

FILE NO. 04-476
 EVERGREEN
 14 SEPTEMBER, 2004

LEGAL DESCRIPTION
20' PERMANENT GAS LINE EASEMENT AND
40' TEMPORARY CONSTRUCTION EASEMENT

A 20-FOOT WIDE PERMANENT EASEMENT FOR THE OPERATION AND MAINTENANCE OF A GAS LINE AND A 40-FOOT WIDE TEMPORARY EASEMENT FOR THE INSTALLATION AND CONSTRUCTION OF SAID GAS LINE, OVER, ACROSS AND ON A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF BLOCK B AND BLOCK C, SHADOW MOUNTAIN (PLAT BOOK 1 PAGE 10B); LOCATED IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, SAID EASEMENTS BEING CENTERED ALONG THE CENTERLINE OF EXISTING EVERGREEN DRIVE AND ON THE FOLLOWING CALLS:

BEGINNING AT A POINT ON THE SOUTHERLY EDGE OF EXISTING ASPHALT FOR SHADOW MOUNTAIN DRIVE, WHENCE THE NORTHWEST CORNER OF BLOCK D, SHADOW MOUNTAIN, BEARS NORTH 64°25'05" WEST, A DISTANCE OF 2509.47 FEET, THE WEST ONE-QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 83°45'51" WEST, A DISTANCE OF 2306.42 FEET AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 57°40'11" EAST, A DISTANCE OF 402.78 FEET;
 THENCE SOUTH 10°38'48" EAST, A DISTANCE OF 122.27 FEET;
 THENCE SOUTH 26°36'21" EAST, A DISTANCE OF 53.54 FEET;
 THENCE SOUTH 77°17'25" EAST, A DISTANCE OF 49.62 FEET;
 THENCE NORTH 56°11'25" EAST, A DISTANCE OF 57.87 FEET;
 THENCE NORTH 62°19'37" EAST, A DISTANCE OF 81.55 FEET;
 THENCE NORTH 89°00'38" EAST, A DISTANCE OF 45.42 FEET;
 THENCE SOUTH 75°27'05" EAST, A DISTANCE OF 69.76 FEET;
 THENCE SOUTH 65°08'54" EAST, A DISTANCE OF 83.24 FEET;
 THENCE SOUTH 49°42'23" EAST, A DISTANCE OF 82.12 FEET;
 THENCE SOUTH 34°57'29" EAST, A DISTANCE OF 38.78 FEET;
 THENCE SOUTH 36°58'33" EAST, A DISTANCE OF 120.91 FEET;
 THENCE SOUTH 32°35'19" EAST, A DISTANCE OF 90.40 FEET;
 THENCE SOUTH 39°16'27" EAST, A DISTANCE OF 98.40 FEET;
 THENCE SOUTH 51°13'21" EAST, A DISTANCE OF 116.15 FEET;
 THENCE SOUTH 50°25'45" EAST, A DISTANCE OF 149.06 FEET;
 THENCE SOUTH 45°26'03" EAST, A DISTANCE OF 119.73 FEET;
 THENCE SOUTH 36°27'55" EAST, A DISTANCE OF 126.29 FEET;
 THENCE SOUTH 41°21'02" EAST, A DISTANCE OF 92.20 FEET;
 THENCE SOUTH 53°59'04" EAST, A DISTANCE OF 139.80 FEET, MORE OR LESS, TO A POINT ON THE LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 93118224 (CONIFER HIGH SCHOOL), WHENCE THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND BEARS NORTH 24°22'47" EAST, A DISTANCE OF 823.93 FEET. SAID POINT BEING THE TERMINUS OF SAID EASEMENTS.

CENTERLINE EASEMENT DATA

	Bearing	Distance
L1	S 10°38'48" E	122.27'
L2	S 26°36'21" E	53.54'
L3	S 77°17'25" E	49.62'
L4	N 56°11'25" E	57.87'
L5	N 62°19'37" E	81.55'

SHADOW MOUNTAIN
DRIVE
P.O.B.

BLOCK C

BLOCK B

GREER

MCCONNELL

BLOCK F

BUCKLAND

CENTER 1/4 CORNER
SEC. 15, T. 6 S., R. 71 W.
5" x 6" CONCRETE MONUMENT
3" ALUMINUM CAP
L.S. #25379

S57°40'11"E
402.78'

430

425

420

417

468

465

460

505

L1

510

515

L6

L7

520

469

470

475

480

535

L2

L3

L4

525

L5

521

L8

572

570

L9

L10

565

560

15

10

5

1

248.88'

L11

249.91'

L12

249.77'

MCCONNELL

90

95

100

104

249.15'

L13

174.40'

2139

425'

L14

500.00'

TAIN

BLOCK C

BLOCK B

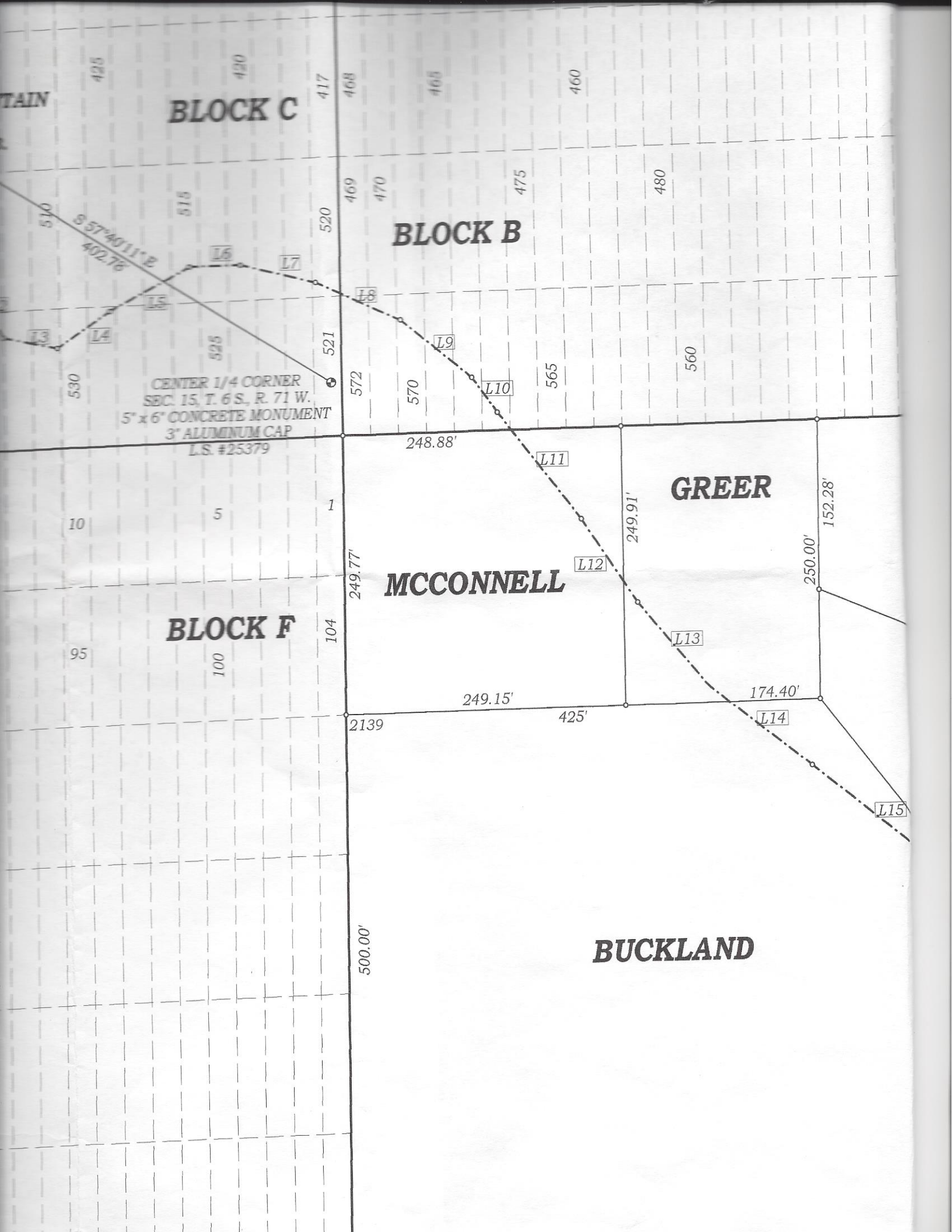
CENTER 1/4 CORNER
SEC. 15, T. 6 S., R. 71 W.
5' x 6' CONCRETE MONUMENT
3" ALUMINUM CAP
L.S. #25379

GREER

MCCONNELL

BLOCK F

BUCKLAND



425
420
417
468
465
460
510
857°45'11" E
492.76
515
520
469
470
475
480
530
525
521
572
570
570
565
560
530

248.88'
249.77'
1
10
5
3
95
100
104
2139
500.00'

249.15'
425'
249.91'
152.28'
250.00'
174.40'
L15

L13
L14
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L15