IMPROVEMENT SURVEY PLAT
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:
(PER STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT WITH EFFECTIVE DATE OF APRIL 8, 2022 AT 8:00 A.M.)
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 20 TO BEAR NORTH 89°07'24" EAST, WITH ALL BEAINGS SHOWN HEREON RELATIVE THERETO;
THENCE NORTH 00°40'27" EAST PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 475.14 FEET;
THENCE SOUTH 00°40'27" WEST ALONG A LINE THAT IS 460.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 653.00 FEET;
THENCE SOUTH 00°40'27" WEST PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 262.82 FEET;
THENCE SOUTH 00°40'27" WEST ALONG A LINE THAT IS 460.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 278.72 FEET;
THENCE SOUTH 00°40'27" WEST PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 369.20 FEET;
THENCE NORTH 68°02'51" EAST A DISTANCE OF 889.86 FEET TO A POINT 320.00 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20 TO BEAR NORTH 89°07'24" EAST, WITH ALL BEAINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.

SAD PARCEL CONTAINS AN AREA OF 653,403 SQUARE FEET, OR 15.000 ACRES, MORE OR LESS.

GENERAL NOTES:
1. NOTICE: 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREIN. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
4. THE PREPARATION OF THIS LAND SURVEY UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON THE FOLLOWING STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1661490, COMMITMENT EFFECTIVE DATE APRIL 8, 2022 AT 8:00 A.M.
6. BASIS OF BEAINGS: BEAINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20, WITH AN ASSUMED BEARING OF NORTH 89°07'24" EAST WITH ALL BEAINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.

DEPOSITING CERTIFICATE
DEPOSITED THIS _ __ _ DAY OF _ __ _ AT _ __ _ O'CLOCK _ _ M. IN THE BOOK _ _ OF LAND SURVEY PLAT AT PAGE _ _ _ _ OF THE RECORDS OF ADAMS COUNTY, COLORADO.

FILED: ____________________
TITLE: ____________________
BY: ________________________

waresmalcomb.com

SURVEYOR'S CERTIFICATE:
I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
IMPROVEMENT SURVEY PLAT

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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

CENTER QUARTER CORNER
SECTION 20
FOUND 2.5" ALUMINUM CAP
0.3 BELOW GRADE

SITE BENCHMARK:
ELEV: 5235.78' (NAVD88)
N00°40'27"W  652.08'
S89°07'24"W  369.20'
N00°40'27"W  475.14'
S89°07'24"W  650.00'
S00°40'27"E  262.82'
S41°20'40"E  1,136.22'
N89°07'24"E  278.72'

POINT OF BEGINNING

SOUTHEAST CORNER
IN RANGE BOX
0.7' BELOW GRADE

SOUTH QUARTER CORNER
SECTION 20
FOUND 2.5" ALUMINUM CAP
"PLS 38304 2014"
0.5' BELOW GRADE

CENTER QUARTER CORNER
SECTION 20
FOUND 2.5" ALUMINUM CAP
0.3 BELOW GRADE

APPORXIMATE LOCATION
NO SURFACE EVIDENCE
WELL NAME = "AYLOR 2"
PLUGGED AND ABANDONED
OIL AND GAS WELL

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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND
SECTION CORNER AS DESCRIBED
SET 7/8" REBAR WITH 1/2" GREEN PLASTIC CAP MARKED "PLS 38430"
SECTION LINE
SITE BOUNDARY
FENCE LINE
MAJOR CONTOUR
MINOR CONTOUR
DECIDUOUS TREE
CONIFEROUS TREE

FILE: W:\DCS\22\4022\00\Survey\CAD_Surveys\DCS22-4022_ISP.dwg

IMPROVEMENT SURVEY PLAT

04/14/2022
MM
JCS
DCS22-4022

IMPROVEMENT SURVEY PLAT

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