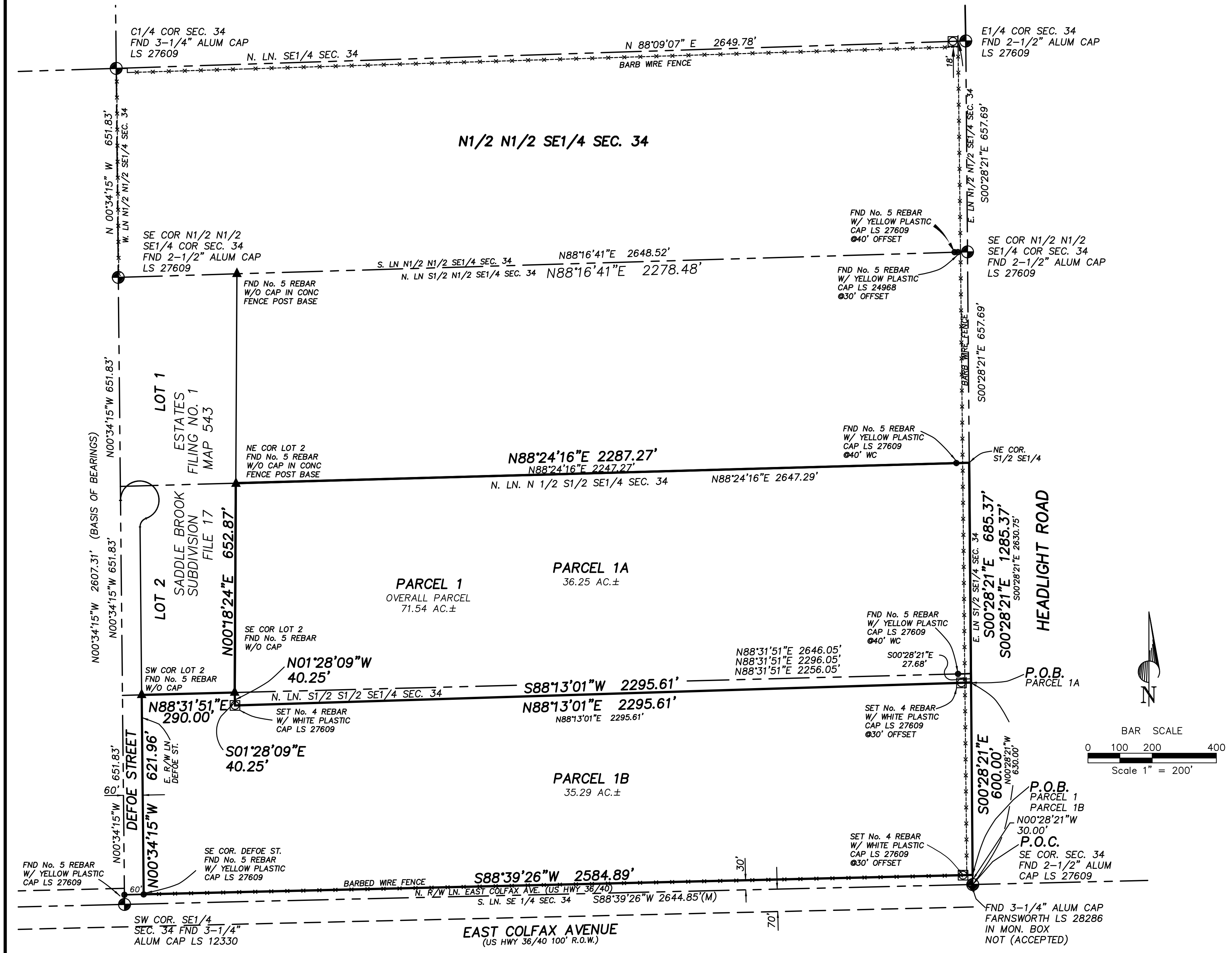


LAND SURVEY PLAT EDELLEN PROPERTY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



Revisions
1. REV PARCEL BNDY 6-8-15

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

Calc	
Drawn	PONS
Check	
Scale	1"=200'
Dwg Name	2015-19LSP

LAND SURVEY PLAT
EDELLEN PROPERTY
S1/2 SE 1/4, SEC. 34 T.3S., R. 62W.
6TH P.M. COUNTY OF ADAMS,
STATE OF COLORADO

Date	4-25-15
Job No.	2015-19
Sheet	of
2	2

LAND SURVEY PLAT EDELLEN PROPERTY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION; PARCEL 1 (OVERALL)

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PM, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, SAID CORNER BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP LS NO. 27609;
THENCE N00°28'21"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, ALSO KNOWN AS US HIGHWAY NO. 36 AND 40, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S88°39'26"W ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2584.89 FEET TO THE SOUTHEAST CORNER OF THE 60.00 FOOT RIGHT-OF-WAY FOR DEFOE STREET AS SHOWN ON THE RECORDED PLAT OF SADDLE BROOK ESTATES SUBDIVISION FILING NO. 1 AS RECORDED IN FILE NO. 17 AT MAP NO. 543, RECEPTION NO. C0190015 OF THE RECORDS OF SAID COUNTY;
THENCE N00°34'15"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEFOE STREET, A DISTANCE OF 621.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID SADDLE BROOK ESTATES SUBDIVISION FILING NO. 1;
THENCE ALONG THE SOUTH AND EAST LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:
1) N88°31'51"E ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 290.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;
2) THENCE N00°18'24"E A DISTANCE OF 652.87 FEET TO A POINT ON THE NORTH LINE OF NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2;
THENCE N88°24'16"E ALONG SAID NORTH LINE, A DISTANCE OF 2287.27 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE S00°28'21"E ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1285.37 FEET TO THE POINT OF BEGINNING CONTAINING 71.54 ACRES MORE OR LESS.

LEGAL DESCRIPTION; PARCEL 1A

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PM, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, SAID CORNER BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP LS NO. 27609;
THENCE N00°28'21"W ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 630.00 FEET TO THE POINT BEGINNING;
THENCE S88°13'01"W A DISTANCE OF 2295.61 FEET;
THENCE N01°28'09"W A DISTANCE OF 40.25 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, SADDLE BROOK ESTATES SUBDIVISION FILING NO. 1 AS RECORDED IN FILE NO. 17 AT MAP NO. 543, RECEPTION NO. C0190015 OF THE RECORDS OF SAID COUNTY;
THENCE N00°18'24"E ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 652.87 FEET TO A POINT ON THE NORTH LINE OF NORTH HALF OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2;
THENCE N88°24'16"E ALONG SAID NORTH LINE, A DISTANCE OF 2287.27 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER;
THENCE S00°28'21"E ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 685.37 FEET TO THE POINT OF BEGINNING CONTAINING 36.25 ACRES MORE OR LESS.

LEGAL DESCRIPTION; PARCEL 1B

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PM, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34, SAID CORNER BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP LS NO. 27609;
THENCE N00°28'21"W ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF EAST COLFAX AVENUE, ALSO KNOWN AS US HIGHWAY NO. 36 AND 40, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S88°39'26"W ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2584.89 FEET TO THE SOUTHEAST CORNER OF THE 60.00 FOOT RIGHT-OF-WAY FOR DEFOE STREET AS SHOWN ON THE RECORDED PLAT OF SADDLE BROOK ESTATES SUBDIVISION FILING NO. 1 AS RECORDED IN FILE NO. 17 AT MAP NO. 543, RECEPTION NO. C0190015 OF THE RECORDS OF SAID COUNTY;
THENCE N00°34'15"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DEFOE STREET, A DISTANCE OF 621.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID SADDLE BROOK ESTATES SUBDIVISION FILING NO. 1;
THENCE N88°31'51"E ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, ALSO BEING THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 290.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE S01°38'09"E A DISTANCE OF 40.25 FEET;
THENCE N88°13'01"E A DISTANCE OF 2295.61 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER;
THENCE S00°28'21"E ALONG SAID EAST LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING 35.29 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 05-22-14

HAROLD J. PONSERELLA RLS 29766

NOTES:

1. THIS SURVEY 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. BEARINGS ARE BASED UPON GPS OBSERVATIONS ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH P.M. WHICH BEARS N00°34'15"W AND IS MONUMENTED AS SHOWN HEREON.

Revisions
1. REV PARCEL BNDY 6-8-15

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