CURLING CLUB SUBDIVISION

DRAINAGE EASEMENT

AN EASEMENT, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, WHENCE THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 BEARS N00°13’36”W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE N00°13’36”W ALONG SAID EAST LINE, 330.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6;

THENCE S89°57’53”W, 19.00 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 TO THE **POINT OF BEGINNING**;

THENCE CONTINUING S89°57’53”W, ALONG SAID SOUTH LINE 459.27 FEET;

THENCE N00°00’00”E, 64.23 FEET;

THENCE N90°00’00”E, 224.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 37°49’30”, ALONG THE ARC OF SAID CURVE 33.01 FEET, SAID CURVE HAVING A CHORD THAT BEARS N48°54’45”E, 32.41 FEET;

THENCE N00°00’00”E, 95.49 FEET;

THENCE N90°00’00”E, 58.87 FEET;

THENCE S00°00’00”E, 60.00 FEET;

THENCE N89°46’24”E, 151.42 FEET;

THENCE S00°13’36”E, 121.34 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 45,273 SQUARE FEET (1.039 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, SAID LINE BEING MONUMENTED ON THE NORTH END AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST 1/4 OF SECTION 6 BY A PK NAIL IN ASPHALT WITH 10’ WITNESS CORNER 1.5” ALUMINUM CAP STAMPED “PLS #16401” AND ON THE SOUTH END AT THE SOUTH 1/4 CORNER OF SECTION 6 BY A 3.25” ALUMINUM CAPPED MONUMENT IN RANGE BOX STAMPED “CITY OF LAKEWOOD LS 19591” AND BEARING S00°13’36”E.

PREPARED BY NATHAN A. VANRAEMDONCK, PLS 38098
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.
8055 EAST TUFTS AVENUE, SUITE 850
DENVER, CO 80237

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

NORTHEAST CORNER OF THE N 1/2, SW 1/4 OF SECTION 6, T4S, R69W FOUND PK NAIL IN ASPHALT WITH 10' WITNESS CORNER 1.5" ALUMINUM CAP STAMPED "PLS #16401"

UNINCORPORATED JEFFERSON COUNTY
NOT PLATTED

WEST 7TH AVENUE

NORTH LINE, N 1/2, SE 1/4, SE 1/4, SW 1/4, SECTION 6

PROPOSED
CURLING CLUB SUBDIVISION
PLAT

LOT 2

LOT 3

ELDRIDGE STREET

EAST LINE, SE 1/4, SW 1/4, SECTION 6 N 00°13'36" W (BASIS OF BEARING)

N

0 35 70
SCALE: 1"=70'

Δ=37°49'30"
R=50.00'
L=33.01'
CH=N48°54'45"E
CL=32.41'

N90°00'00"E
224.07'

N0°00'00"E
95.49'

60.00'
S0°00'00"E

N89°46'24"E
151.42'

DRAINAGE
EASEMENT
45,273± SQ. FT.
(1.039± ACRES)

N0°00'00"E
64.23'

SOUTH LINE, N 1/2, SE 1/4, SE 1/4, SW 1/4, SECTION 6

N89°57'53"E
19.00'

S0°13'36"E 121.34'

S89°57'53"W 459.27'

SOUTHEAST CORNER OF THE N 1/2, SE 1/4, SE 1/4, SW 1/4 OF SECTION 6, T4S, R69W PK NAIL IN ASPHALT WITH WASHER STAMPED "PLS 38098"

S00°13'36"E 330.05'

CITY OF LAKEWOOD
NOT PLATTED

SOUTH 1/4 CORNER OF SECTION 6, T4S, R69W FOUND 3.25" ALUMINUM CAP IN RANGE BOX STAMPED "CITY OF LAKEWOOD LS 19591"

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Farnsworth GROUP
8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax

CURLING CLUB SUBDIVISION PLAT
DRAINAGE EASEMENT
JEFFERSON COUNTY, COLORADO
SW 1/4 SEC. 6, T4S, R69W, 6TH. P.M.

Project No:	0111422.00
Drawn by:	NAV
Approved:	--
Date:	9/16/2013
Revised:	

CURLING CLUB SUBDIVISION

STORM SEWER EASEMENT "A"

AN EASEMENT, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, WHENCE THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 BEARS N00°13'36"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE N00°13'36"W ALONG SAID EAST LINE, 330.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6;

THENCE N45°48'26"W, 259.27 FEET TO THE **POINT OF BEGINNING**;

THENCE N90°00'00"W, 20.00 FEET;

THENCE N00°00'00"E, 93.34 FEET;

THENCE N90°00'00"W, 210.00 FEET;

THENCE N00°00'00"E, 20.00 FEET;

THENCE N90°00'00"E, 230.00 FEET;

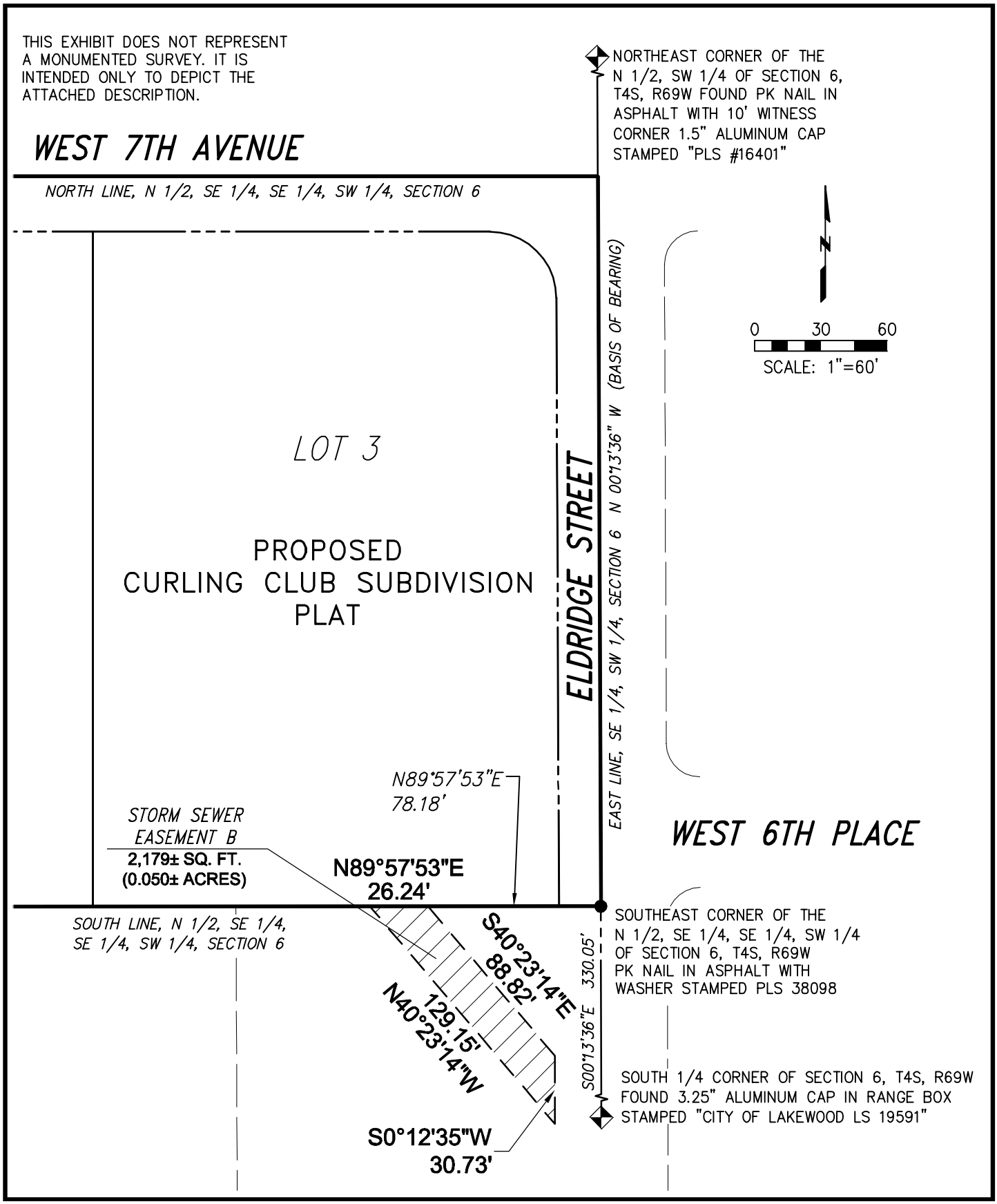
THENCE S00°00'00"E, 113.34 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 6,467 SQUARE FEET (0.148 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, SAID LINE BEING MONUMENTED ON THE NORTH END AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST 1/4 OF SECTION 6 BY A PK NAIL IN ASPHALT WITH 10' WITNESS CORNER 1.5" ALUMINUM CAP STAMPED "PLS #16401" AND ON THE SOUTH END AT THE SOUTH 1/4 CORNER OF SECTION 6 BY A 3.25" ALUMINUM CAPPED MONUMENT IN RANGE BOX STAMPED "CITY OF LAKEWOOD LS 19591" AND BEARING S00°13'36"E.

PREPARED BY NATHAN A. VANRAEMDONCK, PLS 38098
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.
8055 EAST TUFTS AVENUE, SUITE 850
DENVER, CO 80237

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



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Farnsworth GROUP
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(303) 692-8838 / (303) 692-0470 Fax

CURLING CLUB SUBDIVISION PLAT

STORM SEWER EASEMENT B
JEFFERSON COUNTY, COLORADO
SW 1/4 SEC. 6, T4S, R69W, 6TH. P.M.

Project No:	0111422.00
Drawn by:	NAV
Approved:	--
Date:	9/16/2013
Revised:	

CURLING CLUB SUBDIVISION

STORM SEWER EASEMENT "B"

AN EASEMENT, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, WHENCE THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 BEARS N00°13'36"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE N00°13'36"W ALONG SAID EAST LINE, 330.05 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6;

THENCE S89°57'53"W, 78.18 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 TO THE **POINT OF BEGINNING**;

THENCE S40°23'14"E, 88.82 FEET;

THENCE S00°12'35"E, 30.73 FEET;

THENCE N40°23'14"W, 129.15 FEET TO SAID SOUTH LINE;

THENCE N89°57'53"E, 26.24 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 2,180 SQUARE FEET (0.050 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 6, SAID LINE BEING MONUMENTED ON THE NORTH END AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST 1/4 OF SECTION 6 BY A PK NAIL IN ASPHALT WITH 10' WITNESS CORNER 1.5" ALUMINUM CAP STAMPED "PLS #16401" AND ON THE SOUTH END AT THE SOUTH 1/4 CORNER OF SECTION 6 BY A 3.25" ALUMINUM CAPPED MONUMENT IN RANGE BOX STAMPED "CITY OF LAKEWOOD LS 19591" AND BEARING S00°13'36"E.

PREPARED BY NATHAN A. VANRAEMDONCK, PLS 38098
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.
8055 EAST TUFTS AVENUE, SUITE 850
DENVER, CO 80237

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

NORTHEAST CORNER OF THE N 1/2, SW 1/4 OF SECTION 6, T4S, R69W FOUND PK NAIL IN ASPHALT WITH 10' WITNESS CORNER 1.5" ALUMINUM CAP STAMPED "PLS #16401"

UNINCORPORATED JEFFERSON COUNTY
NOT PLATTED

WEST 7TH AVENUE

NORTH LINE, N 1/2, SE 1/4, SE 1/4, SW 1/4, SECTION 6

N90°00'00"E 230.00'

N90°00'00"W 210.00'

N0°00'00"E
20.00'

N0°00'00"E
93.34'

113.34'
S0°00'00"E

LOT 2

LOT 3

STORM SEWER
EASEMENT A
6,467± SQ. FT.
(0.148± ACRES)

N90°00'00"W
20.00'

S45°48'26"E 259.27'

ELDRIDGE STREET

EAST LINE, SE 1/4, SW 1/4, SECTION 6 N 00°13'36" W (BASIS OF BEARING)

PROPOSED
CURLING CLUB SUBDIVISION
PLAT

N

0 30 60
SCALE: 1"=60'

SOUTH LINE, N 1/2, SE 1/4, SE 1/4, SW 1/4, SECTION 6

SOUTHEAST CORNER OF THE N 1/2, SE 1/4, SE 1/4, SW 1/4 OF SECTION 6, T4S, R69W PK NAIL IN ASPHALT WITH WASHER STAMPED PLS 38098

CITY OF LAKEWOOD
NOT PLATTED

SOUTH 1/4 CORNER OF SECTION 6, T4S, R69W FOUND 3.25" ALUMINUM CAP IN RANGE BOX STAMPED "CITY OF LAKEWOOD LS 19591"

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8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax

CURLING CLUB SUBDIVISION PLAT
STORM SEWER EASEMENT A
JEFFERSON COUNTY, COLORADO
SW 1/4 SEC. 6, T4S, R69W, 6TH. P.M.

Project No:	0111422.00
Drawn by:	NAV
Approved:	--
Date:	9/16/2013
Revised:	