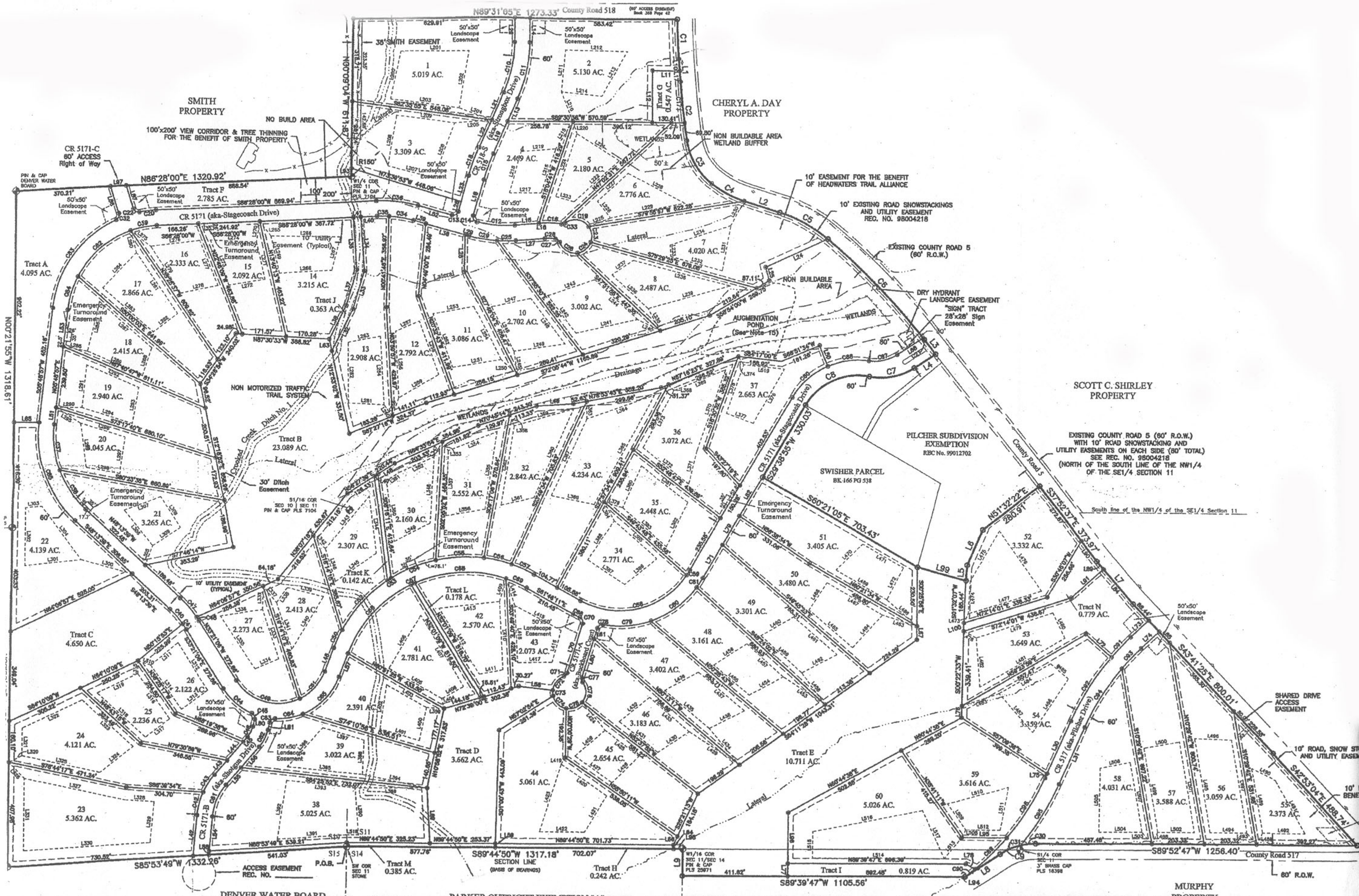

N89°31'05"E 1273.33' County Road 518
SMITH PROPERTY
CHERYL A. DAY PROPERTY
SCOTT C. SHIRLEY PROPERTY
PILCHER SUBDIVISION EXEMPTION
REC No. 99012702
SWISHER PARCEL
BK-166 PG 538
NO BUILD AREA
100'x200' VIEW CORRIDOR & TREE THINNING FOR THE BENEFIT OF SMITH PROPERTY
CR 5171-C 60' ACCESS Right of Way
N86°28'00"E 1320.92'
CR 5171 (aka-Stagecoach Drive)
NON BUILDABLE AREA WETLAND BUFFER
10' EASEMENT FOR THE BENEFIT OF HEADWATERS TRAIL ALLIANCE
10' EXISTING ROAD SNOWSTACKINGS AND UTILITY EASEMENT REC. NO. 98004218
EXISTING COUNTY ROAD 5 (60' R.O.W.)
DRY HYDRANT LANDSCAPE EASEMENT
"SIGN" TRACT 28'x28' Sign Easement
NON BUILDABLE AREA
AUGMENTATION POND (See Note 15)
NON MOTORIZED TRAFFIC TRAIL SYSTEM
Tract A 4.095 AC.
Tract B 23.089 AC.
Tract C 4.650 AC.
Tract D 3.662 AC.
Tract E 10.711 AC.
Tract F 2.785 AC.
Tract G 0.547 AC.
Tract H 0.242 AC.
Tract I 0.819 AC.
Tract J 0.363 AC.
Tract K 0.142 AC.
Tract L 0.178 AC.
Tract M 0.385 AC.
Tract N 0.779 AC.
Emergency Turnaround Easement
30' Ditch Easement
10' UTILITY EASEMENT (TYPICAL)
50'x50' Landscape Easement
EXISTING COUNTY ROAD 5 (60' R.O.W.) WITH 10' ROAD SNOWSTACKING AND UTILITY EASEMENTS ON EACH SIDE (80' TOTAL) SEE REC. NO. 98004218 (NORTH OF THE SOUTH LINE OF THE NW1/4 OF THE SE1/4 SECTION 11
South line of the NW1/4 of the SE1/4 Section 11
SHARED DRIVE ACCESS EASEMENT
10' ROAD, SNOW ST AND UTILITY EASEM
S89°44'50"W 1317.18' SECTION LINE (BASIS OF BEARINGS)
S89°39'47"W 1105.56'
S89°52'47"W 1256.40' County Road 517
S85°53'49"W 1332.26'
ACCESS EASEMENT REC. NO.
DENVER WATER BOARD
MURPHY PROPERTY