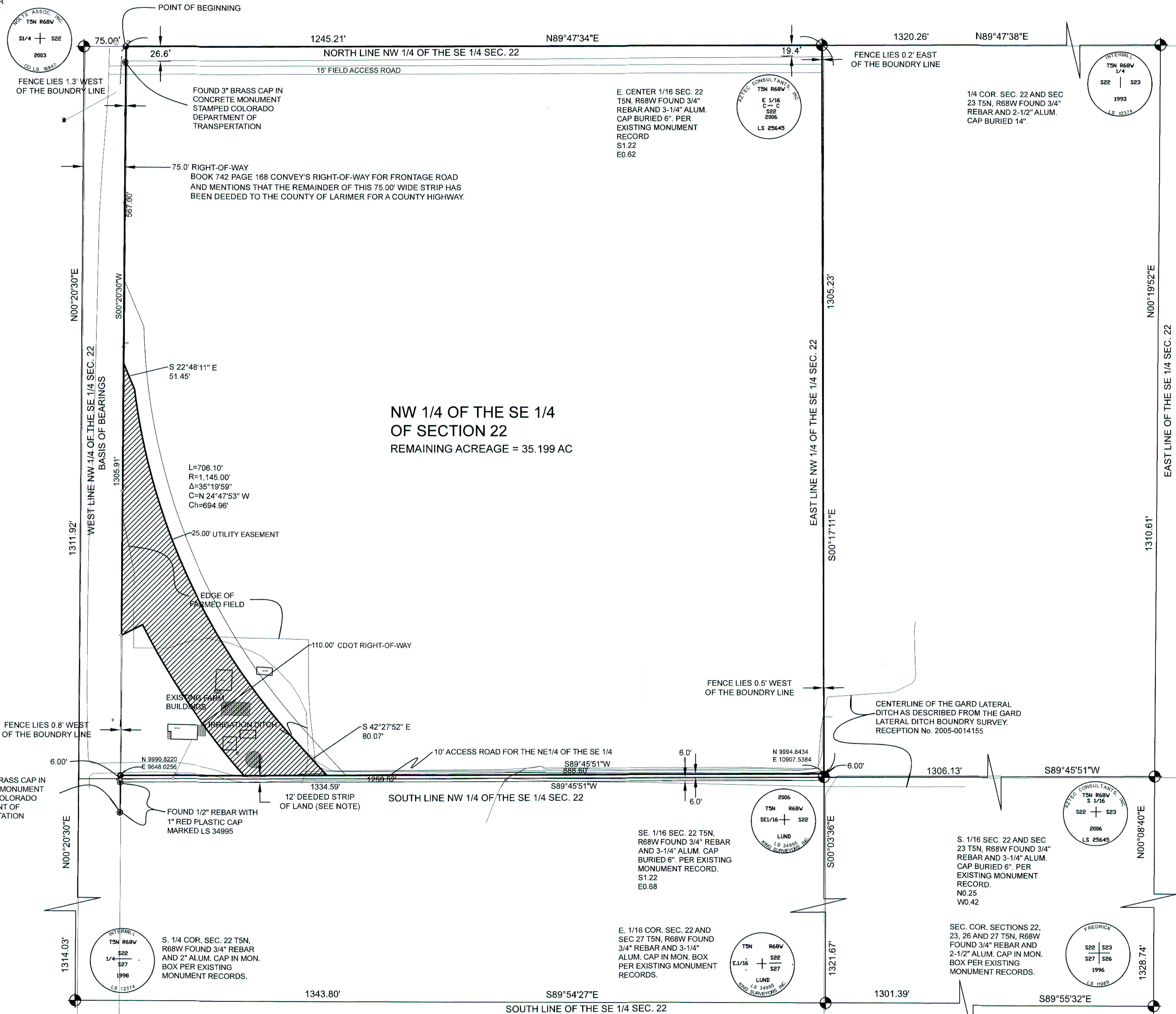


LAND SURVEY PLAT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

CEN. 1/4 COR. SEC. 22
TSN, R68W FOUND 3/4"
REBAR AND 3-1/4" ALUM.
CAP IN MON. BOX. PER
EXISTING MONUMENT
RECORD.



**NW 1/4 OF THE SE 1/4
OF SECTION 22**
REMAINING ACREAGE = 35.199 AC

LEGAL DESCRIPTION

The Northwest Quarter of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, except for those parcels as described in Book 399 at Page 289 and in Book 742 at Page 168 and in Book 742 at Page 167 of said Larimer County Records, more particularly described by metes and bounds as follows;
Considering the West line of said South Quarter as bearing North 00°20'30" East according to a deed recorded in Book 742 at Page 168 of said Larimer County records, between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Commencing at the South Quarter Corner of said Section 22; thence North 00°20'30" East, along the West Line of the Southeast Quarter Section 22, a distance of 2,625.95 feet to the North line of the Northeast Quarter of said Section 22; thence North 89°47'34" East, along said North line, a distance of 75.00 feet to a point on the West line of said parcel as described in Book 742 at Page 167, said point being the POINT OF BEGINNING; thence continuing North 89°47'34" East, along said North line, a distance of 1,245.21 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 00°17'11" East, along the East line of said Northwest Quarter of the Southeast Quarter, a distance of 1,305.23 feet to the North line of that certain parcel of land as described in Book 399 at Page 289 of said Larimer County records; thence South 89°45'51" West, along said North line, along a line parallel with and 6.00 feet North of, measured at right angles to the South line of the Northwest Quarter of the Southeast Quarter of said Section 22 a distance of 888.60 feet to the Easterly right-of-way of Interstate Highway 25 Frontage Road; thence along right-of-way North 42°27'52" West, 80.07 feet to a point on a tangent curve concave to the Northeast, having a central angle of 35°19'59" an radius 1,145.00 feet and the chord of which bears North 24°47'53" West a distance of 694.96 feet; thence along the arc of said curve 706.10 feet; thence North 22°48'11" West 51.45 feet to the East line of that parcel of land described in Book 742 at Page 168 of said Larimer County records; thence North 00°20'30" East, along said East line, and along the East line of said Parcel as described in Book 742 at Page 167, a distance of 567.00 feet to the POINT OF BEGINNING.

Containing 1,533,258 square feet or 35.199 acres, more or less.

NOTE: A QUIT CLAIM DEED RECORDED IN JANUARY OF 1921 IN BOOK 399 PAGE 289 CONVEYS A 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET ON EITHER SIDE OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 TO THE OWNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER FOR ROAD PURPOSES ONLY.

AN AFFIDAVIT RECORDED JANUARY 27, 1963 IN BOOK 1402 AT PAGE 12 THE OWNERS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (EDITH, MARIE, GEORGE, HENRY, AND CONRAD BATH) ACKNOWLEDGED THAT A STRIP OF LAND 6.00 FEET IN WIDTH HAD BEEN CONVEYED BY SAID QUIT CLAIM DEED.
RESULTS OF THIS SURVEY SHOW THAT A ROAD 10' IN WIDTH LIES ENTIRELY WITHIN THE SURVEYED PROPERTY (NORTHWEST QUARTER OF THE SOUTHEAST QUARTER)

NOTE: THIS SURVEY WAS PERFORMED TO SHOW THE PROPERTY OWNER THE LOCATION OF THE BOUNDARY LINES AND THE RELATIONSHIP OF FENCES AND POSSIBLE ENCROACHMENTS AROUND THE PERIMETER OF THE PROPERTY. EASEMENTS WERE NOT RESEARCHED AS A PART OF THIS SURVEY.

SURVEY NOTES

- The Basis of Bearings was assumed to be North 00°20'30" East along the West line of the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the Sixth Principal Meridian, between the monuments as shown hereon;
- A No. 5 rebar with plastic cap, stamped P.L.S. 20676, was set at the boundary corners, except where otherwise noted. The size and type of monuments found are shown hereon.
- According to Colorado law, you must commence any legal action based on any defect in this survey within THREE years after you first discovered 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.



SURVEYOR'S CERTIFICATION

I, Terry G. Everett, a duly registered land surveyor in the State of Colorado, do hereby certify that this Land Survey Plat truly and correctly represents the results of a survey made by me or under my direct supervision.

Terry G. Everett, PLS 17483
for and on behalf of
CDS Engineering Corporation

No.	Revisions	By:	Date:

CDS Engineering Corporation

165 2nd St. S.V., Loveland, Colorado 80537 Tel: (970) 667-8800

Consulting Engineers and Professional Construction Managers
CITY OF RESIDENTS: LAND AND MUNICIPAL ENGINEERING, LAND AND CONSTRUCTION SURVEYS
DAMS AND RESERVOIRS: LAND AND MUNICIPAL ENGINEERING, LAND AND CONSTRUCTION SURVEYS
SEALS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT: 9485	DATE: 07/15/2016	SCALE: 1"=100'	REVIEWED BY: T. Everett
DESIGNED BY:			
DRAWN BY:			

PHILIP PERINGTSON
1016 SE FRONTAGE ROAD