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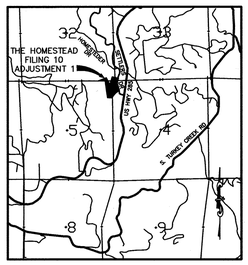
JEFFERSON COUNTY, Colorado

THE HOMESTEAD FILING 10 ADJUSTMENT 1

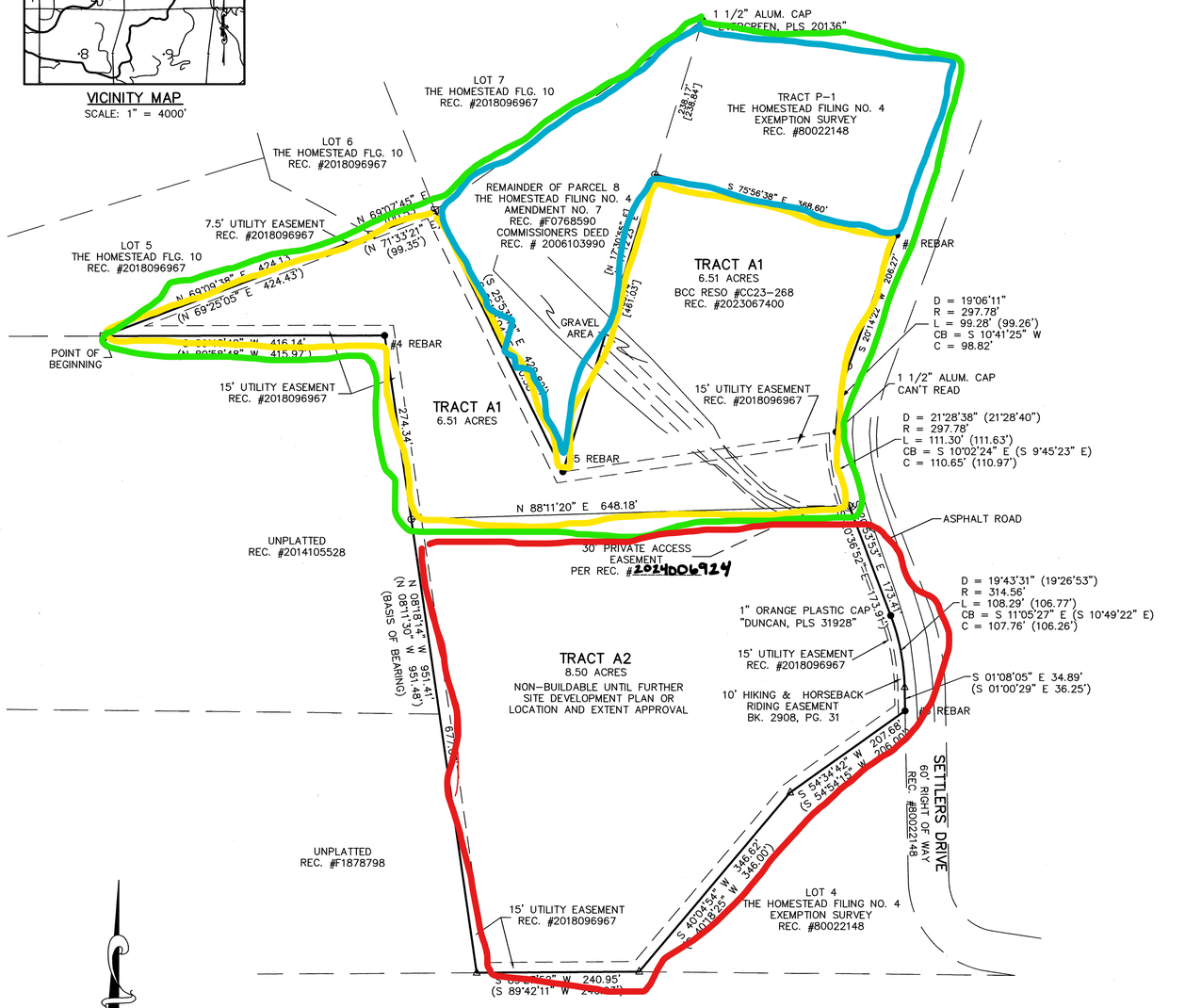
A RECONFIGURATION OF TRACT A, THE HOMESTEAD FILING 10 AND TRACT S-1, THE HOMESTEAD FILING NO. 4 EXEMPTION SURVEY, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 70 WEST; THE NORTHWEST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

SHEET 1 OF 1

CASE NO. 22-130518MAA



VICINITY MAP
SCALE: 1" = 4000'



LEGEND

- ○ SET #5x24" REBAR WITH 1 1/2" ALUM. CAP (OPEN SPACE, PLS 27612)
- □ FOUND 1 1/2" ALUM. CAP (EVERGREEN SURVEYING, PLS 20136)
- △ FOUND #3 REBAR NO CAP
- ● FOUND PROPERTY CORNER AS SHOWN

LEGAL DESCRIPTION:

TRACT A OF THE HOMESTEAD FILING 10, RECORDED AT RECEPTION NUMBER 2018096967 AND TRACT S-1 OF THE HOMESTEAD FILING NO. 4 EXEMPTION SURVEY RECORDED AT RECEPTION NUMBER 80022148 OF THE JEFFERSON COUNTY RECORDS, ALSO BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 32, T. 5 S., R. 70 W. AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, T. 6 S., R. 70 W. OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT A OF THE HOMESTEAD FILING 10; THENCE ALONG THE PERIMETER BOUNDARY OF SAID TRACT A OF THE HOMESTEAD FILING 10, RECORDED AT RECEPTION NUMBER 2018096967 THE FOLLOWING 3 COURSES:

1. N 69°09'38" E, A DISTANCE OF 424.13 FEET;
2. N 69°07'45" E, A DISTANCE OF 100.53 FEET;
3. S 26°13'04 E, A DISTANCE OF 430.38 FEET TO A POINT ON SAID TRACT S-1 OF THE HOMESTEAD FILING 4 EXEMPTION SURVEY, RECORDED AT RECEPTION NUMBER 80022148;

THENCE ALONG THE PERIMETER BOUNDARY OF SAID TRACT S-1 OF THE HOMESTEAD FILING NO. 4 EXEMPTION SURVEY THE FOLLOWING 4 COURSES:

1. N 17°12'23" E, A DISTANCE OF 459.74 FEET;
2. S 75°56'38" E, A DISTANCE OF 368.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SETTLERS DRIVE;
3. S 20°14'22" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 206.27 FEET TO A POINT ON A NON-TANGENT CURVE;
4. ALONG SAID RIGHT OF WAY LINE ON AN ARC OF A CURVE TO THE LEFT 99.28 FEET, HAVING A DELTA OF 19°06'11", A RADIUS OF 297.78 FEET AND A CHORD WHICH BEARS S 10°41'25" W, 98.82 FEET TO A POINT ON A CURVE ON THE EASTERLY LINE OF SAID TRACT A OF THE HOMESTEAD FILING 10;

THENCE ALONG THE PERIMETER BOUNDARY OF SAID TRACT A OF THE HOMESTEAD FILING 10 THE FOLLOWING 9 COURSES:

1. ALONG THE EASTERLY LINE OF SAID TRACT A OF THE HOMESTEAD FILING 10 AND THE WESTERLY RIGHT OF WAY LINE OF SETTLERS DRIVE ON AN ARC TO THE LEFT 111.30 FEET, HAVING A DELTA OF 21°28'38", A RADIUS OF 297.78 FEET AND A CHORD WHICH BEARS S 10°02'24" E, 110.65 FEET;
2. S 20°53'53" E, ALONG SAID RIGHT OF WAY LINE, 173.41 FEET TO A POINT ON A CURVE;
3. ALONG THE SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT 108.29 FEET, HAVING A DELTA OF 19°43'31", A RADIUS OF 314.56 FEET AND A CHORD WHICH BEARS S 11°05'27" E, 107.76 FEET;
4. S 01°08'05" E ALONG SAID WESTERLY RIGHT OF WAY LINE, 34.89 FEET;
5. S 54°34'42" W DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 207.68 FEET;
6. S 40°04'54" W, A DISTANCE OF 346.62 FEET;
7. S 89°27'52" W, A DISTANCE OF 240.95 FEET;
8. N 08°18'14" W, A DISTANCE OF 951.41 FEET;
9. S 89°46'42" W, A DISTANCE OF 416.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 653,926 SQUARE FEET OR 15.01 ACRES MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS MINOR ADJUSTMENT IS TO RECONFIGURE TRACT A OF THE HOMESTEAD FILING 10 AND TRACT S-1 OF THE HOMESTEAD FILING NO. 4 EXEMPTION SURVEY INTO TWO (2) TRACTS AS SHOWN HEREON.
2. BASIS OF BEARING: THE WESTERLY LINE OF THE SUBJECT PARCEL ALSO BEING THE WESTERLY LINE OF TRACT A OF "THE HOMESTEAD FILING 10", RECEPTION NUMBER 2018096967, BEING N 08°18'14" W, 951.41' AS MEASURED (N 08°11'30" W, 951.48' AS RECORDED IN SAID "THE HOMESTEAD FILING 10").
3. DIMENSIONS IN PARENTHESIS () ARE THOSE PER "THE HOMESTEAD FILING 10" PLAT, RECORDED AT RECEPTION NUMBER 2018096967 OF THE JEFFERSON COUNTY RECORDS.
4. DIMENSIONS IN PARENTHESIS [] ARE THOSE PER "THE HOMESTEAD FILING 4 EXEMPTION SURVEY" PLAT, RECORDED AT RECEPTION NUMBER 80022148 OF THE JEFFERSON COUNTY RECORDS.
5. THE LEGAL DESCRIPTION(S) ON THIS MINOR ADJUSTMENT WAS (WERE) PREPARED MY LAWRENCE L. PFIFER, PLS 27612, OF JEFFERSON COUNTY OPEN SPACE, 700 JEFFERSON COUNTY PARKWAY, SUITE 100, GOLDEN, COLORADO 80401.
6. DATE OF FIELD WORK, SEPTEMBER 2022 AND AUGUST 2023.
7. THIS DEVELOPMENT IS LOCATED OUTSIDE OF THE FEMA 100 YEAR FLOODPLAIN.
8. DISTANCES ON THIS MINOR ADJUSTMENT PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
9. ALL GENERAL NOTES, DEDICATIONS, AND RESTRICTIONS AS SHOWN ON THE PLAT "THE HOMESTEAD FILING NO. 4 EXEMPTION SURVEY", AS RECORDED AT RECEPTION NUMBER 80022148 AND "THE HOMESTEAD FILING 10", AS RECORDED AT RECEPTION NUMBER 2018096967, SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
10. NOTE 19 ON THE PLAT THE HOMESTEAD FILING 10, AS RECORDED AT RECEPTION NUMBER 2018096967 APPLIES TO TRACT A1 ONLY. TRACT A2 IS A NON-BUILDABLE TRACT UNTIL FURTHER SITE DEVELOPMENT PLAN OR LOCATION AND EXTENT APPROVAL.
11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT, OR ACCESSORY – COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508 CRS.
12. 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 THE CERTIFICATION SHOWN HEREON.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THOSE LANDS DESCRIBED HEREON, HAS LAID OUT THE SAME INTO TRACTS AND EASEMENTS AS SHOW HEREON.

OWNER: TERRA INVESTMENTS, INC., A COLORADO CORPORATION

BY: _____
NORMAN LEWIS. PRESIDENT

STATE OF Colorado)
)ss
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF January, 20 24 BY NORMAN LEWIS AS PRESIDENT OF TERRA INVESTMENTS, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

KAREY A BAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224023798
MY COMMISSION EXPIRES JULY 25, 2026

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 25, 2026

OWNER: JEFFERSON COUNTY, STATE OF COLORADO, A BODY POLITIC AND CORPORATE

BY: _____
LESLEY DAHLKEMPER, CHAIRMAN

STATE OF Colorado)
)ss
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF February, 20 24 BY LESLEY DAHLKEMPER AS CHAIRMAN OF JEFFERSON COUNTY, STATE OF COLORADO, A BODY POLITIC AND CORPORATE.

WITNESS MY HAND AND OFFICIAL SEAL.

JULIA SORENSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204040493
MY COMMISSION EXPIRES NOVEMBER 17, 2024

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: November 17, 2024

ACCEPTANCE CERTIFICATE:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 12 DAY OF February, 20 24.

_____
DIRECTOR OF PLANNING AND ZONING DIVISION

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, THIS 7th DAY OF February, 20 24

Amanda M. Gonzalez
COUNTY CLERK AND RECORDER

_____
DEPUTY CLERK

JEFFERSON COUNTY SEAL COLORADO

SURVEYOR'S CERTIFICATE:

I, LAWRENCE L. PFIFER, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE HOMESTEAD FILING 10 ADJUSTMENT 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 30TH DAY OF SEPTEMBER, 2022, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERTY SHOWS SAID MINOR ADJUSTMENT AND THE SURVEY THEREOF.

COLORADO REGISTERED LAWRENCE L. PFIFER 27612 11/30/24 PROFESSIONAL LAND SURVEYOR

_____
LICENSED COLORADO LAND SURVEYOR
PLS 27612

JEFFERSON COUNTY COLORADO
Open Space
700 JEFFERSON COUNTY PARKWAY
SUITE 100 GOLDEN, CO 80401
(303) 271-5925

THE HOMESTEAD FILING 10 ADJUSTMENT 1
A RECONFIGURATION OF TRACT A, THE HOMESTEAD FILING 10 AND TRACT S-1
THE HOMESTEAD FILING NO. 4 EXEMPTION SURVEY
LOCATED IN THE SOUTHEAST 1/4 AND THE
NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 SOUTH,
RANGE 70 WEST; THE NORTHWEST 1/4 OF SECTION 4 AND THE
NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

DATE: 9/30/2022
FILE:
REVISIONS:
1 12/22/22 – COMMENTS PER REFERRAL PROCESS
2 1/24/23 – COMMENTS PER P & Z PROCESS
3 8/9/23 – INCLUDE TRACT S-1

DRAWN BY: L. PFIFER
CHECKED BY: L. PFIFER

SHEET 1 OF 1