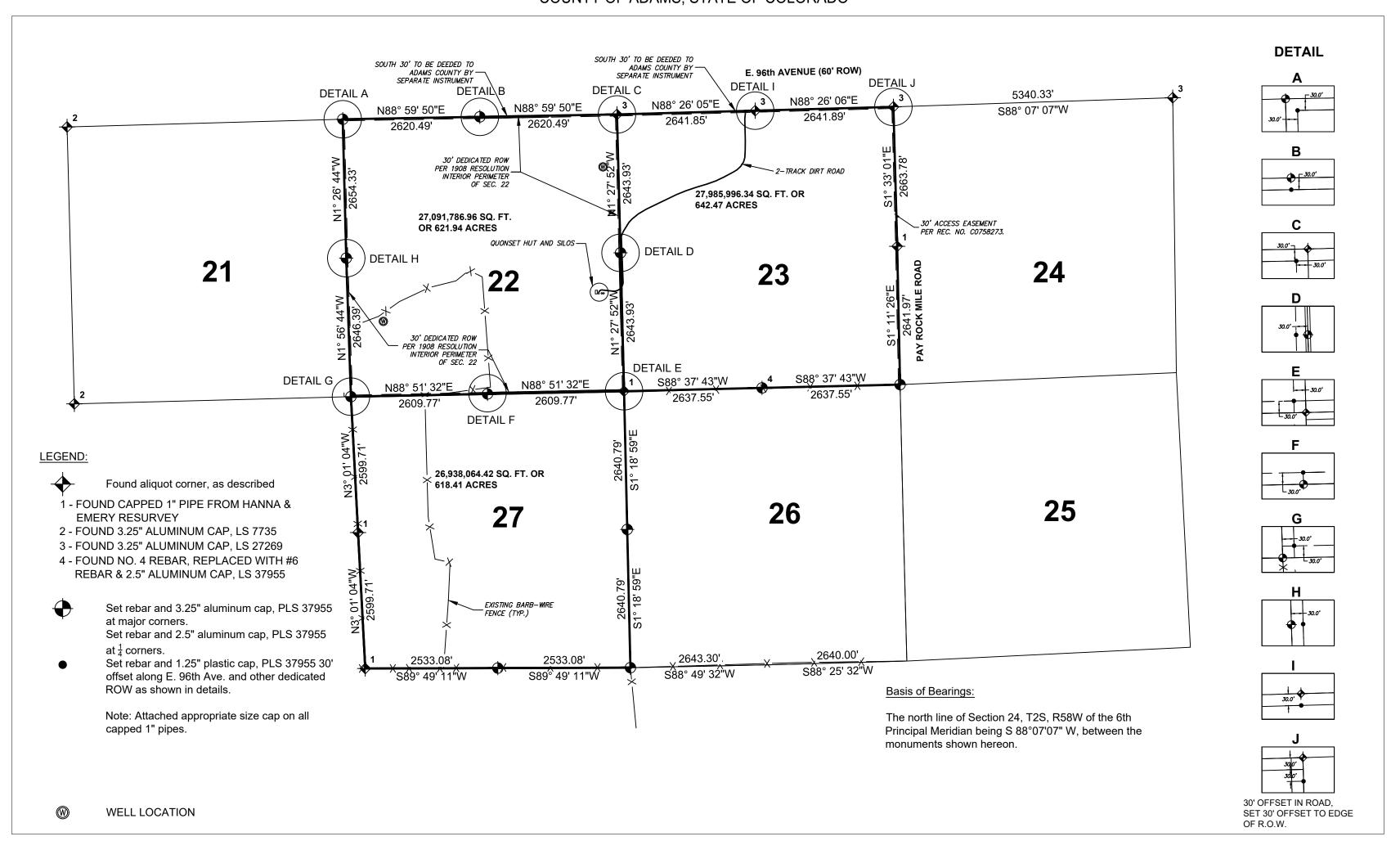
Ave 30' dedication of 7.25ac = 1,875.57ac

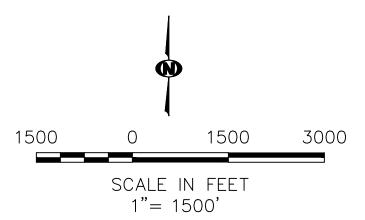
SECTIONS 22, 23, & 27, T2S, R58W, 6th P.M. COUNTY OF ADAMS, STATE OF COLORADO

LAND SURVEY PLAT



## Legal Description:

Sections 22, 23, and 27, Township 2 South, Range 58 West, of the 6th Principal Meridian, County of Adams, State of Colorado less dedicated roadways as shown, containing 1,882.82 acres, more or less.

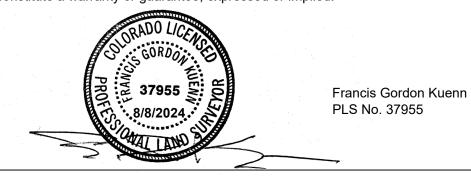


## NOTES

- 1. 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.
- 2. 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.
- 3. 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.
- 4. Ownership of land goes to the center of E. 96th Ave. unless shown otherwise. The county advises the owner of these sections to deed the portion of E. 96th Ave to the county to reduce liability and allow for standard driveway approach onto E. 96th Ave.

## 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 Epic Estates 16, LLC, that in June, 2024, 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. It does not constitute a warranty or guarantee, expressed or implied.



Designed Drawn Checked GK WA GK

LAND SURVEY PLAT TIONS 22, 23, AND 27, T2S, R58W, 6th P.M UNTY OF ADAMS, STATE OF COLORADO

SEC

Scale: Horiz: 1"=400' Vert: – Project No: 2D28973

Date: 9/15/2023

Souder, I Engineering Serving the S

Sheet: