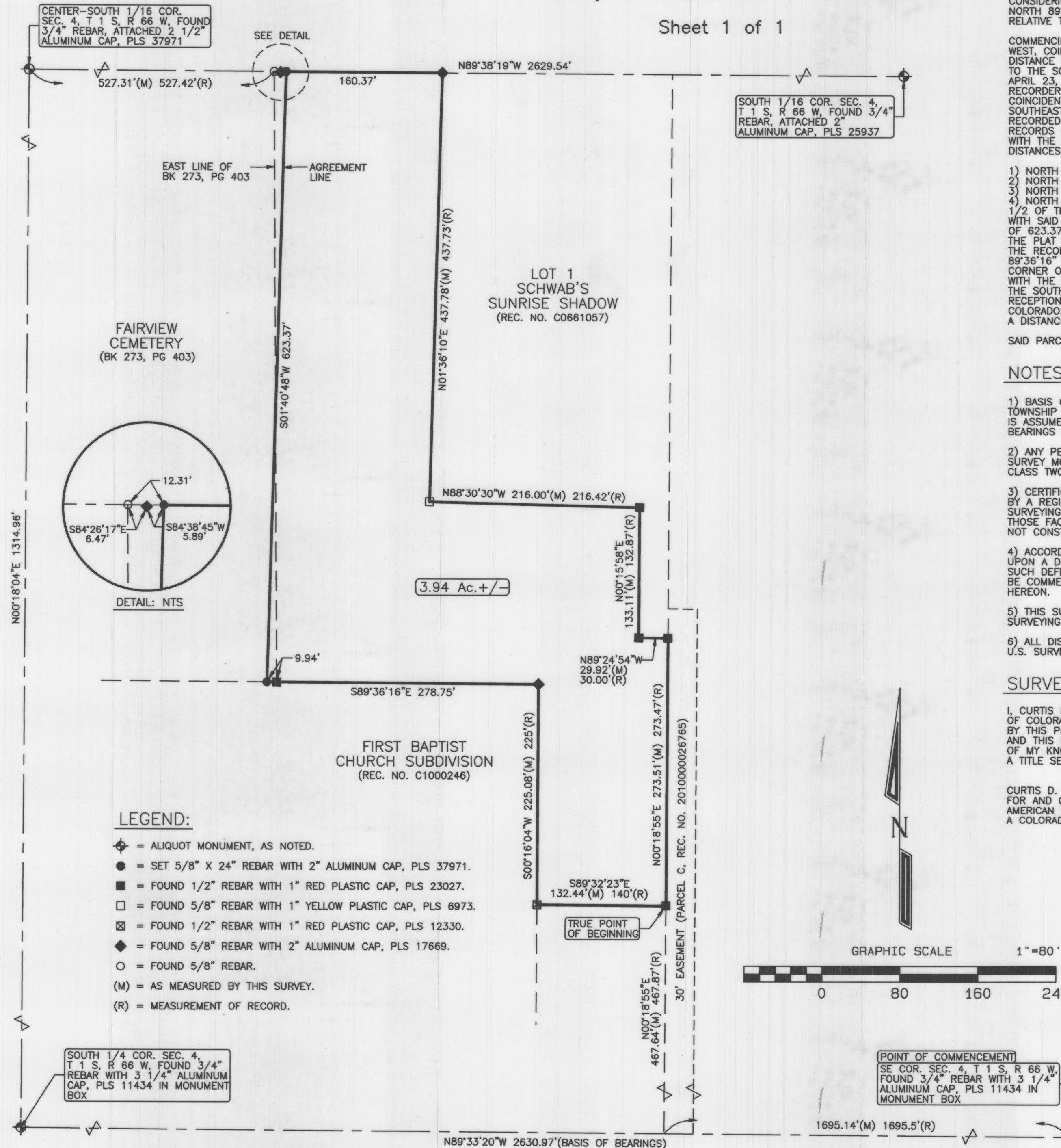


# LAND SURVEY PLAT

Part of the Southeast 1/4 of Section 4,  
Township 1 South, Range 66 West of the 6th P.M.,  
County of Adams, State of Colorado.

Sheet 1 of 1



## PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 TO BEAR NORTH 89°33'20" WEST, AS MONUMENTED HEREON WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°33'20" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1695.14 FEET; THENCE NORTH 00°18'55" EAST, A DISTANCE OF 467.64 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 23, 2010 AS RECEPTION NO. 2010000026765 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE CONTINUING NORTH 00°18'55" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 273.47 FEET TO THE SOUTHEAST CORNER OF LOT 1, SCHWAB'S SUNRISE SHADOW, AS SHOWN ON THE PLAT RECORDED APRIL 17, 2000, IN FILE 18 AT MAP 206 AS RECEPTION NO. C0661057 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE COINCIDENT WITH THE SOUTH AND WEST LINE OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 89°24'54" WEST, A DISTANCE OF 29.92 FEET;
- 2) NORTH 00°15'58" EAST, A DISTANCE OF 133.11 FEET;
- 3) NORTH 88°30'30" WEST, A DISTANCE OF 216.00 FEET;
- 4) NORTH 01°36'10" EAST, A DISTANCE OF 437.78 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 89°38'19" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 160.37 FEET; THENCE SOUTH 01°40'48" WEST, A DISTANCE OF 623.37 FEET TO THE NORTH LINE OF FIRST BAPTIST CHURCH SUBDIVISION, AS SHOWN ON THE PLAT RECORDED JULY 23, 2002 IN FILE 18 AT MAP 742 AS RECEPTION NO. C1000246 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°36'16" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 278.75 FEET TO THE NORTHEAST CORNER OF SAID FIRST BAPTIST CHURCH SUBDIVISION; THENCE SOUTH 00°16'04" WEST, COINCIDENT WITH THE EAST LINE OF SAID FIRST BAPTIST CHURCH SUBDIVISION, A DISTANCE OF 225.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN DEED RECORDED APRIL 23, 2010 AS RECEPTION NO. 2010000026765 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE SOUTH 89°32'23" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 132.44 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.94 ACRES, MORE OR LESS.

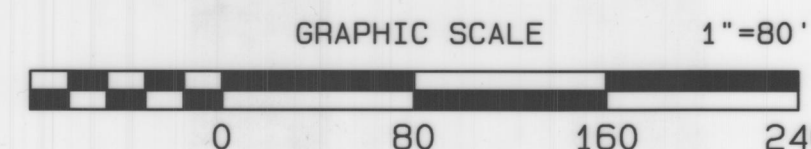
## NOTES:

- 1) BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN ADAMS COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 89°33'20" WEST, AS MONUMENTED HEREON WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

## SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



A Colorado Corporation		
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestlls.com		
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		CHECKED BY: MJH
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