GLADY'S HILLS - LAND SURVEY PLAT - ADDRESS PLAT Legal Description, Parent Parcel: SECTION 22, T4S, R62W of the 6th P.M. COUNTY A portion of Section 22, T4S, R62W of the 6th Principal Meridian, County of Arapahoe, State of Colorado more particularly described as follows: Commencing at the Northeast corner of said Section 22 from whence the North $\frac{1}{4}$ corner bears N 89°59'29" W a distance of OF ARAPAHOE, STATE OF COLORADO 2679.68 feet, said line forming the Basis of Bearing for this legal description. Thence N 89°59'29" W along the north line of said Section 22 a distance of 628.46 feet to a point: thence S 00°06'40" W a distance of 30.00 feet to the Point of Beginning. CORRECTIVE SURVEY Thence S 0°06'40" W, 2,237.09 feet to a point; S89° 59' 29"E, 2679.68' 57800 ACCESS ROAD ADDRESS 50° 06' 40"W Thence S 89°59'46" E, 628.57 feet to a point of intersection with the East line of the NE 1/4 of said Section 22; -S89° 16' 07"W, 2637.67' Thence S 0°07'54" W glong said East line. 380.00 feet to the East ¼ corner of said Section 22: NW COR., S22/T4S/R62W NE COR., S22/T4S/R62W Thence S 0°06'49" W along said East line, 2,647.51 feet to the Southeast ¼ corner of said Section 22; (60' ROW) 2.5" ALUM. CAP, LS 29609 Parent Parcel P.O.C. **ALUM. CAP, LS 30127** ALUM. CAP, LS ILLEGIBLE Thence S 89°15'46" W along the South line of said Section 22, 2,650.78 feet to the South 1/4 corner of said Section 22; \$89° 59' 29"E, 628.46' Thence S 89°15'40" W along said South line, 1,327.44 feet to the West 1/16 corner of said Section 22; -P.O.B Access Easement **57460** *N85° 13' 37"W*. 58050 S89° 59' 29"E, 1721.23'— Thence N 0°06'32" W, 2,660.33 feet to the Center West 1/16 corner of said Section 22; E. County Road 14 361.19'-–N0° 08' 44"W, 299.06' <mark>E. County Road 14</mark> ≿ Thence S 89°27'22" W, 197.93 feet to a point; (TIE) ∽ P.O.B. Parent Parcel PARCEL 2 Thence N 1°23'22" W, 1,632.79 feet to a point; PARCEL 1 Thence N 16°52'12" W, 122.52 feet to a point; 1524951.03 SQ. FT. OR 35.01 Thence N 0°03'31" W, 887.90 feet to a point of intersection with the right of way of E Mississippi Avenue (County Road 14); (CENTELINE OF 60' ACCESS & UTILITY EASEMENT) Thence N 89°16'07" E along said right of way, 1,587.87 feet to a point at the Northwest corner of the parcel described in Book 314, Page 4136, Arapahoe County records; ─N0° 08' 17"W, 330.07' Thence S 0°09'26" E along the West line of said parcel, and the west line of the parcels described in Book 3703, Page 265, and Book -№16°52'12"W, 75.96' 3078, Page 772, Arapahoe County records, 959.99 feet to a point at the Southwest corner of the said parcel described in Book 3078, Page 772; P.O.B. PARCEL 1 S89° 14' 14"W, 1567.56' Thence N 89°52'42" E, 329.50 feet to the Southeast corner of said parcel described in Book 3078, Page 772; N89° 14′ 14″E, 1567.56′ N89° 52' 42"E, 329.50'– N89° 52′ 42″E, 1717.09′ Thence N 0°08'17" W, 330.07 feet to the Northeast corner of said parcel described in Book 3078, Page 772; N16° 52' 12"W, 122.52'/ -N0° 08' 11"W, 1.94' Thence N 0°07'37" W, 330.11 feet to the Northeast corner of said parcel described in Book 3703, Page 265; Thence N 0°08'44" W, 299.06 feet to the Northeast corner of said parcel described in Book 314, Page 4136; `—N16° 52'\12"W, 46.56' *─N7° 06' 39"E.* 829.59' Thence S 89°59'29" E along said right of way, 1,721.23 feet to the Point of Beginning; —N1°23′\12"W, 772.70' Containing 19,987,389.67 square feet, or 458.85 Acres, more or less. 1531700.72 SQ. FT. OR 35.16 S7° 06' 39"W, 829.<mark>5</mark> PARCEL 3 (CENTELINE OF 60' ACCESS 1524625.49 SQ. FT. OR & UTILITY EASEMENT) P.O.B. PARCEL P.O.B. PARCEL 4-S89° 34' 06"W, 1792.07' N86° 36' 01"W, 1791.12' BOOK D908, PAGE 8305 N89° 34' 06"E, 1792.07' -S89° 59' 46"E, 628.57' S86° 36' 01"E, 1791.12' S7° 06' 39"W, 282.03'— -N7° 06′ 39″E, 282.03′ . SO° 06' 40"W, 346.80'— -N1° 23′ 32″W. 860.10′ PARCEL 6 1525980.18 SQ. FT. OR 35.03 ACRES _N2° 17' 46"E, 613.68' 1524603.19 SQ. FT. OR 35.00 S2°/17' 46"W, 613.68'-S2° 17' 46"W SO° 07' 54"W, 209.17'— -S0° 07' 54"W, 380.00' P.O.B. PARCEL 6 -(CENTELINE OF 60' ACCESS & UTILITY EASEMENT) 584° 40' 18"W, 2485.62' P.O.B. PARCEL 5 N84° 40′ 18″E, 2485.62′ S₄ COR., S22/T4S/R62W S22/T4S/R62W ALUM. CAP, LS 29766 N89° 11(' 00"W, 1513.86' ALUM. CAP, LS ILLEGIBLE S0° 07′ 54″W. 170.82′— N89° 27' 22"E, 1320.98' CW16 COR., S22/(4S/R62W S89° 11' Q0"E. 1513.86' ALUM. CAP, LS 29768 S0° 06′ 49″W. 444.85′— S89° 27' 22"W. 197.93'-─__N2° 17′ 46″E, 293.99′ S2° 17'/46"W, 293.99'——T 1547 1548 N2 1/ 46"E, 293.99" -N33° 24' 51"W, 392.84' P.O.B. PARCEL 8 -—S84°02′30″W, 2281.37′ S33° 24'\51"E, 392.84'— PARCEL 8 1524912.04 SQ. FT. OR 35.01 ACRES P.O.B. PARCEL 7 N84° 02′ 30″E, 2281.37′ **BOOK B712, PAGE 7613** Limits of flood NOTES plain per FEMA maps PARCEL 7 1534824.67 SQ. FT. OR 35.23 ACRES N33° 24′ 51″W, 600.00′ 1. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this \$33° 24' 51"E 1581.61' (CENTELINE OF 60' ACCESS 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 PARCEL 10 24' 51"E, 600.00'-P.O.B. PARCEL 9 1525451.49 SQ. F.T OR 35.02 ACRES UTILITY EASEMENT) S33° 24' 51"E, 600.00'— 2. This Land Survey Plat, and the information hereon, may not be used for any additional or extended purposes beyond that for which it was intended and may not be used by any parties other than those LAND SURVEY PLAT SECTION 22, T4S, R62W ARAPAHOE COUNTY, CO N83° 48' 15"W, 1948 p.30.B. PARCEL 10 – to which it is certified. S83° 48′ 15″E, 1948.13′ 3. This Survey does not constitute a title search by Souder Miller & Associates to determine ownership or 1550384.51 SQ. F.T OR 35.51 ACRES easements of record, right-of-way and title of record. This survey was performed without the benefit of -N33°24'51"W, 600.09' a current title commitment to determine ownership or easements of record, right-of-way and title of CENTERPOINT OF 48' RADIUS 600.09 CUL-DE-SAC P.O.B. PARCEL 11 ___100' OFFSET △=35° 58′ 01″ 4. All measurements are in US survey feet. *∆=37° 49' 04"* -R=499.74° R=499.74'-5. The purpose of this Corrective Plat is to correct the frontage distance of Parcels 11-13 to meet the L=313.71' L=329.85' minimum required 600' I.f. The dimensions and areas of those same lots were adjusted accordingly to meet the minimum requirement of 35.00 acres. In addition, a corrective affidavit was filed to change the labels identifying each parcel from "LOTS" to "PARCELS". The original survey was recorded under Reception No. E11950. The Corrective Affidavit was recorded under Rec. No. E0127283. PARCEL 12 S90°00'00"E 1524602.31 SQ. FT. OR 35.00 600.00' R=499.74'-PARCEL 13 L=643.56' -NO°06'32"W, 386.58' 1525070.30 SQ. FT. OR 35.01 ACRES -S89° 15' 40"W, 404.17' RARCEL 12 SE COR., S22/T4S/R62W S₄ COR., S22/T4S/R62W S89° 15' 46"W, 2350.04'P.O.B. PARCEL 13 — SW COR., S22/T4S/R62W 2.5" ALUM. CAP, **ALUM. CAP, LS 30127** ALUM. CAP, LS 30127 S89° 15' 46"W, 2650.78' LS 18475 W₁₆ COR., S22/T4S/R62W <u>—S89° 15' 40</u>"W, 1327 44' N89° 16' 00"E, 1323.24' ALUM. CAP, LS 30127 P.O.C. ALL PARCELS S89° 15′ 46″W, 300.74'— (See Line Table for Ties to Each PARCEL Corner from Surveyors Statement: -589° 15′ 40″W, 923.26′ this Point) I, Francis Gordon Kuenn, a registered Land Surveyor in the State of Colorado, hereby state that a boundary survey of the site as shown hereon was made by me or under my direct supervision on July, 2020 and that the accompanying plat accurately and properly shows said site to the best of my knowledge and belief. LEGEND: Basis of Bearings: found monument, #4 rebar, no cap The north line of the NW 1/4, Sec. 22, T4S, R62W of the 6th P.M. being S 89°16'07" W, between the monuments shown hereon. found monument, #5 rebar, no cap found monument, RPC LS illegible found monument, RPC LS 30127 Filing Certificate: FGK Deposited this _____ Day of _____, 20___ at ____ M. in Book _____ of the County Surveyor's Land Survey Date: October 2020 SCALE IN FEET Plats/Right-of-Way Surveys at page _____ Reception Number ____ 1"= 400' 9/22/2020 found aliquot monument, as noted Project No: set rebar & cap, LS 37955 Sheet: (signed) County Surveyor SHEET 1 OF 2