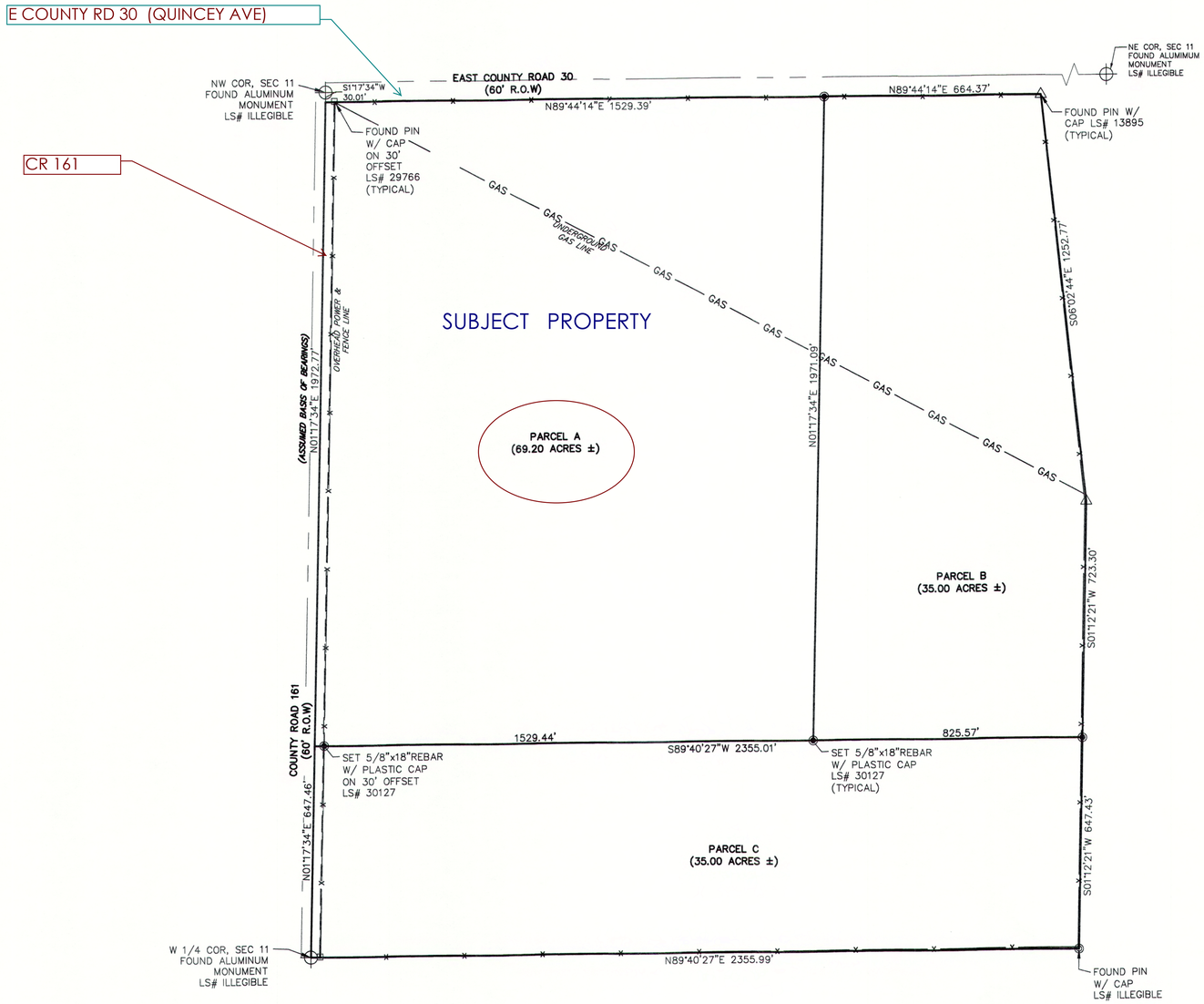
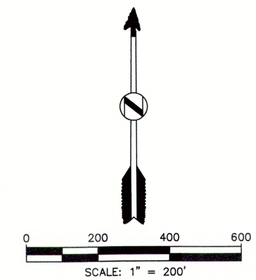
LAND SURVEY PLAT

PART OF SECTION 11, T. 5 S, R. 62 W, 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO





PROPERTY DESCRIPTION

PARCEL A:
A PARCEL OF PROPERTY LOCATED IN SECTION 11, TOWNSHIP 5 SOUTH, RANGE 62 WEST OF THE 6TH, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO BEAR N01°17'34"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N01°17'34"E, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 647.46 FEET TO THE POINT OF BEGINNING; THENCE N01°17'34"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1972.77 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 30, SAID POINT BEING 30' SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 11; THENCE N89°44'14"E, PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1529.39 FEET; THENCE S01°17'34"W, A DISTANCE OF 1971.09 FEET; THENCE S89°40'27"W, A DISTANCE OF 1529.44 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 69.20 ACRES, MORE OR LESS.

~~PARCEL B:~~
~~A PARCEL OF PROPERTY LOCATED IN SECTIONS 11, TOWNSHIP 5 SOUTH, RANGE 62 WEST OF THE 6TH, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER TO BEAR N01°17'34"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;~~

~~THENCE N01°17'34"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 647.46 FEET; THENCE N89°40'27"E, A DISTANCE OF 1529.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°40'27"E, A DISTANCE OF 825.57 FEET; THENCE N01°12'21"E, A DISTANCE OF 723.30 FEET; THENCE N06°02'44"W, A DISTANCE OF 1252.77 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 30; THENCE S89°44'14"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 664.37 FEET; THENCE S01°17'34"W, A DISTANCE OF 1971.09 FEET TO THE POINT OF BEGINNING;~~

~~SAID PARCEL CONTAINING 35.00 ACRES, MORE OR LESS.~~

~~PARCEL C:~~
~~A PARCEL OF PROPERTY LOCATED IN SECTIONS 11, TOWNSHIP 5 SOUTH, RANGE 62 WEST OF THE 6TH, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 TO BEAR N01°17'34"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;~~

~~THENCE N01°17'34"E, ALONG SAID WEST LINE, A DISTANCE OF 647.46 FEET; THENCE N89°40'27"E, A DISTANCE OF 2355.01 FEET; THENCE S01°12'21"W, A DISTANCE OF 647.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE S89°40'27"W, A DISTANCE OF 2355.99 FEET TO THE WEST QUARTER CORNEROF SAID SECTION 11 AND THE POINT OF BEGINNING;~~

~~SAID PARCEL CONTAINING 35.00 ACRES, MORE OR LESS.~~

STATEMENT:

LINEAL UNITS ARE IN FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SEC 11 TO HAVE AN ASSUMED BEARING OF N01°17'34"E AND MONUMENTED AS SHOWN HEREON.

"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."

CERTIFICATE OF SURVEY:

This is to certify to Mohammed A Alali that on July 29th, 2022 a survey was made under my direct supervision, of the hereon described property situated in Arapahoe County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Arapahoe County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Prairie Survey Co., Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.

COLORADO LICENSED KEITH WESTFALL 30127 LAND SURVEYOR

8/29/22

Keith Westfall, Colorado PLS 30127
For and on behalf of
High Prairie Survey Co.

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20_____, in the County Surveyor's land survey plats/right-of-way surveys at reception number_____, in the office of the Arapahoe County Clerk and Recorder.

Signed _____

DATE:	REVISIONS:

REFERENCE DWG:

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE	DATE	DRAWN BY
1"=200'	08/01/2022	CRR

TITLE
LAND SURVEY PLAT
PART OF SEC. 11, T5S, R62W, 6TH P.M.
ARAPAHOE COUNTY, STATE OF COLORADO

CLIENT
MOHAMMED A ALALI

SHEET 1 OF 1

JOB NUMBER
22182-LSP