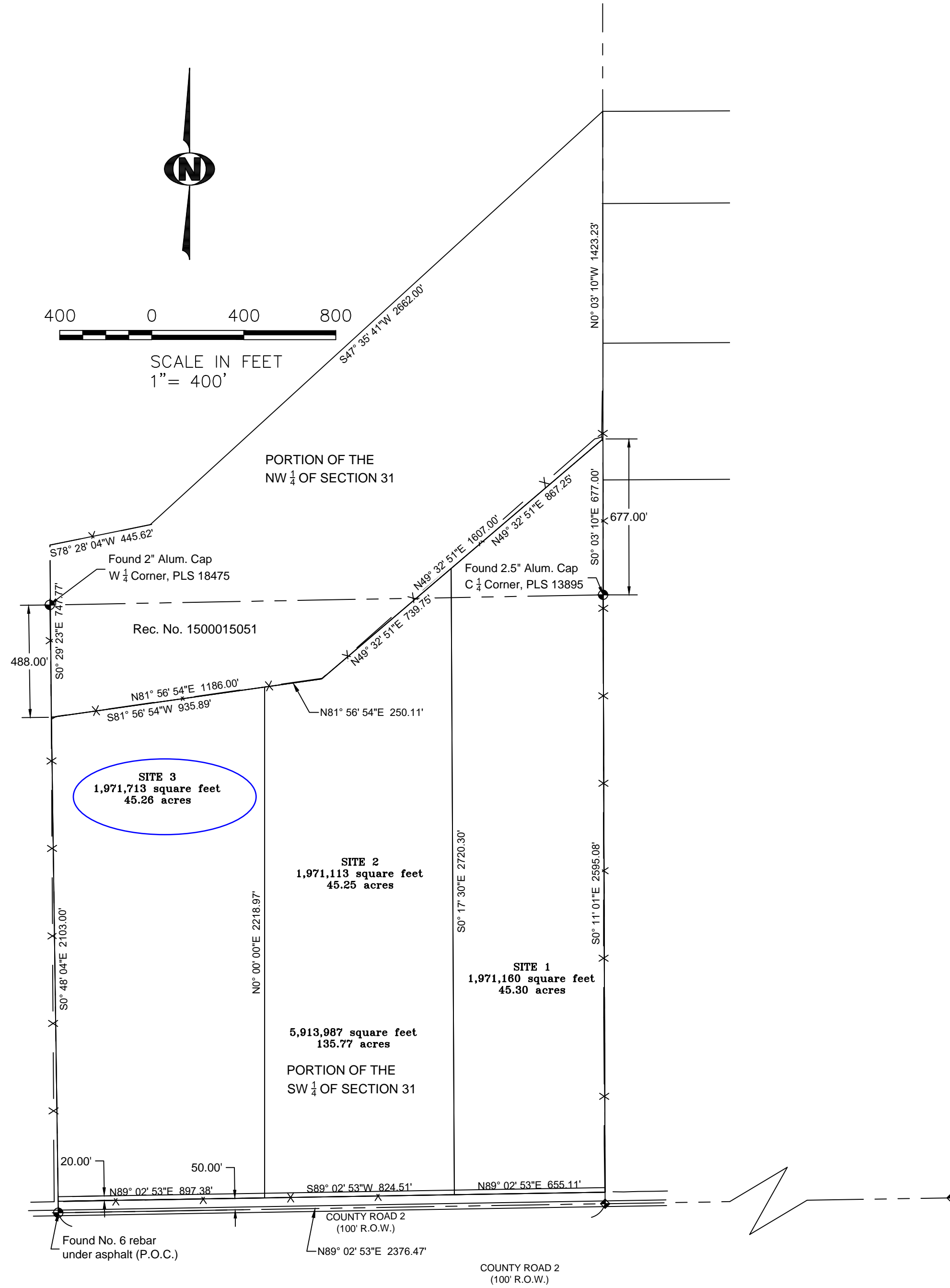


# LAND SURVEY PLAT

A PORTION OF THE W 1/2 OF SECTION 31, T3S, R61W of the 6th P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

ADDENDUM "B"



### Legal Description, Parent Parcel:

A portion of the W 1/2 of Section 31, Township 3 South, Range 61 West of the 6th Principal Meridian, County of Adams, State of Colorado less the parcel described in Reception No. 15000015051, Adams County Records and less right-of-way for County Road 2 (East 15th Avenue).

### NOTES

- 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 certification shown hereon.
- This Land Survey Plat, and the information hereon, may not be used for any additional or extended purposes beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- This Survey does not constitute a title search by Souder Miller & Associates to determine ownership or easements of record, right-of-way and title of record.
- East 15th Avenue has been identified as a Regional Strategic Corridor per the Adams County 2012 Transportation Plan. A typical right-of-way width for such a corridor is 140' or 70' on either side of centerline of road. Therefore, an additional 20' may be taken by Adams County at the time of right-of-way expansion.

### Basis of Bearings:

The south line of Section 31, T3S, R61W being S 89°02'53" W, between the monuments shown hereon.

### LEGEND:

- Found monument, as described
- Found monument, as described
- Set aliquot corner, 3.25" Aluminum Cap, PLS 37955
- Set rebar and cap, PLS 37955
- Existing fence

### Surveyor's Certification:

I, Francis Gordon Kuenn, a Professional Land Surveyor in the State of Colorado, on the basis of my knowledge, information and belief do hereby certify to May Farms, that on June 1, 2017, a property survey was made under my supervision and to the normal standards of care of a Professional Land Surveyor practicing in the State of Colorado. I further certify that the Survey shown hereon is an accurate representation of the property as determined by this survey. All notes shown hereon are a part of this certification. The survey does not constitute a title search by Souder Miller & Associates to determine ownership of this tract or to verify the description shown; the compatibility of this description with that of adjacent tracts; nor easements of record.

Francis Gordon Kuenn  
PLS No. 37955

### Filing Certificate:

Deposited this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ M.  
in Book \_\_\_\_\_ of the County Surveyor's Land Survey  
Plats/Right-of-Way Surveys at page \_\_\_\_\_  
Reception Number \_\_\_\_\_

(signed) County Surveyor

Rev #	Date	Description

**SMA Souder, Miller & Associates**  
Engineering • Environmental • Surveying  
8000 West Fourteenth Avenue  
Lakewood, CO 80214  
Phone (303) 239-9011 Toll-Free (877) 299-0942 Fax (303) 239-0745

TOWN  
**W 1/2 OF SECTION 31, T3S, R61W**  
**ADAMS COUNTY**  
**STATE OF COLORADO**

CLIENT

Designed DC	Drawn DC	Checked FGK
Date: July 2017		
Scale: Horiz: 1"=400'		
Project No: MAY		
Sheet: 1 of 2		

# LAND SURVEY PLAT

A PORTION OF THE W 1/2 OF SECTION 31, T3S, R61W of the 6th P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION SITE 1

A parcel located in the W 1/2 of Section 31, Township 3 South, Range 61 West of the 6th Principal Meridian, County of Adams, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of said Section 31, from whence the South One-Quarter (1/4) corner bears S89°02'53"W a distance of 2376.47', said line forming the Basis of Bearing for this legal description:

Thence N00°48'04"W along the West line of said Southwest One-Quarter of Section 31 a distance of 50.00 feet to the point of intersection with the North right-of-way line of East 15th Avenue; thence N89°02'53"E along said North right-of-way line a distance of 1721.89 feet to the Point of Beginning; thence N00°17'30"W, distance of 2,720.30 feet to the point of intersection with the South line of a parcel of land described in Reception No. 15000015051, Adams County Records; thence N49°32'51"E along the South line of said parcel of land described in Reception No. 15000015051, Adams County Records, a distance of 867.25 feet to a point on the East line of the NW 1/4 of said Section 31, said point being the southeast corner of said parcel of land described in Reception No. 15000015051, Adams County Records, thence S00°03'10"E along the East line of said NW 1/4 of said Section 31, a distance of 677.00 feet to the Center 1/4 corner of Section 31; thence S00°11'01"E along the East line of the SW 1/4 of Section 31, a distance of 2595.08 feet to a point on the North right-of-way line of East 15th Avenue; thence S89°02'53"W along said North right-of-way line of East 15th Avenue, a distance of 655.11 feet to the point of intersection with the Point of Beginning, containing 1,971,160 square feet or 45.30 acres, more or less.

LEGAL DESCRIPTION SITE 2

A parcel located in the W 1/2 of Section 31, Township 3 South, Range 61 West of the 6th Principal Meridian, County of Adams, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of said Section 31, from whence the South One-Quarter (1/4) corner bears S89°02'53"W a distance of 2376.47', said line forming the Basis of Bearing for this legal description:

Thence N00°48'04"W along the West line of said Southwest One-Quarter of Section 31 a distance of 50.00 feet to the point of intersection with the North right-of-way line of East 15th Avenue; thence N89°02'53"E along said North right-of-way line a distance of 897.38 feet to the Point of Beginning; thence N00°00'00"E, a distance of 2,218.97 feet to the point of intersection with the South line of a parcel of land described in Reception No. 15000015051, Adams County Records; thence N81°56'54"E along the south line of said parcel of land described in Reception No. 15000015051, Adams County Records, a distance of 250.11 feet to the point; thence N49°32'51"E along the south line of said parcel of land described in Reception No. 15000015051, Adams County Records, a distance of 739.75 feet to a point, thence S00°17'30"E a distance of 2720.30 feet to a point on said North right-of-way of East 15th Avenue; thence S89°02'53"W along said North right-of-way of East 15th Avenue, a distance of 824.51 to the point of intersection with the Point of Beginning, containing 1,971,113 square feet or 45.25 acres, more or less.

LEGAL DESCRIPTION SITE 3

A parcel located in the W 1/2 of Section 31, Township 3 South, Range 61 West of the 6th Principal Meridian, County of Adams, State of Colorado being more particularly described as follows:

Commencing at the Southwest corner of said Section 31, from whence the South One-Quarter (1/4) corner bears S89°02'53"W a distance of 2376.47', said line forming the Basis of Bearing for this legal description:

Thence N00°48'04"W along the West line of said Southwest One-Quarter of Section 31 a distance of 50.00 feet to the point of intersection with the North right-of-way line of East 15th Avenue, said point being the Point of Beginning; thence N89°02'53"E along said North right-of-way line a distance of 897.38 feet to a point; thence N00°00'00"E, distance of 2,218.97 feet to the point of intersection with the South line of a parcel of land described in Reception No. 15000015051, Adams County Records; thence S81°56'54"W along the south line of said parcel of land described in Reception No. 15000015051, Adams County Records, a distance of 935.89 feet to the point with the West line of the Southwest One-Quarter of said Section 31; said point being 488.00 feet south of the West One-Quarter corner of said Section 31; thence S00°48'04"E, the West line of the Southwest One-Quarter of said Section 31 a distance of 2,103.00 feet to the point of intersection with the Point of Beginning, containing 1,971,713 square feet or 45.26 acres, more or less.

Rev #	Date	Description



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TOWN	CLIENT <b>W 1/2 OF SECTION 31, T3S, R61W ADAMS COUNTY STATE OF COLORADO</b>
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Designed DC	Drawn DC	Checked FGK
Date: July 2017		
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Sheet: 2 of 2		