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PORTIONS OF CITY VIEW DRIVE VACATION AND DEDICATION

HILLDALE PINES SUBDIVISION - SECOND FILING,
PART OF SECTION 16, T. 6 S., R. 70 W. OF THE 6TH. P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION

CITY VIEW DRIVE VACATION

A PORTION OF CITY VIEW DRIVE, AS SHOWN ON THE RECORDED PLAT OF HILLDALE PINES SECOND FILING, (PLAT BOOK 30, PAGES 56 AND 57), COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 55, HILLDALE PINES - SECOND FILING;
THENCE SOUTH 20°10′44″ EAST, A DISTANCE OF 45.49 FEET, MORE OR LESS, TO A POINT 30 FEET NORTHERLY OF THE CENTERLINE OF EXISTING CITY VIEW DRIVE;
THENCE WESTERLY, 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF EXISTING CITY VIEW DRIVE, THE FOLLOWING SEVEN (7) COURSES:
1) SOUTH 77°30′03″ WEST, A DISTANCE OF 45.67 FEET;
2) SOUTH 70°42′11″ WEST, A DISTANCE OF 56.65 FEET;
3) SOUTH 65°31′12″ WEST, A DISTANCE OF 54.55 FEET;
4) SOUTH 65°17′11″ WEST, A DISTANCE OF 52.30 FEET;
5) SOUTH 70°15′18″ WEST, A DISTANCE OF 44.65 FEET;
6) SOUTH 83°45′07″ WEST, A DISTANCE OF 44.01 FEET;
7) NORTH 84°43′31″ WEST, A DISTANCE OF 55.29 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 55;
THENCE EASTERLY, ALONG SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:
1) NORTH 82°00′00″ EAST, A DISTANCE OF 32.82 FEET, TO A POINT OF CURVATURE;
2) 50.63 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.62 FEET AND A CENTRAL ANGLE OF 17°00′00″;
3) NORTH 65°00′00″ EAST, A DISTANCE OF 264.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.21 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

CITY VIEW DRIVE DEDICATION

A PORTION OF LOT 55, HILLDALE PINES - SECOND FILING, (PLAT BOOK 30, PAGES 56 AND 57), COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 55, HILLDALE PINES - SECOND FILING;
THENCE NORTH 82° 00′ 00″ EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 55, A DISTANCE OF 235.34 FEET, TO A POINT 30 FEET NORTHERLY OF THE CENTERLINE OF EXISTING CITY VIEW DRIVE;
THENCE WESTERLY, 30 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF EXISTING CITY VIEW DRIVE, THE FOLLOWING FOUR (4) COURSES:
1) NORTH 81° 32′ 16″ WEST, A DISTANCE OF 92.98 FEET;
2) NORTH 84° 28′ 36″ WEST, A DISTANCE OF 43.29 FEET;
3) SOUTH 88° 36′ 54″ WEST, A DISTANCE OF 41.81 FEET;
4) SOUTH 85° 00′ 50″ WEST, A DISTANCE OF 51.37 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 55;
THENCE SOUTH 06° 20′ 19″ WEST, ALONG SAID WEST LINE, A DISTANCE OF 45.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.15 ACRES, MORE OR LESS.

EXHIBIT "A"

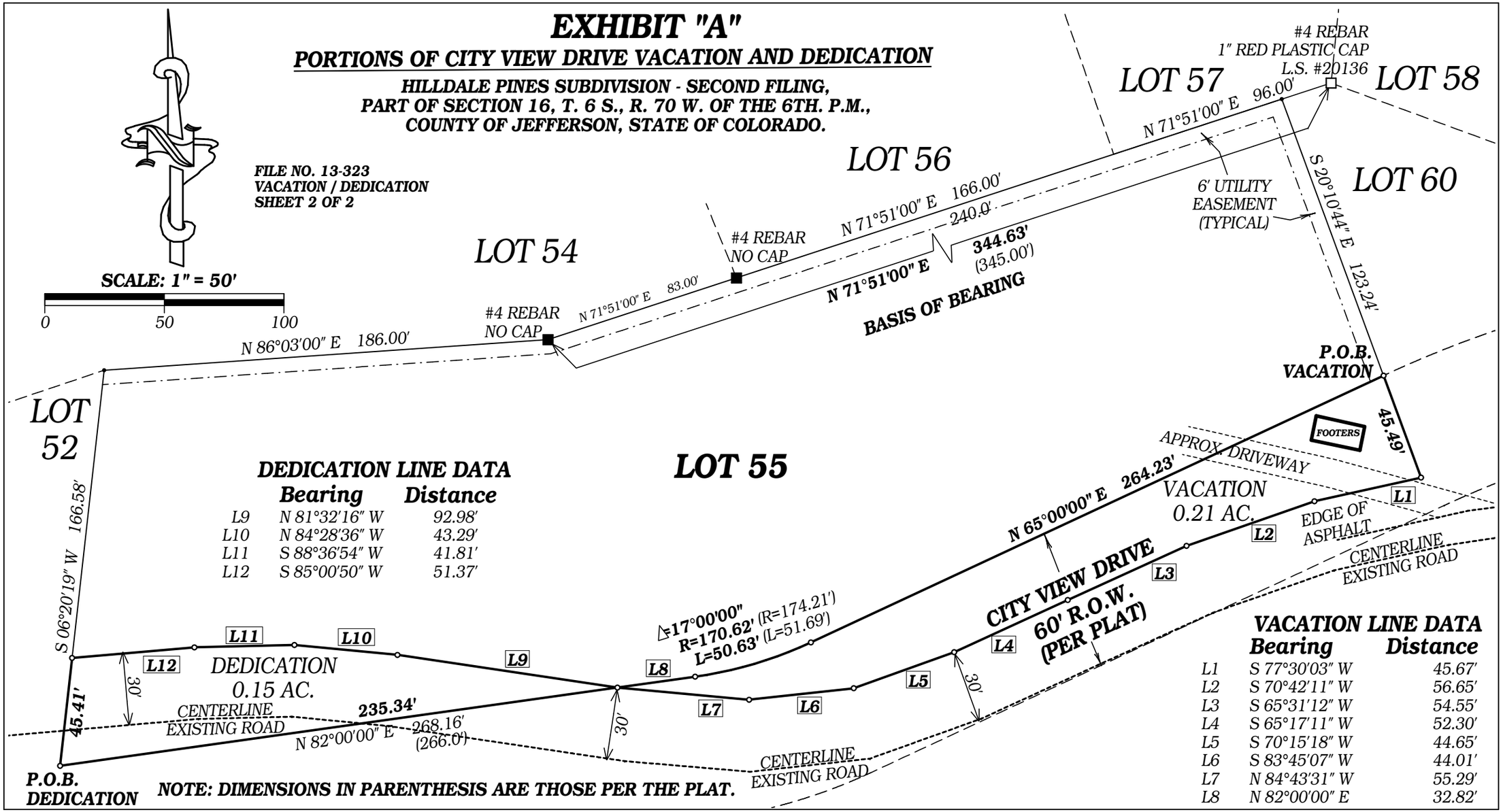
PORTIONS OF CITY VIEW DRIVE VACATION AND DEDICATION

HILLDALE PINES SUBDIVISION - SECOND FILING,
PART OF SECTION 16, T. 6 S., R. 70 W. OF THE 6TH. P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO.

FILE NO. 13-323
VACATION / DEDICATION
SHEET 2 OF 2

SCALE: 1" = 50'

0 50 100



DEDICATION LINE DATA

	Bearing	Distance
L9	N 81°32'16" W	92.98'
L10	N 84°28'36" W	43.29'
L11	S 88°36'54" W	41.81'
L12	S 85°00'50" W	51.37'

VACATION LINE DATA

	Bearing	Distance
L1	S 77°30'03" W	45.67'
L2	S 70°42'11" W	56.65'
L3	S 65°31'12" W	54.55'
L4	S 65°17'11" W	52.30'
L5	S 70°15'18" W	44.65'
L6	S 83°45'07" W	44.01'
L7	N 84°43'31" W	55.29'
L8	N 82°00'00" E	32.82'

NOTE: DIMENSIONS IN PARENTHESIS ARE THOSE PER THE PLAT.