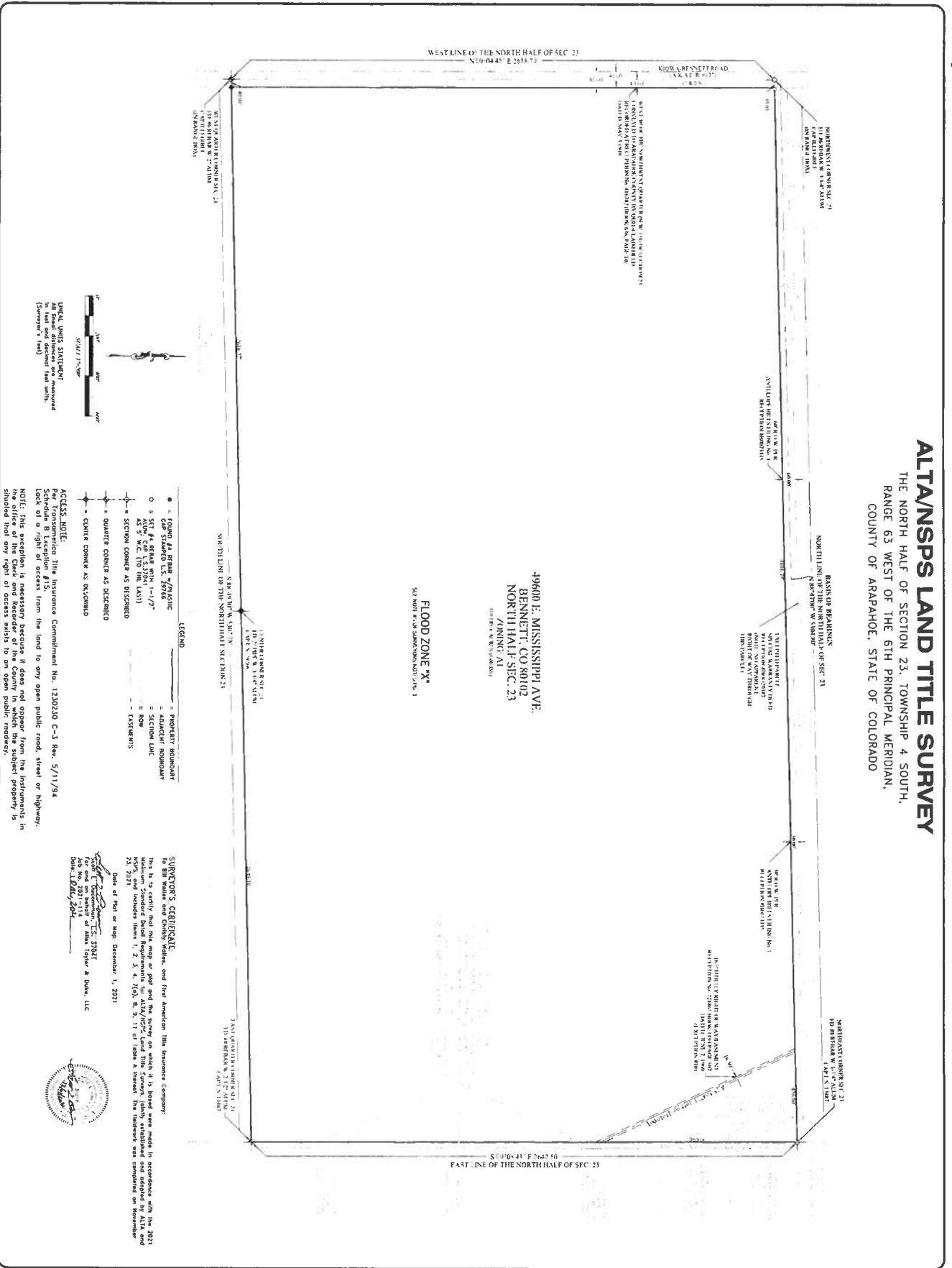


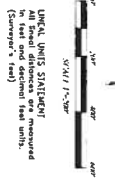
ALTA/NSPS LAND TITLE SURVEY

THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



49600 E. MISSISSIPPI AVE.
BENNETT, CO 80102
NORTH HALF SEC. 23
/ JENNIFER AV

FLOOD ZONE X*



UNIT'S STATEMENT
All final distances are measured in feet and inches to the nearest 1/16 inch.

LEGEND

- FOUND AT CORNER - METEORIC
- SET IN PLACE WITH 1-1/2" ALUM. CAP (5/27/11)
- SECTION CORNER AS DESCRIBED
- QUARTER CORNER AS DESCRIBED
- CENTER CORNER AS DESCRIBED

ACCESS NOTE:
Per Transference Title Insurance Commitment No. 1200230 C-3 Rev. 5/11/94
NOTE: This acceptance is necessary because it does not appear from the instruments in the office of the Clerk and Recorder of the County in which the subject property is situated that any right of access exists to an open public roadway.

SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, as established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11 and (a) through (d) thereof. The reference was completed on November 1, 2021.
Date of this or Map December 1, 2021

FOR AND ON BEHALF OF STATE
Bill Taylor, Surveyor
Date: 11/01/2021



SCALE: 1" = 200'

SHEET 2 OF 4

ALTA/NSPS LAND TITLE SURVEY
BILL & CHRISTY WAILES
49600 E. MISSISSIPPI AVE.
BENNETT, CO. 80102
COUNTY OF ARAPAHOE CO. ORADO

THE N. 1/2 OF SEC. 23, T. 4 S. R. 63 W.

#	DATE	DESCRIPTION	APPROVED BY
1	11/17	First Draft	SD
2	11/23	Utility Locates	SD
3	12/1	Final Major	SD

DESIGNED BY: RP
DRAWN BY: SD
CHECKED BY: SD

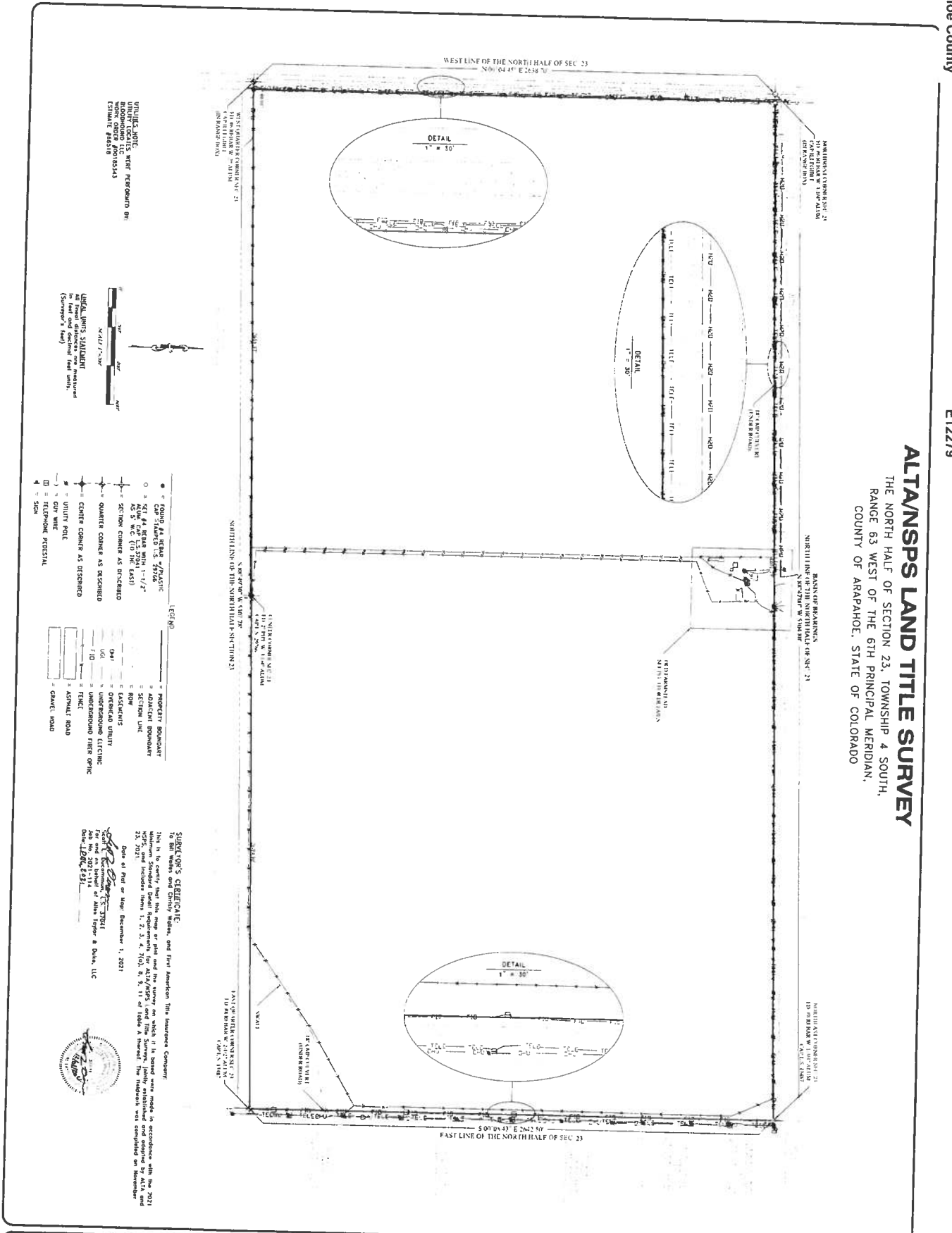
DATE: 12/1/2021
PROJECT NO: 2021-114

ALLE'S TAYLOR & DUKE, LLC
3610 35th Ave., Unit B
Evans, Colorado 80620
(970) 530-0338

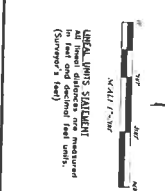
ENGINEERING & LAND SURVEYING SERVICES

ALTA/NSPS LAND TITLE SURVEY

THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO



UNIQUE NOTES:
UNITY LOCATIONS WERE REPRODUCED BY
WORK ORDER #2018343
ESTIMATE #8818



LEGEND

○	FOUND, AS SHOWN	PROPERTY BOUNDARY
○	SET AS BOUNDARY	ADJACENT BOUNDARY
○	AS SET BY THIS SURVEY	SECTION LINE
○	BY THIS SURVEY	ROW
○	SECTION CORNER AS DESCRIBED	DISCREPANCY
○	QUARTER CORNER AS DESCRIBED	UNITY
○	CENTER CORNER AS DESCRIBED	UNDERSHOOTED PIER ORIC
○	UNITY POINT	FINISH
○	CUR MARK	ASPHALT ROAD
○	TELEPHONE INTERVAL	GRAVEL ROAD

SUBSCRIBER'S CERTIFICATE
To Bill Wailes and Christy Wailes, and First American Title Insurance Company
This is to certify that this map or plat and the survey or plat thereon is being here made in accordance with the 2021 Uniform Standard Detail Requirements for ALTA/NPS and this survey or plat is a true and correct copy of the original and true copy of the same as the same were made and approved by me on this 12th day of December, 2021.
Date of Plat or Map: December 1, 2021
Surveyor: *Alles Taylor & Duke, LLC*
Alles Taylor & Duke, LLC
1000 10th Street, Suite 100
Bennett, Colorado 80102
Duke, LLC #531

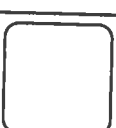


SCALE: 1" = 200'
SHEET 3 OF 4

ALTA/NSPS LAND TITLE SURVEY
BILL & CHRISTY WAILES
49600 E. MISSISSIPPI AVE.
BENNETT, CO. 80102
COUNTY OF ARAPAHOE COLORADO
THE N. 1/2 2F SEC. 23, T. 4 S. R. 63 W.

#	DATE	DESCRIPTION	APPV
1	11/17	First Draft	SD
2	11/23	Unity Location	SD
3	12/1	Final Major	SD

DESIGNED BY: GP
DRAWN BY: SD
CHECKED BY: SD
DATE: 12/1/2021
PROJECT NO.: 2021-114



ALLES TAYLOR & DUKE, LLC
3610 35th Ave., Unit 6
Eaton, Colorado 81620
(970) 330-0368
ENGINEERING & LAND SURVEYING SERVICES

