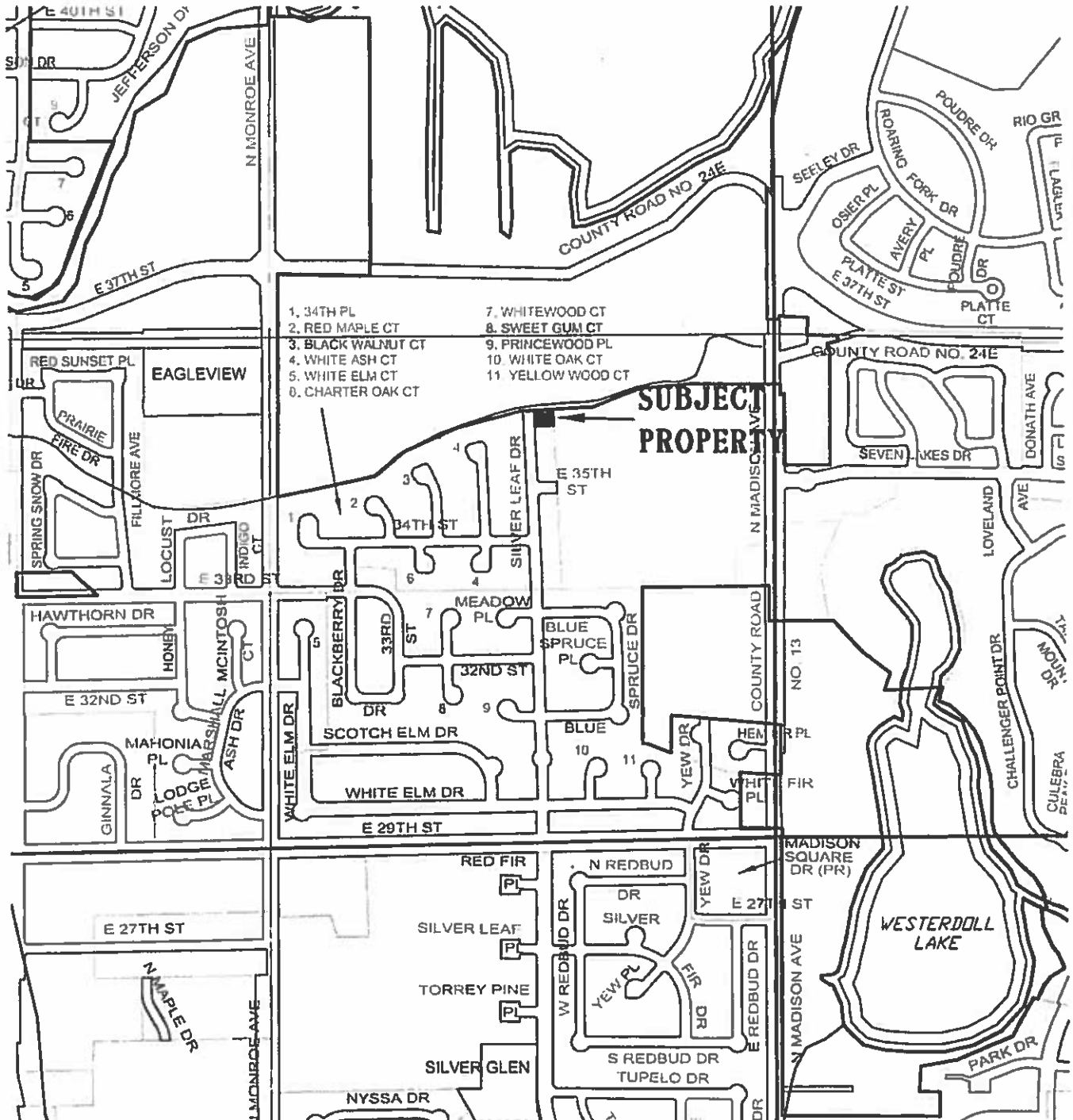


# VICINITY MAP

LOT 10, BLOCK 1, EVERGREEN MEADOWS SECOND SUBDIVISION  
3590 SILVER LEAF DR., LOVELAND, COLORADO



3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 667-6286 • Toll Free (866) 379-6252 • Fax (970) 667-6298  
www.landmarkitd.com

TITLE: VICINITY MAP

CLIENT: DONALD K COXON

SCALE: 1"=750'

DATE: DEC. 2012

EXHIBIT A

This document is an instrument of professional service of Landmark Engineering Ltd. (L.E.L.) by law, be held harmless and released of any damage, liability, or cost arising or allegedly of this document by others.

Donald Kevin Coxon  
3590 Silver Leaf Drive Loveland,  
Colorado 80538

1/30/2015

Justification Letter for Easement Vacation  
City Of Loveland Planning Department

I am requesting an easement vacation because I would like to build a garage addition on my home. My current plans are to build a 15.5ft X 22ft third car garage that would be attached to my current two car garage. I am planning on building the garage addition on the north side of my home. There are three easements on the north side of my property that would have to be vacated in order to build the addition: 1) 10ft utility easement. 2) 10ft drainage easement. 3) 5ft irrigation easement. I have contacted all utility companies involved, had a locate completed, and have found that there are no utilities buried in the easement area. I have also contacted the irrigation company and shared my building plans with them. After a preliminary review of my building plans, the irrigation company stated that they had no issues with my addition to my garage. This project will not only add value to my home, my property, and the neighborhood, but it will also add value and extra revenue to the City of Loveland.

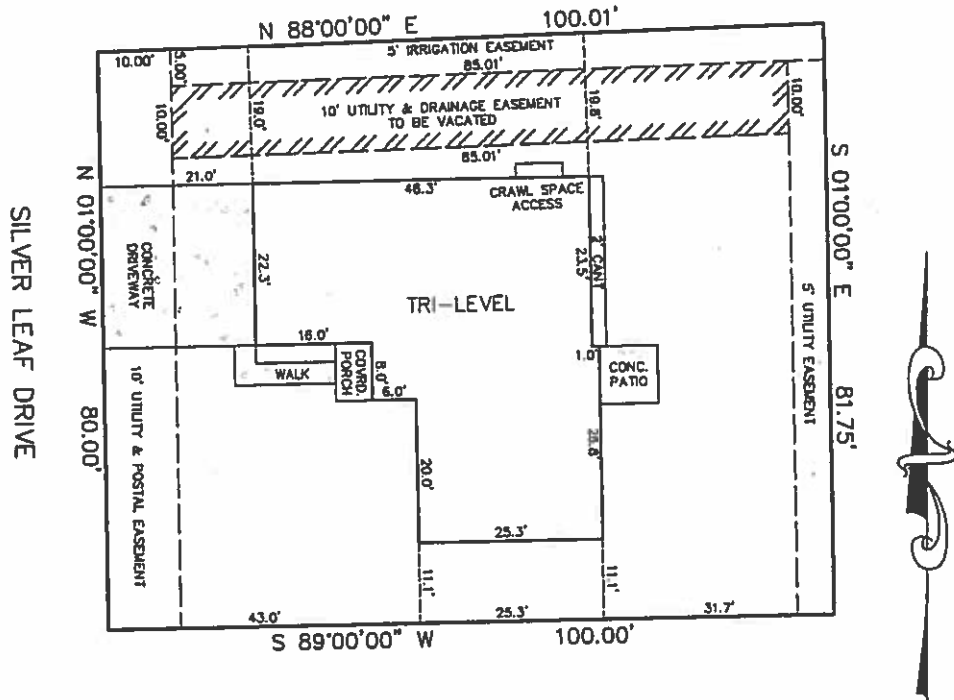
Thank You for your consideration,

Donald Kevin Coxon

**EXHIBIT B**

# SITE PLAN

LOT 10, BLOCK 1, EVERGREEN MEADOWS SECOND SUBDIVISION  
3590 SILVER LEAF DR., LOVELAND, COLORADO



## SURVEYOR'S CERTIFICATE

I, Paul A. Hernandez, do hereby certify that this Site Plan was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief.

Landmark Engineering, Ltd.

By:

Paul A. Hernandez  
Colo. L.S. 32829



EXHIBIT C

**Landmark**  
Engineering

3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 667-6286 • Toll Free (866) 379-4252 • Fax (970) 667-6298  
www.landmarkeng.com

TITLE: SITE PLAN

CLIENT: DONALD K. COX

DATE: 16 March 2015

JOB #: COXONK-4LIA-01-623

This document is an instrument of professional service of Landmark Engineering Ltd. (L.E.L.). Landmark shall, to the fullest extent permitted by law, be held harmless and released of any damage, liability, or cost arising or allegedly arising out of any modification, change, or reuse of this document by others.

## EXHIBIT - A

### Legal Description

Legal description of a 10' Utility and Drainage Easement to be vacated lying on, over and across a portion of Lot 10, Block 1, Evergreen Meadows Second Subdivision to the City of Loveland, County of Larimer, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 10, thence along the North line of said Lot 10 North 88°00'00" East 10.00 feet; thence departing said North line South 01°00'00" East 5.00 feet to the True Point of Beginning; thence continuing South 01°00'00" East 10.00 feet; thence North 88°00'00" East 85.01 feet; thence North 01°00'00" West 10.00 feet; thence South 88°00'00" West 85.01 feet to the True Point of Beginning;

The above described property contains 850 square feet, more or less, and is subject to all Easements, Agreements and Rights-of-Way of record.

### SURVEYOR'S CERTIFICATE:

I, Paul A. Hernandez, a duly registered Land Surveyor under the laws of the State of Colorado, do hereby certify that this legal description was prepared by me or under my direct supervision and that it is correct to the best of my knowledge and belief. It is not to be construed, nor does it represent a monumented land survey by this office.

LANDMARK ENGINEERING, LTD.

By: \_\_\_\_\_

Paul A. Hernandez

Colorado LS 32829



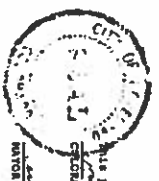
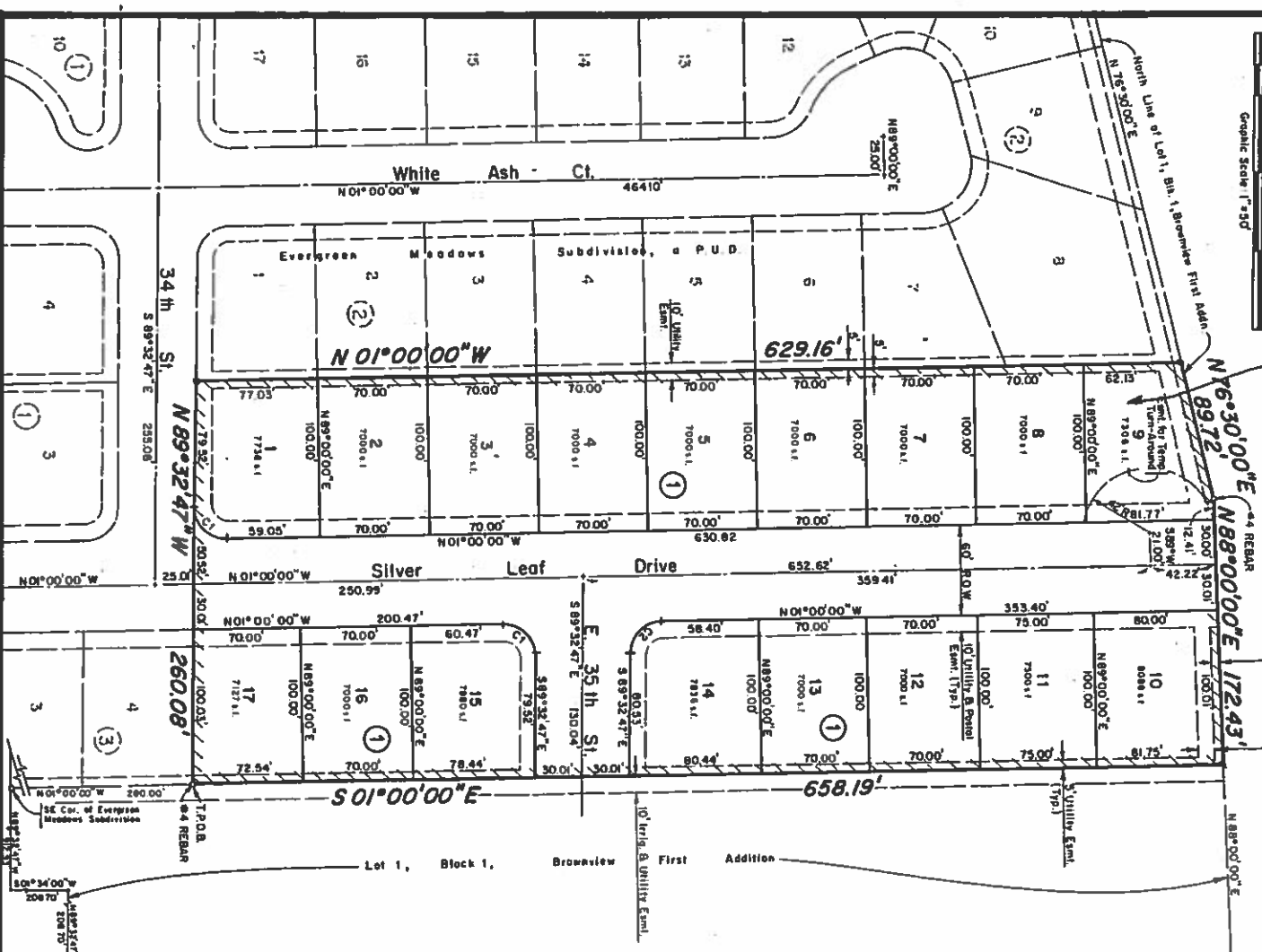
# EVERGREEN MEADOWS SECOND SUBDIVISION

## A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF LOT 1, BLOCK 1, BROWNVIEW FIRST ADDITION TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

Name	Radius	Bearing	Length	Chord
C1	20.00'	N 6° 30' 00" E	31.92'	544.43' W / 28.64'
C2	20.00'	N 89° 32' 47" E	30.91'	549.16' E / 27.92'

East Four Town Turn-around for Lot 4 Block 1, to be abandoned upon completion of curb walk. (See map of proposed Emergency Turn-around with utility plans) (See 5' Irrigation Easement)



APPROVED this 14th day of August, 1990, by the CITY ENGINEER of the CITY OF LOVELAND, COLORADO: William H. Hines  
CITY ENGINEER

APPROVED this 14th day of August, 1990, by the CITY PLANNER of the CITY OF LOVELAND, COLORADO: John Hines  
CITY PLANNER

APPROVED this 14th day of May, 1990, by the CITY PLANNING COMMISSION of the CITY OF LOVELAND, COLORADO: William Hines  
CHAIRMAN

NOTES:  
1) 60% of the front yard is to be covered w/ living lawn material. The developer will provide and maintain this area until the City of Loveland has accepted the same.  
2) The easement for temporary turn-around shall be automatically vacated at such time as Silver Leaf Dr. is extended to the North.  
3) Lot 9 will not develop until Silver Leaf Dr. is extended to the North, and the turn-around easement is vacated. The Owner of Lot 9 will be responsible for constructing the curb and gutter from it's existing end point to the North property line.

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 certification shown herein.

WITNESSES my hand and official seal, this 14th day of August, 1990.

Robert J. Nelson, Surveyor  
STATE OF COLORADO  
COUNTY OF LARIMER

SURVEYOR'S CERTIFICATE  
I, Robert J. Nelson, being first duly sworn on his oath, deposes and says that he is a Registered Land Surveyor under the laws of the State of Colorado; that the survey of EVERGREEN MEADOWS SECOND SUBDIVISION, A PLANNED UNIT DEVELOPMENT of the City of Loveland, Colorado was made by him or under his supervision; that the survey is accurately represented on this map and that the statements contained thereon were read by him and the same are true to his own knowledge.

Landmark Engineering Ltd.  
Witness my hand and official seal, this 14th day of August, 1990.

Robert J. Nelson  
STATE OF COLORADO  
COUNTY OF LARIMER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being all the Owners and Lien-holders of the following described property, except any existing public streets, roads or highways located in that portion of Section 1, Township 5 North, Range 66 West of the 6th Principal Meridian, County of Larimer, State of Colorado also being a portion of Lot 1, Block 1, Brownview First Addition to the City of Loveland, Colorado, according to the plat of file in the office of the County Clerk and Recorder of Larimer County, State of Colorado, being more particularly described as follows:

Considering the East line of the Southeast Quarter of said Section 1 as bearing North 01°34'00\"/>

On hereby subdivided the same into lots, blocks, recreation areas, passageways, streets, easements, and dedications as shown on the attached map, and do hereby designate and dedicate all such recreation areas, parks, passageways, streets, easements, and dedications to and for public use for the installation and maintenance of utility, irrigation and drainage facilities; and do hereby designate the same as EVERGREEN MEADOWS SECOND SUBDIVISION, A PLANNED UNIT DEVELOPMENT to the City of Loveland, County of Larimer, State of Colorado.

All easements involving necessary improvements for a water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric service, grading and landscaping shall be paid by the Owner.

Public improvements shall be designed and approved prior to the development of this subdivision.

OWNERS: D. E. BURNS CONSTRUCTION CO., INC., a Colorado Corporation  
Donald E. Burns, President

STATE OF COLORADO  
COUNTY OF LARIMER  
The foregoing instrument was acknowledged before me this 8th day of April, 1990 by Donald E. Burns as President of D.E. Burns Construction Co., Inc., a Colorado Corporation.

Witness my hand and official seal, this 8th day of April, 1990.

Notary Public  
821 Scott Ave  
Loveland, CO 80531

LITMOROUGH, FIRST NATIONAL BANK IN LOVELAND  
STATE OF COLORADO  
COUNTY OF LARIMER  
The foregoing instrument was acknowledged before me this 7th day of April, 1990 by Donald E. Burns as Senior Vice President of First National Bank in Loveland.

Witness my hand and official seal, this 7th day of April, 1990.

Notary Public  
1005 S. Cleveland  
Loveland, CO 80537

EXHIBIT D