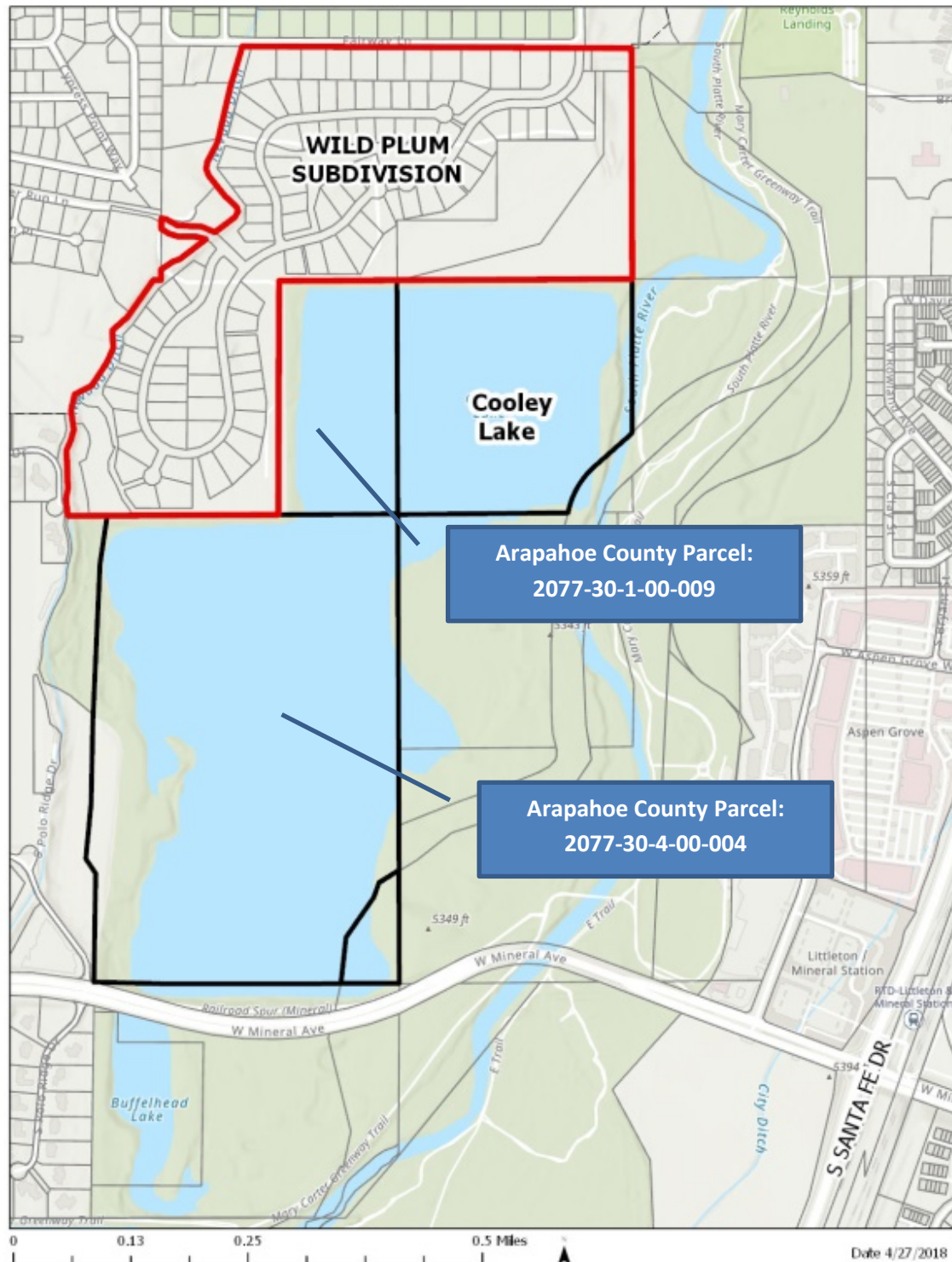


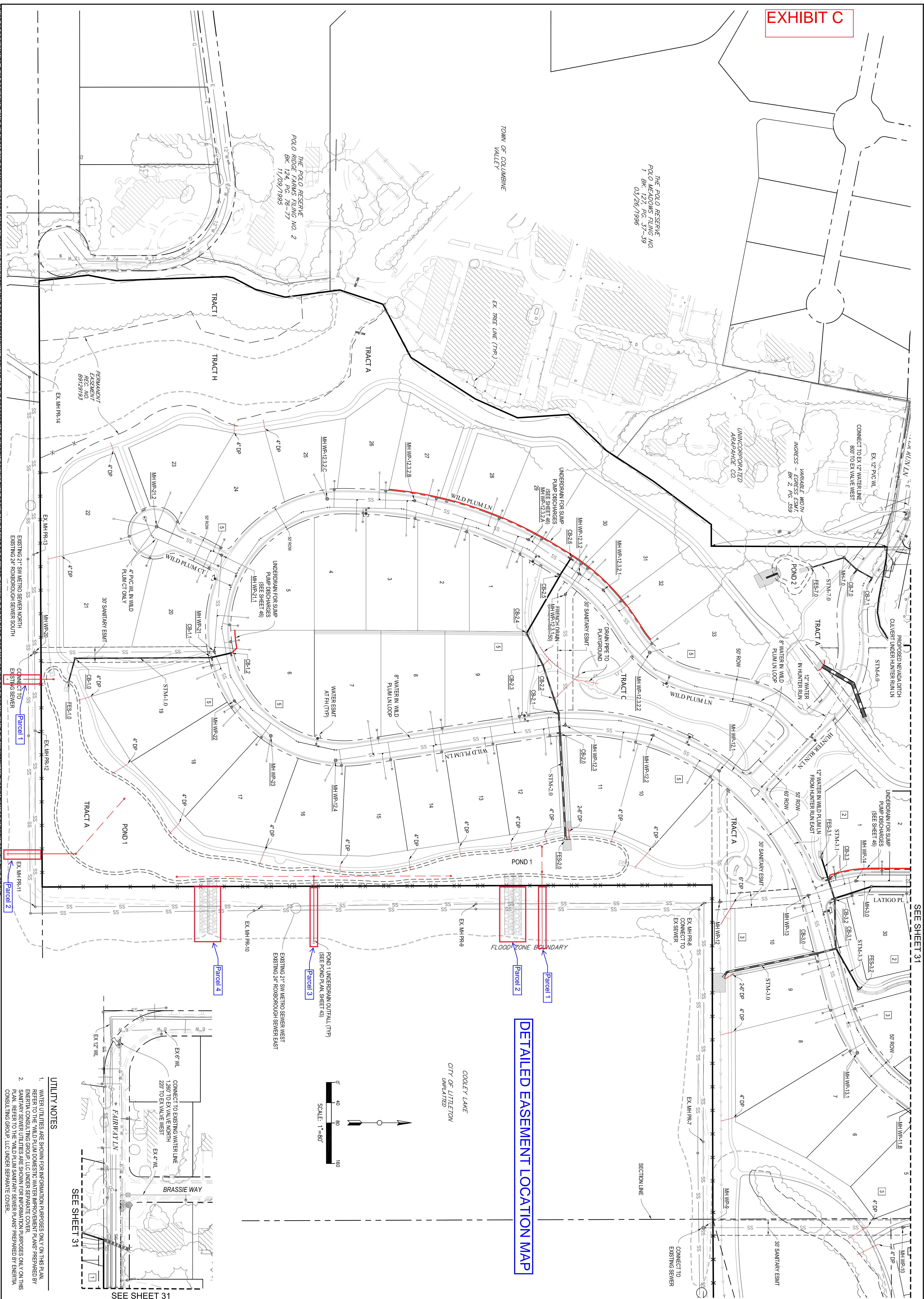
# COOLEY LAKE DRAINAGE EASEMENT EXHIBIT A











## DETAILED EASEMENT LOCATION MAP

## UTILITY NOTES

1. WATER UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY ON THIS PLAN. REFER TO THE WILD PLUM DOMESTIC WATER IMPROVEMENT PLANS PREPARED BY ENERTIA CONSULTING GROUP, LLC UNDER SEPARATE COVER.
2. SANITARY SEWER UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY ON THIS PLAN. REFER TO THE WILD PLUM SANITARY SEWER PLANS PREPARED BY ENERTIA CONSULTING GROUP, LLC UNDER SEPARATE COVER.

SEE SHEET 31

SEE SHEET 31

CIVIL CONSTRUCTION DOCUMENTS  
TOWN OF COLUMBINE VALLEY, COLORADO

## OVERALL UTILITY PLAN

PREPARED FOR:

WILD PLUM JV, LLC

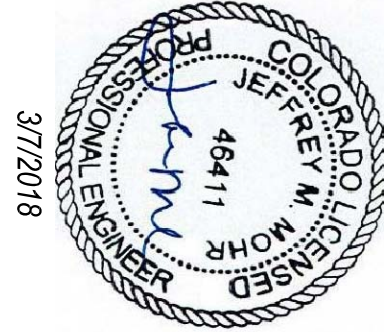
6161 S. SYRACUSE WAY, STE 200  
GREENWOOD VILLAGE  
CO 80111

PREPARED BY:



1529 MARKET STREET, SUITE 200  
DENVER, CO 80202

NO.	DATE	REVISION					BY	APVD
DSGN	BSC	DR	JJC	CHK	JMM	APVD	JMM	





## EXHIBIT "D"

### EASEMENT DESCRIPTION

FOUR (4) DRAINAGE EASEMENTS OVER AND ACROSS THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT, RECORDED IN BOOK 4276 AT PAGE 505 IN THE RECORDS OF THE ARAPAHOE COUNTY COLORADO CLERK AND RECORDER, LOCATED WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 30, HAVING A BEARING OF NORTH 89°42'20" EAST.

#### PARCEL 1

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4276 AT PAGE 505;

THENCE SOUTH 00°10'29" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 325.55 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°49'31" EAST, A DISTANCE OF 123.08 FEET;

THENCE SOUTH 00°10'29" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°49'31" WEST, A DISTANCE OF 123.08 FEET TO A POINT ON SAID WEST LINE;

THENCE NORTH 00°10'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.057 ACRES, (2,462 SQUARE FEET), MORE OR LESS.

#### PARCEL 2

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4276 AT PAGE 505;

THENCE SOUTH 00°10'29" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 361.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 105.39 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 63.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 105.20 FEET TO A POINT ON SAID WEST LINE;

THENCE NORTH 00°10'29" WEST, ALONG SAID WEST LINE, A DISTANCE OF 63.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.152 ACRES, (6,634 SQUARE FEET), MORE OR LESS.

**PARCEL 3**

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4276 AT PAGE 505;

THENCE NORTH 00°10'29" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 526.11 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°10'29" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 118.70 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 118.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.054 ACRES, (2,373 SQUARE FEET), MORE OR LESS.

**PARCEL 4**

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4276 AT PAGE 505;

THENCE NORTH 00°10'29" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 296.30 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°10'29" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 63.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 105.39 FEET;

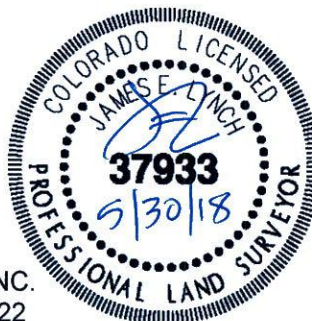
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 63.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 105.20 FEET TO THE **POINT OF BEGINNING**.

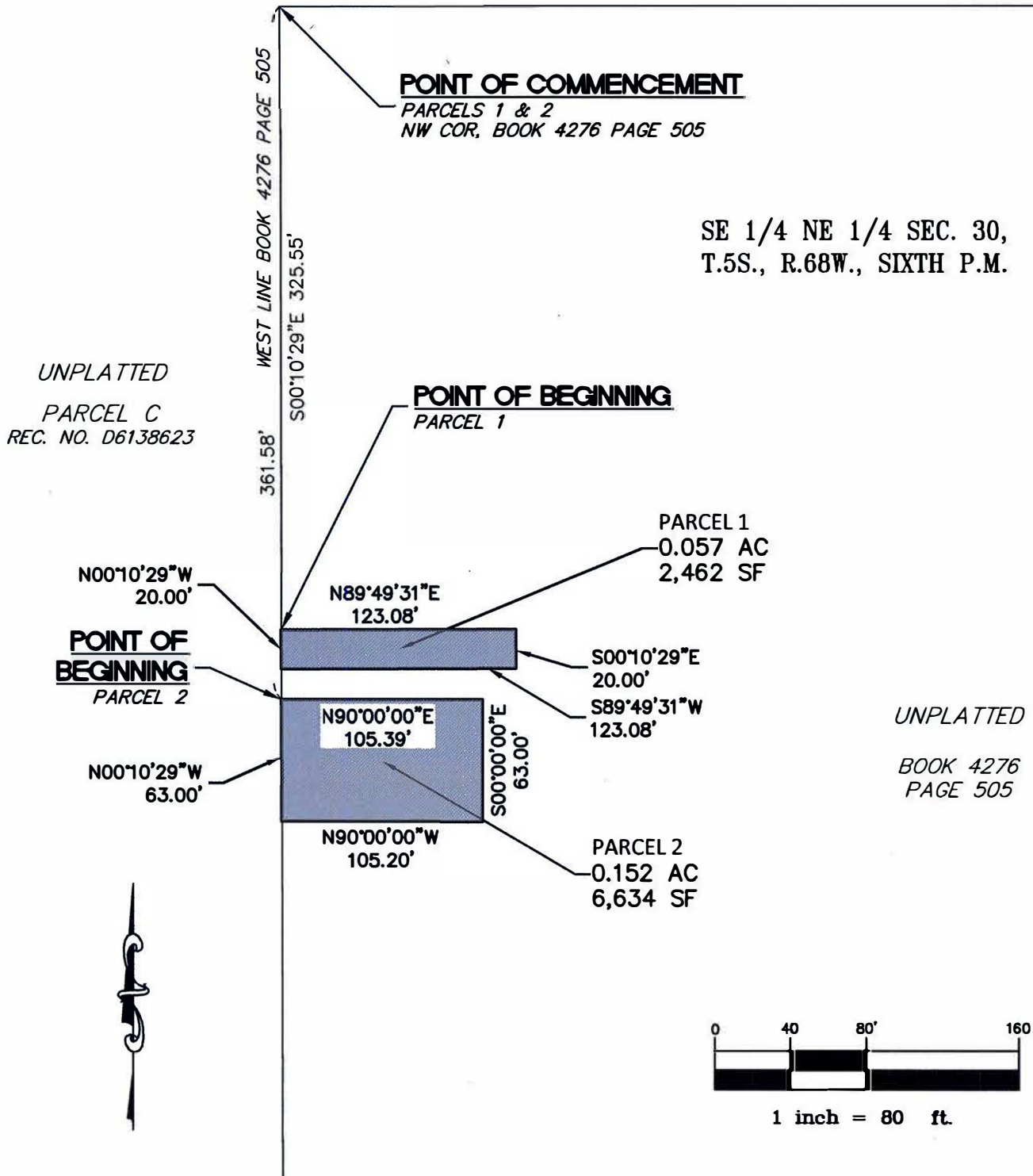
CONTAINING AN AREA OF 0.152 ACRES, (6,634 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



# ILLUSTRATION TO EXHIBIT D



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:26616-01-WILD PLAIN/PLANS/EXHIBITS  
 DWG NAME: OFFSITE DRAINAGE EASEMENTS  
 DWG: JEL CHK: JRW  
 DATE: 5/29/2018  
 SCALE: 1"=80'



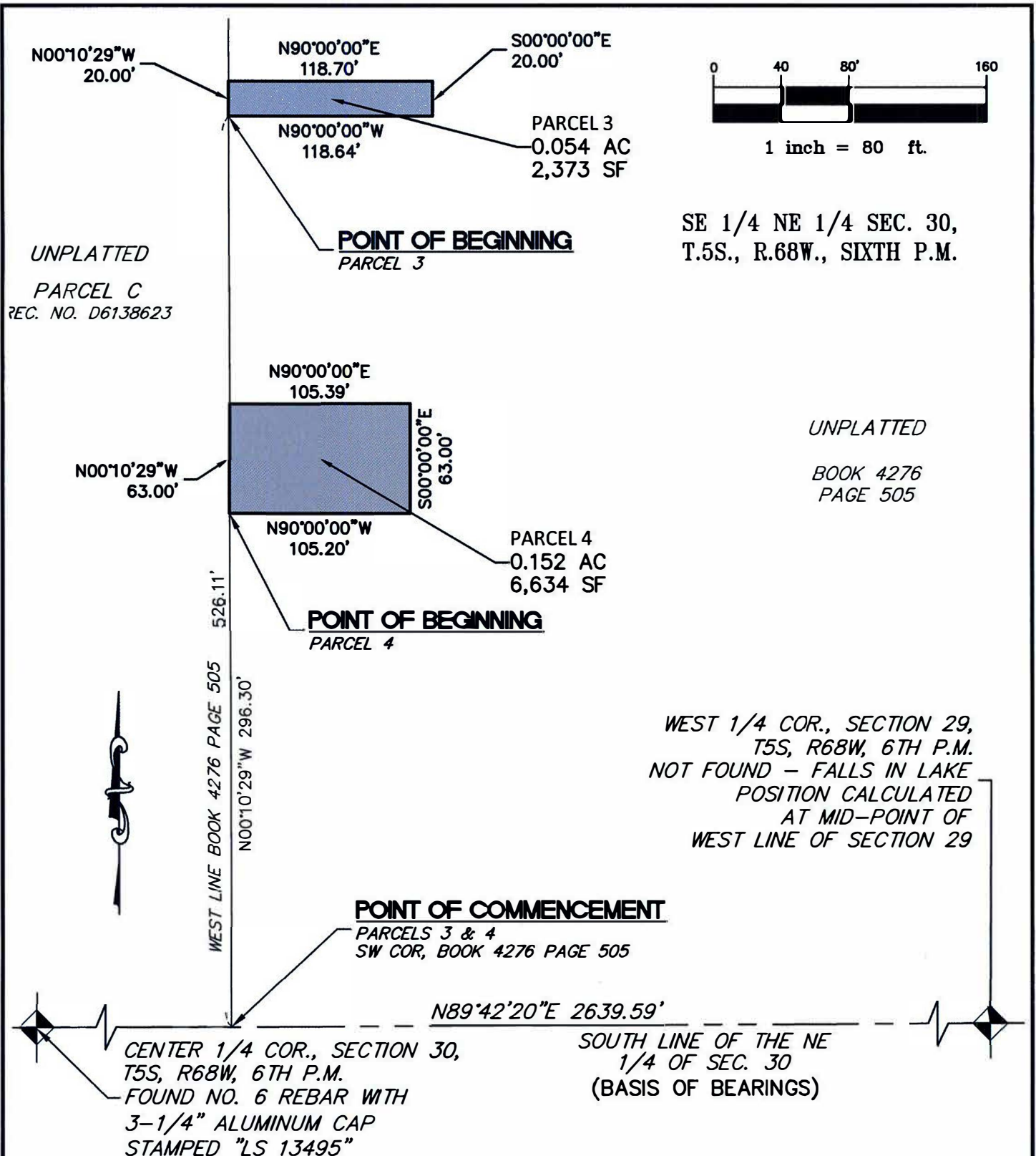
**Aztec**  
 CONSULTANTS, INC.

300 East Mineral Ave,  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303)713-1898  
 Fax: (303)713-1897  
 www.aztecconsultants.com

**OFFSITE DRAINAGE EASEMENTS**  
 SE1/4 NE1/4 SEC. 30, T.5S., R.68W., 6TH P.M.  
 ARAPAHOE COUNTY, COLORADO  
 JOB NUMBER 26616-01 3 OF 4 SHEETS



# ILLUSTRATION TO EXHIBIT D



PATH: Q:26616-01-WLD PLUMBING EXHIBITS  
 DWG NAME: OFFSITE DRAINAGE EASEMENT 1.DWG  
 DWG: JEL CHK: JRW  
 DATE: 5/29/2018  
 SCALE: 1"=80'



**AZTEC**  
 CONSULTANTS, INC.

300 East Mineral Ave,  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303)713-1896  
 Fax: (303)713-1897  
 www.aztecconsultants.com

**OFFSITE DRAINAGE EASEMENTS**  
 SE1/4 NE1/4 SEC. 30, T.5S., R.68W., 6TH P.M.  
 ARAPAHOE COUNTY, COLORADO

JOB NUMBER 26616-01

4 OF 4 SHEETS

## **EXHIBIT "E"**

### **EASEMENT DESCRIPTION**

TWO (2) DRAINAGE EASEMENTS OVER AND ACROSS THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT, RECORDED IN BOOK 3757 AT PAGE 348 IN THE RECORDS OF THE ARAPAHOE COUNTY COLORADO CLERK AND RECORDER, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, HAVING A BEARING OF NORTH 89°42'20" EAST.

#### **PARCEL 1**

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 3757 AT PAGE 348;

THENCE NORTH 89°42'20" EAST, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 550.91 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°42'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 86.30 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 86.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.040 ACRES, (1,725 SQUARE FEET), MORE OR LESS.

#### **PARCEL 2**

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 3757 AT PAGE 348;

THENCE NORTH 89°42'20" EAST, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 30, A DISTANCE OF 895.43 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°42'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 82.27 FEET;

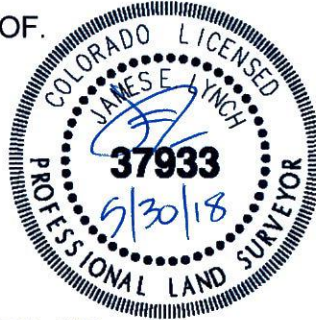
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET;



THENCE NORTH 00°00'00" EAST, A DISTANCE OF 82.17 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.038 ACRES, (1,644 SQUARE FEET), MORE OR LESS.

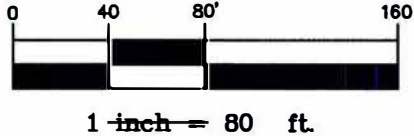
EXHIBIT ATTACHED AND MADE A PART HEREOF.



JAMES E. LYNCH, PLS NO. 37933  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



# ILLUSTRATION TO EXHIBIT E



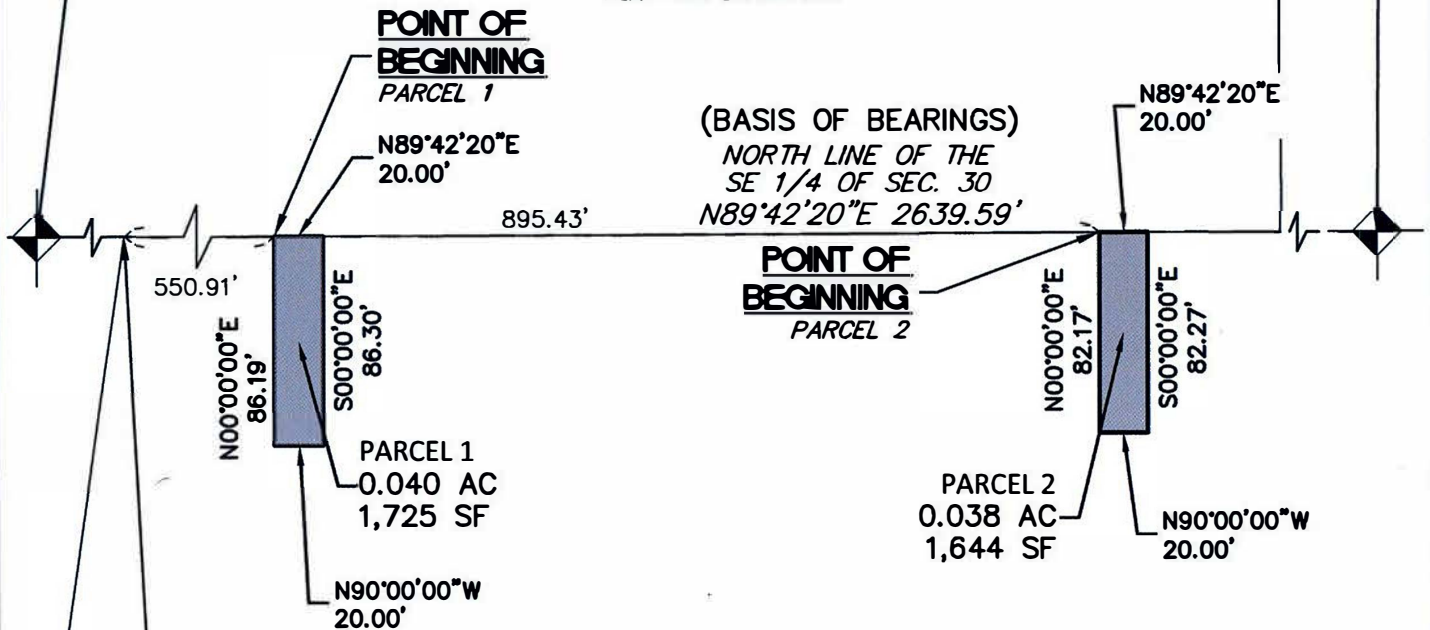
NE 1/4 SEC. 30, T.5S.,  
R.68W., SIXTH P.M.

CENTER 1/4 COR., SECTION 30,  
T.5S, R.68W, 6TH P.M.  
FOUND NO. 6 REBAR WITH  
3-1/4" ALUMINUM CAP  
STAMPED "LS 13495"

UNPLATTED

PARCEL C  
REC. NO. D6138623

WEST 1/4 COR., SECTION 29,  
T.5S, R.68W, 6TH P.M.  
NOT FOUND - FALLS IN LAKE  
POSITION CALCULATED  
AT MID-POINT OF  
WEST LINE OF SECTION 29



UNPLATTED

BOOK 3757  
PAGE 348

SE 1/4 SEC. 30, T.5S.,  
R.68W., SIXTH P.M.

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: C:\26616-01-WLD PLANS\DWG\EXHIBITS  
DWG NAME: OFFSITE DRAINAGE EASEMENT 2.DWG  
DWG: JEL CHK: JRW  
DATE: 5/29/2018  
SCALE: 1"=80'



**AZTEC**  
CONSULTANTS, INC.

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Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
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www.aztecconsultants.com

**OFFSITE DRAINAGE EASEMENTS**  
SE1/4 SEC. 30, T.5S., R.68W., 6TH P.M.  
ARAPAHOE COUNTY, COLORADO

JOB NUMBER 26616-01

3 OF 3 SHEETS



