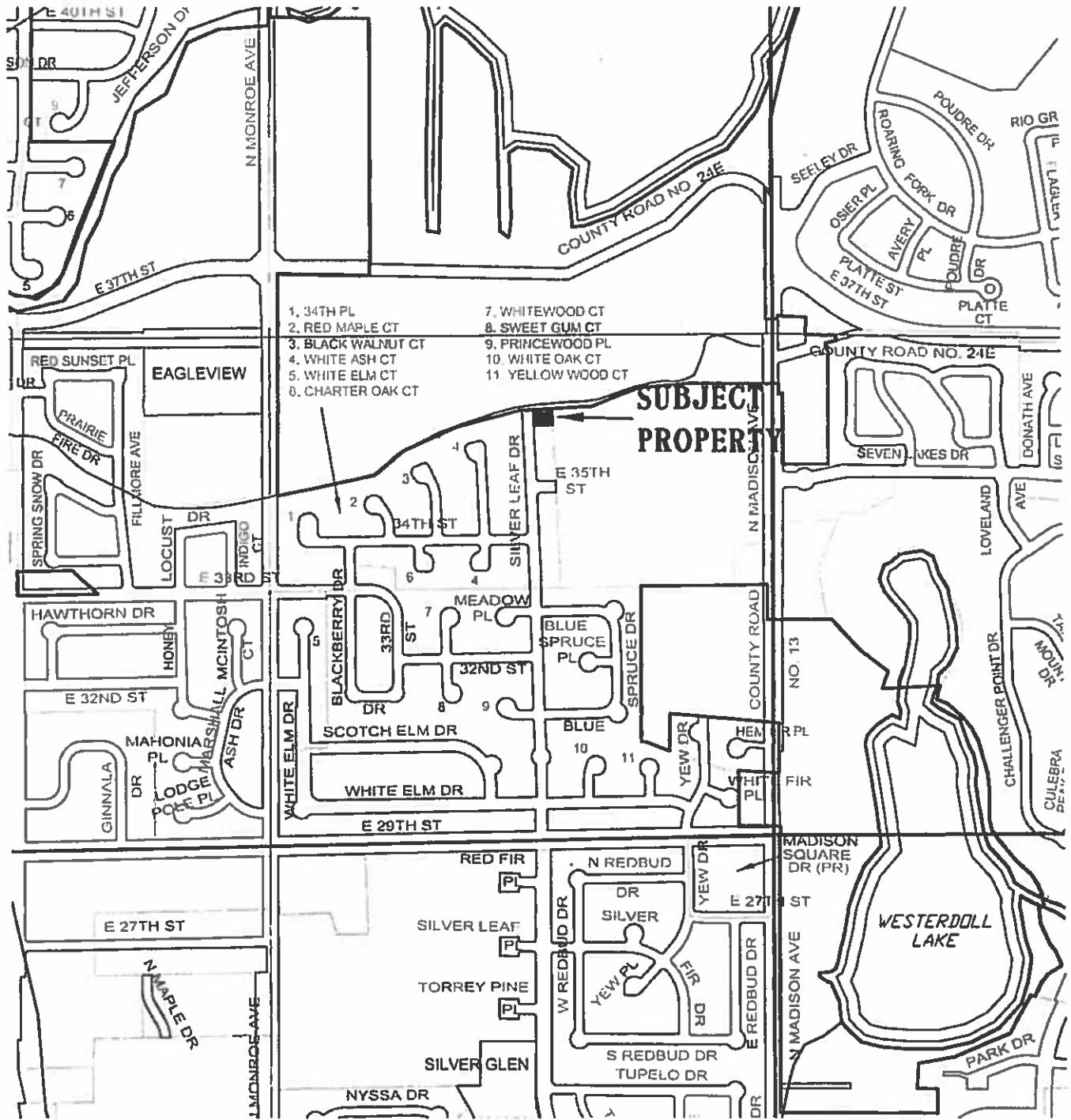


VICINITY MAP

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.landmarkltd.com

TITLE: VICINITY MAP

CLIENT: DONALD K COXON

SCALE: 1"=750'

DATE: DEC. 2012

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EXHIBIT A

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,

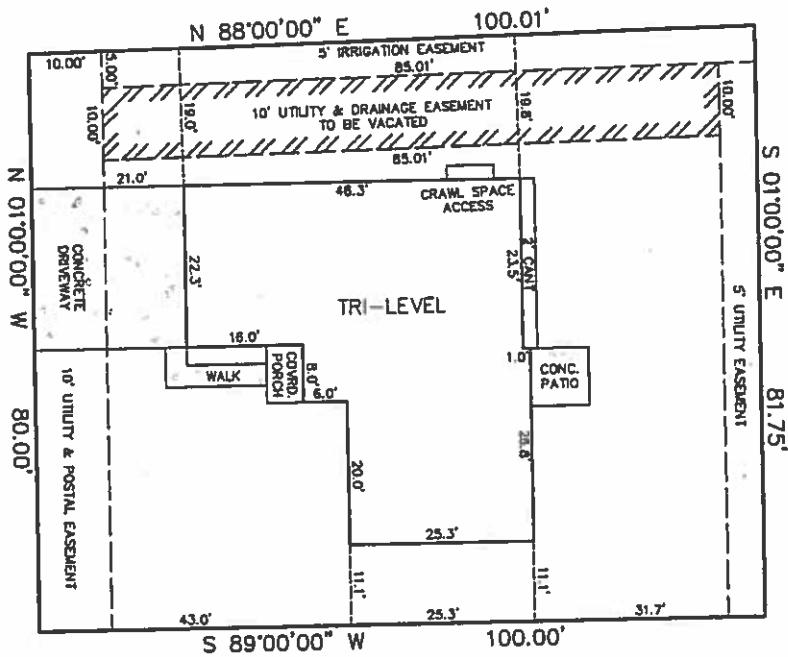
Donald Kevin Coxon

EXHIBIT B

SITE PLAN

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

SILVER LEAF DRIVE



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) 667-6284 • Toll Free (866) 379-4252 • Fax (970) 667-6298 www.landmarkltd.com	TITLE: SITE PLAN
	CLIENT: DONALD K. COX
	DATE: 16 March 2015 JOB #:COXONK-4L1A-01-623

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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

Paul A. Hernandez

Colorado LS 32829



