

Tract A: see attachment

Tract B: see attachment

15 acres: Legal Description of 15-acre parcel #60-253-00-002, schedule #049 922

Real property in the County of Jefferson, State of Colorado, commonly known as vacant land, Maxwell Hill Road, Littleton, Colorado,

Beginning at the Northwest Corner of the Southwest Quarter of Section 25, Township 6 South of Range 70 West; thence Southerly along the West line of said Southwest Quarter a distance of 495 feet more or less; thence Easterly on a straight line parallel to the North line of said Southwest Quarter a distance of 1320 feet more or less; thence Northerly on a straight line parallel to the West line of said southwest quarter a distance of 495 feet more or less, to a point on the North line of said southwest quarter; thence Westerly along the North line of said northwest quarter to the point of beginning, County of Jefferson, State of Colorado.

40 acres (from Larry & Dick, 10/31/08: The Southeast 1/4 of the Southeast 1/4, Section 26, Township 6 South, Range 70 West of the 6th Principal Meridian

<http://us.mc1201.mail.yahoo.com/mc/showMessage?sMid=47&fid=Trash&filterBy=&.rand...> 6/7/2011

Property description tract A:

A tract of land situated in the southwest quarter of section 25, township 6 south, range 70 west of the 6th principal meridian, county of Jefferson, state of Colorado described as follows:

Commencing at the west quarter corner of said section 25; thence S.35°43'26"E. a distance of 693.66 feet to a point on the south line of the north 495 feet of the northwest quarter of the southwest quarter of said section 25, said point being on the west line of a 20 foot wide easement and the true point of beginning of the parcel herein described; thence along the said west easement line the following seventeen courses, distances, and curves:

1. S.02°00'E. a distance of 30.19 feet;
2. S.14°00'E. a distance of 92.32 feet;
3. S.03°30'W. a distance of 190.08 feet;
4. S.05°48'W. a distance of 140.00 feet to the point of curvature;
5. Along a curve to the left with a radius of 360.00 feet through a central angle of 19°20' a distance of 121.47 feet to the point of reverse curve;
6. Along a curve to the right with a radius of 78.00 feet through a central angle of 36°00' a distance of 49.01 feet to the point of tangency;
7. S.22°28'W. a distance of 70.00 feet to the point of curvature;
8. Along a curve to the left with a radius of 235.00 feet through a central angle of 22°00' a distance of 90.23 feet to the point of tangency;
9. S.00°28'W. a distance of 62.00 feet;
10. S.02°58'W. a distance of 92.00 feet to the point of curvature;
11. Along a curve to the left with a radius of 163.12 feet through a central angle of 25°45' a distance of 73.31 feet to the point of tangency;
12. S.22°47'E. a distance of 29.00 feet to the point of curvature;
13. Along a curve to the left with a radius of 78.48 feet through a central angle of 18°15' a distance of 25.00 feet to the point of tangency;
14. S.41°02'E. a distance of 12.00 feet to the point of curvature;
15. Along a curve to the right with a radius of 39.47 feet through a central angle of 59°30' a distance of 40.99 feet to the point of tangency;
16. S.18°28'W. a distance of 29.24 feet;
17. S.27°08'W. a distance of 37.24 feet to a point herein designated as point "A" from whence the southwest corner of said section 25 bears S.20°08'28"W. a distance of 1025.85 feet;

Thence leaving said easement line, S.60°10'43"E. a distance of 1798.07 feet to a point on the east line of the west 1/2 of the southeast 1/4 of the southwest 1/4 of said section 25; thence N.00°06'W. along said east line a distance of 995.18 feet to the northeast corner of said west 1/2 of the southeast 1/4 of the southwest 1/4 of said section 25; thence N.80°50'W. a distance of 650.53 feet to the northwest corner of said west 1/2 of the southeast 1/4 of the southwest 1/4 of said section 25; thence N.00°15'49"W. a distance of 831.09 feet to the southeast corner of the north 495 feet of the northwest quarter of the southwest quarter of said section 25; thence N.80°19'W. a distance of 903.56 feet to the true point of beginning, containing 40.00 acres.

Reserving therefrom a nonexclusive easement for ingress, egress, and utilities over, under, across and along a strip of land 20 feet in width lying east of, adjacent and contiguous to the line herein indicated from the true point of beginning to the point designated as point "A".

Property description tract B:

A tract of land situated in the southwest quarter of section 25, township 6 south, range 70 west of the 6th principal meridian, county of Jefferson, state of Colorado described as follows:

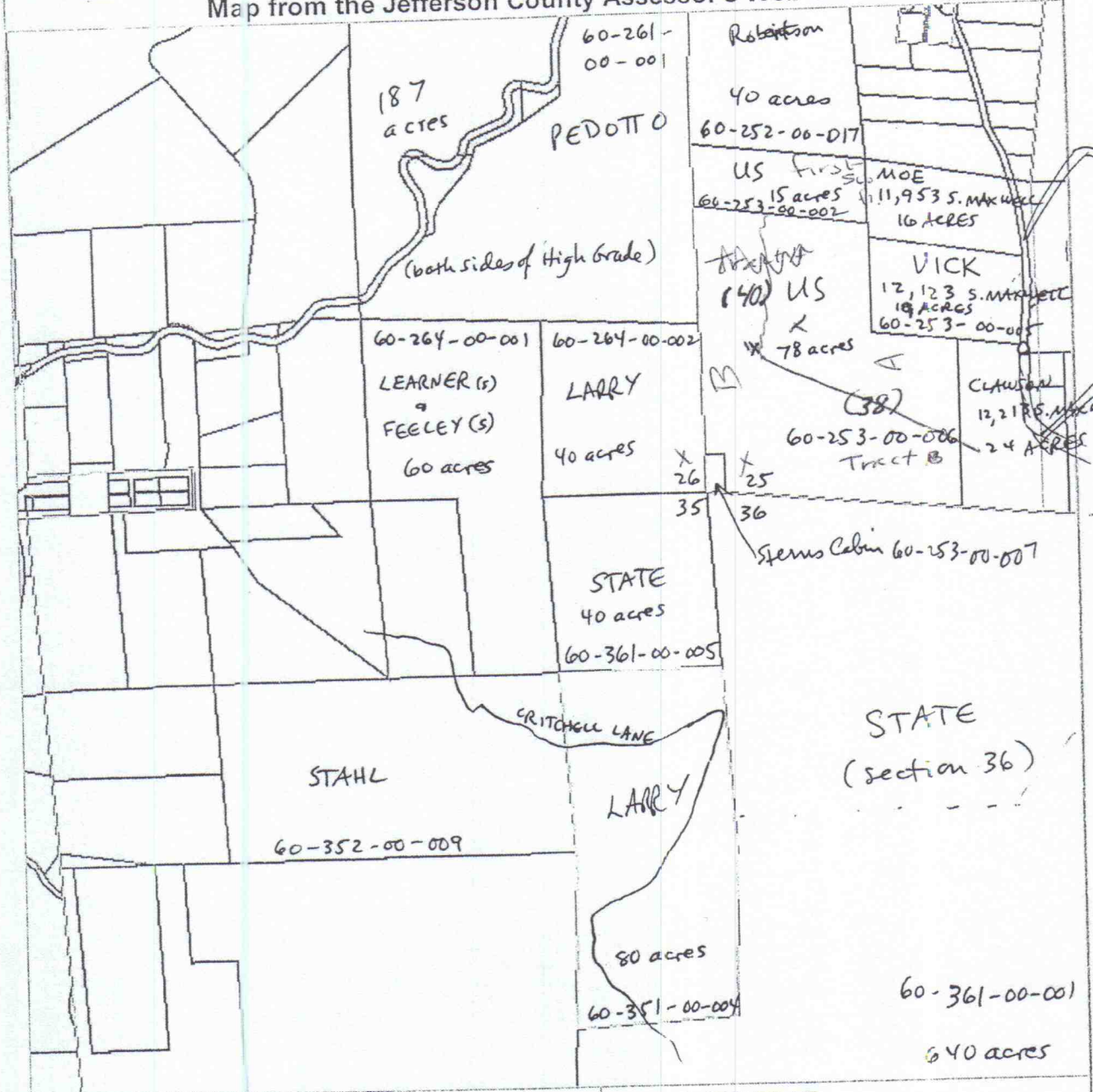
Commencing at the west quarter corner of said section 25; thence S.35°43'26"E. a distance of 693.66 feet to a point on the south line of the north 495 feet of the northwest quarter of the southwest quarter of said section 25, said point being on the west line of a 20 foot wide easement and the true point of beginning of the parcel herein described; thence along the said west easement line the following seventeen courses, distances, and curves:

1. S.02°00'E. a distance of 30.19 feet;
2. S.14°00'E. a distance of 92.32 feet;
3. S.03°30'W. a distance of 190.08 feet;
4. S.05°48'W. a distance of 140.00 feet to the point of curvature;
5. Along a curve to the left with a radius of 360.00 feet through a central angle of 19°20' a distance of 121.17 feet to the point of reverse curve;
6. Along a curve to the right with a radius of 78.00 feet through a central angle of 36°00' a distance of 49.01 feet to the point of tangency;
7. S.22°28'W. a distance of 70.00 feet to the point of curvature;
8. Along a curve to the left with a radius of 235.00 feet through a central angle of 22°00' a distance of 90.23 feet to the point of tangency;
9. S.00°28'W. a distance of 62.00 feet;
10. S.02°58'W. a distance of 92.00 feet to the point of curvature;
11. Along a curve to the left with a radius of 163.12 feet through a central angle of 25°45' a distance of 73.31 feet to the point of tangency;
12. S.22°47'E. a distance of 29.00 feet to the point of curvature;
13. Along a curve to the left with a radius of 78.48 feet through a central angle of 18°15' a distance of 25.00 feet to the point of tangency;
14. S.41°02'E. a distance of 12.00 feet to the point of curvature;
15. Along a curve to the right with a radius of 39.47 feet through a central angle of 59°30' a distance of 40.99 feet to the point of tangency;
16. S.18°28'W. a distance of 29.24 feet;
17. S.27°08'W. a distance of 37.24 feet to a point herein designated as point "A" from whence the southwest corner of said section 25 bears S.20°08'28"W. a distance of 1025.85 feet;

Thence leaving said easement line, S.60°10'43"E. a distance of 1798.07 feet to a point on the east line of the west 1/2 of the southeast 1/4 of the southwest 1/4 of said section 25; thence S.00°06'E. along said east line a distance of 183.06 feet to the southeast corner of said west 1/2 of the southeast 1/4 of the southwest 1/4 of said section 25; thence N.86°35'W. to the southwest corner of said west 1/2 of the southeast 1/4 of the southwest 1/4 of said section 25; thence continuing N.86°35'W. along the south line of said section 25 a distance of 1145.94 feet to the southeast corner of a tract of land described in book 240 at page 417, Jefferson county records; thence N.0°38'43"W. along the east line thereof a distance of 330.00 feet to the northeast corner thence N.86°35'W. along the north line thereof a distance of 132.00 feet to a point on the west line of said section 25; thence N.00°38'43"W. along said west line a distance of 1853.15 feet to the southwest corner of the north 495 feet of the northwest quarter of the southwest quarter of said section 25; thence S.80°19'E. a distance of 405.21 feet, containing 38.4 acres.

Together with a nonexclusive easement for ingress, egress, and utilities over, under, across and along a strip of land 20 feet in width lying east of, adjacent and contiguous to the line herein indicated from the true point of beginning to the point designated as point "A".

Map from the Jefferson County Assessor's Web Site



THIS MAP IS NOT TO SCALE

It was produced September 1, 2008, using ASPIN version 1.1.0 on the Jefferson County Assessor's Web site. Parcel data last updated: September 01, 2008

DISCLAIMER

This map is not necessarily accurate by surveying standards. DO NOT USE FOR LEGAL CONVEYANCE.

Map text including parcel numbers, subdivision names, etc., is available on the county's static parcel maps, which are accessible from the Jefferson County Web site.

Not all legend elements will be visible on this map.

LEGEND

- Parcel Boundaries
- Parcel Map Boundaries
- Jefferson County Boundary
- Unincorporated Jefferson County
- Surrounding Counties
- Right of Way

- Arvada
- Bow Mar
- Edgewater
- Golden
- Lakeside
- Lakewood
- Littleton
- Morrison
- Mountain View
- Superior
- Westminster
- Wheat Ridge

Jun 12 01 04:30p
Jun 12 01 04:29p

Dave and Sally Herries
Gary Bagley

3032909518
1 303 697 6791

p.2
p.2

DISTRICT COURT, WATER DIVISION NO. 1, COLORADO

CASE NO. 94CW058

FINDINGS AND RULING OF THE REFEREE AND DECREE OF THE WATER COURT
IN THE MATTER OF THE APPLICATION FOR WATER RIGHTS OF
NORMAN GARY BAGLEY OR JUDITH ANNE BAGLEY,
IN JEFFERSON COUNTY

THIS CLAIM was filed with the water Clerk, water Division
1, on May 5, 1994. The Referee being fully advised in the premises
does hereby find:

All notices required by law of the filing of this
application have been fulfilled, and the Referee has jurisdiction
of this application.

No Statement of Opposition to said application has been
filed and the time for filing such statement has expired.

All matters contained in the application were reviewed,
and testimony was taken where such testimony was necessary and such
corrections made as are indicated by the evidence presented.

IT IS HEREBY THE RULING OF THE WATER REFEREE

1. The name and address of the applicant:

Norman G. Bagley
11715 Maxwell Hill Road
Littleton, CO 80127.

2. The name of the structure:

Bagley Spring Well.

Jul 02 01 04:16p

Dave and Sally Herries

3032909518

p.2

Jun 29 01 03:53p

Gary Bagley

1 303 697 6791

p.1

94CW058
BAGLEY
Page 2

3. The legal description of the structure:

SW 1/4 SW 1/4, Section 25, Township 6 South, Range 70 West of the 6th P.M., Jefferson County at a point approximately 950 feet North and 225 feet East of the SW corner Section 25.

4. The source of the water:

Groundwater, developed spring.

5. The date of appropriation:

December 31, 1912.

6. The amount of water:

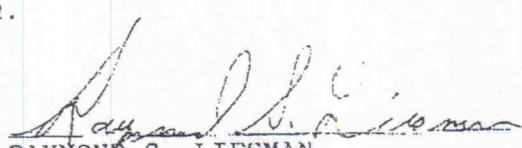
0.002 cubic feet per second (1 gpm).

7. The use of the water:

Domestic in a single family dwelling including irrigation on approximately 3000 square feet or home lawns and gardens and stockwater.

8. This water right, so long as uses are limited to those decreed herein, is exempt from administration by the State Engineer pursuant to CRS, 37-92-602.

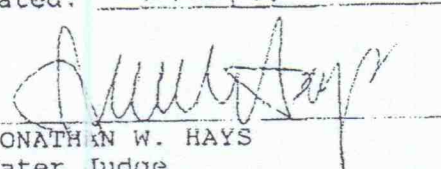
Dated: September 20, 1996


RAYMOND S. LIESMAN
Water Referee
Water Division No. 1

THE COURT FINDS: NO PROTEST WAS FILED IN THIS MATTER.

THE FOREGOING RULING IS CONFIRMED AND APPROVED, AND IS HEREBY MADE THE JUDGMENT AND DECREE OF THIS COURT.

Dated: 10/16/96


JONATHAN W. HAYS
Water Judge
Water Division No. 1
State of Colorado