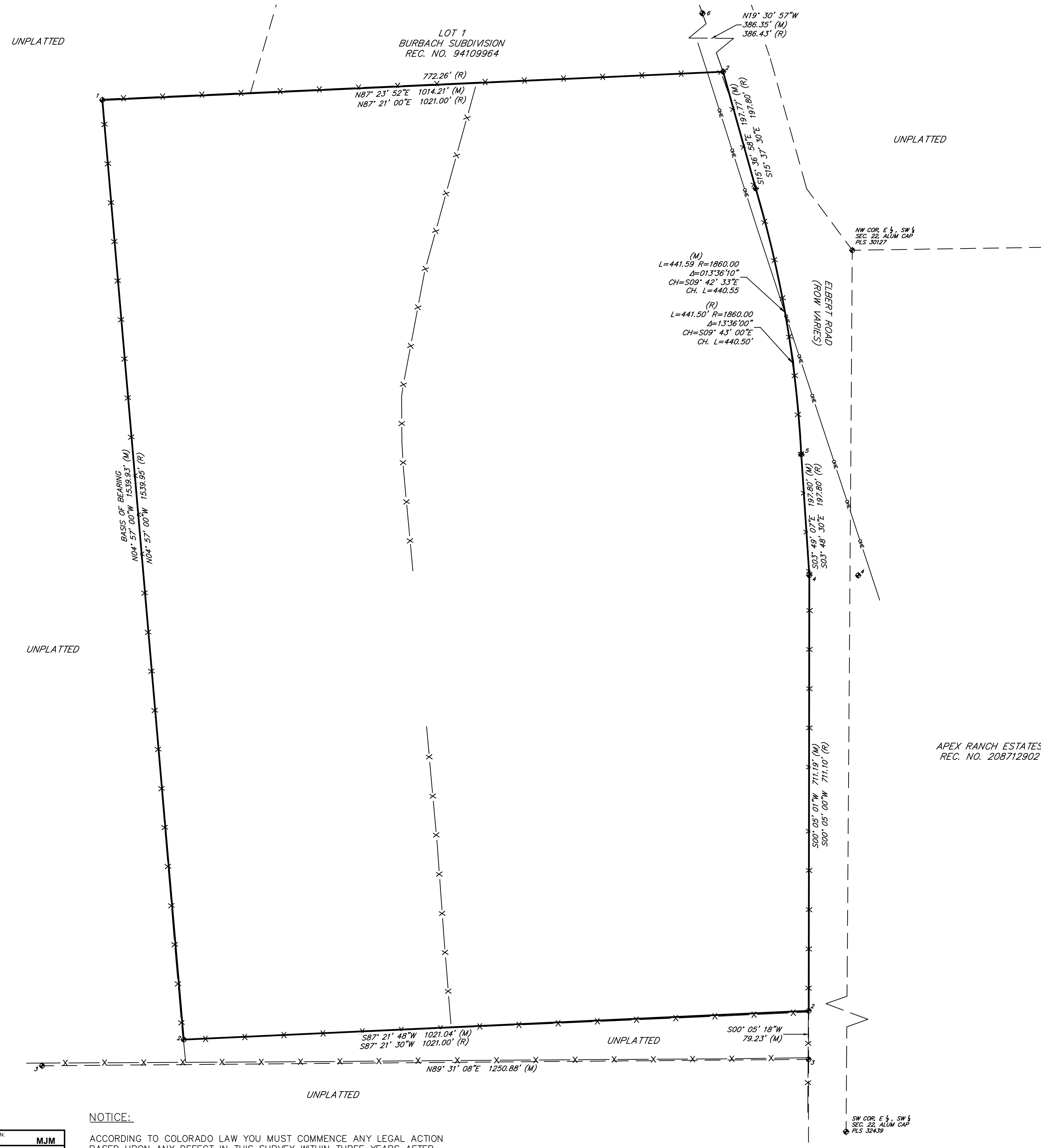
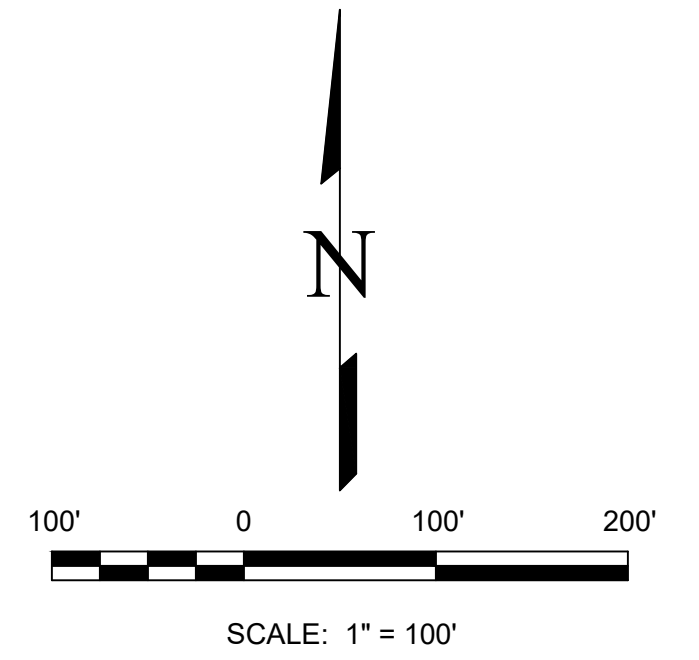


# LAND SURVEY PLAT

## A PORTION OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S00°31'30"E, 1288.35 FEET, THENCE N89°27'15"E, 646.84 FEET; THENCE S17°27'16"E, 160.00 FEET; THENCE S84°51'16"E, 63.30 FEET TO A POINT ON THE WEST R.O.W. LINE OF STATE HIGHWAY 217; THENCE S19°13'00"E ALONG SAID R.O.W., 939.83 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE ALONG SAID R.O.W., S15°37'30"E, 197.80 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S08°49'30"E, A CHORD DISTANCE OF 440.46 FEET, HAVING A RADIUS OF 1860.00 FEET AND AN ARC DISTANCE OF 441.40 FEET; THENCE CONTINUING ALONG SAID R.O.W. S03°48'30"E, 197.80 FEET; THENCE ALONG SAID R.O.W. S00°05'00"W, 711.10 FEET; THENCE S87°21'30"W, 1021.00 FEET; THENCE N04°57'00"W, 1539.95 FEET; THENCE N87°21'00"E, 1021.00 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- 1 FOUND REBAR/YELLOW CAP, ILLEGIBLE 4" ABOVE GROUND
- 2 FOUND REBAR/YELLOW CAP, PLS 11624 FLUSH WITH GROUND
- 3 FOUND REBAR/YELLOW CAP, PLS 13180 FLUSH WITH GROUND
- 4 FOUND BRASS CAP IN CONCRETE, CDOT ROW 6" ABOVE GROUND
- 5 FOUND REBAR/YELLOW CAP, PLS 23890 FLUSH WITH GROUND
- 6 FOUND REBAR/YELLOW CAP, PLS 13830 FLUSH WITH GROUND
- ADJACENT PROPERTY LINE
- X-X-X- 3-WIRE FENCE LINE
- O—O—O— OVERHEAD ELECTRIC LINE

**GENERAL NOTES**

- BASIS OF BEARING: ALL MEASURED BEARINGS AS BASED UPON THE WEST LINE OF SUBJECT PROPERTY, BEING MONUMENTED AT THE SOUTH END BY A FOUND REBAR WITH YELLOW CAP, PLS 11624 AND AT THE NORTH END BY A FOUND REBAR WITH YELLOW CAP, ILLEGIBLE, RECORDED AS N04°57'00"W, 1539.95 FEET.
- CENTENNIAL LAND SURVEYING WAS NOT PROVIDED WITH A TITLE POLICY FOR THE SUBJECT PROPERTY.
- THIS LAND SURVEY PLAT IS BASED UPON THE WARRANTY DEED RECORDED IN BOOK 6161 AT PAGE 175, A LAND SURVEY PLAT PREPARED IN JANUARY 2009 RECORDED UNDER RECEPTION NO. 209900003, AND A LAND SURVEY PLAT PREPARED IN FEBRUARY 1989 RECORDED UNDER RECEPTION NO. 089000159.

**SURVEYOR'S STATEMENT**

I, MICHAEL J. MUIRHEID, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DO HEREBY STATE, ON JUNE 12, 2023, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS MAP OR PLAT AND THE LAND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND SURVEY PLAT."

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

**MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 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: \_\_\_\_\_



1 OF 1	
REVISIONS	DRAWN: <b>MJM</b>
	CHECKED: <b>SLM</b>
	DATE: <b>06/06/23</b>
	JOB No.: <b>230531</b>

**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.