

LAND SURVEY PLAT SHAFFER / CHAVEZ PROPERTY

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 5 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 32, AND HAVING ALL BEARINGS CONTAINED HEREIN BASED UPON GPS OBSERVATIONS RELATIVE TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 32 WHICH BEARS N00°27'15"E AND IS MONUMENTED AT THE SOUTHEAST CORNER AND THE EAST ONE-QUARTER CORNER BY A 2-1/2 INCH ALUM CAP MARKED TIMBERLINE SURVEYING PLS 18475;

THENCE N00°23'04"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,317.96 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE N88°58'48"E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION No. E4016111 OF THE RECORDS OF SAID COUNTY;

THENCE ALONG THE WEST, NORTH AND EAST LINE OF THE AFORESAID PARCEL THE FOLLOWING THREE (3) COURSES
1.) N01°01'12"W A DISTANCE OF 90.00 FEET;

2.) THENCE N88°58'48"E A DISTANCE OF 270.00 FEET;

3.) THENCE S01°01'12"E A DISTANCE OF 90.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE N88°58'48"E ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 835.60 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE S00°25'09"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 1,318.06 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE S88°59'01"W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1,304.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1,744,076 SQUARE FEET OR 40.0385 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 9/23/2024



HAROLD J. PONSERELLA RLS 29766

NOTES:

1. THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMMITS 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 CALL 811 FOR THE UTILITY LINES TO BE LOCATED PRIOR TO ANY EXCAVATION.

5. THE SUBJECT PROPERTY LIES WITHIN ZONE(S) X AS SHOWN ON THE FEMA FLOOD HAZARD MAP No. 08005C0625K EFFECTIVE DATE 12/17/2010.

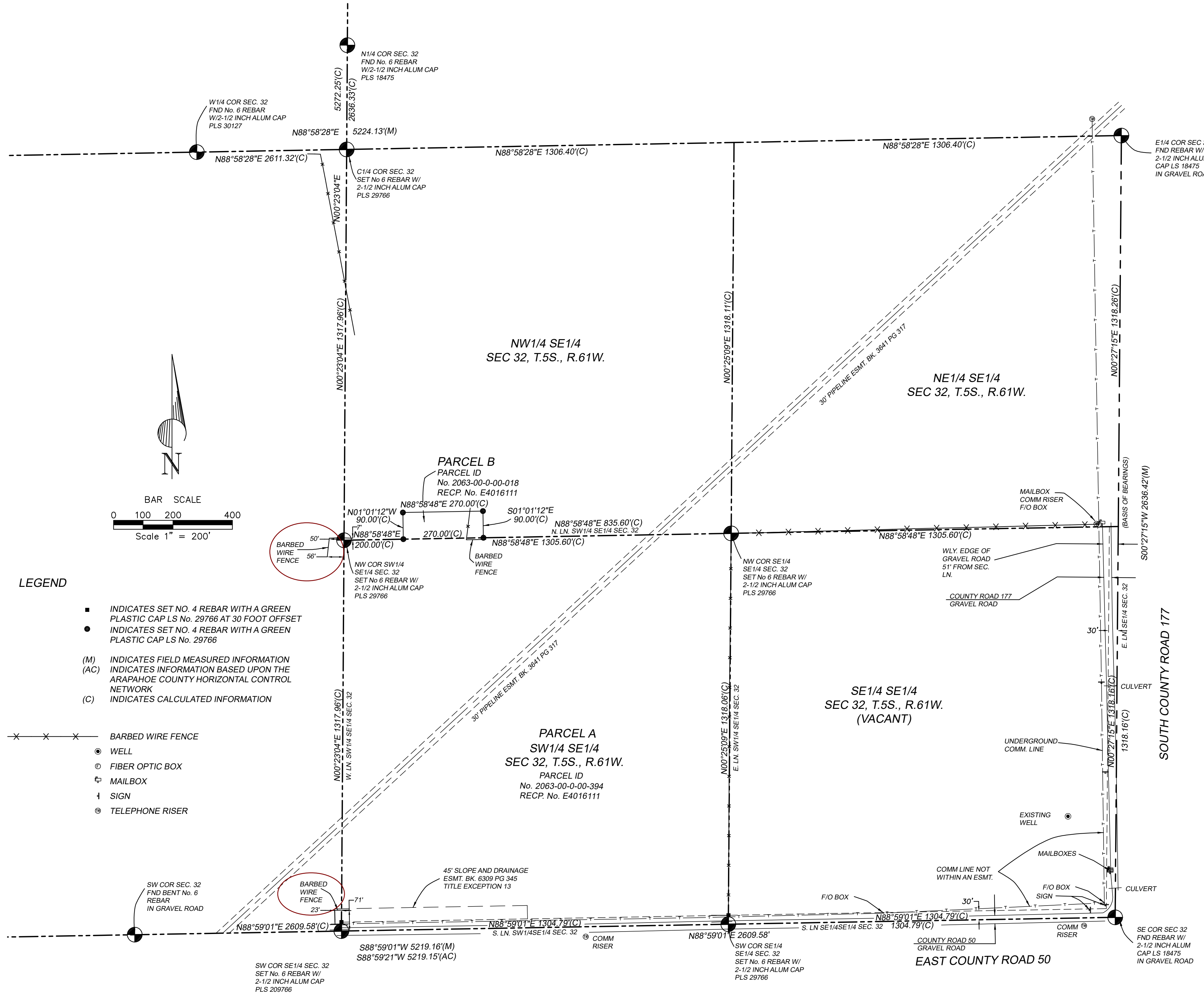
6. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.

7. ACCORDING TO THE COLORADO OIL/GAS COMMISSION MAP NO ACTIVE OR ABANDONED WELLS LIE WITHIN THE SUBJECT PROPERTY.

COUNTY SURVEYOR'S 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 ____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION
38-51-107, COLORADO REVISED STATUTES.

COUNTY SURVEYOR



LEGEND

- INDICATES SET NO. 4 REBAR WITH A GREEN PLASTIC CAP L.S. No. 29766 AT 30 FOOT OFFSET
- INDICATES SET NO. 4 REBAR WITH A GREEN PLASTIC CAP L.S. No. 29766
- (M) INDICATES FIELD MEASURED INFORMATION
- (AC) INDICATES INFORMATION BASED UPON THE ARAPAHOE COUNTY HORIZONTAL CONTROL NETWORK
- (C) INDICATES CALCULATED INFORMATION

- X — X — X — BARBED WIRE FENCE
- WELL
- ⊕ FIBER OPTIC BOX
- Ⓜ MAILBOX
- Ⓜ SIGN
- Ⓜ TELEPHONE RISER

Revisions

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

Design
Drawn PONS
Check
Scale AS NOTED
Filename 2024-41

**LAND SURVEY PLAT
SHAFFER / CHAVEZ PROPERTY**
SW 1/4 & NW 1/4 OF SE 1/4,
OF SEC. 32, T.5S.,
RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

Date 9/23/2024
Job No. 2024-41
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