

CASE SUMMARY
Consent Agenda

BOA Hearing Date: November 20, 2024

24-103782VC Variance

Owner/Applicant: Matthew Raub and Amy Dunn

Location: 31743 Soda Creek Drive, Evergreen
Section 8, Township 4 South, Range 71 West

Approximate Area: 4.11 Acres

Zoning: Agricultural - Two (A-2)

Purpose: To Legalize:
1) A lot size of 4.11 acres, where 10 acres is required in the A-2 zone district.
2) A front setback of 29 feet to the northeast, where 50 feet is required for a primary structure.

To Allow:
3) A front setback of 35 feet to the northeast, where a setback of 50 feet is required for an addition to a primary structure.

Case Manager: Sara Hutchinson

Issues: None

Recommendations: Staff recommends approval of legalization of the lot size and the setbacks for the existing structure, and approval of the setback reduction for the proposed addition to the primary structure.

Interested Parties: None

Level of Community Interest: Low

Case Manager Information: Phone: 303-271-8732 e-mail: shutchin@jeffco.us

Staff Report

BOA Hearing Date: November 20, 2024

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Section 8, Township 4 South, Range 71 West

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Zoning: Agricultural - Two (A-2)

Purpose:

To Legalize:

- 1) A lot size of 4.11 acres, where 10 acres is required in the A-2 zone district; and
- 2) A front setback of 29 feet to the northeast, where 50 feet is required for a primary structure.

To Allow:

- 1) A front setback of 35 feet to the northeast, where a setback of 50 feet is required for an addition to a primary structure.

Case Manager: Sara Hutchinson

Previous Actions: None

Surrounding Zoning: A-2 on all sides

Existing Use: Residential

Existing Structures: Single-Family Home

Services: Evergreen Fire Protection District
Individual Septic
Individual Well

BACKGROUND/DISCUSSION:

The applicant is requesting a Variance to obtain relief from minimum lot size and front setback requirements in the A-2 zone district. An Improvement Survey Plat (ISP) dated June 14, 2024, provided by the applicant, shows the lot size. An ISP dated November 1, 2023, provided by the applicant, shows the existing primary structure on the property and the proposed addition. It records a 29.3-foot front setback for the existing primary structure. A 35.4-foot front setback can be measured to the proposed addition.

The primary structure on the subject property was built in 1995 according to the Assessor's Office. The structure was built by previous owners and under previous regulations that did not require an ISP and setback verification. Zoning for this area came into effect in 1955.

SITE CHARACTERISTICS AND IMPACTS:

The slope of the subject property has a range from less than 10% to over 50%, with the majority of the property having a 30% slope or more. There is a floodplain along the east side of the property.

The first request for relief pertains to the existing lot size of the subject property. Lots are required to be a minimum of 10 acres in the A-2 zone district, and the existing lot is 4.11 acres, according to the ISP provided by the applicant.

The other two requests for relief pertain to the primary structure on the subject property, a single-family dwelling. The existing structure is 29.3 feet from the east property line, where 50 feet is required for a front setback. It appears that the primary structure has been relatively unchanged since it was built in 1995 by previous owners, other than a bathroom remodel in 2019. Improvement Location Certificates were accepted at the time of permitting this structure, whereas now an Improvement Survey Plat would be required. Setback verification was also not required at the time of permitting this structure.

The final request is to allow a proposed addition to the north side of the primary structure. The addition would be 35.4 feet from the front property line, which is no closer than the existing structure.

All referenced photos and documents are provided in the Case Packet.

NOTIFICATION:

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to adjacent property owners, (which includes the property owners on the opposite side of the public local street) and to the Homeowners' Associations within which the property is located. The notification was sent 14 days prior to the Board of Adjustment Hearing.
2. One double-sided sign, identifying the nature of the Variance request, was provided to the applicants for posting on the site. The sign was provided to the applicants with instructions that the site be posted 14 days prior to the Board of Adjustment Hearing

The Homeowners' Associations that received notification include:

- CARE
- Lookout Mountain Water District
- PLAN JeffCo
- Jefferson County Horse Council

During the processing of the application, staff received one comment in support of the request.

ANALYSIS:

The statutory and regulatory requirements for the approval of a Variance request are listed below with an analysis by staff:

1. The following must exist:
 - Exceptional narrowness, shallowness or shape of a specific piece of property; or
 - Exceptional topographic condition; or,
 - Other extraordinary and exceptional situation or condition of such piece of property; AND
2. The relief shall not have a substantial detriment to the public good; AND
3. The relief shall not substantially impair the intent and purpose of the Zoning Resolution; AND
4. The relief shall not effectively change a land use on a permanent basis; AND
5. The relief shall not be granted in circumstances which are self-imposed; AND

6. No Variance shall be granted based solely on economic hardship.

Applicants' Rationale:

In a letter of provided by the applicants, they stated:

"The house has existed on site since 1995. The proposed location of the addition encroaches into the front setback less than the existing house currently does. An existing exterior deck is also located in the same area as the addition encroaching to the same extents proposed. Despite being in the setback, both the existing house and addition are still 61 feet and 74 feet away from Soda Creek Drive respectively."

Staff Analysis:

Exceptional practical difficulty or undue hardship:

Staff finds the applicant **has** established an exceptional practical difficulty for these requests. The existing primary structure was built by previous owners and under previous regulations that did not require an ISP and setback verification. It would be impractical to require them to relocate the house at this time. The existing home location, and the steep slope to the west of the existing structure and the floodplain to the east of the existing structure constrain where an addition to the structure could be located. The proposed addition does not extend further into the setback than the existing structure.

Substantial detriment to the public good, intent and purpose of the Zoning Resolution, change of land use:

The granting of these requests **would not** have a substantial detriment to the public good, nor impair the intent and purpose of the Zoning Resolution. The land use **would not** change as a result of granting these requests.

Conditions self-imposed, and economic hardship:

Staff finds that the circumstances **are not** self-imposed, as the existing setbacks are due to the difference in an Improvement Location Certification and an Improvement Survey Plat. The requests will not change the configuration or use of the land. These requests are not sought based on economic hardship.

FINDINGS/RECOMMENDATIONS:

Staff recommends that the Board of Adjustment find that the applicant **HAS** established an exceptional difficulty or hardship and other criteria to obtain approval of the requested Variance as required by the Jefferson County Zoning Resolution.

And;

Staff recommends that the Board of Adjustment **APPROVE** the requests to legalize a lot size of 4.11 acres and a front setback of 29 feet for Case No. 24-103782 VC with no conditions; and

Staff recommends that the Board of Adjustment **APPROVE** the request to allow a front setback of 35 feet subject to the following conditions:

1. The proposed additions must be constructed in substantial conformance with the site plan included in the Variance application, labeled Exhibit A; and
2. A Building Permit for the proposed additions shall be acquired within one year of the approval of this request, on or before November 20, 2025.

COMMENTS PREPARED BY:

Sara Hutchinson

Sara Hutchinson, Planner

Jefferson County
Board of Adjustment
Application

Variance • Special Exception • Appeal



100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning.jeffco.us
pzpermits@jeffco.us

Case Number (for staff use only): 24-103872VC

This application may be used for Variance, Special Exception and Appeal requests before the Board of Adjustment, including relief from zoning regulations, short term rentals and some home occupations. Please refer to the reverse side of this page for submittal requirements.

Submit this application and all necessary documents electronically to pzpermits@jeffco.us.

Applicant and Site Details

31743 SODA CREEK DRIVE	EVERGREEN	80439	
Address of Subject Property, Legal Description and/or Parcel ID Number	City	Zip	
AMY DUNN & MATTHEW RAUB	mattraub@gmail.com	321-298-4552	
Property Owner	Email	Phone Number	
31743 SODA CREEK DRIVE	EVERGREEN	CO	80439
Mailing Address	City	State	Zip
ANTHONY RIES	anthony@mues.us	720-939-2792	
Contractor/Representative	Email	Phone Number	

For sign pick-up, please contact: MATTHEW RAUB Email: mattraub@gmail.com Phone Number: 321-298-4552

Specific Request

- 1. LEGALIZATION OF THE EXISTING HOME ON THE PROPERTY TO BE WITHIN THE 50 FOOT FRONT SETBACK PER THE JCZR ZONE A-2 STANDARDS. THE EXISTING SETBACK PROVIDED IS 29.3 FEET.
- 2. CONSTRUCTION OF AN ADDITION ONTO EXISTING HOUSE TO BE LOCATED WITHIN THE FRONT SETBACK. THE PROPOSED ADDITION SHALL BE LOCATED 35.4 FEET FROM THE FRONT PROPERTY LINE, WHICH CROSSES THE 75% THRESHOLD FOR AN ADMINISTRATIVE EXCEPTION. THE PORTION OF AREA TO BE ENCROACHING IS APPROXIMATELY 388 SF, 1 STORY AT THE BASEMENT LEVEL, AND FEATURES AN EXTERIOR DECK ON THE ROOF AT THE MAIN LEVEL OF THE HOUSE. THE EXTENTS OF THE ADDITION ENCROACH NO FURTHER THAN THE EXISTING HOUSE.

Applicant Acknowledgments

- Applications will not be accepted unless all submittal requirements have been met. If during staff review any application is found to contain incomplete and/or inaccurate information, the case may be postponed until all necessary submittal documentation has been received. Documents larger than 11 x 17 can be submitted electronically.
- I understand the filing fee is to cover costs of administration, research, and hearing of this case and is non-refundable.
- I hereby give permission for County staff and Board members to enter upon my property for purposes of site inspection and investigation. Please specify any extraordinary circumstances of which staff should be aware, i.e., the presence of dogs on the site, locked gates, etc. The property must be accessible for site inspection.
- The applicant will receive a copy of the Board's decision, which may be recorded through the Jefferson County Clerk & Recorder's Office.
- For Variance cases only: A Setback Verification Form will be required as a part of the Building Permit process for Variance cases involving relief from setback requirements.
- For Variance cases only: I have read and understand the BOA Variance guide, and certify the site plan or survey is fully accurate, depicting all structures on site.

Signature of Owner or Authorized Representative

Date

1/11/24

Jefferson County Board of Adjustment Application

Submittal Requirements

Case Number (for staff use only): 24-103872VC

The numbers checked with each specific type of request correspond to the numbered submittal requirements at the right. Additional documentation may be required, as determined by staff on a case-by-case basis.

Request: \$ 800 (additional notification fees will apply)

Variance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Lot size	X	X	A	X	X	X	X									
<input checked="" type="checkbox"/> Setback(s)	X	X	A	X	X	X	X	X								
<input type="checkbox"/> Parking	X	X	A	X	X	X		X				X				
<input type="checkbox"/> Height	X	X	A	X	X	X		X		X						
<input type="checkbox"/> Access Standards	X	X	A	X	X			X								
<input type="checkbox"/> Accessory Square Footage/Footprint	X	X	A	X	X	X	X	X	X							
Special Exception*	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Home Occupation**	X	X	B	X	X	X		X	X		X	X	X			
<input type="checkbox"/> Short Term Rental**	X	X	C	X	X	X		X	X		X	X	X	X	X	
<input type="checkbox"/> Commercial Solar or Wind Installation	X	X	D	X	X	X		X		X		X				
Appeal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<input type="checkbox"/> Director's Determination	X	X		X	X	X										X

List of Submittal Requirements

- Signed application form
- Cover letter
- Addendum A, B, C, or D
- Copy of current deed
- Proof of proper division of land (if parcel is Metes & Bounds or contains portions of platted lots)
- Letter of authorization if a contractor or other contact will appear on the owner's behalf
- Improvement Survey Plat (signed and stamped by licensed surveyor) depicting all property lines and all existing improvements on the property
- Detailed site plan showing proposed improvements
- Floor plans of existing and proposed structures
- Architectural elevations
- Photographs of the interior
- Parking plan (can be combed with 7 or 8)
- Evidence of water and/or wastewater service
- "Will serve" letter from fire district
- House rules
- Other: _____

A: Variance Addendum **B:** Home Occupation Addendum;
C: Short Term Rental Addendum **D:** Commercial WECS/SECS Addendum

* Fees are online at <https://www.jeffco.us/2920/Fees>.
 Make checks payable to Jefferson County Treasurer.

** Short Term Rentals and Home Occupations: It is the applicant's responsibility to renew a Special Exception prior to expiration.

Staff Use Only

A-2	M&B	na	na	na
Zoning of Site	Plat	Receipt	Renewal of Case Number	CV Case Number
10 acres	4.14 acres	255F	In a Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot size Required	Lot Size Shown	FEMA Map Number		

Legal Access via: Soda Creek Dr, US 40 Highway

Number of Postcards Required: 5 **ISP Submitted (check one):** Print Via email to: pzpermits@jeffco.us N/A

MAK
 Reviewed by _____ Date 2/19/23

Comments:

- Floodplain impacts property and residence per Jmap
- Submitted ISP indicates potential issues with property lines. Is a lot line adjustment needed?
- ISP does not show total acreage. Emailed applicant to have ISP include this value since a legalization request will be needed.
- House built by previous owner in 1995.

A. Variance Addendum

Case Number (for staff use only): 24-103872VC

1. Explain what, if any, physical conditions of your property (ex: exceptional narrowness, shallowness or shape) or topographic conditions on your property (ex: exceptional steepness, floodplains, geologic hazards) exist and limit your ability to meet code requirements.

EXISTING STRUCTURE ON SITE CURRENTLY ENCROACHES INTO THE FRONT SETBACK TO BE 29.3 FEET FROM THE FRONT PROPERTY LINE. THE EXISTING LAYOUT OF THE HOUSE, PROXIMITY OF THE WELL TO THE WEST, AND THE EXCEPTIONALLY STEEP GRADING OF THE SITE MAKE THIS THE ONLY SUITABLE LOCATION FOR THIS IMPROVEMENT.

2. Explain why the granting of your request would not be detrimental to the neighborhood or adjacent properties.

THE HOUSE HAS EXISTED ON SITE SINCE 1995. THE PROPOSED LOCATION OF THE ADDITION ENCROACHES INTO THE FRONT SETBACK LESS THAN THE EXISTING HOUSE CURRENTLY DOES. AN EXISTING EXTERIOR DECK IS ALSO LOCATED IN THE SAME AREA AS THE ADDITION ENCROACHING TO THE SAME EXTENTS PROPOSED. DESPITE BEING IN THE SETBACK, BOTH THE EXISTING HOUSE AND ADDITION ARE STILL 61 FEET AND 74 FEET AWAY FROM SODA CREEK DRIVE RESPECTIVELY.

3. What other options were considered in order to meet code requirements?

REVISION OF THE FLOOR PLANS TO REDUCE THE EXTENTS OF THE ENCROACHMENTS. HOWEVER, SUCH A DESIGN WOULD PREVENT THE USE OF AN EXISTING SLIDING GLASS DOOR PROVIDING MAIN LEVEL ACCESS TO THE EXISTING DECK. THIS ALSO PROPOSES A TECHNICALLY MORE DIFFICULT SOLUTION THAT LACKS CONTINUITY WITH THE EXISTING HOUSE. ALSO, THE ADDITION CANNOT BE CONSTRUCTED ANY FURTHER TO THE WEST DUE TO THE PROXIMITY OF AN EXISTING WELL.

4. Why is granting a Variance your only option to a beneficial use of your property?

LEGALIZATION OF THE EXISTING STRUCTURE IS REQUIRED FOR FURTHER IMPROVEMENT OF THE PROPERTY. BENEFICIAL USE OF THE PROPERTY IN THIS CASE ENTAILS PROVIDING ADEQUATE LIVING SPACE FOR AN INCREASE IN FAMILY SIZE. THE HOUSE CURRENTLY ONLY HAS 4 BEDROOMS FOR 2 ADULTS, 3 TEENAGERS, AND AN ELDERLY GRANDPARENT. A VARIANCE IS THE ONLY OPTION TO PROVIDE ENOUGH SPACE FOR THE REASONS AS STATED BY THE ANSWERS FOR QUESTIONS #1, #2, #3, AND #5.

5. Are there other, more expensive solutions that would allow you to meet the code requirements?

YES, THE SOLUTION WOULD ENTAIL THE STRATEGY DESCRIBED ABOVE IN QUESTION #3. ALTHOUGH THE AREA OF THE ADDITION MAY BE REDUCED, MORE WORK TO THE EXISTING STRUCTURE WILL BE REQUIRED FOR THE FUNCTIONAL USAGE OF THE ADDITION.

6. Provide any additional information you feel may help the Board of Adjustment understand your request.

THE DRIVING FORCE BEHIND THIS PROPOSAL IS THE NEED TO INCREASE SPACE FOR THE INCREASE IN FAMILY SIZE. THE HOUSE IS CURRENTLY ONLY FOUR BEDROOMS FOR 2 ADULTS, 3 TEENAGERS, AND AN ELDERLY GRANDPARENT. SUCH AN ADDITION WOULD PROVIDE ADEQUATE SPACE FOR EACH MEMBER OF THE FAMILY TO LIVE COMFORTABLY.



Jefferson County Planning and Zoning

100 Jefferson County Parkway, Suite 3550

Golden, CO 80419

303-721-8700

pzpermits@jeffco.us

RE: 31743 Soda Creek Drive, Evergreen, CO 80439

To Whom it May Concern,

Please see the attached application and submittal materials for two BOA Variances. Our ultimate goal is to approve a setback encroachment for a proposed house addition. Our intended process is as follows:

1. Legalize the existing home which encroaches into the setback through the BOA Variance process.
2. Apply for a BOA Variance for the proposed addition that encroaches past the 75% setback threshold.
3. Continue with the building permit process upon necessary approvals.

Please let us know if you have any questions or if there is anything else we can provide you with at this time.

Thank you,

Anthony Ries, AIA

mues

Matthew Raub

31743 Soda Creek Dr.

Evergreen, CO 80439

Date: 1/11/24

Anthony Ries

215 S Wadsworth Blvd.

Englewood, CO 80226

RE: 31743 Soda Creek Dr., Evergreen, CO 80439

Letter of Authorization

Dear Anthony Ries,

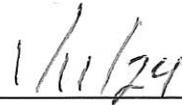
As a legal Owner of the above referenced property, I, Matthew Raub, hereby authorize Anthony Ries, AIA, of MUES LLC to act as our agent in all proceedings regarding obtaining variance approval, administrative exception, and building permit approval.

Sincerely,

Matthew Raub



Signature



Date

After Recording Return to:
Matthew Raub

GENERAL WARRANTY DEED

This Deed, made September 17, 2019

Between **David J. Haag and Ann-Lorraine Haag** of the County **Jefferson**, State of **Colorado**, grantor(s) and **Matthew Raub and Amy Dunn**, as **Joint Tenants** whose legal address is **31743 Soda Creek Drive, Evergreen, CO 80439-9601**, County of **Jefferson**, and State of **Colorado**, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **ONE MILLION ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO/100'S (\$1,130,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Jefferson**, State of **Colorado** described as follows:

State Doc Fee: \$113.00

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **31743 Soda Creek Drive, Evergreen, CO 80439-9601**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:



David J. Haag



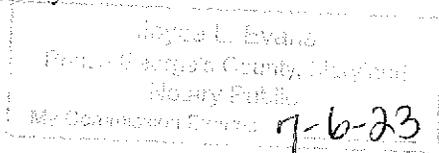
Ann-Lorraine Haag

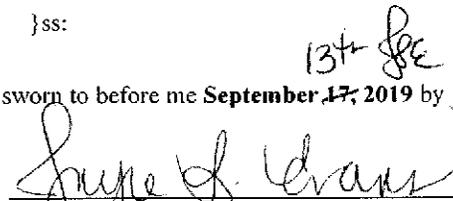
STATE OF MD
COUNTY OF DOWN

} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **September 17, 2019** by **David J. Haag and Ann-Lorraine Haag**.

Witness my hand and official seal.


Joyce L. Evans
Notary Public
My Commission Expires: 7-6-23



Notary Public
My Commission expires: 07-06-23



Exhibit A

That portion of the North 1/2 of the Southwest 1/4 of Section 8, Township 4 South, Range 71 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at a point from whence the Southwest corner of said Section 8 bears South 37 Degrees 22 Minutes 36 Seconds West a distance of 2455.67 feet;
Thence North 76 Degrees 32 Minutes 00 Seconds West, a distance of 342.20 feet;
Thence North 10 Degrees 57 Minutes 35 Seconds West, a distance of 442.00 feet;
Thence North 64 Degrees 58 Minutes 36 Seconds East, a distance of 91.70 feet; more or less, the Southerly Right-of-Way line of U.S. Highway 40;
Thence South 87 Degrees 19 Minutes 35 Seconds East along said Right-of-Way line, a distance of 152.25 feet;
Thence South 09 Degrees 03 Minutes 15 Seconds West, a distance of 29.99 feet;
Thence South 83 Degrees 16 Minutes 25 Seconds East, a distance of 69.86 feet, more or less, to the centerline of Soda Creek;
Thence Southerly and Southeasterly along the centerline of Soda Creek;
(Next four courses representing the approximate centerline of Soda Creek)
Thence South 28 Degrees 23 Minutes 35 Seconds West, a distance of 120.65 feet;
Thence South 23 Degrees 57 Minutes 38 Seconds East, a distance of 59.65 feet;
Thence South 59 Degrees 58 Minutes 22 Seconds East, a distance of 322.60 feet;
Thence South 18 Degrees 29 Minutes 35 Seconds East, a distance of 135.31 feet;
Thence South 71 Degrees 38 Minutes 22 Seconds West, a distance of 181.32 feet, more or less, to the Point of Beginning,

Except any portion thereof lying within that parcel conveyed to Jefferson County in recorded August 5, 1937 in Book 393 at Page 144;

And Except any portion thereof lying within that parcel conveyed in Instrument Recorded January 12, 1973 in Book 2464 at Page 472,

County of Jefferson, State of Colorado.

Parcel Description
(PREPARED BY FLATIRON, INC.)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584 TO BEAR NORTH 76°35'33" WEST, A DISTANCE OF 342.11 FEET BETWEEN A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 1741" AT THE SOUTHERLY MOST CORNER OF SAID PARCEL AND A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741" AT A SOUTHWESTERLY CORNER OF SAID PARCEL WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

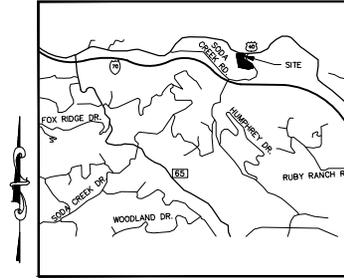
BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, NORTH 76°35'33" WEST, A DISTANCE OF 342.11 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, NORTH 11°01'49" WEST, A DISTANCE OF 442.04 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:
1) NORTH 64°52'45" EAST, A DISTANCE OF 91.68 FEET;
2) THENCE SOUTH 87°32'17" EAST, A DISTANCE OF 152.28 FEET;
3) THENCE SOUTH 08°57'02" WEST, A DISTANCE OF 29.97 FEET;
4) THENCE SOUTH 80°49'58" EAST, A DISTANCE OF 68.94 FEET;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. F0787497, THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 28°21'51" WEST, A DISTANCE OF 117.57 FEET;
2) THENCE SOUTH 24°04'38" EAST, A DISTANCE OF 59.37 FEET;
3) THENCE SOUTH 59°57'11" EAST, A DISTANCE OF 322.73 FEET;
4) THENCE SOUTH 18°33'36" EAST, A DISTANCE OF 110.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584, ALSO BEING THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NOS. F1565822, F1648875 AND IN BOOK 2464, PAGE 472.
THENCE ALONG SAID SOUTHERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F0787497, SOUTH 53°57'37" WEST, A DISTANCE OF 83.39 FEET; THENCE SOUTH 71°34'48" WEST, A DISTANCE OF 101.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 179,243 SQUARE FEET OR 4.11 ACRES, MORE OR LESS.

LAND SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2



Vicinity Map
NOT TO SCALE

Notes

- CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER C2044363-072-PT1, DATED SEPTEMBER 19, 2019 AT 10:28 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS LAND SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MATT RAUB & AMY DUNN, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N76°35'33"W ALONG A SOUTHERLY LINE OF THE SUBJECT PROPERTY, BETWEEN A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 10741" AT THE SOUTHERLY MOST CORNER OF SAID PROPERTY AND A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741" AT A SOUTHWESTERLY CORNER OF SAID PROPERTY AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83), ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ONLY SURFACE EVIDENCE OF SELECT UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-6-506. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WILDLIFE TREE OR ANY TREE PLANTED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- ONLY SPECIFIC IMPROVEMENTS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES. THIS IS NOT AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102 (9).
- DATES OF FIELDWORK: AUGUST 4 & 16, 2006 (FSI JOB #06-51,293) UPDATED OCTOBER 2 & 3, 2023
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 179,243 SQ. FT. OR 4.11 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- OWNERSHIP INFORMATION IS PER JEFFERSON COUNTY WEBSITE AS RESEARCHED ON JUNE 11, 2024 AND IS SUBJECT TO CHANGE.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
JULY 28, 1992 REC. NO. 92091996 30' INGRESS & EGRESS EASEMENT
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
#3 JUNE 30, 1992 REC. NO. 92077409 GENERAL R.O.W. EASEMENT FOR ELECTRIC LINES, POLES & SUPPORTS
#5 APR. 30, 1992 REC. NO. 92049670 TERMS, CONDITIONS, PROVISIONS & OBLIGATIONS IN AGREEMENT
#6 SEPT. 19, 2019 REC. NO. 2019086241 DEED OF TRUST
- SODA CREEK ROAD IS A COUNTY MAINTAINED ROAD WHICH DOES NOT HAVE A DEEDED R.O.W. OR EASEMENT. THE USAGE AREA OF THIS ROAD IS APPROXIMATELY 20' WIDE. (AS SHOWN ON LAND SURVEY PLAT JOB. NO. B8519 BY EVERGREEN SURVEYING, INC. AT REC. NO. F0671006 DATED AUG. 11, 1998, COUNTY OF JEFFERSON, STATE OF COLORADO.)
- SURVEY OF PARCEL IMMEDIATELY ADJACENT TO THE SOUTH, DESCRIBED AT BOOK 2464, PG 472 AND REC. NOS. F1565822 AND F1648875, BY EVERGREEN SURVEYING, INC. (JOB #B0946), DATED 10/2/95, INDICATES THAT SAID SURVEYOR BELIEVES A SCRIVENER ERROR HAS CREATED A HIATUS AS SHOWN.
- THE BOUNDARY AS DEPICTED HEREON IS BASED ON LOCAL CONTROL AND LOCALLY RECOVERED FIELD EVIDENCE.
- THE DESCRIPTIONS OBTAINED FROM CDOT FOR THE HWY 40 R.O.W. ARE NOT MATHEMATICALLY CONSISTENT WITH THE NORTHERLY LINE OF THE SUBJECT PARCEL AND CREATE GAPS AS SHOWN.
- THIS LAND SURVEY PLAT IS PREPARED AS AN EXHIBIT TO THE BOUNDARY LINE AGREEMENT RECORDED JULY 16, 2024 AT RECEPTION NO. 2024040708 AND IS INTENDED TO REFLECT THE AGREED UPON BOUNDARIES THAT ARE AFFECTED BY SAID BOUNDARY LINE AGREEMENT.

Depositing Certificate

DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____ OF THE RECORDS OF JEFFERSON COUNTY, COLORADO.
SIGNED: _____
TITLE: _____
BY: _____

James Z. Gowan
Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan, o=Flatirons, Inc., email=jzgowan@flatironsinc.com, c=US
Date: 2024.08.02 16:11:43 -0600

Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., TO MATT RAUB & AMY DUNN, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON OCTOBER 3, 2023; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRON, INC.

DATE	REVISION
06/17/2024	1 - ORIGINAL TO SHARK NOTES
06/27/2024	2 - REVISION SURVEY
06/27/2024	3 - REVISION SURVEY

LAND SURVEY PLAT
PREPARED FOR
Matt Raub & Amy Dunn
CSP-REG-07 2024 FLATIRON, INC.

Flatirons, Inc.
Land Surveying Services
www.flatironsinc.com
7000 N. BROADWAY,
SUITE 209-001
LOUISVILE, CO 80501
(303) 776-1733
(303) 936-8997



12/24

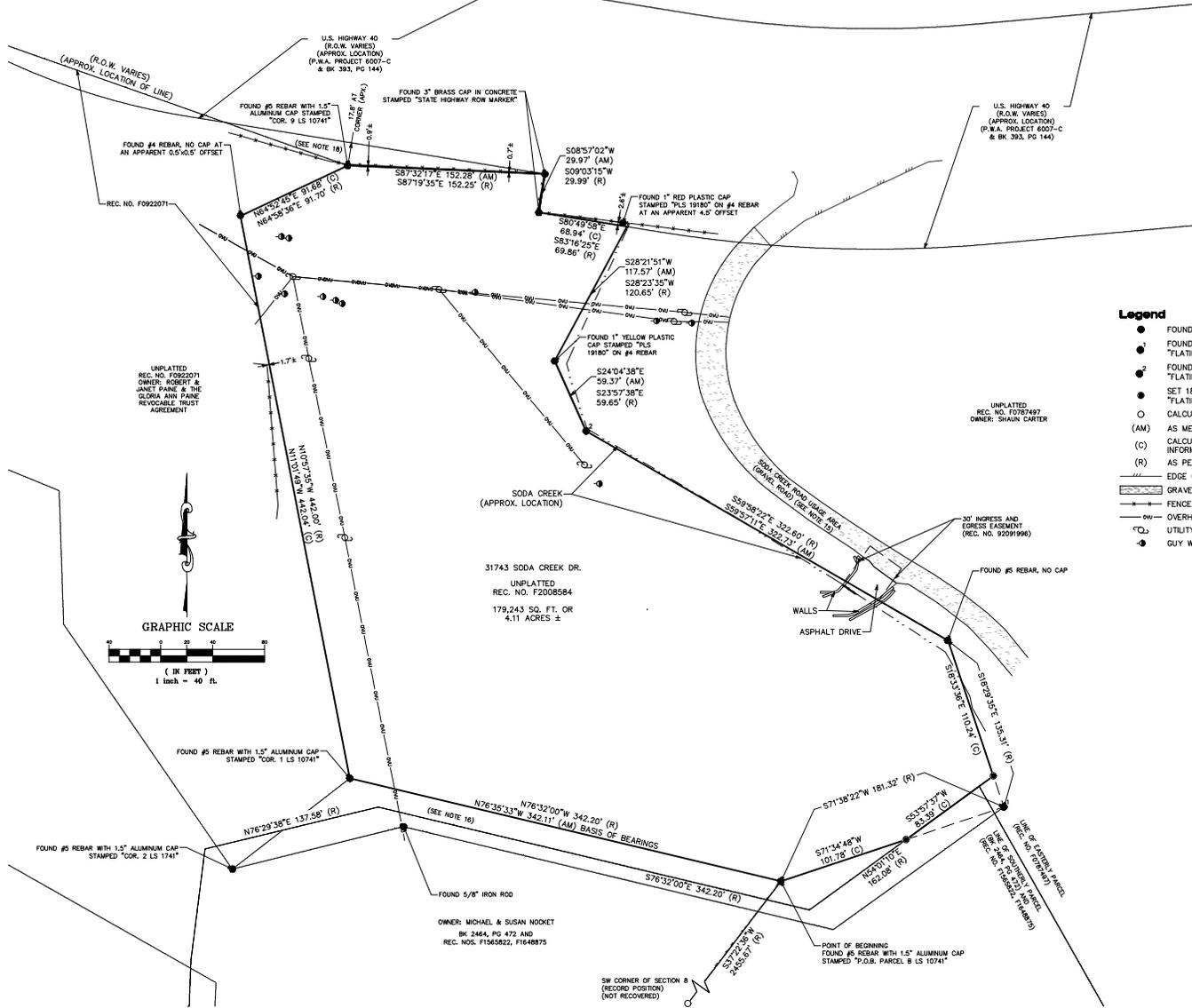
JOB NUMBER:
23-80,554
DATE:
08-14-2024
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JZG/RK/ML
SHEET 1 OF 2

FLATIRON, INC. FILE:060584-LSP-C21.DWG DATE:08/02/2024 2:40 PM

LAND SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



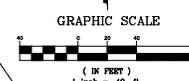
- Legend**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 16406"
 - FOUND 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29038"
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON SURV 29038"
 - CALCULATED POSITION (NOT FOUND OR SET)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (R) AS PER RECORD INFORMATION
 - EDGE OF ASPHALT
 - GRAVEL
 - FENCE
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE

Boundary Closure Report

COURSE: S87°32'17"E	LENGTH: 152.28'
COURSE: S08°57'02"W	LENGTH: 29.97'
COURSE: S80°49'58"E	LENGTH: 68.94'
COURSE: S28°21'51"W	LENGTH: 117.57'
COURSE: S24°04'38"E	LENGTH: 59.37'
COURSE: S59°27'11"E	LENGTH: 322.73'
COURSE: S18°33'36"E	LENGTH: 110.24'
COURSE: S53°57'37"W	LENGTH: 83.39'
COURSE: S71°34'48"W	LENGTH: 101.78'
COURSE: N76°35'33"W	LENGTH: 342.11'
COURSE: N11°01'49"W	LENGTH: 442.04'
COURSE: N64°52'45"E	LENGTH: 91.68'

AREA: 179,243 SQ. FT.
ERROR CLOSURE: 0.01
ERROR NORTH: 0.009
PRECISION: 1:192210

COURSE: N26°53'31"E
EAST: 0.005



REVISION	DATE
1 - RECORD TO SURVEY NOTES	06/17/2024 JB
2 - PRELIMINARY SURVEY	06/27/2024 JB
3 - FINAL SURVEY	06/27/2024 JB

LAND SURVEY PLAT
PREPARED FOR
Matt Raub & Amy Dunn
CSP#08617 2024 FLATIRON, INC.

Flatirons, Inc.
Land Surveying Services
www.flatironsurvey.com
3826 BIRCH AVE.
LONGMONT, CO 80501
(303) 776-1133
(303) 936-8997



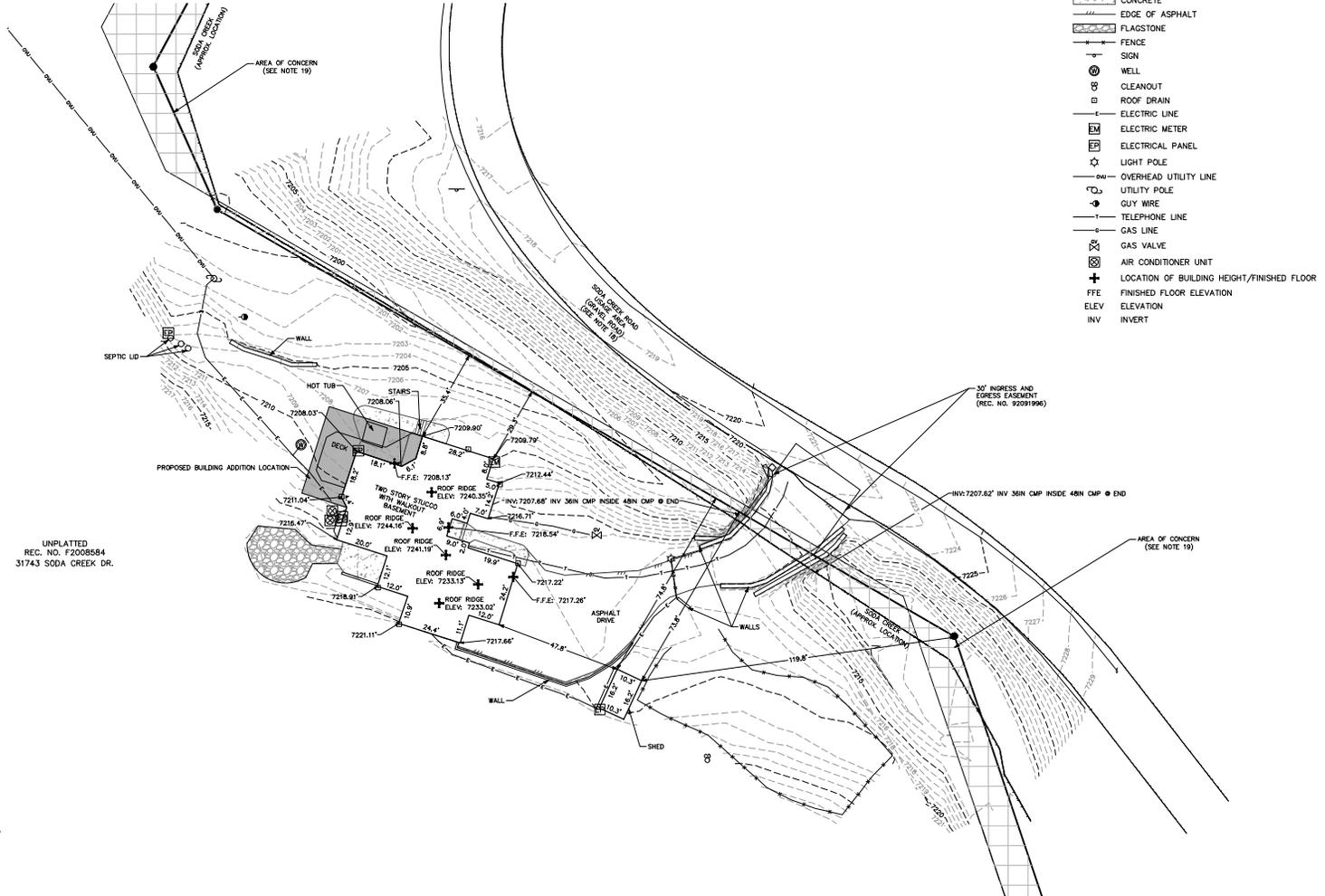
JOB NUMBER:
23-80,554
DATE:
06-14-2024
DRAWN BY:
J. STEPHENSON
CHECKED BY:
JZG/RK/ML

JOB#STEPHENSON FILE#080584-LSP-C3110WS DATE:07/2/2024 2:43 PM

IMPROVEMENT SURVEY PLAT

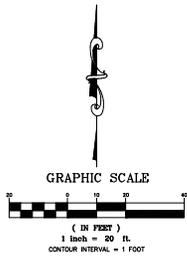
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 3 OF 3



- Legend**
- CONCRETE
 - EDGE OF ASPHALT
 - FLAGSTONE
 - FENCE
 - SIGN
 - WELL
 - CLEANOUT
 - ROOF DRAIN
 - ELECTRIC LINE
 - ELECTRIC METER
 - ELECTRICAL PANEL
 - LIGHT POLE
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE
 - TELEPHONE LINE
 - GAS LINE
 - GAS VALVE
 - AIR CONDITIONER UNIT
 - LOCATION OF BUILDING HEIGHT/FINISHED FLOOR
 - FFE FINISHED FLOOR ELEVATION
 - ELEV ELEVATION
 - INV INVERT

UNPLATTED
REC. NO. F2008584
31743 SODA CREEK DR.



DATE	REVISION
07/12/2024	1
	2
	3
	4
	5
	6
	7
	8
	9
	10

IMPROVEMENT SURVEY PLAT
PREPARED FOR
Matt Raub & Amy Dunn
COPYRIGHT 2024 FLATIRON, INC.

Flatirons, Inc.
Land Surveying Services
www.flatironsurvey.com
4450 LOUGH ET.
BOULDER, CO 80501
4450 LOUGH ET.
BOULDER, CO 80501
PHONE: (303) 441-9800
FAX: (303) 441-9800



JOB NUMBER:
23-80,554
DATE:
11-01-2023
DRAWN BY:
JS & MGL
CHECKED BY:
JS/AMB/JZG

SHEET 3 OF 3

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (this "Agreement") is made and entered into as of the 12 day of July, 2024, by and between Matthew Raub & Amy Dunn (the "Raubs"), Shaun Carter ("Carter"), and Michael Nocket & Susan Nocket (the "Nockets").

I. RECITALS

A. **WHEREAS**, the Raubs represent and warrant they are the owners of fee simple title in its entirety to that certain real property commonly known as 31743 Soda Creek Drive, Evergreen, Colorado 80439 (the "Raub Property"), which is more particularly described in the Warranty Deed recorded with the Jefferson County, Colorado Clerk and Recorder and attached hereto as Exhibit-1, and incorporated herein by reference; and

B. **WHEREAS**, Carter represents and warrants he is the owner of fee simple title in its entirety to that certain real property commonly known as 32003 Soda Creek Drive, Evergreen, Colorado 80439 (the "Carter Property"), which is more particularly described in the Warranty Deed recorded with the Jefferson County, Colorado Clerk and Recorder and attached hereto as Exhibit-2, and incorporated herein by reference; and

C. **WHEREAS**, the Nockets represent and warrant they are the owners of fee simple title in its entirety to that certain real property commonly known as 32163 Soda Creek Drive, Evergreen, Colorado 80439 (the "Nocket Property"), which is more particularly described in the Warranty Deed recorded with the Jefferson County, Colorado Clerk and Recorder and attached hereto as Exhibit-3, and incorporated herein by reference; and

D. **WHEREAS**, the Raub Property is adjacent to and immediately north of the Nocket Property and the two properties share a common boundary (the "Raub-Nocket Common Boundary") being the southern boundary of the Raub Property and the northern boundary to the Nocket Property; and

E. **WHEREAS**, the Raub Property is adjacent to and immediately west of the Carter Property and the two properties share a common boundary (the "Raub-Carter Common Boundary") being the eastern boundary of the Raub Property and the western boundary to the Carter Property; and

F. **WHEREAS**, the Raubs, the Nockets, and Carter are uncertain as to the location of the original boundary line between the properties; and

G. **WHEREAS**, pursuant to C.R.S. § 38-44-112, any line or disputed corner or boundary may be determined and permanently established by written agreement of all parties thereby affected, signed and acknowledged by each as required for conveyances of real estate clearly designating

the same, and accompanied by a map or plat thereof which shall be recorded as an instrument affecting real estate, and shall be binding upon their heirs, successors, and assigns; and

H. **WHEREAS**, the Raubs, the Nockets, and Carter desire to forever settle any question as to the actual location and legal description of the Common Boundaries between the respective properties and agree to act accordingly; and

I. **NOW, THEREFORE**, in consideration of the foregoing recitals, which are incorporated as fully set forth herein, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

II. AGREEMENT

1. **Designation of Common Boundary.** the Raubs, the Nockets, and Carter mutually agree that the Common Boundaries between the Raub Property, the Nocket Propert, and the Carter Property are as shown on the Improvement Location Certificate with Boundary Line Map attached hereto as Exhibit-A.

2. **Binding Effect.** Pursuant to C.R.S. § 38-44-112, this Agreement shall be binding upon and inure to the benefit of each of the signatories hereto and their respective successors and assigns as the same relates to the common boundaries between the land parcel of each such signatory.

3. **Miscellaneous.**

a. **Recording of Agreement.** This Agreement shall be recorded with the Jefferson County, Colorado Clerk and Recorder immediately upon the execution by all parties hereto.

b. **Integration & Modification.** This Agreement contains all of the terms and conditions of the parties' agreements and understandings with respect to the subject matter hereof and supersedes all prior contemporaneous agreements, representations, and understandings of the parties. All other rights with respect to the parties' real property, or otherwise, not specifically addressed herein are hereby reserved. This Agreement may only be modified, amended, changed, or terminated, in whole or in part, by a written instrument duly authorized and executed by each of the parties hereto. No consent of any third party shall be required for the negotiation and execution of any such instrument.

c. **Waivers & Modifications in Writing.** No amendments, waivers, or modifications hereof shall be made or deemed to have been made unless in writing executed by the parties to be bound thereby.

d. **Attorneys' Fees.** If any legal action, arbitration, or other proceeding is brought for the enforcement of this Agreement, or because of any alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which the prevailing party may be entitled.

e. **Headings.** The captions in this Agreement are inserted for convenience of reference and do not define, describe, or limit the scope or intent of this Agreement or any of its terms. Whenever the context requires, the singular number includes the plural, and vice-versa.

f. **Counterparts.** This Agreement may be executed in multiple copies and/or counterparts, each of which shall be deemed the original and which when taken together shall be considered to be one binding original document. Facsimile or scanned signatures on this Agreement shall be treated as original signatures.

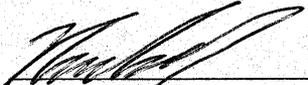
g. **Severability.** In the event that any judicial determination be made that any provision of this Agreement is unenforceable for any reason, all remaining provisions of the Agreement will remain in full force and effect as written.

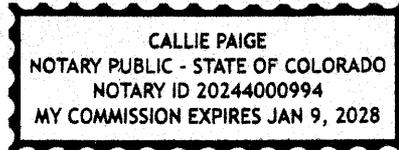
h. **Choice of Law.** This Agreement shall be construed, interpreted, and enforced in accordance with the laws of the State of Colorado. Jurisdiction for the resolution of any dispute arising out of this Agreement, including the breach thereof or enforcement or interpretation of its terms, shall be in the Courts located in the County of Jefferson, State of Colorado. The parties hereby irrevocably submit to the exclusive jurisdiction of such courts and waive the defense of inconvenient forum to the maintenance of any such action or proceeding in such venue.

i. **Warranty of Capacity & Title.** By the execution hereof, each party hereto represents and warrants to the other parties that he, she, or they have full power and lawful authority to execute this Agreement and bind said party and their respective real property to the terms hereof. Each party represents and warrants that no other person or entity has any interest in the real property affected hereby that would restrict such authority to execute this Agreement or affect the binding nature of this Agreement.

IN WITNESS WHEREOF, this Agreement shall become effective as of the date first written above.

[Signatures Follow]


Matthew Raub

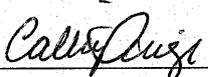


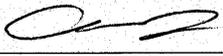
STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

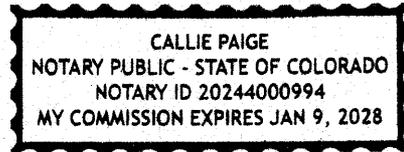
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Matthew Raub.

Witness my hand and official seal.

My commission expires 01/09/2028.


Notary Public


Amy Dunn

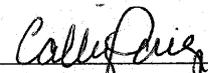


STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

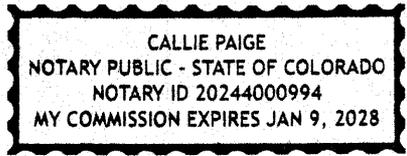
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Amy Dunn.

Witness my hand and official seal.

My commission expires 01/09/2028.


Notary Public

Shaun Carter
Shaun Carter



STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

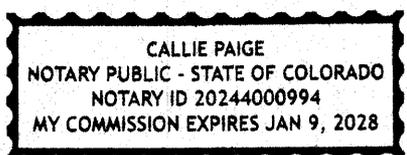
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Shaun Carter.

Witness my hand and official seal.

My commission expires 01/09/2028.

Callie Paige
Notary Public

Michael Nocket
Michael Nocket



STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

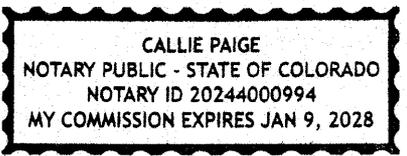
The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Michael Nocket.

Witness my hand and official seal.

My commission expires 01/09/2028.

Callie Paige
Notary Public

Susan Nocket
Susan Nocket



STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 12th day of July, 2024, by Susan Nocket.

Witness my hand and official seal.

My commission expires 01/09/2028.

Callie Paige
Notary Public

After Recording Return to:
Matthew Raub

GENERAL WARRANTY DEED

This Deed, made September 17, 2019

Between **David J. Haag and Ann-Lorraine Haag** of the County Jefferson, State of Colorado, grantor(s) and **Matthew Raub and Amy Dunn**, as **Joint Tenants** whose legal address is **31743 Soda Creek Drive, Evergreen, CO 80439-9601**, County of Jefferson, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **ONE MILLION ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO/100'S (\$1,130,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Jefferson**, State of **Colorado** described as follows:

State Doc Fee: \$113.00

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **31743 Soda Creek Drive, Evergreen, CO 80439-9601**

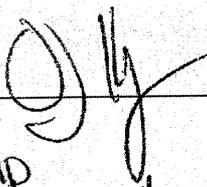
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLERS:

David J. Haag 

Ann-Lorraine Haag 

STATE OF MD
COUNTY OF Howard

Iss: 13th JRE

The foregoing instrument was acknowledged, subscribed and sworn to before me **September 17, 2019** by **David J. Haag and Ann-Lorraine Haag**.

Witness my hand and official seal.

Joyce L. Evans
Notary Public
My Commission Expires: 7-6-23

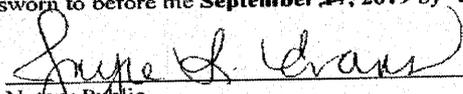

Notary Public
My Commission expires: 07-06-23



EXHIBIT 1

Exhibit A

That portion of the North 1/2 of the Southwest 1/4 of Section 8, Township 4 South, Range 71 West of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at a point from whence the Southwest corner of said Section 8 bears South 37 Degrees 22 Minutes 36 Seconds West a distance of 2455.67 feet;
Thence North 76 Degrees 32 Minutes 00 Seconds West, a distance of 342.20 feet;
Thence North 10 Degrees 57 Minutes 35 Seconds West, a distance of 442.00 feet;
Thence North 64 Degrees 58 Minutes 36 Seconds East, a distance of 91.70 feet; more or less, the Southerly Right-of-Way line of U.S. Highway 40;
Thence South 87 Degrees 19 Minutes 35 Seconds East along said Right-of-Way line, a distance of 152.25 feet;
Thence South 09 Degrees 03 Minutes 15 Seconds West, a distance of 29.99 feet;
Thence South 83 Degrees 16 Minutes 25 Seconds East, a distance of 69.86 feet, more or less, to the centerline of Soda Creek;
Thence Southerly and Southeasterly along the centerline of Soda Creek;
(Next four courses representing the approximate centerline of Soda Creek)
Thence South 28 Degrees 23 Minutes 35 Seconds West, a distance of 120.65 feet;
Thence South 23 Degrees 57 Minutes 38 Seconds East, a distance of 59.65 feet;
Thence South 59 Degrees 58 Minutes 22 Seconds East, a distance of 322.60 feet;
Thence South 18 Degrees 29 Minutes 35 Seconds East, a distance of 135.31 feet;
Thence South 71 Degrees 38 Minutes 22 Seconds West, a distance of 181.32 feet, more or less, to the Point of Beginning,

Except any portion thereof lying within that parcel conveyed to Jefferson County in recorded August 5, 1937 in Book 393 at Page 144;

And Except any portion thereof lying within that parcel conveyed in Instrument Recorded January 12, 1973 in Book 2464 at Page 472,

County of Jefferson, State of Colorado.

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by **Emily Lauren Smith as Personal Representative of the Estate of Richard Lee Smith a/k/a Richard L. Smith** ("Grantor") to **Shaun Carter**, whose address is 32003 Soda Creek Drive, Evergreen, CO 80439 ("Grantee").

WHEREAS, Richard Lee Smith a/k/a Richard L. Smith died on August 28, 2022, and at the time of his death owned the real property in Jefferson County, Colorado, described below; and

WHEREAS, a probate matter was opened in the County of Jefferson and State of Colorado in case number 2022PR31202, and Letters Testamentary naming Emily Lauren Smith as Personal Representative were issued on September 28, 2022; and

WHEREAS, a true and accurate copy of those Letters Testamentary have been recorded in the real property records of Jefferson County, Colorado and said Letters Testamentary remain valid and in full force and effect;

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, quitclaim, convey, assign, transfer and set over unto Grantee for \$1,510,000.00 and other good and valuable consideration in hand paid, the following real property in the County of Jefferson, State of Colorado:

See Exhibit A, which is attached hereto and incorporated herein by this reference.

together with all appurtenances and without any warranties of any kind.

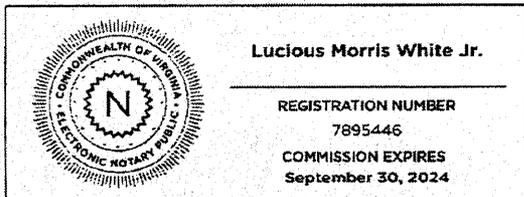
Executed 10/05/2023

Emily Lauren Smith Personal Representative

Emily Lauren Smith as Personal Representative of the Estate of Richard Lee Smith a/k/a Richard L. Smith

STATE OF Virginia)
) ss.
COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 5th day of October, 2023, by **Emily Lauren Smith as Personal Representative of the Estate of Richard Lee Smith a/k/a Richard L. Smith**. Witness my hand and official seal. My commission expires: 09/30/2024



Lucious Morris White Jr.

Notary Public

Notarized online using audio-video communication

EXHIBIT 2

Exhibit A

Escrow No. 70812523

PARCEL A:

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8;
THENCE NORTH 56°42'57" EAST, A DISTANCE OF 2276.14 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF STATE HIGHWAY I-70, THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY R.O.W. LINE THE FOLLOWING TWO (2) COURSES;
THENCE NORTH 86°30'45" WEST, A DISTANCE OF 520.00 FEET TO A POINT;
THENCE NORTH 81°29'38" WEST, A DISTANCE OF 333.18 FEET TO A POINT;
THENCE DEPARTING SAID R.O.W. LINE NORTH 45°54'05" EAST, A DISTANCE OF 339.03 FEET TO A POINT;
THENCE NORTH 70°56'38" EAST, A DISTANCE OF 107.22 FEET TO A POINT;
THENCE SOUTH 53°04'11" EAST, A DISTANCE OF 297.88 FEET TO A POINT;
THENCE NORTH 58°17'00" EAST, A DISTANCE OF 217.62 FEET TO A POINT;
THENCE NORTH 25°57'18" EAST, A DISTANCE OF 94.31 FEET TO A POINT;
THENCE NORTH 28°38'18" WEST, A DISTANCE OF 458.34 FEET TO A POINT;
THENCE NORTH 18°39'34" WEST, A DISTANCE OF 135.91 FEET TO A POINT;
THENCE NORTH 59°58'22" WEST, A DISTANCE OF 322.60 FEET TO A POINT;
THENCE NORTH 23°57'38" WEST, A DISTANCE OF 59.65 FEET TO A POINT;
THENCE NORTH 28°23'35" EAST, A DISTANCE OF 114.78 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF STATE HIGHWAY 40;
THENCE ALONG SAID SOUTHERLY R.O.W. LINE THE FOLLOWING NINE (9) COURSES:
THENCE 281.54 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°35'09", A RADIUS OF 1035.00 FEET, AND WHOSE CHORD BEARS SOUTH 88°20'52" EAST, A DISTANCE OF 280.68 FEET TO A POINT;
THENCE NORTH 84°32'13" EAST, A DISTANCE OF 367.28 FEET TO A POINT;
THENCE NORTH 05°22'50" WEST, A DISTANCE OF 14.92 FEET TO A POINT;
THENCE 405.10 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42° 47'04", A RADIUS OF 542.50 FEET, AND WHOSE CHORD BEARS NORTH 63° 09'32" EAST, A DISTANCE OF 395.75 FEET TO A POINT;
THENCE NORTH 41°46'00" EAST, A DISTANCE OF 483.00 FEET TO A POINT;
THENCE 463.33 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°49'40", A RADIUS OF 890.00 FEET, AND WHOSE CHORD BEARS NORTH 56°10'45" EAST, A DISTANCE OF 458.11 FEET TO A POINT;
THENCE 599.30 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67°35'38", A RADIUS OF 508.00 FEET, AND WHOSE CHORD BEARS SOUTH 74°01'14" EAST, A DISTANCE OF 565.15 FEET TO A POINT;
THENCE SOUTH 40°30'30" EAST, A DISTANCE OF 100.00 FEET TO A POINT;
THENCE 205.47 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°59'41", A RADIUS OF 2357.00 FEET, AND WHOSE CHORD BEARS SOUTH 43°16'59" EAST, A DISTANCE OF 205.40 FEET TO A POINT;
THENCE DEPARTING SAID SOUTHERLY R.O.W. LINE SOUTH 39°28'31" WEST, A DISTANCE OF 1292.20 FEET TO A POINT;
THENCE 103.82 FEET ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 91°30'56", A RADIUS OF 65.00 FEET AND WHOSE CHORD BEARS SOUTH 47°51'09" WEST, A DISTANCE OF 93.13 FEET TO A POINT;
THENCE SOUTH 86°19'59" WEST, A DISTANCE OF 107.90 FEET TO A POINT;
THENCE NORTH 86°35'05" WEST, A DISTANCE OF 983.16 FEET TO A POINT ON THE EASTERLY EDGE OF AN EXISTING DRIVE;
THENCE ALONG SAID EASTERLY EDGE THE FOLLOWING FOUR (4) COURSES:
THENCE SOUTH 20°06'31" EAST, A DISTANCE OF 156.32 FEET TO A POINT;
THENCE SOUTH 23°50'32" EAST, A DISTANCE OF 72.51 FEET TO A POINT;
THENCE 210.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 69°09'46", A RADIUS OF 174.07 FEET, AND WHOSE CHORD BEARS SOUTH 10°44'21" WEST, A DISTANCE OF 197.60 FEET TO A POINT;
THENCE SOUTH 45°19'14" WEST, A DISTANCE OF 13.06 FEET TO A POINT;
THENCE SOUTH 10°08'54" EAST, A DISTANCE OF 253.79 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION LYING WITHIN COUNTY ROAD, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B:

A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS:

A 20 FOOT WIDE INGRESS-EGRESS EASEMENT LOCATED OVER AND ACROSS A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 1, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 8 BEARS SOUTH 43°33'16" WEST, A DISTANCE OF 2642.93 FEET;
THENCE SOUTH 20°06'31" EAST, A DISTANCE OF 61.68 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING ROAD, THE

EXHIBIT 2

POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THIRTY-SEVEN (37) COURSES:

THENCE SOUTH 37°07'29" EAST, A DISTANCE OF 93.00 FEET TO A POINT;
THENCE SOUTH 34°19'55" EAST, A DISTANCE OF 46.92 FEET TO A POINT;
THENCE SOUTH 31°08'00" EAST, A DISTANCE OF 51.64 FEET TO A POINT;
THENCE SOUTH 33°25'24" EAST, A DISTANCE OF 24.43 FEET TO A POINT;
THENCE SOUTH 55°29'50" EAST, A DISTANCE OF 44.31 FEET TO A POINT;
THENCE NORTH 89°49'47" EAST, A DISTANCE OF 44.13 FEET TO A POINT;
THENCE NORTH 82°02'14" EAST, A DISTANCE OF 51.61 FEET TO A POINT;
THENCE SOUTH 85°26'32" EAST, A DISTANCE OF 34.12 FEET TO A POINT;
THENCE SOUTH 68°55'33" EAST, A DISTANCE OF 26.35 FEET TO A POINT;
THENCE SOUTH 51°18'23" EAST, A DISTANCE OF 111.12 FEET TO A POINT;
THENCE SOUTH 43°00'16" EAST, A DISTANCE OF 105.35 FEET TO A POINT;
THENCE SOUTH 38°23'08" EAST, A DISTANCE OF 69.29 FEET TO A POINT;
THENCE SOUTH 25°34'17" EAST, A DISTANCE OF 42.74 FEET TO A POINT;
THENCE SOUTH 50°51'27" EAST, A DISTANCE OF 31.66 FEET TO A POINT;
THENCE SOUTH 58°52'46" EAST, A DISTANCE OF 43.40 FEET TO A POINT;
THENCE SOUTH 51°19'17" EAST, A DISTANCE OF 106.87 FEET TO A POINT;
THENCE SOUTH 73°49'21" EAST, A DISTANCE OF 62.69 FEET TO A POINT;
THENCE SOUTH 82°22'27" EAST, A DISTANCE OF 47.08 FEET TO A POINT;
THENCE SOUTH 69°41'14" EAST, A DISTANCE OF 50.45 FEET TO A POINT;
THENCE SOUTH 79°24'57" EAST, A DISTANCE OF 42.57 FEET TO A POINT;
THENCE NORTH 89°03'11" EAST, A DISTANCE OF 89.26 FEET TO A POINT;
THENCE NORTH 86°59'47" EAST, A DISTANCE OF 45.48 FEET TO A POINT;
THENCE NORTH 22°46'39" EAST, A DISTANCE OF 32.16 FEET TO A POINT;
THENCE NORTH 26°30'03" WEST, A DISTANCE OF 45.21 FEET TO A POINT;
THENCE NORTH 43°25'37" WEST, A DISTANCE OF 87.50 FEET TO A POINT;
THENCE NORTH 36°07'33" WEST, A DISTANCE OF 148.49 FEET TO A POINT;
THENCE NORTH 29°35'41" WEST, A DISTANCE OF 78.17 FEET TO A POINT;
THENCE NORTH 25°21'16" WEST, A DISTANCE OF 43.74 FEET TO A POINT;
THENCE NORTH 05°17'14" EAST, A DISTANCE OF 44.50 FEET TO A POINT;
THENCE NORTH 63°17'29" EAST, A DISTANCE OF 55.97 FEET TO A POINT;
THENCE SOUTH 45°09'24" EAST, A DISTANCE OF 40.33 FEET TO A POINT;
THENCE SOUTH 37°52'25" EAST, A DISTANCE OF 53.27 FEET TO A POINT;
THENCE SOUTH 57°17'56" EAST, A DISTANCE OF 46.77 FEET TO A POINT;
THENCE NORTH 56°34'47" EAST, A DISTANCE OF 61.85 FEET TO A POINT;
THENCE NORTH 17°42'59" EAST, A DISTANCE OF 249.34 FEET TO A POINT;
THENCE 87.85 FEET ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°30'56", A RADIUS OF 55.00 FEET AND
WHOSE CHORD BEARS NORTH 47°51'09" EAST, A DISTANCE OF 78.80 FEET TO THE POINT OF TERMINUS;
WHENCE THE NORTHEASTERLY CORNER OF PARCEL 1, AND A POINT ON THE SOUTHERLY R.O.W. LINE OF US HIGHWAY 40
BEARS NORTH 39°13'01" EAST, A DISTANCE OF 1300.31 FEET, COUNTY OF JEFFERSON, STATE OF COLORADO.



R \$11.00
D \$58.00
WD

02/27/2007 12:48:19 2 Page(s)
Jefferson County, Colorado

WARRANTY DEED

THIS DEED, Made this 22nd day of February, 2007 between

Mary N. Hobart, Trustee
of the County of Jefferson and State of COLORADO, grantor, and

Michael E. Nocket and Susan L. Nocket

whose legal address is 32163 Soda Creek Drive, Evergreen, CO 80439,

of the County of Jefferson, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Five Hundred Eighty Thousand Dollars and NO/100's, (\$580,000.00)**,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Jefferson, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 32163 Soda Creek Drive, Evergreen, CO 80439

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **December 14, 2006**, between the parties.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Mary N. Hobart, Trustee \

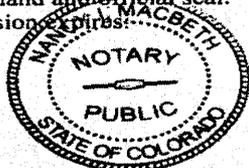
Frances Hillyard
By: Frances Hillyard as attorney in fact

STATE OF COLORADO COUNTY OF Jefferson	}ss:
--	------

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by Frances Hillyard as attorney in fact for **Mary N. Hobart, Trustee**

[Signature]
Notary Public

Witness my hand and official seal.
My Commission Expires:



CP
1100

1-2

Exhibit "A"

2

A Parcel of Land situate in the SW ¼ of Section 8, Township 4 South, Range 71 West of the 6th P.M., Jefferson County, Colorado, Described as Follows:

Beginning at a point from which the SW corner of said Section 8 Bears South 42 Degrees 07 Minutes 56 Seconds West a Distance of 2137.33 feet; Thence Southwesterly along the center thread of Soda Creek to a point (the chord of said thread meander bears South 56 Degrees 06 Minutes 35 Seconds West a chord distance of 602.12 feet);

Thence North 67 Degrees 50 Minutes 54 Seconds West 168.00 Feet;

Thence North 37 Degrees 09 Minutes 06 Seconds East 410.00 Feet;

Thence North 02 Degrees 05 Minutes 06 Seconds East 251.30 Feet;

Thence North 07 Degrees 15 Minutes 06 Seconds East 87.00 Feet;

Thence North 76 Degrees 29 Minutes 38 Seconds East 137.58 Feet;

Thence South 76 Degrees 32 Minutes 00 Seconds East 342.20 Feet;

Thence North 54 Degrees 01 Minutes 10 Seconds East 162.08 Feet;

Thence (next four (4) courses are chords of center thread of Soda Creek);

South 29 Degrees 29 Minutes 08 Seconds East 364.71 Feet;

Thence South 24 Degrees 00 Minutes 00 Seconds West 129.60 Feet;

Thence South 55 Degrees 00 Minutes 00 Seconds West 206.30 Feet;

Thence North 56 Degrees 00 Minutes 00 Seconds West 200.00 Feet to point of Beginning,

Except any portion lying in Roads or Driveways

And Except that portion described in Deed to the Department of Highways recorded February 16, 1968 in Book 1998 at Page 393,

County of Jefferson,
State of Colorado.



EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

A LINE DESCRIBING A COMMON LINE BETWEEN PARCELS OF LAND DESCRIBED AT RECEPTION NOS. F2008584, F0787497, F1565822, F1648875 AND IN BOOK 2464, PAGE 472, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHWESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584 TO BEAR NORTH 76°35'33" WEST, A DISTANCE OF 342.11 FEET BETWEEN A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 1741" AT THE SOUTHERLY MOST CORNER OF SAID PARCEL AND A FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741" AT A SOUTHWESTERLY CORNER OF SAID PARCEL, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. F2008584; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, NORTH 71°34'48" EAST, A DISTANCE OF 101.78 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584, ALSO BEING THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NOS. F1565822, F1648875 AND IN BOOK 2464, PAGE 472 AND THE POINT OF BEGINNING;

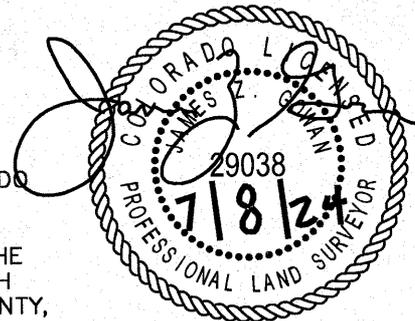
THENCE ALONG SAID SOUTHERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F0787497, NORTH 53°57'37" EAST, A DISTANCE OF 83.39 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL, ALSO BEING THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. F0787497, THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 18°33'36" WEST, A DISTANCE OF 110.24 FEET;
- 2) THENCE NORTH 59°57'11" WEST, A DISTANCE OF 322.73 FEET;
- 3) THENCE NORTH 24°04'38" WEST, A DISTANCE OF 59.37 FEET;
- 4) THENCE NORTH 28°21'51" EAST, A DISTANCE OF 117.57 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. F2008584, NORTH 80°49'58" WEST, A DISTANCE OF 68.94 FEET TO THE POINT OF TERMINUS.

I, JAMES GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 23-80,554
DRAWN BY: J. STEPHENSON
DATE: JULY 8, 2024

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

James Z. Gowan
Digitally signed by James Z. Gowan
DN: cn=James Z. Gowan,
o=Flatirons, Inc., ou,
email=zzgowan@flatironsinc.com,
c=US
Date: 2024.07.08 15:22:18 -06'00'

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



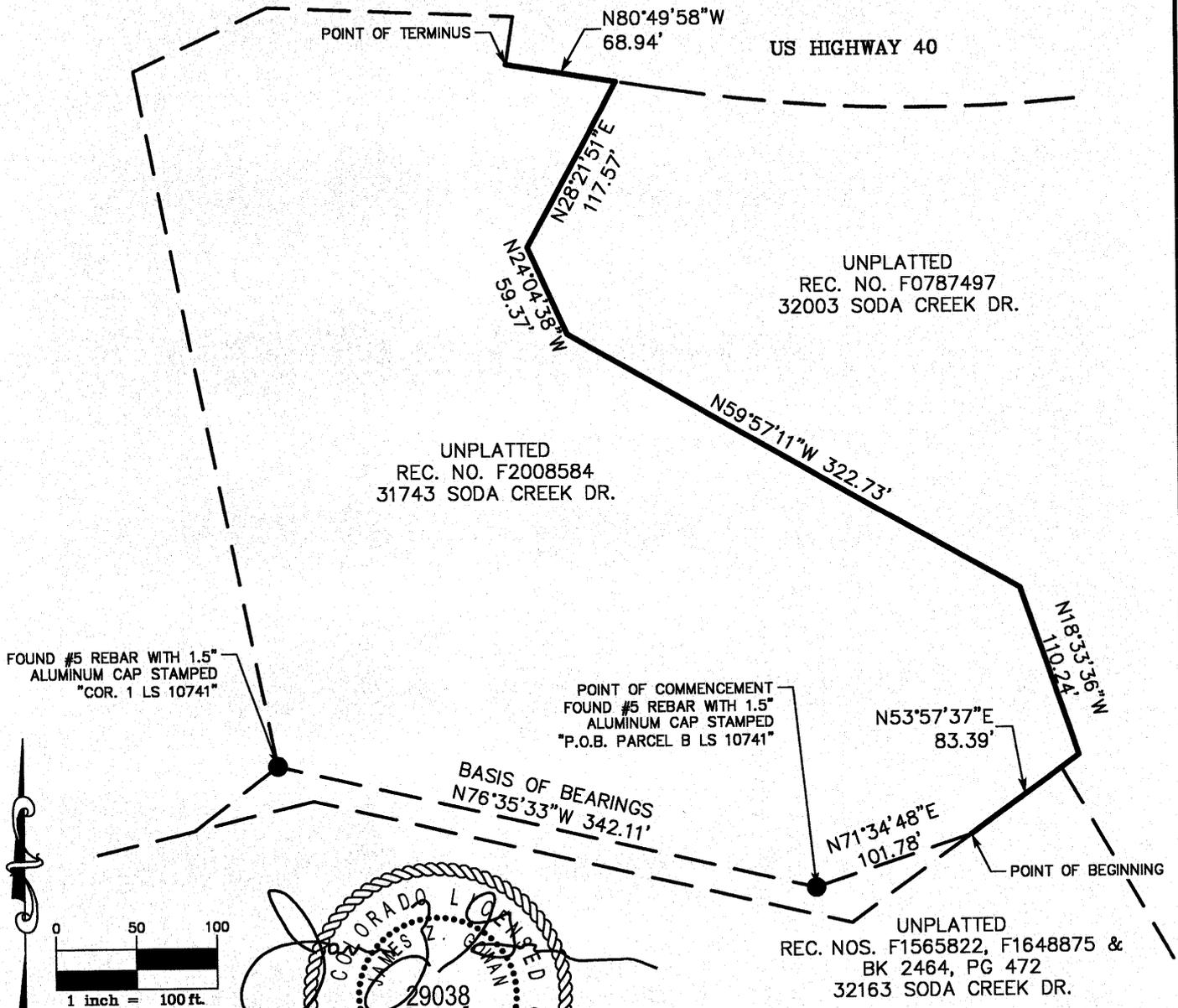
7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997
www.FlatironsInc.com

BY:JSTEPHENSON FILE:80554-LINE DESCRIPTION-C24.DWG DATE:7/8/2024 2:20 PM

EXHIBIT "A"

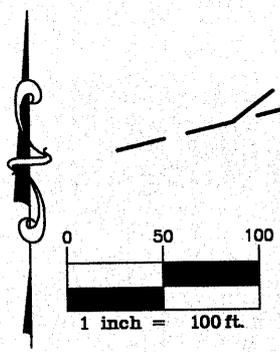
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH,
RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "COR. 1 LS 10741"

POINT OF COMMENCEMENT FOUND #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "P.O.B. PARCEL B LS 10741"



JOB NUMBER: 23-80,554
DRAWN BY: J. STEPHENSON
DATE: JULY 8, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997
www.FlatironsInc.com

BY:JSTEPHENSON FILE:80554-LINE DESCRIPTION-C24.DWG DATE:7/8/2024 2:20 PM



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

2 ARCHITECTURAL SITE PLAN - ENLARGED
1:180

LEGAL DESCRIPTION

LOT 8, TOWNSHIP 4, RANGE 71
COUNTY OF JEFFERSON, STATE OF COLORADO
PIN (Schedule): 300042541
PARCEL NO: 41-083-00-001

PROJECT ADDRESS:
31743 SODA CREEK DRIVE
EVERGREEN, CO 80439

ZONING:
A-2
ALLOWED USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING

SETBACKS
FRONT: 50'
SIDE: 30'
SIDE TO STREET: 50'
REAR: 50'

BLDG HEIGHT: 35'

AREA CALCULATIONS:
LOT AREA: 180,164 +/- SF (4.136 AC) (PER ASSESSOR)

BUILDING AREA: (PER ASSESSOR)
Attached Garage: 874 SF
Deck: 385 SF
Enclosed porch: 45 SF
First Floor: 2,298 SF
Garden Level: 1,422 SF
Second Floor: 391 SF

First Floor Deck (NEW): 398 SF
Garden Level (NEW): 790 SF

Total Floor Area (NEW): 790 SF
Lot Coverage (NEW): 3,962 SF

mues
303.625.3356 :: 720.939.2792 :: gretchen@mues.us
215 South Wadsworth Blvd.
Suite 300,
Lakewood, CO 80226

Contact:
Anthony J. Ries, AIA
720.939.2792
anthony@mues.us

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

1/4/24

PRIVATE RESIDENCE
31743 SODA CREEK DRIVE
EVERGREEN, CO 80439

23-017

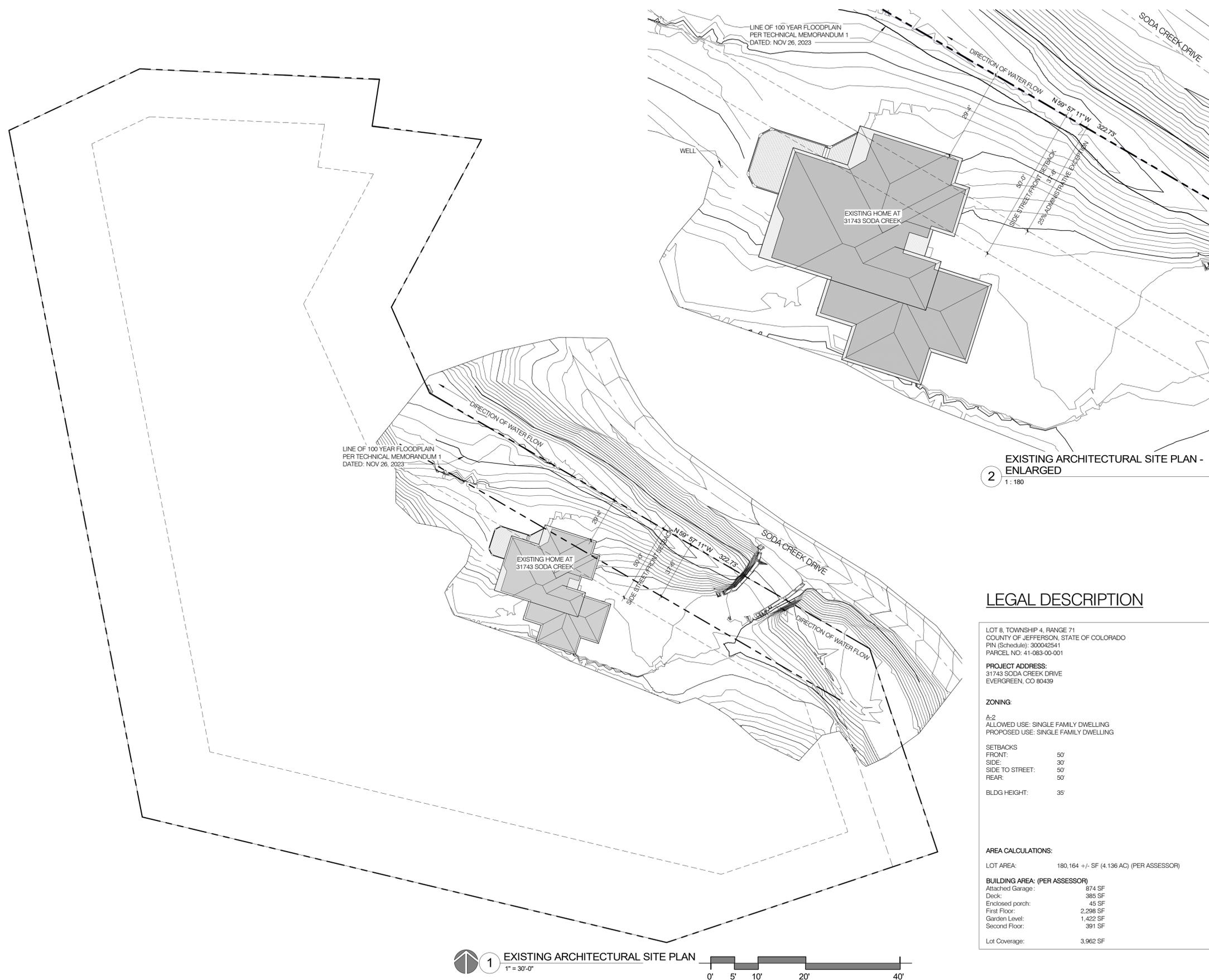
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REVISION:

BOA VARIANCE APPLICATION
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

SITE PLAN AND
NOTES

A100



1 EXISTING ARCHITECTURAL SITE PLAN
1" = 30'-0"

2 EXISTING ARCHITECTURAL SITE PLAN - ENLARGED
1" = 180"

LEGAL DESCRIPTION

LOT 8, TOWNSHIP 4, RANGE 71
COUNTY OF JEFFERSON, STATE OF COLORADO
PIN (Schedule): 300042541
PARCEL NO: 41-083-00-001

PROJECT ADDRESS:
31743 SODA CREEK DRIVE
EVERGREEN, CO 80439

ZONING:
A-2
ALLOWED USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING

SETBACKS
FRONT: 50'
SIDE: 30'
SIDE TO STREET: 50'
REAR: 50'

BLDG HEIGHT: 35'

AREA CALCULATIONS:

LOT AREA: 180,164 +/- SF (4.136 AC) (PER ASSESSOR)

BUILDING AREA: (PER ASSESSOR)
Attached Garage: 874 SF
Deck: 385 SF
Enclosed porch: 45 SF
First Floor: 2,298 SF
Garden Level: 1,422 SF
Second Floor: 391 SF
Lot Coverage: 3,962 SF

mues
303.625.3356 :: 720.939.2792 :: g@meetch@mues.us
215 South Wadsworth Blvd.
Suite 300,
Lakewood, CO 80226

Contact:
Anthony J. Ries, AIA
720.939.2792
anthony@mues.us

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1/4/24

PRIVATE RESIDENCE
31743 SODA CREEK DRIVE
EVERGREEN, CO 80439

23-017

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REVISION:

BOA VARIANCE APPLICATION
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

EXISTING SITE
PLAN

A102

FLOOR PLAN NOTES

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS AS PER THE I.R.C.

GLAZING IN WALLS ENCLLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE MUST BE SAFETY GLASS AS PER THE I.R.C.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS AS PER THE I.R.C.

CEMENT BOARD OR BETTER SHALL BE USED AT ALL TILE LOCATIONS, TUBS, AND SHOWER STALLS. ALL SILLS, SEATS, & SHELVES IN SHOWER/TUB AREAS SHALL BE WATERPROOFED, TILED, & SLOPED TO DRAIN MIN. 1/4" PER FOOT.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS WHOSE OPERABLE EXTERIOR OPENINGS ARE LESS THAN 3 SQ. FT. PER THE I.R.C.

PROVIDE ATTIC VENTILATION PER THE I.R.C.

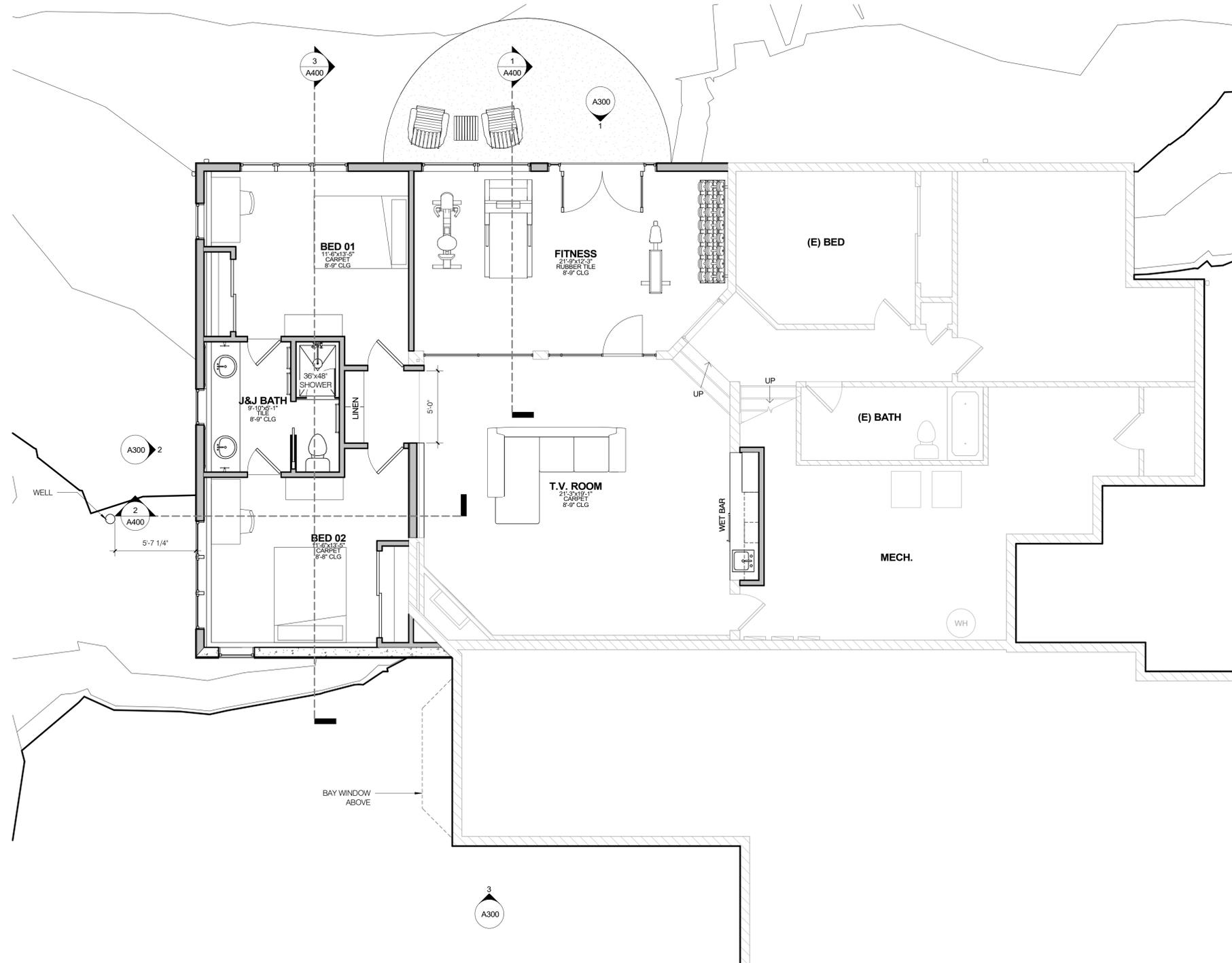
FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL NECESSARY LOCATIONS TO COMPLY WITH APPLICABLE BUILDING CODES.

FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, ETC.

ONE LAYER OF 5/8" TYPE 'X' GYP. BOARD SHALL BE APPLIED TO THE BOTTOM CHORD OF TJIS OR ENGINEERED TRUSSES IN GARAGE CEILING FOR FIRE SEPARATION BETWEEN GARAGE & SPACE ABOVE.

ONE LAYER OF 5/8" TYPE 'X' GYP. BOARD SHALL BE APPLIED TO THE WALLS IN THE GARAGE FOR FIRE SEPARATION BETWEEN GARAGE & LIVING SPACE.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS, U.O.N.



NEW LOWER LEVEL PLAN
 1
 1/4" = 1'-0"
 0' 2' 4' 8' 16'

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REVISION:

SCHEMATIC DESIGN
 DATE: 1/4/24
 DRAWN BY: ZK
 CHECKED BY: AJR

LOWER LEVEL

A200

FLOOR PLAN NOTES

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS AS PER 2006 I.R.C.

GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM AND TOP EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE MUST BE SAFETY GLASS AS PER 2006 I.R.C.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS AS PER 2006 I.R.C.

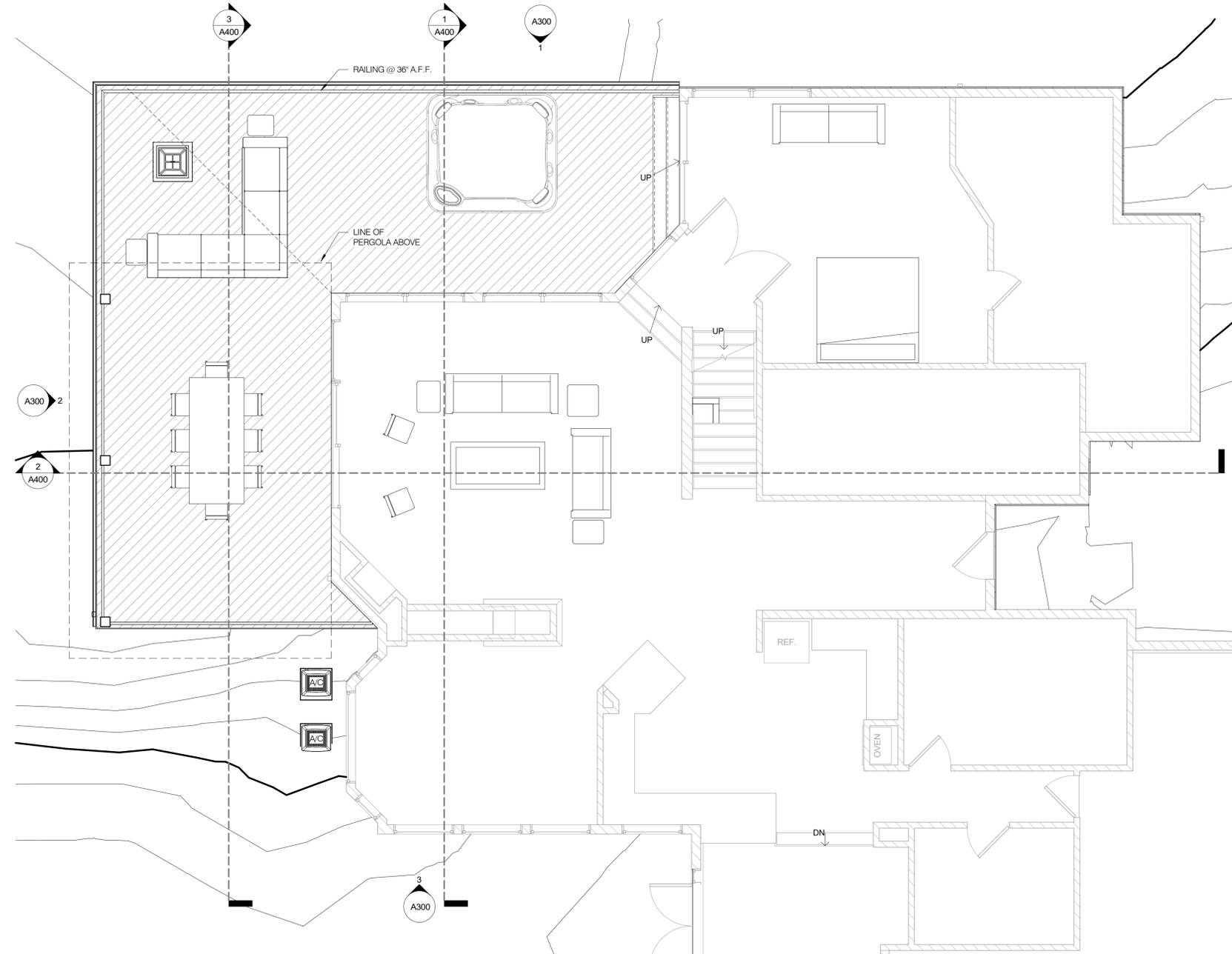
CEMENT BOARD OR BETTER SHALL BE USED AT ALL TILE LOCATIONS, TUBS, AND SHOWER STALLS. ALL SILLS, SEATS, & SHELVES IN SHOWER/TUB AREAS SHALL BE WATERPROOFED, TILED, & SLOPED TO DRAIN MIN. 1/4" PER FOOT.

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ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS, U.N.O.



1 NEW MAIN LEVEL PLAN
1/4" = 1'-0"
0' 2' 4' 8' 16'

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23-017

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REVISION:

SCHEMATIC DESIGN
DATE: 1/4/24
DRAWN BY: ZK
CHECKED BY: AJR

MAIN LEVEL
A201

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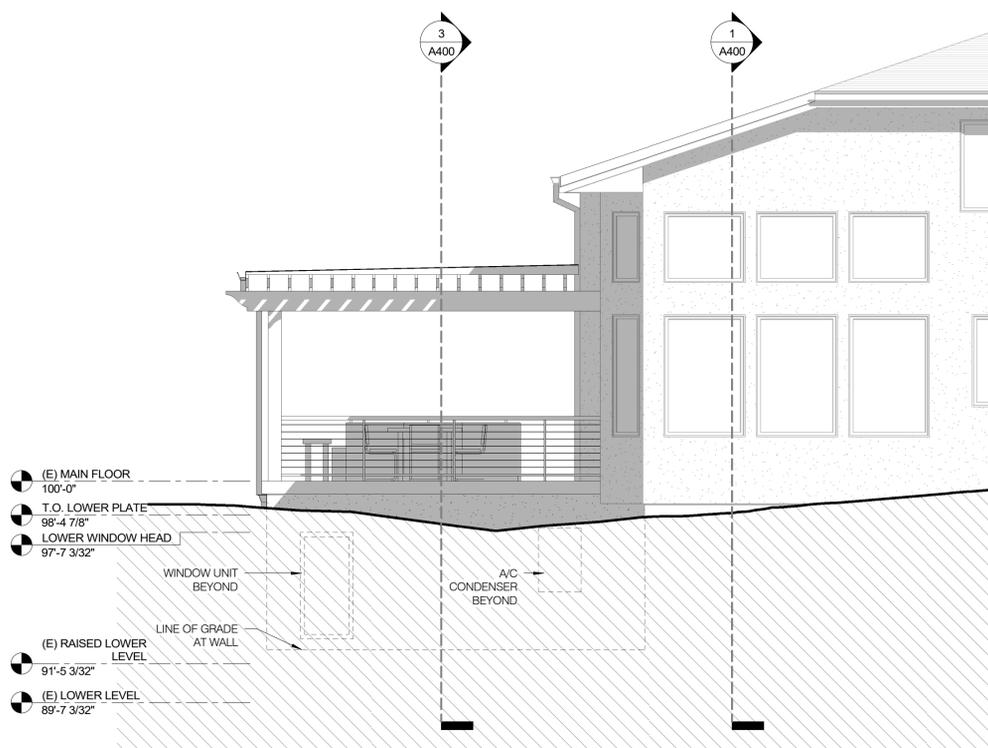
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REVISION:

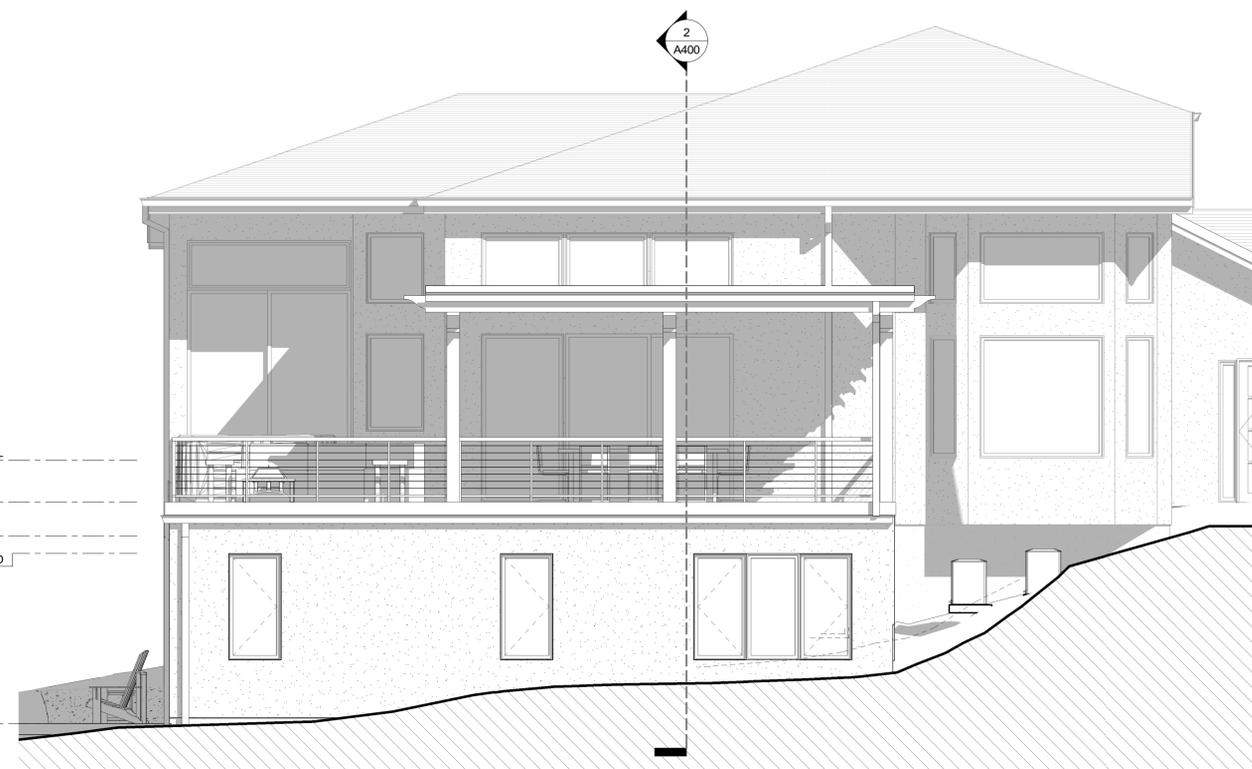
SCHEMATIC DESIGN
 DATE: 1/4/24
 DRAWN BY: ZK
 CHECKED BY: AJR

ELEVATIONS

A300



3 NEW SOUTH ELEVATION
 1/4" = 1'-0"



2 NEW WEST ELEVATION
 1/4" = 1'-0"

ELEVATION NOTES

- CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.
- CONTRACTOR TO PROVIDE MEMBRANE FLASHING 12" AROUND WINDOW OPENINGS.
- CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN STUCCO AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.
- CLEARANCE FROM GROUND TO STUCCO SHALL COMPLY WITH THE I.R.C. AND ALL LOCAL AMENDMENTS.
- ARCHITECT RECOMMENDS TO BACKPRIME AND PRIME CUT EDGES OF TRIM MATERIAL.
- GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- EXTERIOR STONE/MASONRY FINISHES ARE TO BE GROUNDED. OTHER WALL FINISHES MAY TERMINATE 6" MAXIMUM ABOVE GRADE. ALL EXPOSED FOUNDATION WALLS MUST BE PAINTED OR PARSED TO MATCH THE ADJACENT FINISH.



1 NEW NORTH ELEVATION
 1/4" = 1'-0"

Site Photos from Staff Visit



Sara Hutchinson

From: mike evergreencatlodge.com <mike@evergreencatlodge.com>
Sent: Monday, November 4, 2024 9:46 AM
To: Sara Hutchinson
Cc: susan evergreencatlodge.com; Matthew Raub
Subject: --{EXTERNAL}-- Case Number 24-103782VC

Follow Up Flag: Follow up
Flag Status: Flagged

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Sara,

I live at 32163 Soda Creek Dr, Evergreen. I will not be attending the public hearing for the referenced variance, but I wanted to express my support for the applicant's request for variance. I have no objection to the reduced setback of the primary structure addition. I support approval of the variance request.

Michael Nocket