

11474 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 11, T3N, R73W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, WITH ALL BEARINGS RELATIVE TO THE WEST LINE OF THE N.W. 1/4 OF THE S.E. 1/4, ASSUMED AS BEARING N0327'00"E, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S. 1/4 CORNER OF SAID SECTION 11;
THENCE N01'07'27"W, 1857.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N07'56'19"E, 263.73 FEET, (D: 269.35 FEET) TO A FOUND 1/2" PIPE;
THENCE N72'14'02"E, 357.39 FEET, (D: 350.2 FEET) TO A #4 REBAR WHICH IS LOCATED ON THE WESTERLY ROW LINE OF COLORADO HIGHWAY NO. 7;
THENCE ALONG SAID WESTERLY ROW, S24'19'20"E, 129.56 FEET, (D: 148.6 FEET) TO A POINT ON THE N.E. CORNER OF A TRACT OF LAND AS RECORDED AT RECEIPTION NO. 1893128, DATED 1/12/1999;

THENCE LEAVING SAID WESTERLY ROW, S70'34'39"W, 163.00 FEET;

replace with:
THENCE
S 26° 53' 25" W
205.69 FEET

THENCE S25'24'21"E, 89.80 FEET,

THENCE S89'39'25"W, 147.40 FEET, (D: 146.30 FEET) TO A FOUND 1/2" PIPE;

THENCE S08'52'37"E, 102.17 FEET, (D: 102.58 FEET) TO A FOUND 3/4" PIPE, ALSO BEING THE N.E. CORNER OF THAT TRACT OF LAND RECORDED AT RECEIPTION NO. 337942, DATED 5/17/1979;

THENCE S83'52'11"W, 151.33 FEET, (D: 152.0 FEET) TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.839 ACRES, MORE OR LESS.

1.843

EXHIBIT "B"

Colorado, to wit:

A tract of land bounded and described as follows: Beginning at a point whence the South quarter corner of Section 11, Township 3 North, Range 73 West of the 6th P.M. bears S. $17^{\circ}21'$ West (Var. $14^{\circ}30'$ E.) 1865.3 feet, thence North $17^{\circ}59'$ West 95.0 feet and North $23^{\circ}10'$ West 107.5 feet, to the true point of beginning; thence North $25^{\circ}10'$ West 90.4 feet, thence South $70^{\circ}59'$ West 163.1 feet, thence South $19^{\circ}13'$ East 97.0 feet, thence North $68^{\circ}33'$ East 173.0 feet, more or less, to the true point of beginning.

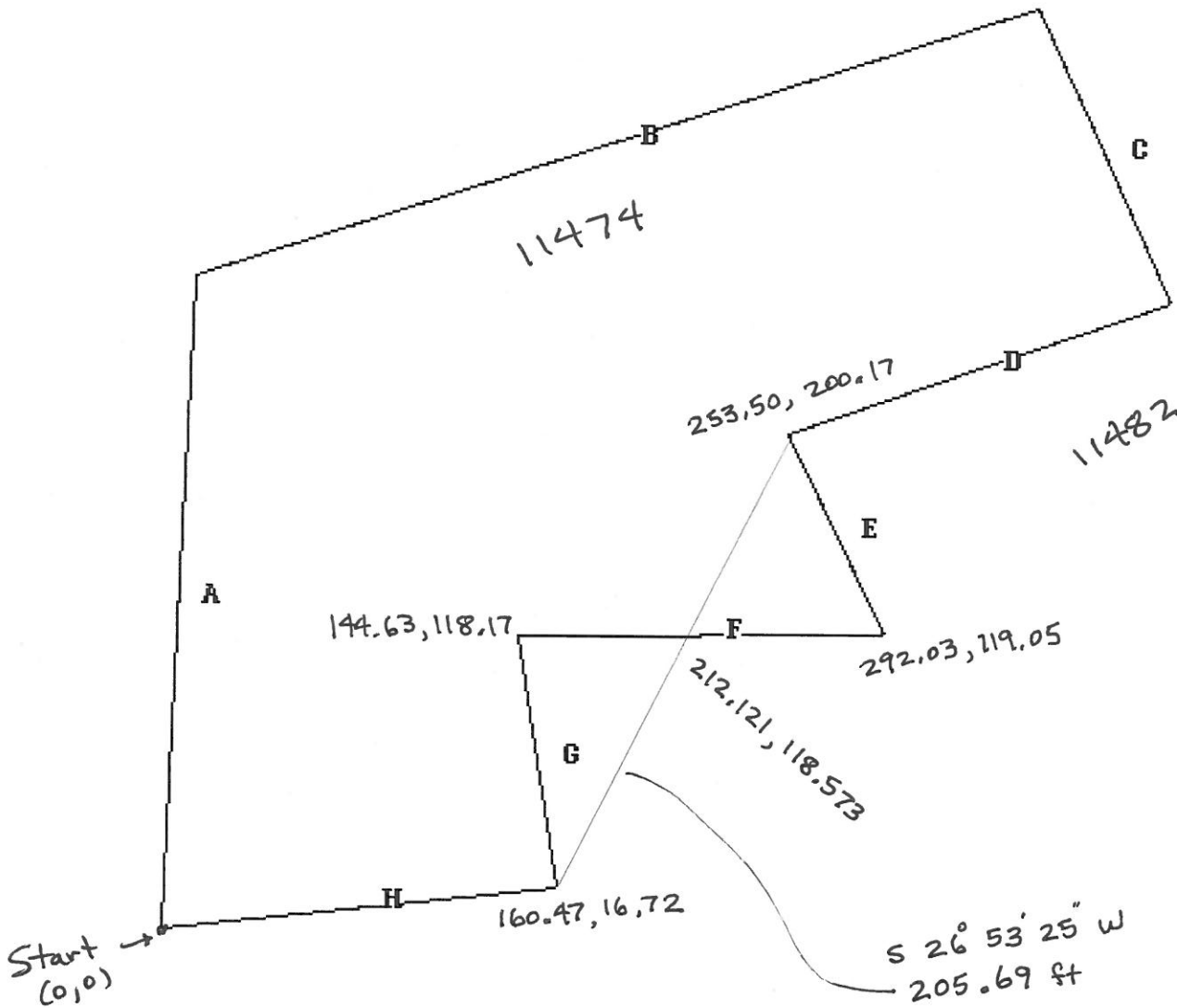
Also, a tract of land situated in Section Eleven (11), Township 3 North, Range 73 West of the 6th P.M. described as follows: Beginning at a point from which the $S\frac{1}{4}$ corner of Section 11, Township 3 North, Range 73 West of the 6th P.M. bears South $5^{\circ}34'$ West, 1902.94 feet; thence North $82^{\circ}52'$ East, 162.0 feet, thence North $19^{\circ}13'$ West, 86.70 feet; thence South $89^{\circ}56'$ West, 146.90 feet; thence South $8^{\circ}23'$ East, 102.68 feet to the place of beginning;

Also, a tract of land situated in Section 11, Township 3 North, Range 73 West of the 6th P.M. described as follows: Beginning at a point whence the South $\frac{1}{4}$ corner of Section 11, Township 3 North, Range 73 West of the 6th P.M. bears South $17^{\circ}21'$ West 1865.3 feet; thence North $17^{\circ}59'$ West 95.0 feet; thence North $23^{\circ}10'$ West 107.5 feet; thence North $25^{\circ}10'$ West 90.4 feet to the true point of beginning; thence South $70^{\circ}59'$ West 163.1 feet; thence North $25^{\circ}00'$ West 89.8 feet; thence North $70^{\circ}59'$ East 163.0 feet; thence South $25^{\circ}09'$ East 90.0 feet more or less to the true point of beginning.

replace with:

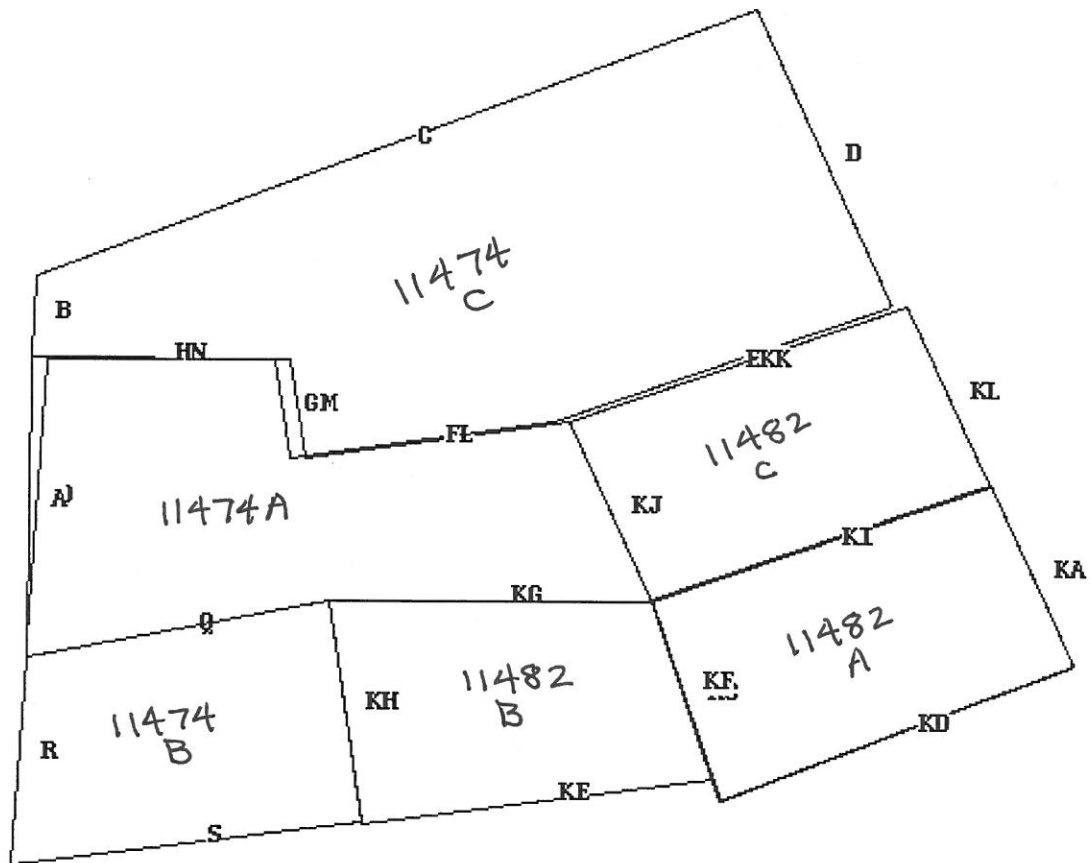
North $25^{\circ}00'$ West 89.8 feet;
thence South $26^{\circ}53'25''$ West 205.69 feet

10 Aug 2015
11474 Survey Lines
as in England survey



07 Aug 2015

Plot of 11474 and 11482 lines
as in Deeds



Deed Errors on 11474

EXHIBIT "A"

Parcel A:

Beginning at a point from which the S $\frac{1}{4}$ corner of Sec. 11, T 3 N, R 73 W of the 6th P.M. bears S 00°54' W, 1,970.06 feet; thence N 79°35' E, 141.48 feet; thence N 89°56' E, 146.90 feet; thence N 25°00' W, 89.80 feet; thence S 81°51' W, 120.39 feet; thence N 9°40' W, 45.66 feet; thence N 89°35' W, 111.88 feet; thence S 3°57' W, 130.13 feet to the place of beginning, County of Boulder, State of Colorado.

Parcel B:

Should be 136.13

A tract of land in the Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 11, T 3 N, R 73 W of the 6th P.M. bounded by the following lines: Beginning at a point from which the S $\frac{1}{4}$ corner of Sec. 11, T 3 N, R 73 W of the 6th P.M. bears S 5°34' W, 1,902.94 feet; thence N 8°23' W, 102.68 feet; thence S 79°35' W, 141.48 feet; thence S 3°57' W 96.12 feet; thence N 82°52' E, 162.0 feet to the place of beginning, County of Boulder, State of Colorado.

Parcel C:

Should be 3°57'

A parcel of land situated in the **Northwest** $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, T 3 N, R 73 W of the 6th P.M. described as beginning at a steel pin marking the Southwesterly corner of a tract of land recorded in Book 901 at Page 472, Boulder County records, said steel pin bears N 00°54' E, 1,970.06 feet from the South $\frac{1}{4}$ corner of said Sec. 11, thence N 0°57' E, 136.13 feet to the true point of beginning, the Northwesterly corner of said tract, thence N 3°57' E, 37.1 feet, thence N 69°35' E, 350.2 feet more or less to the Westerly right of way line of Colorado Highway No. 7, thence S 24°42' E, 148.6 feet along said Westerly right of way line of said Highway to a steel pin, thence S 70°59' W, 163.0 feet, thence S 81°55' W, 120.39 feet, thence N 9°40' W, 45.66 feet, thence N 89°35' W, 111.88 feet more or less to the true point of beginning, County of Boulder, State of Colorado.

12 Aug 2015

Plot of 11474 and 11482 lines
as in Deeds
with 11474 Deed errors fixed.

