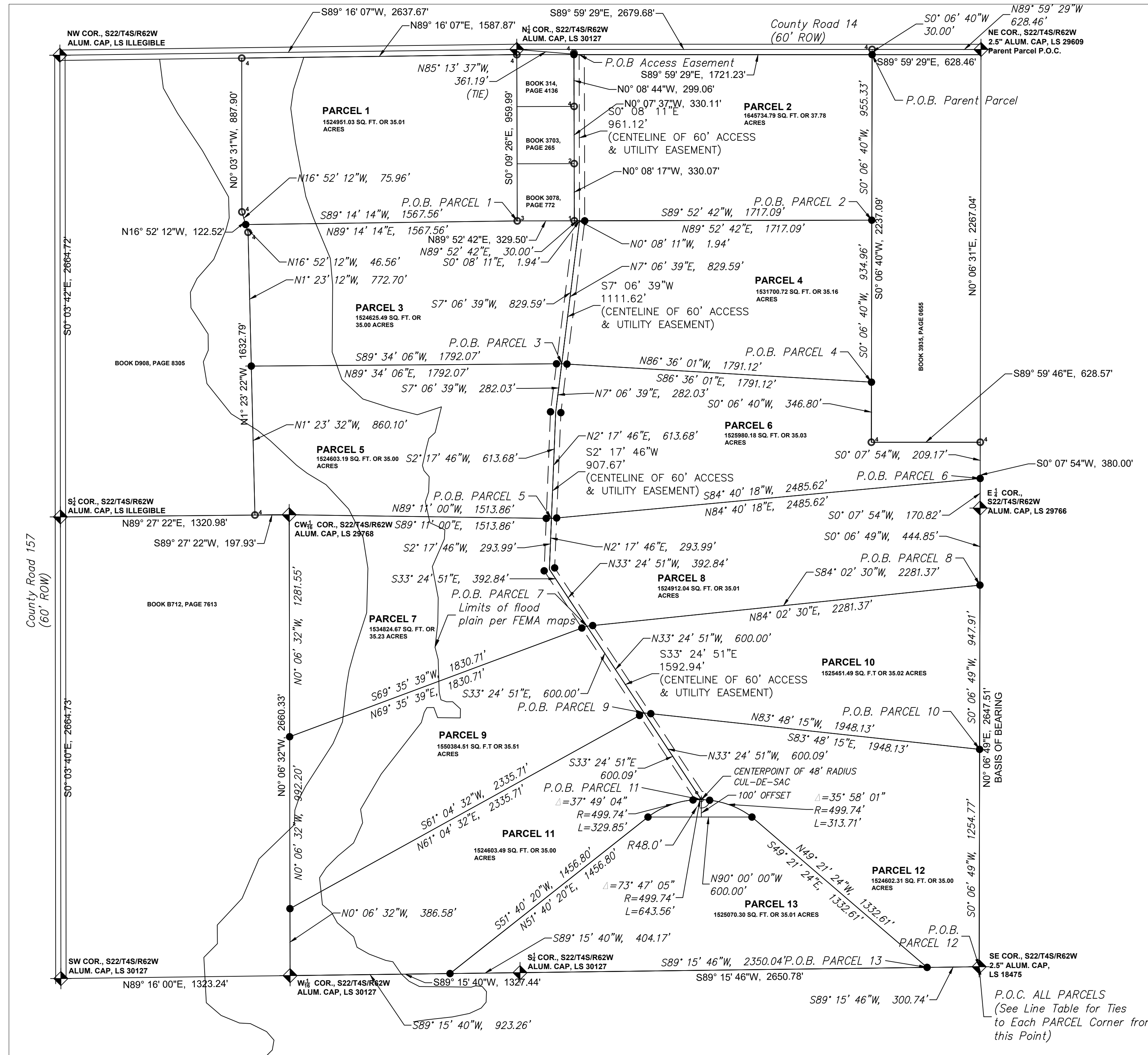


LAND SURVEY PLAT
SECTION 22, T4S, R62W of the 6th P.M. COUNTY
OF ARAPAHOE, STATE OF COLORADO
CORRECTIVE SURVEY



Legal Description, Parent Parcel:

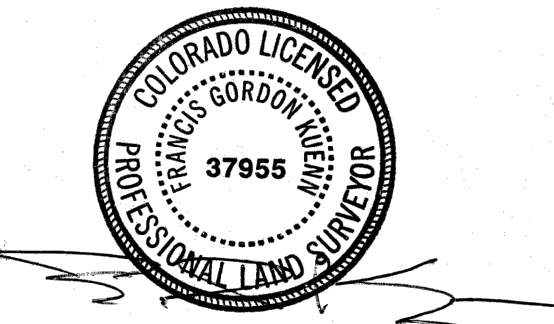
A portion of Section 22, T4S, R62W of the 6th Principal Meridian, County of Arapahoe, State of Colorado more particularly described as follows: Commencing at the Northeast corner of said Section 22 from whence the North 1/4 corner bears N 89°59'29" W a distance of 2679.68 feet, said line forming the 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. Thence S 0°06'40" W, 2,237.09 feet to a point; 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; Thence S 0°07'54" W along said East line, 380.00 feet to the East 1/4 corner of said Section 22; Thence S 0°06'49" W along said East line, 2,647.51 feet to the Southeast 1/4 corner of said Section 22; 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; Thence S 89°15'40" W along said South line, 1,327.44 feet to the West 1/16 corner of said Section 22; Thence N 0°06'32" W, 2,660.33 feet to the Center West 1/16 corner of said Section 22; Thence S 89°27'22" W, 197.93 feet to a point; Thence N 1°23'22" W, 1,632.79 feet to a point; Thence N 16°52'12" W, 122.52 feet to a point; 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); 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; 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 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; Thence N 89°52'42" E, 329.50 feet to the Southeast corner of said parcel described in Book 3078, Page 772; Thence N 0°08'17" W, 330.07 feet to the Northeast corner of said parcel described in Book 3078, Page 772; 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; Thence S 89°59'29" E, 1,721.23 feet to the Point of Beginning; Containing 19,987,389.67 square feet, or 458.85 Acres, more or less.

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 certification shown hereon.
- 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 to which it is certified.
- This Survey does not constitute a title search by Souder Miller & Associates to determine ownership or easements of record, right-of-way and title of record. This survey was performed without the benefit of a current title commitment to determine ownership or easements of record, right-of-way and title of record.
- All measurements are in US survey feet.
- The purpose of this Corrective Plat is to correct the frontage distance of Parcels 11-13 to meet the minimum required 600' l.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.

Surveyors Statement:

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.



10/01/2020

LEGEND:

- ¹ found monument, #4 rebar, no cap
- ² found monument, #5 rebar, no cap
- ³ found monument, RPC LS illegible
- ⁴ found monument, RPC LS 30127

- found aliquot monument, as noted
- set rebar & cap, LS 37955

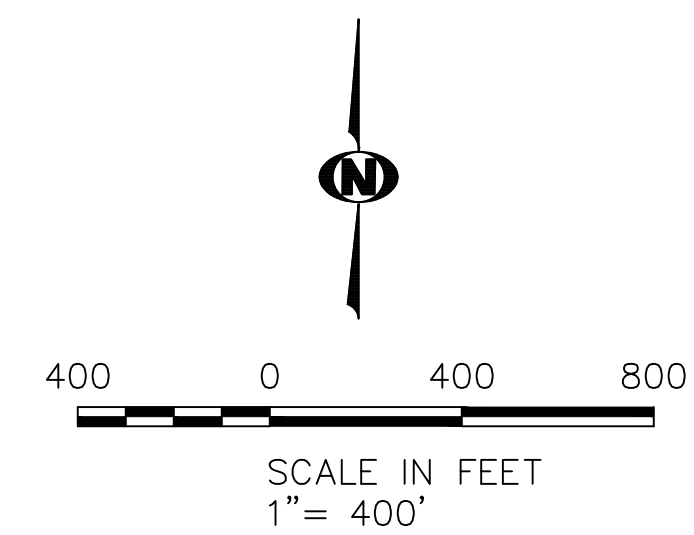
Basis of Bearings:

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.

Filing Certificate:

Deposited this _____ Day of _____, 20____ at _____ M. in Book _____ of the County Surveyor's Land Survey Plats/Right-of-Way Surveys at page _____ Reception Number _____

(signed) County Surveyor



City	CLIENT	LAND SURVEY PLAT SECTION 22, T4S, R62W ARAPAHOE COUNTY, CO
By	Rev#	Date
Description		
Designed	Drawn	Checked
FGK	FGK	FGK
Date:	October 2020	
Scale:	Horiz: Vert:	
Project No:		
Sheet:	SHEET 1 OF 2	

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