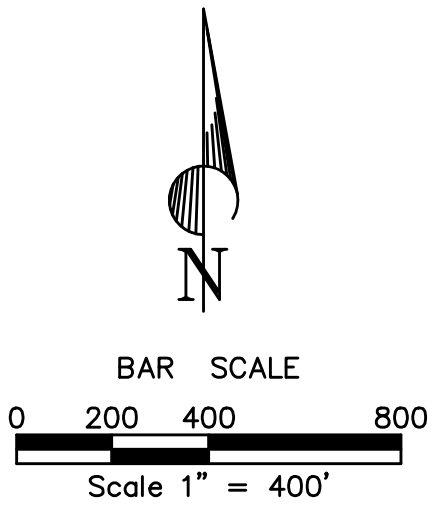
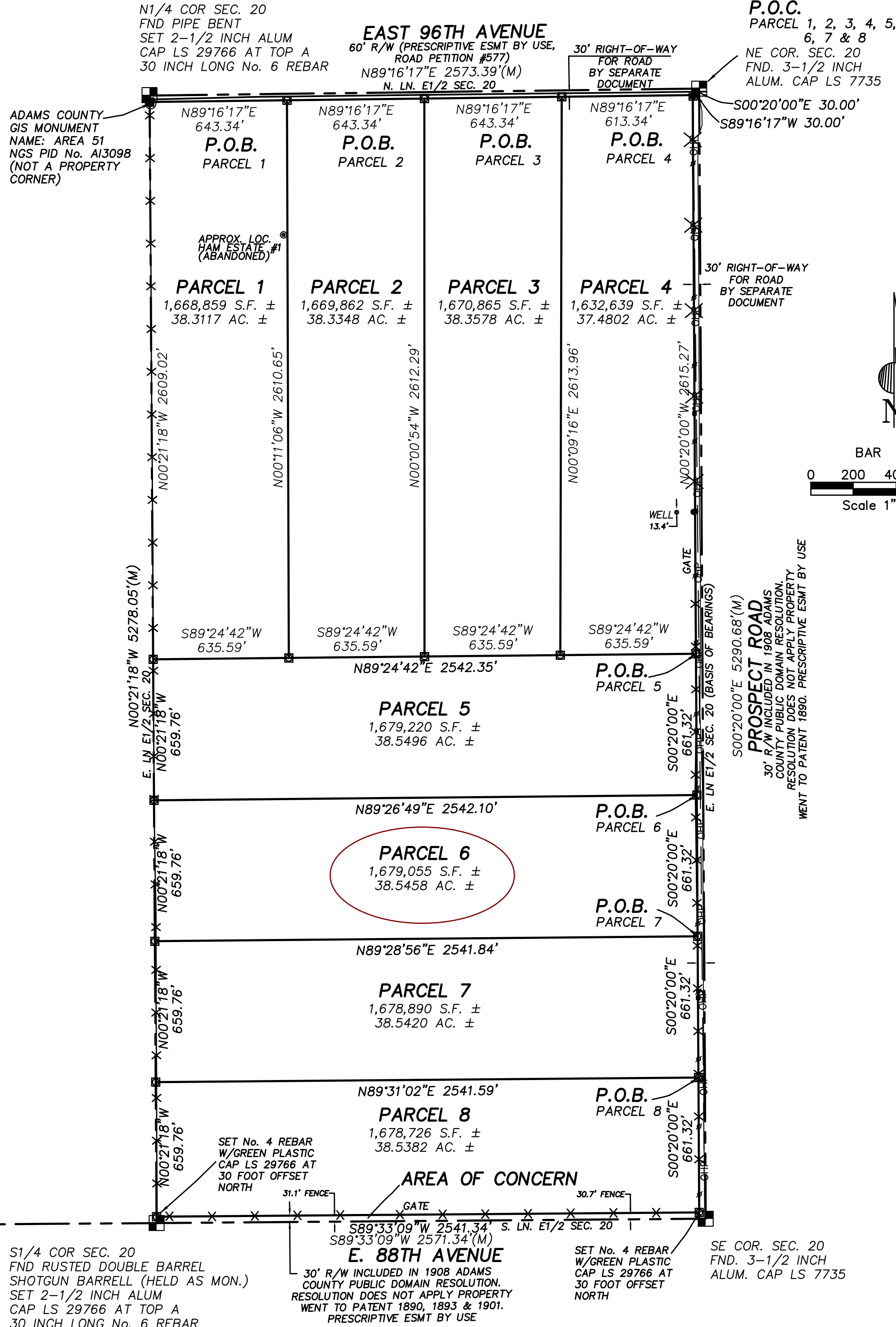


LAND SURVEY PLAT

EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



- ### LEGEND
- WELL
 - ⊕ ELECTRIC METER
 - ⊕ FIBER OPTIC LINE MARKER
 - UTILITY POLE
 - ⊠ INDICATES SET No. 4 REBAR W/ GREEN PLASTIC CAP LS 29766
 - OHP — OVERHEAD ELECTRIC LINE

Revisions

**COTTONWOOD SURVEYING
AND ASSOCIATES, INC.**
 P.O. BOX 694, STRASBURG, CO. 80136
 OFFICE (303) 549-7992

Calc	
Drawn	PONS
Check	
Scale	AS NOTED
Dwg Name	2022-21LSP

LAND SURVEY PLAT

 E1/2 SEC 20, T.2 S., R. 58 W.,
 6TH P.M., COUNTY OF
 ADAMS, STATE OF COLORADO.

Date	4/27/2022
Job No.	2022-21
Sheet of	3 3

LAND SURVEY PLAT

EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



LEGAL DESCRIPTION PARCEL 1:

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 1930.03 FEET TO THE POINT OF BEGINNING;
THENCE S00°11'06"E, A DISTANCE OF 2610.65 FEET;
THENCE S89°24'42"W, A DISTANCE OF 635.59 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF SECTION 20;
THENCE N00°21'18"W ALONG SAID WEST LINE, A DISTANCE OF 2609.02 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
THENCE N89°16'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE OF THE EAST HALF, A DISTANCE OF 643.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1,668,859 SQUARE FEET OR 38.3117 ACRES MORE OR LESS

LEGAL DESCRIPTION PARCEL 2

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 1286.68 FEET TO THE POINT OF BEGINNING;
THENCE S00°00'54"E, A DISTANCE OF 2612.29 FEET;
THENCE S89°24'42"W, A DISTANCE OF 635.59 FEET;
THENCE N00°11'06"W, A DISTANCE OF 2610.65 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
THENCE N89°16'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE OF THE EAST HALF, A DISTANCE OF 643.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1,669,862 SQUARE FEET OR 38.33348 ACRES MORE OR LESS

LEGAL DESCRIPTION PARCEL 3

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 643.34 FEET TO THE POINT OF BEGINNING;
THENCE S00°09'16"W, A DISTANCE OF 2613.96 FEET;
THENCE S89°24'42"W, A DISTANCE OF 635.59 FEET;
THENCE N00°00'54"W, A DISTANCE OF 2612.29 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE;
THENCE N89°16'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE OF THE EAST HALF, A DISTANCE OF 643.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1,670,865 SQUARE FEET OR 38.3578 ACRES MORE OR LESS

LEGAL DESCRIPTION PARCEL 4

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 2615.27 FEET;
THENCE S89°24'42"W, A DISTANCE OF 635.59 FEET;
THENCE N00°09'16"W, A DISTANCE OF 2613.96 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
THENCE N89°16'17"E ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE OF THE EAST HALF, A DISTANCE OF 613.34 FEET TO THE POINT OF BEGINNING, CONTAINING 1,632,639 SQUARE FEET OR 37.4802 ACRES MORE OR LESS

LEGAL DESCRIPTION PARCEL 5

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 2615.26 FEET TO THE POINT OF BEGINNING;
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 661.32 FEET;
THENCE S89°26'49"W, A DISTANCE OF 2,542.10 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF;
THENCE N00°21'18"W ALONG SAID WEST LINE, A DISTANCE OF 659.76 FEET;
THENCE N89°24'42"E A DISTANCE OF 2,542.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1,679,220 SQUARE FEET OR 38.5496 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL 6

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 3276.58 FEET TO THE POINT OF BEGINNING;
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 661.32 FEET;
THENCE S89°28'56"W A DISTANCE OF 2,541.84 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF;
THENCE N00°21'18"W ALONG SAID EAST LINE, A DISTANCE OF 659.76 FEET;
THENCE N89°26'49"E A DISTANCE OF 2,542.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1,679,055 SQUARE FEET OR 38.5458 ACRES MORE OR LESS.

Revisions

**COTTONWOOD SURVEYING
AND ASSOCIATES, INC.**
P.O. BOX 694, STRASBURG, CO. 80136
OFFICE (303) 549-7992

Calc	
Drawn	PONS
Check	
Scale	AS NOTED
Dwg Name	2022-21LSF

LAND SURVEY PLAT
E1/2 SEC 20, T.2 S., R. 58 W.,
6TH P.M., COUNTY OF
ADAMS, STATE OF COLORADO.

Date	4/20/2022
Job No.	2022-21
Sheet	of
1	3

LAND SURVEY PLAT

EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION PARCEL 7

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE BEING, A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 3937.90 FEET TO THE POINT OF BEGINNING;

THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 661.32 FEET;
THENCE S89°31'02"W A DISTANCE OF 2,541.59 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF;
THENCE N00°21'18"W ALONG SAID WEST LINE, A DISTANCE OF 659.76 FEET;
THENCE N89°28'56"E A DISTANCE OF 2,541.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1,678,890 SQUARE FEET OR 38.5420 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL 8

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 96TH AVENUE;
THENCE S89°16'17"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD
THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 4599.22 FEET TO THE POINT OF BEGINNING;

THENCE S00°20'00"E ALONG SAID WEST RIGHT-OF-WAY LINE BEING A LINE 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE OF THE EAST HALF OF SECTION 20, A DISTANCE OF 661.32 FEET;
TO A POINT ON THE SOUTH LINE OF SAID EAST HALF OF SECTION 20;
THENCE S89°33'09"W ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 2,541.34 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 20;
THENCE N00°21'18"W ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 659.76 FEET;
THENCE N89°31'02"E A DISTANCE OF 2,541.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1,678,726 SQUARE FEET OR 38.5382 ACRES MORE OR LESS.

CERTIFICATION:

I, HAROLD J. PONSERELLA, REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE TRACT SHOWN ON THE ACCOMPANYING PLAT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 4/28/2022

HAROLD J. PONSERELLA RLS 29766

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENT NO. K70727835-9 BY LAND TITLE GUARANTEE COMPANY, COMMITMENT DATE: 10/26/2021 AT 5:00 P.M.
2. 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.
3. 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, OF THE COLORADO REVISED STATUTE.
4. UTILITIES: A UTILITY LOCATE WAS NOT PART OF THIS SURVEY, CSA ADVISES CALLING 811 FOR THE UTILITY LINES TO BE LOCATED PRIOR TO ANY EXCAVATION.
5. THE SUBJECT PROPERTY LIES WITHIN ZONE X AS SHOWN ON THE FEMA FLOOD HAZARD MAP No. 08001C0825H EFFECTIVE DATE 3/5/2007.
6. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.
7. ALL OIL / GAS WELL INFORMATION WAS OBTAINED FROM THE COLORADO OIL AND GAS COMMISSION WEBSITE.
8. PARCEL MONUMENTS: SET No. 4 REBAR WITH GREEN PLASTIC CAP LS 29766 UNLESS OTHERWISE NOTED.
9. THE PURPOSE OF THIS LAND SURVEY PLAT REMOVED THE RIGHT-OF-WAY FOR EAST 96TH AVENUE AND PROSPECT ROAD FROM THE EIGHT (8) PARCELS. THIS LAND SURVEY SUPERSEDES THE LAND SURVEY PLAT DEPOSITED IN BOOK 1 AT PAGE 5866, RECEPTION. No. 2022-119

Revisions

**COTTONWOOD SURVEYING
AND ASSOCIATES, INC.**
P.O. BOX 694, STRASBURG, CO. 80136
OFFICE (303) 549-7992

Calc	
Drawn	PONS
Check	
Scale	AS NOTED
Dwg Name	2022-21LSP

LAND SURVEY PLAT

E1/2 SEC 20, T.2 S., R. 58 W.,
6TH P.M., COUNTY OF
ADAMS, STATE OF COLORADO.

Date	4/20/2022
Job No.	2022-21
Sheet	of
2	3