

# ANDERSON/HATTENDORF – EXEMPTION FROM SUBDIVISION

CASE NO. PLT2016-00029

A PART OF THE SW1/4 OF  
SECTION 18, T1S, R66W OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO.

**LEGAL DESCRIPTION: PARCEL 1**

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 18, T1S, R66W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE S-W1/16 CORNER OF SAID SECTION 18 BEARS S89°58'40"E (BASIS OF BEARING), THENCE N26°45'51"E, 33.59 FEET, ALONG A LINE THAT PROJECTS FROM THE SOUTHWEST CORNER OF SAID SECTION 18 THROUGH THE C-W1/16 CORNER OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 144TH AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING N26°45'51"E, 1725.59 FEET ALONG A LINE THAT PROJECTS FROM THE SOUTHWEST CORNER OF SAID SECTION 18 THROUGH THE C-W1/16 CORNER OF SAID SECTION 18 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JOE BUTLER AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 23, 1999, IN BOOK 5728 AT PAGE 86 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE N89°58'40"W, 545.50 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5728 AT PAGE 86 TO THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18;

THENCE N00°06'13"W, 1077.94 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE C-W1/16 CORNER OF SAID SECTION 18;

THENCE N89°43'16"E, 719.01 FEET ALONG THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BRIGHTON AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 6, 2013, AS RECEPTION NO. 2012000016869 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE S54°59'53"E, 159.42 FEET ALONG THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO AN ANGLE POINT THEREOF;

THENCE N89°43'16"E, 304.97 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO AN ANGLE POINT THEREOF;

THENCE S80°47'12"E, 137.12 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO THE WESTERLY RIGHT-OF-WAY LINE OF SABLE BOULEVARD;

THENCE S00°12'39"E, 1213.19 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SABLE BOULEVARD TO THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18;

THENCE S89°52'08"W, 1291.97 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE SW1/16 CORNER OF SAID SECTION 18;

THENCE S00°06'53"E, 1294.41 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 26.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE EASTERLY LINE OF A 30 FOOT ACCESS EASEMENT;

THENCE N00°21'06"W, 931.68 FEET ALONG THE EASTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHEAST CORNER THEREOF;

THENCE S89°38'54"W, 9.88 FEET ALONG THE NORTHERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE EASTERLY LINE OF THE ANDERSON WELL PAD SITE;

THENCE N00°14'52"W, 350.49 FEET ALONG THE EASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE N67°38'08"W, 267.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S27°11'41"W, 619.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S57°12'28"E, 477.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S88°39'51"E, 112.48 FEET ALONG THE SOUTHERLY LINE OF SAID ANDERSON WELL PAD SITE TO THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT;

THENCE S00°21'06"E, 570.97 FEET ALONG THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 856.20 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT H. HATTENDORF AND ANNE E. ANDERSON AS DESCRIBED IN PUBLIC TRUSTEE'S DEED RECORDED JANUARY 7, 1993, IN BOOK 4010 AT PAGE 201 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE N00°16'48"W, 151.25 FEET PARALLEL WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG AN WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO AN ANGLE POINT THEREOF;

THENCE N89°58'40"W, 144.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG A SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO AN ANGLE POINT THEREOF;

THENCE S00°16'48"E, 151.25 FEET PARALLEL WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG AN EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 268.73 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE POINT OF BEGINNING.

AREA = 63.688 ACRES MORE OR LESS.

**LEGAL DESCRIPTION: PARCEL 2**

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE S-W1/16 CORNER OF SAID SECTION 18 BEARS S89°58'40"E (BASIS OF BEARING), THENCE S89°58'40"E, 1340.79 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE S-W1/16 CORNER OF SAID SECTION 18; THENCE N00°06'53"W, 30.00 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 144TH AVENUE; THENCE N89°58'40"W, 26.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE EASTERLY LINE OF A 30 FOOT ACCESS EASEMENT AND THE POINT OF BEGINNING;

THENCE N00°21'06"W, 931.68 FEET ALONG THE EASTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHEAST CORNER THEREOF;

THENCE S89°38'54"W, 9.88 FEET ALONG THE NORTHERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE EASTERLY LINE OF THE ANDERSON WELL PAD SITE;

THENCE N00°14'52"W, 350.49 FEET ALONG THE EASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE N67°38'08"W, 267.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S27°11'41"W, 619.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S57°12'28"E, 477.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S88°39'51"E, 112.48 FEET ALONG THE SOUTHERLY LINE OF SAID ANDERSON WELL PAD SITE TO THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT;

THENCE S00°21'06"E, 570.97 FEET ALONG THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE S89°58'40"E, 30.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE POINT OF BEGINNING.

AREA = 7.102 ACRES MORE OR LESS.

**NOTES**

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 18, T1S, R66W OF THE 6TH P.M., BEARS S89°58'40"E AS MONUMENTED AND SHOWN HEREON.
- SET 24" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 508-F0531376-017-PN8, AMENDMENT NO. 4, EFFECTIVE DATE NOVEMBER 23, 2016. NO ADDITIONAL RESEARCH WAS COMPLETED.
- APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS DITCHES, VISIBLE SURFACE FEATURES AND EVIDENCE OF UTILITY LINES AND FACILITIES, AND OVERHEAD UTILITY LINES AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
- THAT PART OF PARCEL 1 LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 18 IS SUBJECT TO EASEMENT, RIGHT-OF-WAY AND SURFACE USE AGREEMENT RECORDED MARCH 19, 1998 IN BOOK 5267 AT PAGE 795.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

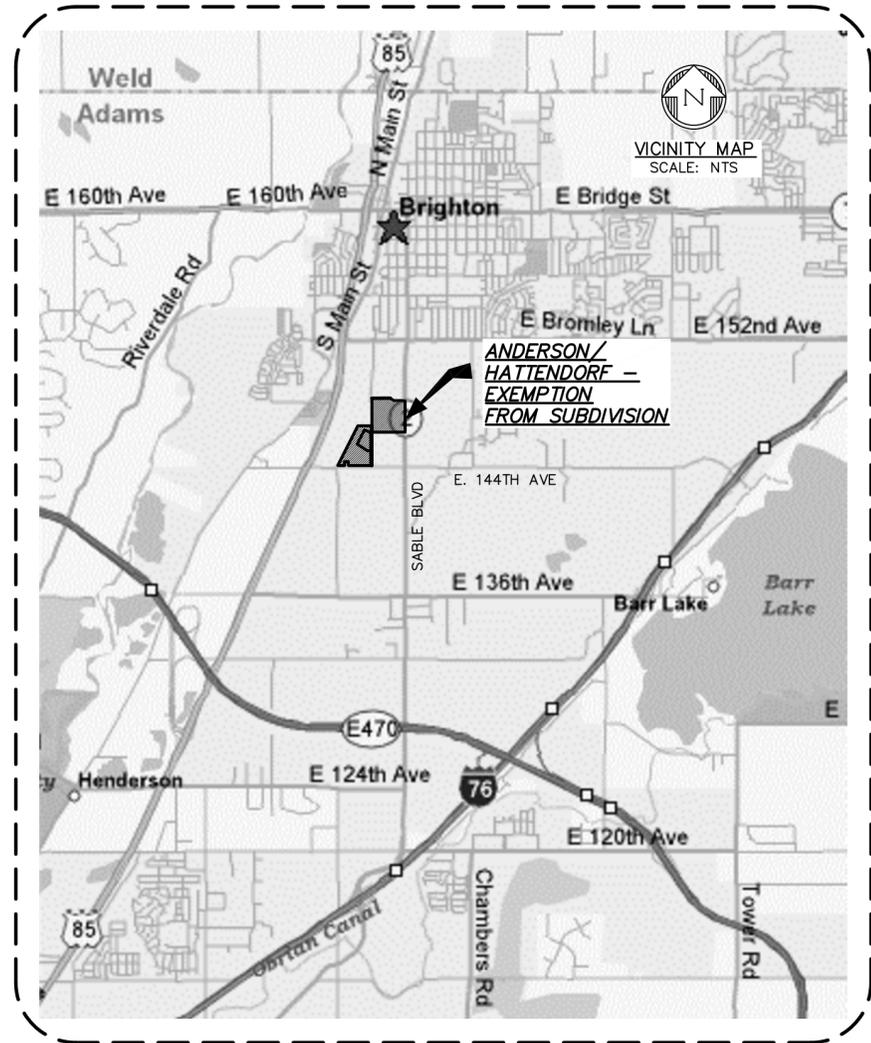
**NOTICE**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 CERTIFICATE**

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 24305  
DATE: \_\_\_\_\_



**BOARD OF COUNTY COMMISSIONERS APPROVAL:**

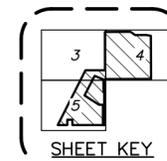
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_AD, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

CHAIRPERSON \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

THIS EXEMPTION FROM SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AND IS RECORDED AT RECEPTION NUMBER \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_



ENGINEERING PLANNING SURVEYING  
1500 Kansas Ave., Suite 2-E  
Longmont, CO 80501  
P 303.682.1131  
F 303.682.1149

LEGAL DESCRIPTION – PER TITLE COMMITMENT

PARCEL A

THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST, 33.60 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4 TO THE TRUE POINT OF BEGINNING; SAID POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 268.88 FEET TO A POINT WHICH IS 284.00 FEET EAST OF THE WEST LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST AND PARALLEL TO THE WEST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 151.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 144.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, 151.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 894.17 FEET MORE OR LESS TO A POINT WHICH LIES 18.43 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 15 MINUTES 49 SECONDS WEST, 1305.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 21.87 FEET MORE OR LESS TO A POINT ON SAID EAST LINE WEST 1/2 SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST ALONG SAID EAST LINE, 1314.13 FEET MORE OR LESS TO THE NORTHEAST CORNER SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 558.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST AND PARALLEL WITH THE EAST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 1099.62 FEET MORE OR LESS TO A POINT ON THE SAID LINE DRAWN FROM THE SOUTHWEST TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 26 DEGREES 45 MINUTES 15 SECONDS WEST ALONG SAID LINE A DISTANCE OF 1698.27 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST, 1731.87 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4, TO THE TRUE POINT OF BEGINNING; SAID POINT BEING 558.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4; THENCE CONTINUING NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST ALONG SAID LINE A DISTANCE OF 1234.86 FEET TO THE NORTHEAST CORNER SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 558.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST AND PARALLEL WITH THE EAST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 1099.62 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER, THENCE NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST, 2112.70 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST ALONG SAID LINE A DISTANCE OF 853.46 FEET TO THE NORTHEAST CORNER SAID WEST ONE HALF SOUTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG THE EAST LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 762.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 385.78 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER, THENCE NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST 1759.18 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST ALONG SAID LINE A DISTANCE OF 353.52 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 385.78 FEET TO A POINT ON THE EAST LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 315.70 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 545.57 FEET TO THE TRUE POINT OF BEGINNING;

LEGAL DESCRIPTION – PER TITLE COMMITMENT

PARCEL B

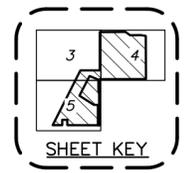
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, THENCE NORTH 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST A DISTANCE OF 1305 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 21.47 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST A DISTANCE OF 1305 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN LAND DESCRIBED IN DEED RECORDED JANUARY 7, 1993 IN BOOK 4010 AT PAGE 201.

LEGAL DESCRIPTION – PER TITLE COMMITMENT

PARCEL C

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH P.M., EXCEPT ANY PORTION LYING WITHIN PUBLIC ROADS, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BRIGHTON BY SPECIAL WARRANTY DEED RECORDED MARCH 6, 2012 AT RECEPTION NO. 2012000016869, COUNTY OF ADAMS, STATE OF COLORADO.

JANUARY 31, 2017 JG 53510-SEC.DWG



M&H INDUSTRIAL  
PARK  
LOT 3  
O'NEAL FLAT ROLLED METALS LLC

N89°42'50"E 1348.66'

N. LINE NW1/4, SW1/4, SEC. 18

S89°42'50"W 558.00'

C-W1/16 COR. SEC. 18  
NOT FOUND OR SET.

10.00' WC

14.13'

FULTON AVE  
(60' ROW)

40' UTILITY EASEMENT  
THE CITY OF BRIGHTON  
REC. 2007000103963

N89°43'16"E  
40.00'

S00°05'49"E  
75.00'

40.00'

WWH

30'

30' UTILITY EASEMENT  
THE CITY OF BRIGHTON  
REC. 2007000103963

WITNESS CORNER  
FOUND #6 REBAR W/  
2-1/2" ALUM. CAP MKD.  
"WC CIVILARTS PLS 24305  
2016" FLUSH W/ GROUND  
LEVEL 10.00' E. AS WC.

W1/4 COR. SEC. 18  
FOUND #6 REBAR W/  
3-1/4" ALUM. CAP MKD.  
"LS 28283 2002" FLUSH  
W/ GROUND LEVEL.

LEGEND	
UTILITIES	
EB	ELECTRIC BOX
EC	ELECTRIC CONDUIT (RISER)
ELEC	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EVT	ELECTRIC VAULT
EWS	ELECTRIC WARNING SIGN
FH	FIRE HYDRANT
GA	GUY ANCHOR
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
TT	ELECTRIC TRANSMISSION TOWER
WWH	WATER WELL HEAD
MISC.	
AC	ACRES
ALUM	ALUMINUM
BK	BOOK
BM	BENCH MARK
CCW	COUNTER-CLOCKWISE
CONC	CONCRETE
DESC	DESCRIPTION
ELEC	ELECTRIC
ESMT	EASEMENT
MKD	MARKED
PG	PAGE
PR	PRODUCING WELL
±	MORE OR LESS
REC	RECEPTION NO.

LEGEND	
(-REC.)	RECORD DIMENSION
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
SPL	SPECIAL
TSL	TO SOUTH LINE OF SECTION
TWL	TO WEST LINE OF SECTION
UTIL	UTILITY
XX	PERMIT LOCATION
FEATURES	
-X-X-	FENCE
- - -	RAILROAD
- - - -	DITCH OR DRAINAGE
┌┐	PROPERTY CORNER
MONUMENTS	
┌┐ SET	SET 24" LONG, #5 REBAR, W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.
┌┐ FND	FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS-DREXEL PLS 24305" FLUSH W/ GROUND LEVEL.
┌┐ NFS	MONUMENT NOT FOUND OR SET.
┌┐ M1	FOUND #5 REBAR W/ 1-1/2" ALUM. CAP MKD. "JR ENG PLS 38252" FLUSH W/ GROUND LEVEL OR AS NOTED.
AGL	ABOVE GROUND LEVEL
BGL	BELOW GROUND LEVEL
FGL	FLUSH W/ GROUND LEVEL
RPC	RED PLASTIC CAP
WC	WITNESS CORNER
YPC	YELLOW PLASTIC CAP

UNPLATTED  
VEAL, INC.

UNPLATTED  
JOE BUTLER  
QUIT CLAIM DEED  
PARCEL B  
BK. 5728, PG. 86

UNPLATTED  
JOE BUTLER  
QUIT CLAIM DEED  
PARCEL C  
BK. 5728, PG. 86

UNPLATTED  
CITY OF BRIGHTON  
NW1/4, SW1/4,  
SEC. 18

FOUND #4 REBAR  
0.3' BGL. 0.01'S.  
& 0.05'W.

FOUND #5 REBAR W/  
1" RPC MKD. "AAI  
PLS 23027" 0.4' BGL.  
0.09'N. & 0.08'E.

(545.57'-REC.)  
N89°58'40"W 545.50'

S. LINE BK. 5728, PG. 86

N89°52'15"E 1344.59'

N. LINE SW1/4, SW1/4, SEC. 18

N67°38'08"W  
267.46'

W-S1/16 COR. SEC. 18  
NOT FOUND OR SET.

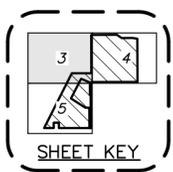
N00°16'48"W 2641.74'

SEE SHEET 5

SEE SHEET 4



SCALE: 1"=100'



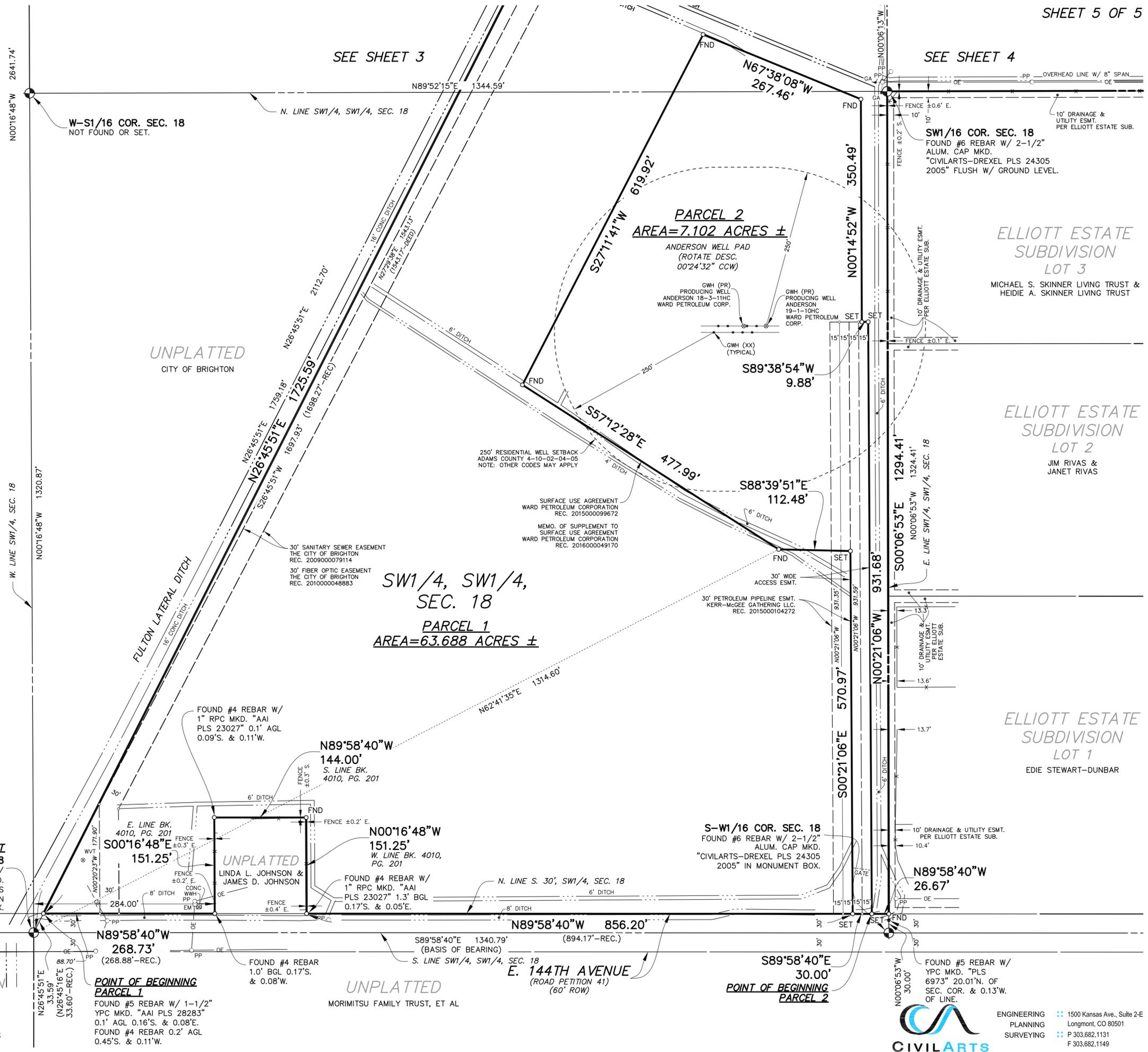
ENGINEERING PLANNING SURVEYING  
1500 Kansas Ave., Suite 2-E  
Longmont, CO 80501  
P 303.682.1131  
F 303.682.1149

10' DRAINAGE & UTILITY ESMT. PER ELLIOTT ESTATE SUB.

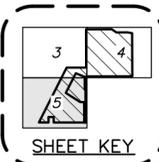


SEE SHEET 4

SEE SHEET 3



SCALE: 1"=100'



**ELLIOTT ESTATE SUBDIVISION LOT 3**  
 MICHAEL S. SKINNER LIVING TRUST & HEIDIE A. SKINNER LIVING TRUST

**ELLIOTT ESTATE SUBDIVISION LOT 2**  
 JIM RIVAS & JANET RIVAS

**ELLIOTT ESTATE SUBDIVISION LOT 1**  
 EDIE STEWART-DUNBAR

**SW1/4, SW1/4, SEC. 18**  
**PARCEL 1**  
 AREA=63.688 ACRES ±

**PARCEL 2**  
 AREA=7.102 ACRES ±  
 ANDERSON WELL PAD  
 (ROTATE DESC. 00°24'32" CCW)

**POINT OF COMMENCEMENT**  
 SW COR. SEC. 18  
 FOUND #6 REBAR W/  
 3-1/4" ALUM. CAP MKD.  
 "RW BAYER ASSOC PLS  
 6973 2002" IN  
 MONUMENT BOX.

**POINT OF BEGINNING**  
**PARCEL 1**  
 FOUND #5 REBAR W/ 1-1/2"  
 YPC MKD. "AAI PLS 28283"  
 0.1' AGL 0.16"S. & 0.08"E.  
 FOUND #4 REBAR 0.2' AGL  
 0.45"S. & 0.11"W.

**S-W1/16 COR. SEC. 18**  
 FOUND #6 REBAR W/ 2-1/2"  
 ALUM. CAP MKD.  
 "CIVILARTS-DREXEL PLS 24305  
 2005" IN MONUMENT BOX.

FOUND #5 REBAR W/  
 YPC MKD. "PLS  
 6973" 20.01"N. OF  
 SEC. COR. & 0.13"W.  
 OF LINE.

JANUARY 31, 2017 JG 53510-SEC.DWG