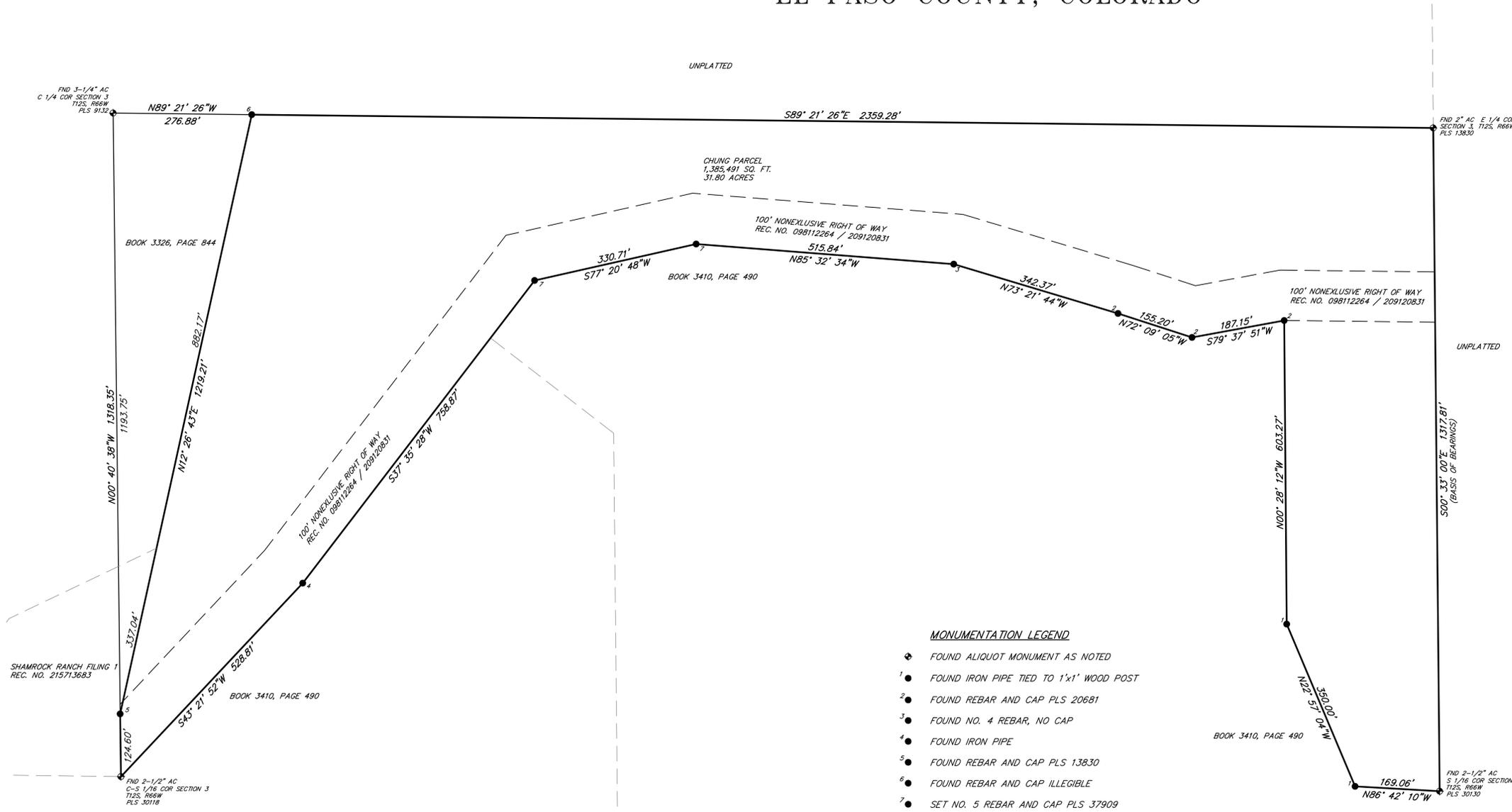
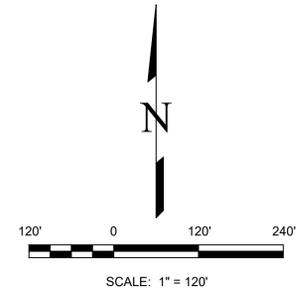


# CHUNG PROPERTY EXEMPTION SURVEY PLAT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS**

THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTH END BY A FOUND 2" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 13830 AND AT THE SOUTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 30130; MEASURED AS BEARING S00°33'00"E WITH A DISTANCE OF 1317.81 FEET;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°33'00"E ON THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER SAID SECTION 3, A DISTANCE OF 1317.81 TO THE S 1/16 CORNER OF SECTION 3 AND 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

THENCE ALONG A BOUNDARY LINE AS DESCRIBED IN BOOK 3410 AT PAGE 490 OF THE RECORDS OF EL PASO COUNTY COLORADO FOR THE FOLLOWING TEN COURSES:

1. N86°42'10"W, A DISTANCE OF 169.06 FEET;
2. N22°57'04"W, A DISTANCE OF 350.00 FEET;
3. N00°28'12"W, A DISTANCE OF 603.27 FEET;
4. S79°37'51"W, A DISTANCE OF 187.15 FEET;
5. N72°09'05"W, A DISTANCE OF 155.20 FEET;
6. N73°21'44"W, A DISTANCE OF 342.37 FEET;
7. N85°32'34"W, A DISTANCE OF 515.84 FEET;
8. S77°20'48"W, A DISTANCE OF 330.71 FEET;
9. S37°35'28"W, A DISTANCE OF 758.87 FEET;
10. S43°21'52"W, A DISTANCE OF 528.81 FEET TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 3, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SHAMROCK RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 215713683 OF SAID RECORDS;

THENCE N00°40'38"W ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 124.60 FEET, SAID LINE ALSO BEING THE EASTERLY BOUNDARY LINE OF SAID SHAMROCK RANCH FILING NO. 1, A DISTANCE OF 337.04 FEET;

THENCE N12°26'43"E, ALONG THE EASTERLY BOUNDARY OF SAID SHAMROCK RANCH FILING NO. 1, A DISTANCE OF 882.17 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 3 BEARS N89°21'26"W A DISTANCE OF 276.88 FEET;

THENCE S89°21'26"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2359.28 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,385,491 SQUARE FEET (31.80 ACRES) MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY 100 FEET IN WIDTH FOR INGRESS AND EGRESS OVER THE EXISTING ROADWAY RUNNING EAST FROM COLORADO STATE HIGHWAY B.3 OVER, THROUGH AND ACROSS THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AS DESCRIBED IN BOOK 1743 AT PAGE 42.

**MONUMENTATION LEGEND**

- ◆ FOUND ALIQUOT MONUMENT AS NOTED
- 1 FOUND IRON PIPE TIED TO 1'x1' WOOD POST
- 2 FOUND REBAR AND CAP PLS 20681
- 3 FOUND NO. 4 REBAR, NO CAP
- 4 FOUND IRON PIPE
- 5 FOUND REBAR AND CAP PLS 13830
- 6 FOUND REBAR AND CAP ILLEGIBLE
- 7 SET NO. 5 REBAR AND CAP PLS 37909

**CONDITIONS PER THIS EXEMPTION SURVEY PLAT**

**GENERAL NOTES**

1. THIS EXEMPTION SURVEY PLAT IS BASED IN PART BY A TITLE INSURANCE POLICY PROVIDED BY THE PROPERTY OWNER AS PREPARED BY STEWART TITLE, FILE NO. 01330-93729, EFFECTIVE FEBRUARY 1, 2017 AT 8:00 AM.
2. THIS EXEMPTION PLAT IS BASED IN PART BY A LAND SURVEY PLAT AS RECORDED UNDER RECEPTION NO. 99900017.
3. THIS EXEMPTION PLAT IS BASED IN PART BY A WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 214065277.
4. THIS EXEMPTION PLAT IS BASED IN PART BY A WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 216044730.
5. THE SUBJECT PROPERTY SHALL BE IMPACTED BY A GRANT OF RIGHT OF WAY TWENTY FEET IN WIDTH PER RECEPTION NO. 099167346, LOCATION NOT DEFINED.
6. THE SUBJECT PROPERTY SHALL BE IMPACTED BY A GRANT OF RIGHT OF WAY TWENTY FEET IN WIDTH PER RECEPTION NO. 098183269, LOCATION NOT DEFINED.
7. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
9. ALL BEARINGS AND DISTANCES SHOWN ARE AS MEASURED IN THE FIELD AND ARE BASED UPON THE U.S. SURVEY FOOT UNLESS NOTED OTHERWISE.
10. LAST FIELD INSPECTION OF THIS SITE WAS ON APRIL 27, 2018.

**SURVEYOR'S STATEMENT:**

I, MICHAEL J. MUIRHEID, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE TO LEISLE CHUNG THAT THIS EXEMPTION SURVEY PLAT HAS BEEN PREPARED UNDER MY RESPONSIBLE CHARGE IN ON JANUARY 24, 2018 TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO.

**MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_, DEPOSIT NO. \_\_\_\_\_, RECORDS OF EL PASO COUNTY, COLORADO.

SIGNED: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
BY: \_\_\_\_\_

**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.

MICHAEL J. MUIRHEID, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 37909  
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING, LLC.

PCD FILE # EX-18-003

**SHEET**

1 OF 1



REVISIONS	DRAWN	MJM
DELETE PROPOSED LOT ADDITION 88/18	CHECKED	SLM
	DATE	04/30/18
	JOB NO.	180325