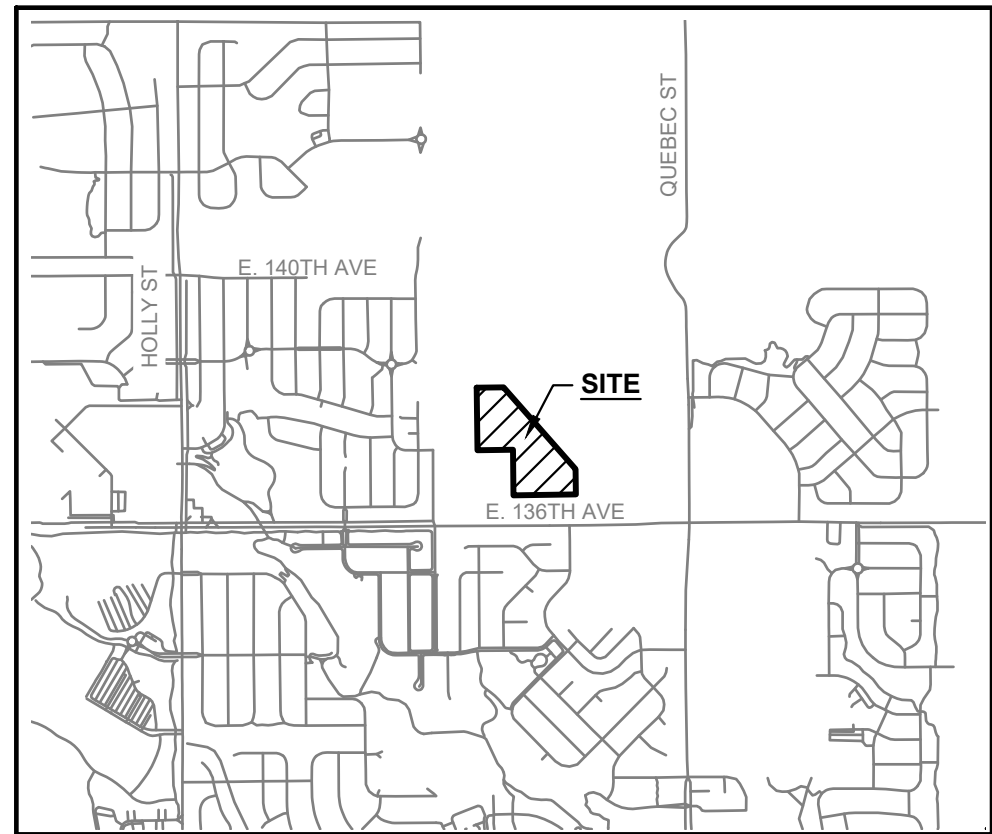


IMPROVEMENT SURVEY PLAT

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



VICINITY MAP:

SCALE: 1" = 2000'



GENERAL NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- 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.
- 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.
- BASIS OF BEARINGS:** BEARINGS 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 BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.
- PROJECT BENCHMARK:** ADAMS COUNTY BENCHMARK NAMED 95.0123, BEING A 3.25" ALUMINUM CAP, **LOCATION:** EAST OF INTERSECTION OF COLORADO BOULEVARD AND EAST 152ND AVENUE. **ELEVATION** IS 5235.84 FEET, (NAVD 88 DATUM).

SITE BENCHMARK: NUMBER 5 REBAR **LOCATION:** WESTERLY OF SUBJECT PROPERTY. **ELEVATION** IS 5235.78 FEET (NAVD 88 DATUM) .

THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY, ON 04/05/2022. CONTOUR INTERVAL IS ONE FOOT.

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 BEARINGS CONTAINED HEREIN RELATIVE THERETO;

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 AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°40'27" WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 475.14 FEET;
 THENCE SOUTH 89°07'24" WEST PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 369.20 FEET TO A POINT THAT IS 460.00 FEET EAST OF SAID WEST LINE THE SOUTHEAST QUARTER OF SECTION 20;
 THENCE NORTH 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 652.08 FEET;
 THENCE NORTH 89°07'24" EAST PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 278.72 FEET;
 THENCE SOUTH 41°20'40" EAST A DISTANCE OF 1,136.22 FEET;
 THENCE SOUTH 00°40'27" EAST PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 262.82 FEET TO A POINT 320.00 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20;
 THENCE SOUTH 89°07'24" WEST ALONG A LINE THAT IS 320.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 650.00 FEET TO THE **POINT OF BEGINNING**;

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

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.

DEPOSITING CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 20__ AT ___ O'CLOCK __. M. IN THE BOOK _____ OF LAND SURVEY PLAT AT PAGE _____, OF THE RECORDS OF ADAMS COUNTY, COLORADO.

SIGNED: _____
 TITLE: _____
 BY: _____

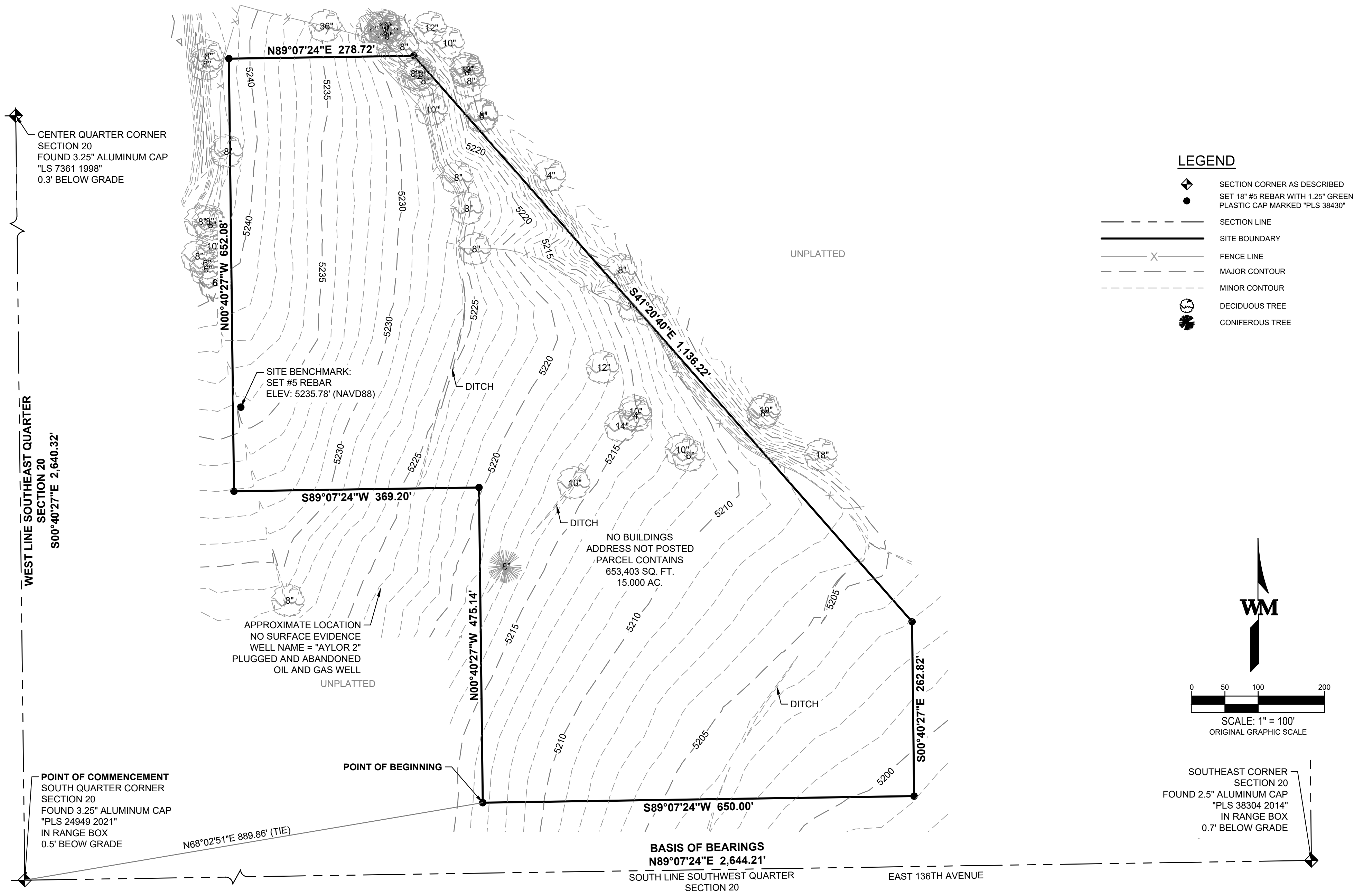
JUSTIN C. SCHEITLER, PLS 38430
 FOR AND ON BEHALF OF
 WARE MALCOMB
 900 S. BROADWAY SUITE 320
 DENVER CO. 80209
 303.561.3333

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900 south broadway suite 320 denver, co 80209 p. 303.561.3333 waremalcomb.com	WARE MALCOMB CIVIL ENGINEERING & SURVEYING	NO.	DATE	REMARKS	NO.	DATE	REMARKS	JOB NO. DCS22-4022	IMPROVEMENT SURVEY PLAT	SHEET
								PA/PM: JCS		1
								DRAWN: MM		
								DATE: 04/14/2022		
							SCALE: N/A		Sheet 1 of 2	

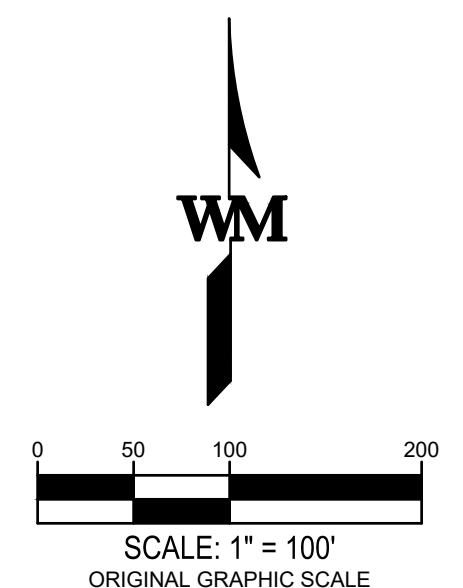
IMPROVEMENT SURVEY PLAT

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



LEGEND

- SECTION CORNER AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION LINE
- SITE BOUNDARY
- FENCE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- DECIDUOUS TREE
- CONIFEROUS TREE



SOUTHEAST CORNER
SECTION 20
FOUND 2.5" ALUMINUM CAP
"PLS 38304 2014"
IN RANGE BOX
0.7' BELOW GRADE

CENTER QUARTER CORNER
SECTION 20
FOUND 3.25" ALUMINUM CAP
"LS 7361 1998"
0.3' BELOW GRADE

WEST LINE SOUTHEAST QUARTER
SECTION 20
S00°40'27"E 2,640.32'

SITE BENCHMARK:
SET #5 REBAR
ELEV: 5235.78' (NAVD88)

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

POINT OF COMMENCEMENT
SOUTH QUARTER CORNER
SECTION 20
FOUND 3.25" ALUMINUM CAP
"PLS 24949 2021"
IN RANGE BOX
0.5' BELOW GRADE

NO BUILDINGS
ADDRESS NOT POSTED
PARCEL CONTAINS
653,403 SQ. FT.
15.000 AC.

BASIS OF BEARINGS
N89°07'24"E 2,644.21'

SOUTH LINE SOUTHWEST QUARTER
SECTION 20 EAST 136TH AVENUE

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waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS

JOB NO. DCS22-4022
PA/PM: JCS
DRAWN: MM
DATE: 04/14/2022
SCALE: 1" = 100'

IMPROVEMENT SURVEY PLAT

SHEET
2
Sheet 2 of 2