to a point of curvature;

Thence on a curve to the right of 175-foot radius, 90.99 feet to its point of tangency;

Thence South $24^{\circ} 21' 11''$ East 18.81 feet to a point of curvature;

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- Thence on a curve to the left of 125-foot radius, 75.45 feet to its point of tangency;
- Thence South $58^{\circ} 56' 05''$ East 18.99 feet to a point of curvature;
- Thence on a curve to the right of 100-foot radius, 74.37 feet to its point of tangency;
- Thence South $16^{\circ} 19' 37''$ East 15.54 feet to a point of curvature;
- Thence on a curve to the left of 275-foot radius, 96.27 feet to its point of tangency;
- Thence South $36^{\circ} 23' 04''$ East 25.34 feet to a point of curvature;
- Thence on a curve to the right of 100-foot radius, 82.96 feet to its point of tangency;
- Thence South $11^{\circ} 08' 56''$ West 63.59 feet to a point of curvature;
- Thence on a curve to the left of 400-foot radius, 63.89 feet to its point of tangency;
- Thence South $01^{\circ} 59' 52''$ West 22.72 feet to a point of curvature;
- Thence on a curve to the right of 300-foot radius, 62.41 feet to its point of tangency;
- Thence South $13^{\circ} 55' 01''$ West 29.25 feet to a point of curvature;
- Thence on a curve to the left of 175-foot radius, 108.13 feet to its point of tangency;
- Thence South $21^{\circ} 29' 08''$ East 30.75 feet to a point of curvature;
- Thence on a curve to the right of 400-foot radius, 128.73 feet to its point of tangency;
- Thence South $03^{\circ} 02' 47''$ East 273.38 feet to a point of curvature;
- Thence on a curve to the right of 350-foot radius, 130.99 feet to its point of tangency;
- Thence South $18^{\circ} 23' 47''$ West 305.64 feet to a point of curvature;
- Thence on a curve to the left of 190-foot radius, 179.46 feet to its point of tangency;
- Thence South $35^{\circ} 43' 12''$ East 177.43 feet to a point of curvature;
- Thence on a curve to the right of 500-foot radius, 108.34 feet to its point of tangency;
- Thence South $23^{\circ} 18' 18''$ East 14.46 feet to a point of curvature;
- Thence on a curve to the left of 170-foot radius, 137.40 feet to its point of tangency;

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Thence South $69^{\circ} 36' 50''$ East 18.68 feet to a point of curvature;

Thence on a curve to the left of 550-foot radius, 132.39 feet to its point of tangency;

Thence South $83^{\circ} 24' 20''$ East 52.61 feet to a point of curvature;

Thence on a curve to the right of 250-foot radius, 108.32 feet to its point of tangency;

Thence South $58^{\circ} 34' 49''$ East 182.92 feet to a point of curvature;

Thence on a curve to the left of 225-foot radius, 83.28 feet to its point of tangency;

Thence South $79^{\circ} 47' 10''$ East 28.87 feet to a point of curvature;

Thence on a curve to the right of 135-foot radius, 81.06 feet to its point of tangency;

Thence South $45^{\circ} 23' 04''$ East 42.08 feet to a point of curvature;

Thence on a curve to the right of 500-foot radius, 42.96 feet to its point of tangency;

Thence South $40^{\circ} 27' 44''$ East 28.34 feet to a point of curvature;

Thence on a curve to the left of 200-foot radius, 78.08 feet to its point of tangency;

Thence South $62^{\circ} 49' 55''$ East 115.17 feet to a point of curvature;

Thence on a curve to the left of 200-foot radius, 112.38 feet to its point of tangency;

Thence North $84^{\circ} 58' 23''$ East 70.31 feet to a point of curvature;

Thence on a curve to the right of 150-foot radius, 160.37 feet to its point of tangency;

Thence South $33^{\circ} 46' 11''$ East 69.18 feet to a point of curvature;

Thence on a curve to the left of 250-foot radius, 82.63 feet to its point of tangency;

Thence South $52^{\circ} 42' 27''$ East 115.16 feet to a point of curvature;

Thence on a curve to the left of 40-foot radius, 55.12 feet to its point of tangency;

Thence North $48^{\circ} 20' 19''$ East 100.14 feet to a point of curvature;

Thence on a curve to the left of 60-foot radius, 66.18 feet to its point of tangency;

Thence North $14^{\circ} 51' 31''$ West 54.70 feet to a point of curvature;

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Thence on a curve to the right of 150-foot radius, 114.96 feet to its point of tangency;

Thence North $29^{\circ} 03' 17''$ East 8.96 feet to a point of curvature;

Thence on a curve to the left of 175-foot radius, 66.25 feet to its point of tangency;

Thence North $07^{\circ} 21' 53''$ East 106.74 feet to a point of curvature;

Thence on a curve to the right of 50-foot radius, 15.79 feet to its point of tangency;

Thence North $25^{\circ} 27' 48''$ East 30.00 feet to a point of curvature;

Thence on a curve to the left of 50-foot radius, 16.96 feet to its point of tangency;

Thence North $06^{\circ} 02' 00''$ East 67.43 feet to a point of curvature;

Thence on a curve to the right of 250-foot radius, 94.26 feet to its point of tangency;

Thence North $27^{\circ} 38' 12''$ East 121.57 feet to a point of curvature;

Thence on a curve to the left of 325-foot radius, 182.53 feet to its point of tangency;

Thence North $04^{\circ} 32' 31''$ West 105.66 feet to a point of curvature;

Thence on a curve to the left of 400-foot radius, 30.53 feet to its point of tangency;

Thence North $08^{\circ} 54' 54''$ West 40.47 feet to a point of curvature;

Thence on a curve to the right of 250-foot radius, 93.89 feet to its point of tangency;

Thence North $12^{\circ} 36' 15''$ East 78.49 feet to a point of curvature;

Thence on a curve to the left of 50-foot radius, 66.22 feet to its point of tangency;

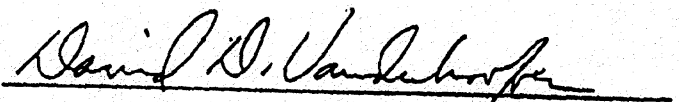
Thence North $63^{\circ} 16' 45''$ West 191.93 feet to a point whence the North Quarter Corner of said Section 24 bears North $33^{\circ} 31' 44''$ West 2545.34 feet.

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SURVEYOR'S CERTIFICATION:

I David D. Vanderhoofven, a Professional Land Surveyor registered in the State of Colorado, do hereby certify that I have prepared the above Legal Description of the Sampson School Road based on field survey control and aerial mapping done under my supervision, and that it correctly describes the centerline of said road as it exists on the ground within a horizontal distance of ten feet to the best of my knowledge and belief.



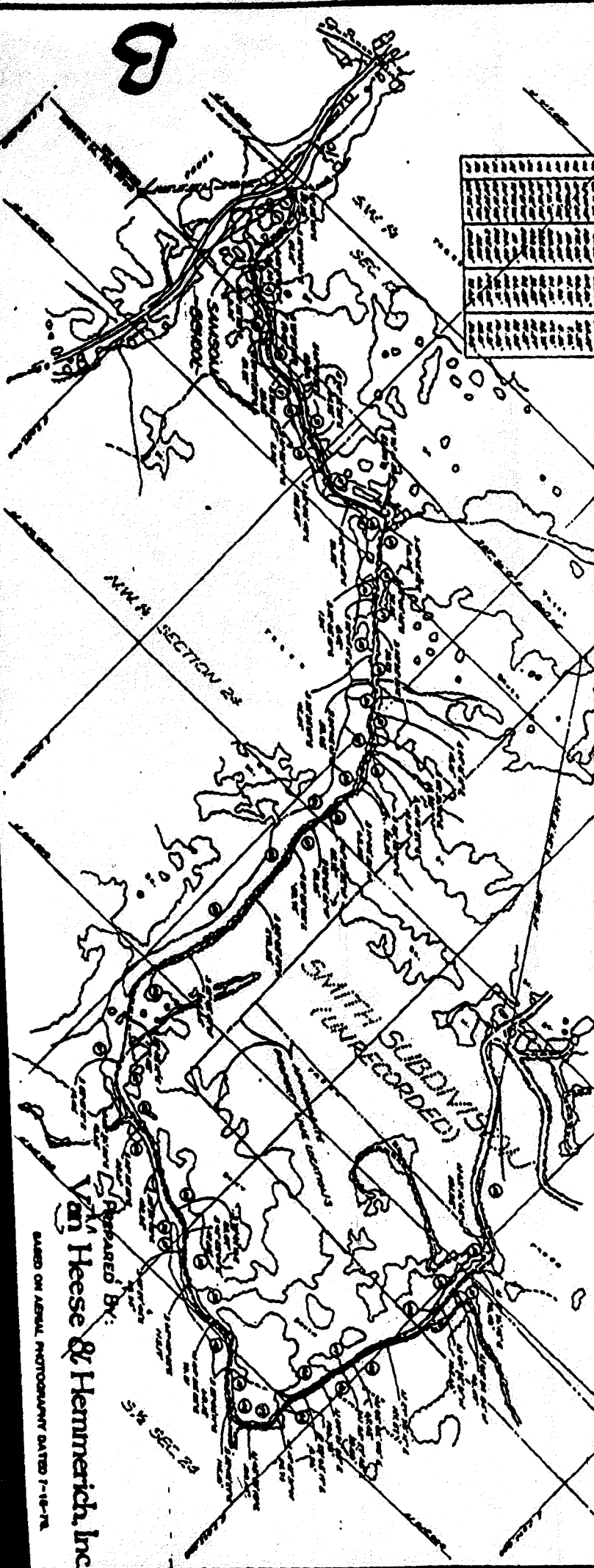
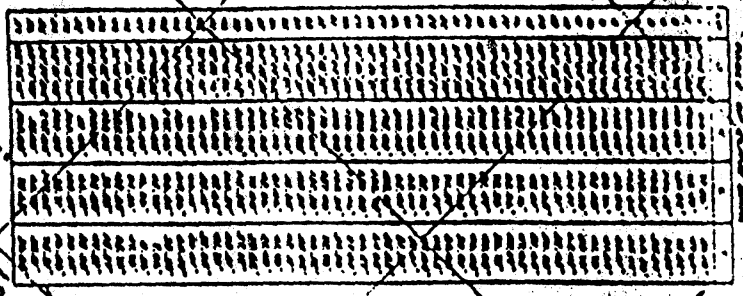
David D. Vanderhoofven, PE - PLS
#9335

November 10, 1992

Date

EXISTING ALIGNMENT SAMPSON SCHOOL ROAD

LOCATED IN SECTIONS 13 & 24 OF T6S, R70W,
OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO



Prepared By:
Van Heese & Hemmerich, Inc

BASED ON AERIAL PHOTOGRAPHY DATED 7-18-74

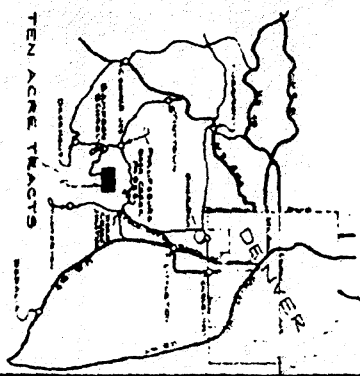
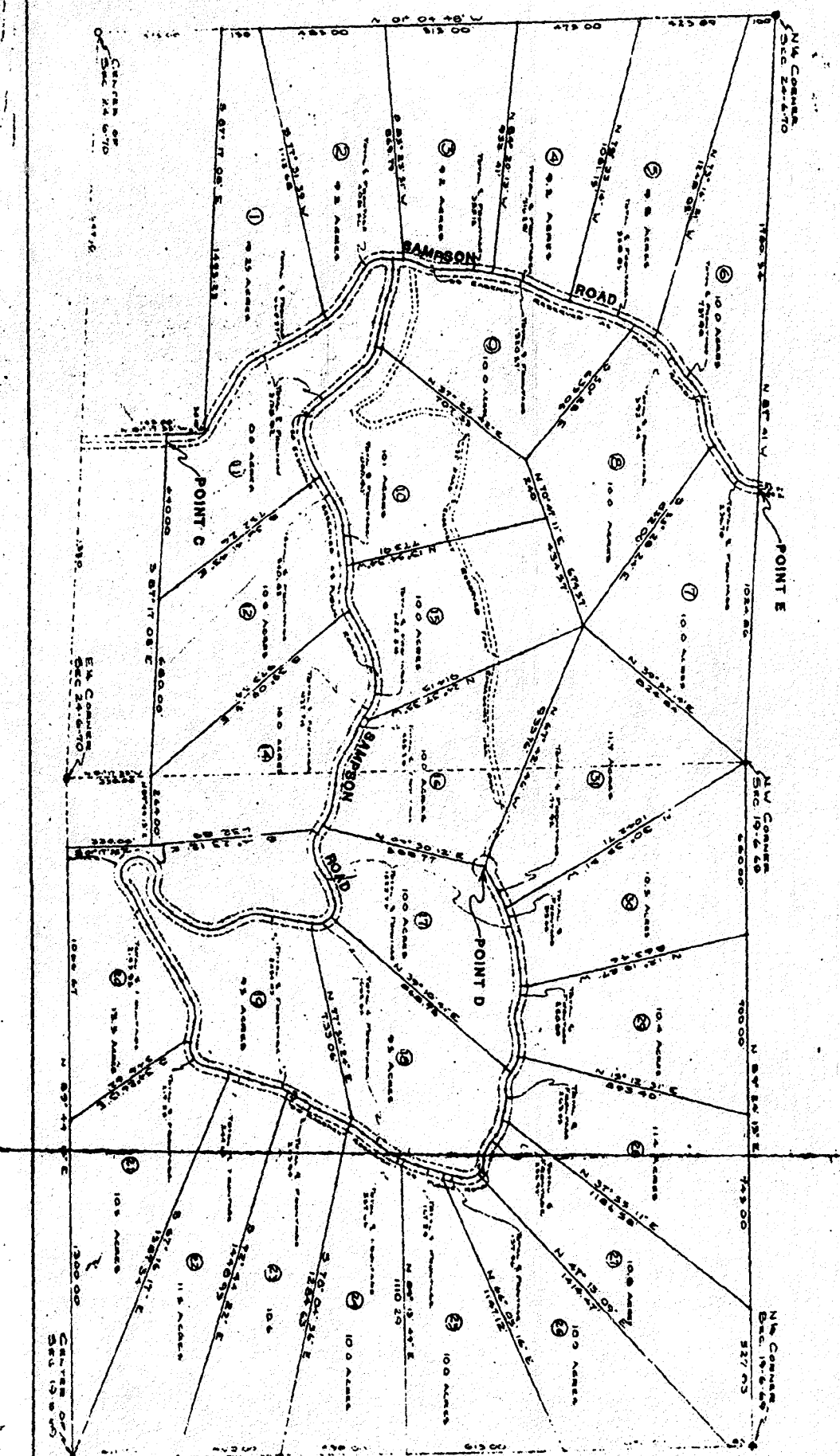
RECEPTION NO. 86134079

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RECEPTION NO. 86134079

LOT PLAN OF TRACTS LOCATED IN THE NE 1/4 OF SECTION 24-6-70 AND IN THE NW 1/4 OF SECTION 19-6-69



FOR INFORMATION
CALL
JERRY AXTELL
4333 South Santa Fe Dr
Englewood, Colorado
761-1410

BOOK 1808, PAGE 99, 100

CERTIFICATE
I, DON A. VANDERBEEK, being
qualified in the State of
Colorado to prepare and
certify plat maps, do hereby
certify that the above
described plat was prepared
and certified by me in
accordance with the laws of
the State of Colorado.
The date of my appointment
as a surveyor is 1965.
My commission expires on
12/31/1970.
DON A. VANDERBEEK
Surveyor
1111 West 1st Avenue
Denver, Colorado 80202

SCALE 1/2" = 100'

DAVIDSON
DAVIDSON ENTERPRISES
1111 West 1st Avenue
Denver, Colorado 80202

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D

SURVEY SHOWING CENTERLINE OF EXISTING COMMON USE ACCESS ROAD LOCATED IN EAST 1/2, SOUTHEAST 1/4, SECTION 13, T 6 S, R 70 W, OF THE 6TH P.M. JEFFERSON COUNTY, COLORADO.

CHANCELLOR & PRIOR PROPERTY

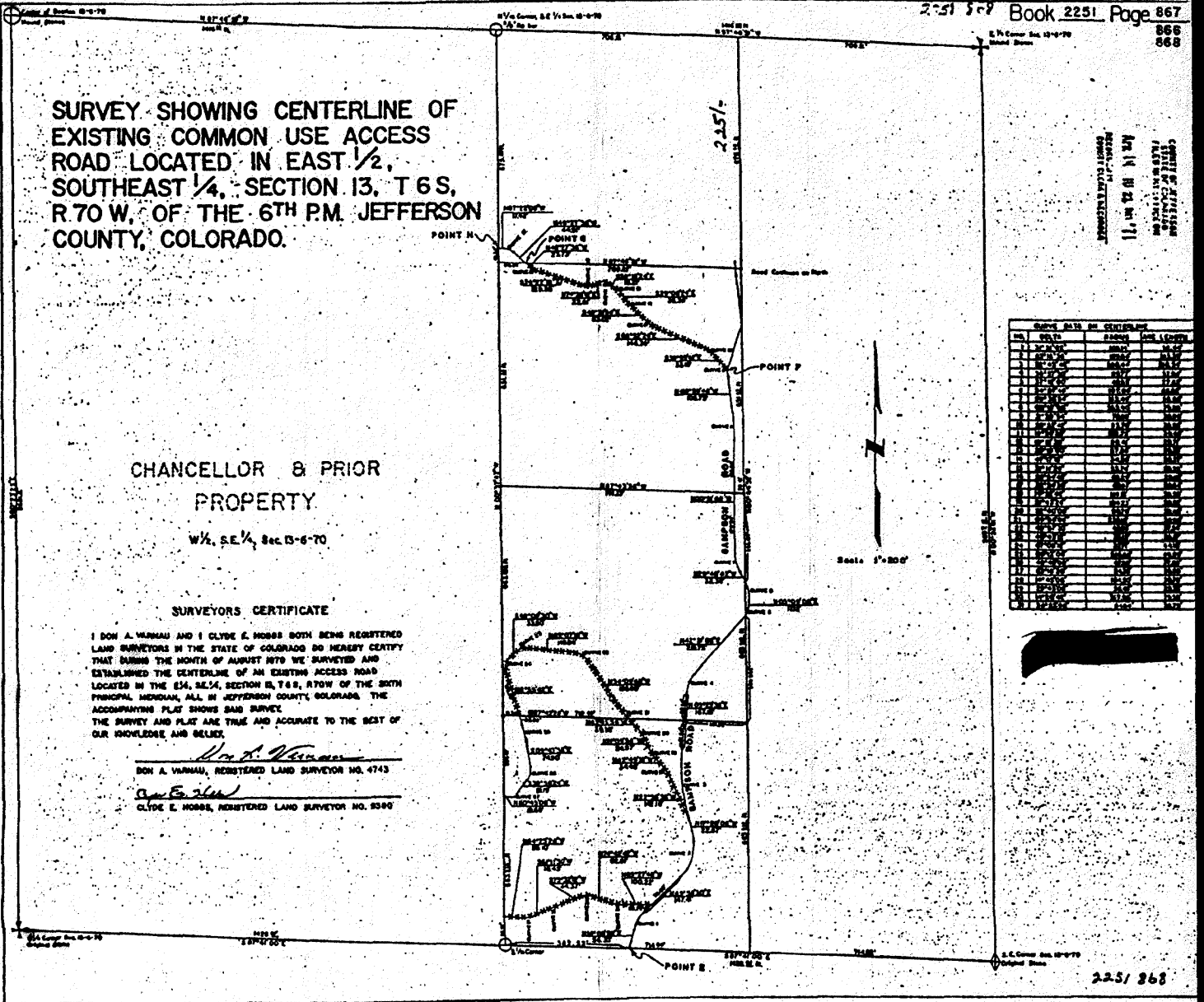
W 1/4, S.E. 1/4, Sec. 13-6-70

SURVEYORS CERTIFICATE

I DON A. VARNAU and I CLYDE E. HOBBS BOTH BEING REGISTERED LAND SURVEYORS IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT DURING THE MONTH OF AUGUST 1979 WE SURVEYED AND ESTABLISHED THE CENTERLINE OF AN EASTERN ACCESS ROAD LOCATED IN THE S 1/4, S.E. 1/4, SECTION 13, T 6 S, R 70 W OF THE 6TH P.M. JEFFERSON COUNTY, COLORADO. THE ACCOMPANYING PLAN SHOWS SAID SURVEY. THE SURVEY AND PLAN ARE TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Don A. Varnau
DON A. VARNAU, REGISTERED LAND SURVEYOR NO. 4743

Clyde E. Hobbs
CLYDE E. HOBBS, REGISTERED LAND SURVEYOR NO. 2390

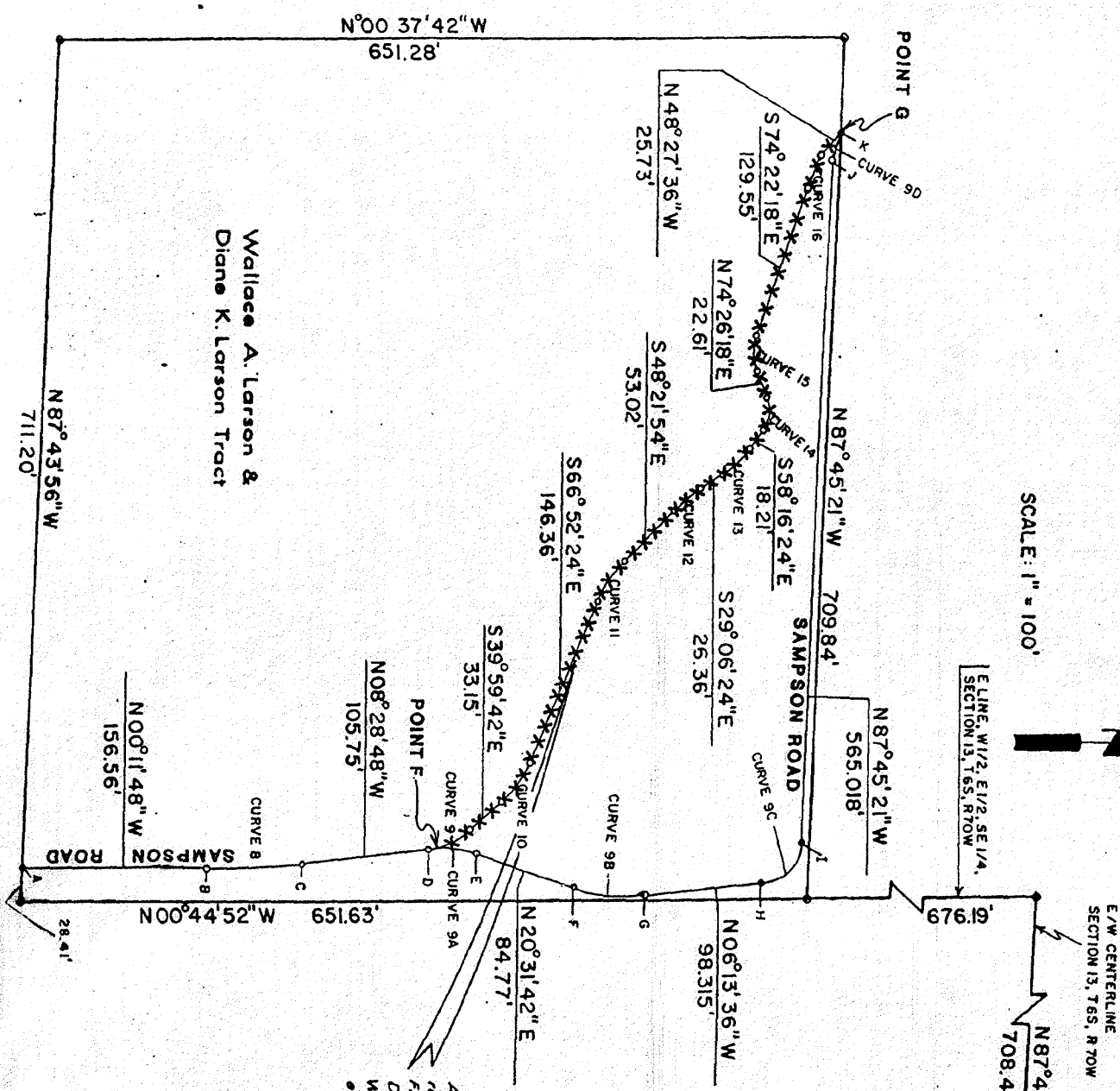


Survey Data on Centerline			
Sta.	Dist. to	Angle	Dist. to
1	0+00		0+00
2	0+10		0+10
3	0+20		0+20
4	0+30		0+30
5	0+40		0+40
6	0+50		0+50
7	0+60		0+60
8	0+70		0+70
9	0+80		0+80
10	0+90		0+90
11	1+00		1+00
12	1+10		1+10
13	1+20		1+20
14	1+30		1+30
15	1+40		1+40
16	1+50		1+50
17	1+60		1+60
18	1+70		1+70
19	1+80		1+80
20	1+90		1+90
21	2+00		2+00
22	2+10		2+10
23	2+20		2+20
24	2+30		2+30
25	2+40		2+40
26	2+50		2+50
27	2+60		2+60
28	2+70		2+70
29	2+80		2+80
30	2+90		2+90
31	3+00		3+00
32	3+10		3+10
33	3+20		3+20
34	3+30		3+30
35	3+40		3+40
36	3+50		3+50
37	3+60		3+60
38	3+70		3+70
39	3+80		3+80
40	3+90		3+90
41	4+00		4+00
42	4+10		4+10
43	4+20		4+20
44	4+30		4+30
45	4+40		4+40
46	4+50		4+50
47	4+60		4+60
48	4+70		4+70
49	4+80		4+80
50	4+90		4+90
51	5+00		5+00
52	5+10		5+10
53	5+20		5+20
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58	5+70		5+70
59	5+80		5+80
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69	6+80		6+80
70	6+90		6+90
71	7+00		7+00
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79	7+80		7+80
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91	9+00		9+00
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94	9+30		9+30
95	9+40		9+40
96	9+50		9+50
97	9+60		9+60
98	9+70		9+70
99	9+80		9+80
100	9+90		9+90

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CERTIFICATE OF SURVEY

SCALE: 1" = 100'



NO.	DELTA	RADIUS	ARC LENGTH
8	08 17'00"	552.40'	79.86'
9	31 30'54"	7088'	38.99'
9A	29 00'30"	77.31'	39.141'
9B	26 45'18"	126.147'	58.905'
9C	81 31'45"	34.799'	49.517'
9D	39 17'45"	30.958'	21.232'
10	26 52'42"	8370'	39.26'
11	18 30'30"	122.75'	39.65'
12	19 15'30"	88.41'	29.71'
13	29 10'00"	57.66'	29.35'
14	47 17'18"	34.26'	28.27'
15	31 11'24"	53.74'	29.25'
16	25 54'42"	65.20'	29.48'

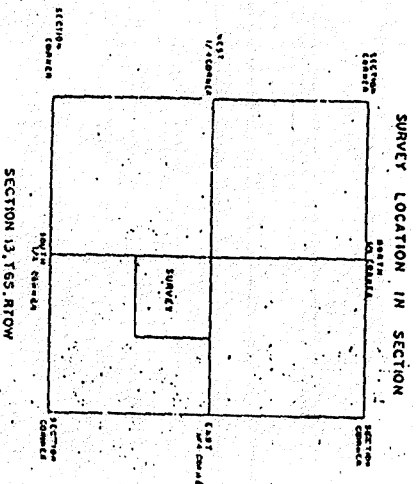
All right, title, interest and right of way to this existing road easement granted, or otherwise, divested from Frank O. Prior, Jr., Robert E. Chancellor, Keith Barron Davis, Robert L. Sobey & Betty Jane Sobey to Wallace A. Larson & Diane K. Larson, by Agreement executed _____, 1975 attached hereto.

Wallace A. Larson & Diane K. Larson Tract

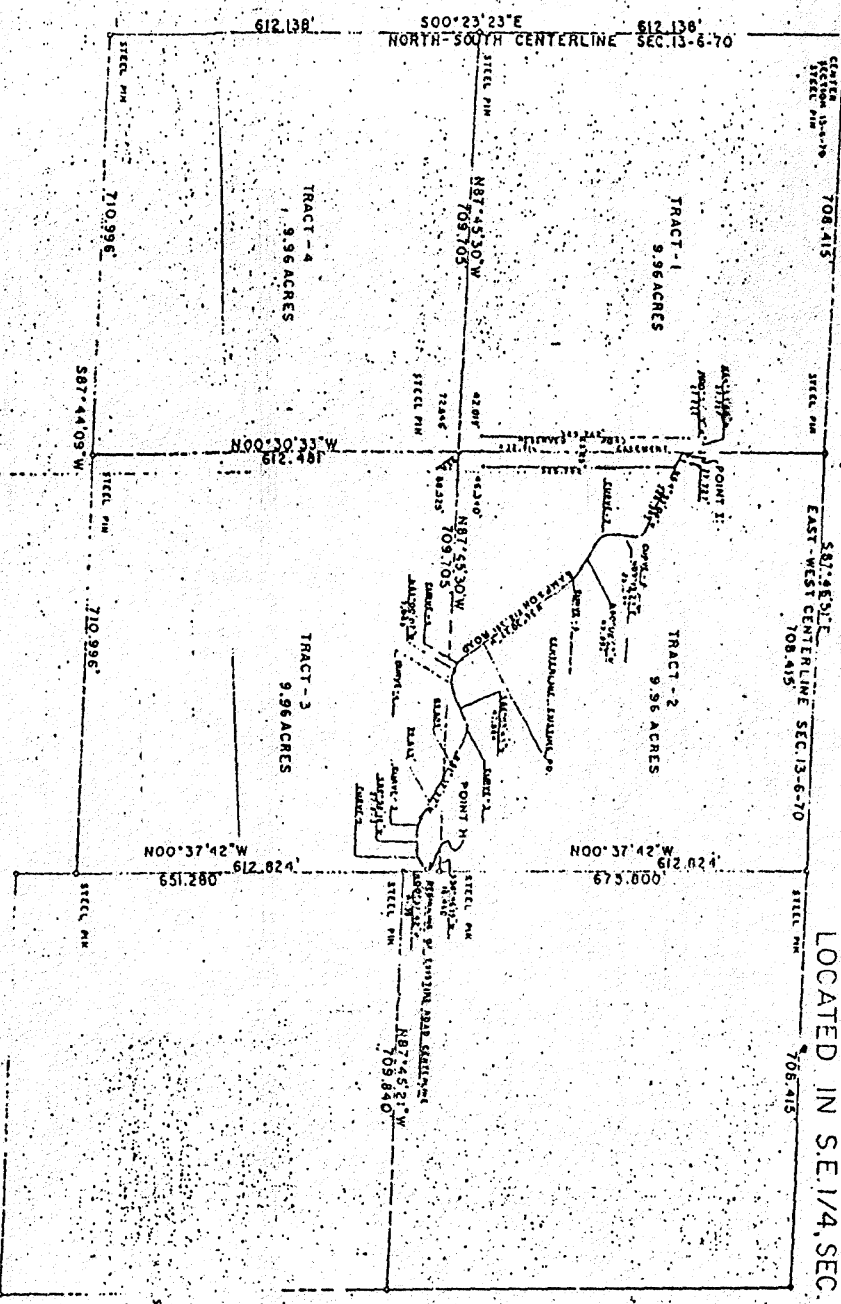
ROAD ALIGNMENT SURVEY

LOCATED IN S.E. 1/4, SEC. 13, T6S, R70W

FOR CHANCELLOR & PRIOR



CURVE DATA ON CENTERLINE			
NO.	DELTA	RADIUS	ARC LENGTH
1	32°20'35"	32.848'	19.710'
2	22°12'03"	42.123'	32.133'
3	22°18'50"	42.130'	32.144'
4	45°18'00"	47.130'	32.481'
5	21°13'00"	32.484'	18.482'
6	21°18'20"	33.581'	23.430'
7	69°12'20"	34.035'	23.718'
8	21°12'31"	18.930'	33.484'



CERTIFICATE OF SURVEY

I, CLYDE E. HOBBS, a REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT DURING THE MONTH OF NOVEMBER 1971 I PERFORMED A SURVEY ESTABLISHING THE CENTERLINE OF AN EXISTING ACCESS AS SHOWN ON THE ABOVE PLAT. THE CENTERLINE OF SAID ACCESS IS LOCATED IN THE S.E. 1/4 OF THE SIXTH SOUTHERLY MERIDIAN AND IN THE BENEVOLENT TOWNSHIP OF DEFERSON, STATE OF COLORADO.

THE ABOVE SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RECEPTION NO. 861344079

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