MURRAY FAMILY FARMS FILING NO. 2

A REPLAT OF TRACTS A, C AND D, MURRAY FAMILY FARMS FILING NO. 1
SITUATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DRE KCS MURRAY FARMS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS A, C, AND D, MURRAY FAMILY FARMS FILING NO. 1,
COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOT 1, TRACTS A, C, D, F, AND G SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **MURRAY FAMILY FARMS FILING NO. 2** AND DO HEREBY DEDICATE TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO PUBLIC RIGHTS OF WAY IN FEE SIMPLE, AND WARRANTS TITLE TO THE SAME, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AS SHOWN ON THIS PLAT AND HEREBY DEDICATES SUCH EASEMENTS TO THE CITY OF COMMERCE CITY AS ARE CREATED HEREBY, AND FOR THE PURPOSES DEPICTED, SHOWN OR REFERENCED BY NOTE HEREON AND WARRANTS TITLE TO THE SAME.

EXECUTED THIS _____ DAY OF _____A.D., 20_____.

DRE KCS MURRAY FARMS LAND, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

_____

STATE OF _____)
COUNTY OF _____) SS
CITY OF _____)

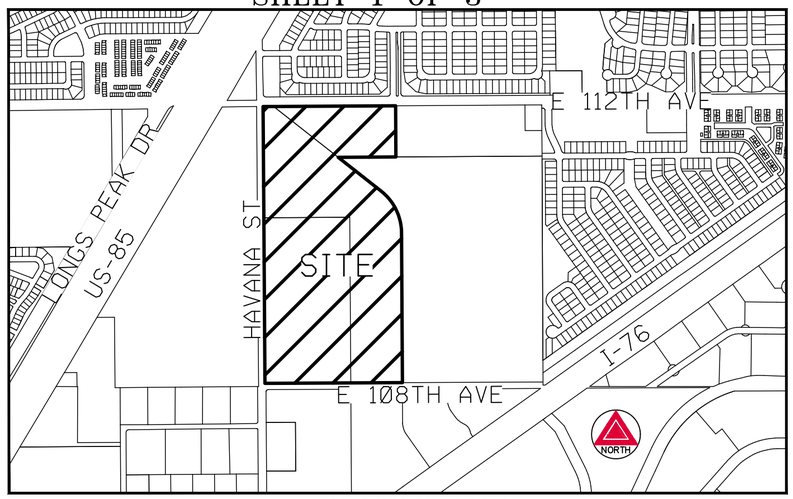
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 20_____, BY _____ OF DRE KCS MURRAY FARMS LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18–4–508, C.R.S.
2. THIS SURVEY RELIES ON LAND TITLE GUARANTEE COMPANY ORDER NO. ABC70855501.1, WITH AN EFFECTIVE DATE OF MAY 19, 2025 AT 5:00 P.M. NO TITLE SEARCH WAS MADE BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, DEEDS OF TRUST, RELEASES, CLAIMS, ASSIGNMENTS, ASSUMPTIONS, TERMS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO STATE PLANE OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°15'48" EAST, A DISTANCE OF 2,641.57 FEET.
4. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. FLOOD PLAIN NOTE: THE SITE AS PLATTED HEREON LIES WITHIN OTHER AREAS – ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0338H, MAP REVISED MARCH 5, 2007.
6. THE CITY OF COMMERCE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT THE LOT GRADING AT ANY TIME. IF THE LOT DRAINAGE IS NOT PROPERLY MAINTAINED, THE CITY MAY REQUIRE THE NECESSARY MAINTENANCE TO RESOLVE ANY DEVIATION FROM THE APPROVED LOT GRADING PLANS.



VICINITY MAP

0' 500' 1000' 2000'
SCALE: 1" = 1000'

NOTES

7. PUBLIC WATER AND SEWER ARE TO BE PROVIDED BY SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT.
8. **NOTICE IS HEREBY GIVEN:**
   A. ANY CONSTRUCTION ACROSS AN EXISTING SUBDIVISION LOT LINE IS IN VIOLATION OF THE SUBDIVISION REGULATION OF THE CITY, EXCEPT AS HEREIN AUTHORIZED.
   B. ANY DIVISION OF AN EXISTING LOT, OR CONVEYANCE OF PART OF AN EXISTING SUBDIVISION LOT, IS IN VIOLATION OF THIS ARTICLE UNLESS (1) APPROVED BY THE CITY OF COMMERCE CITY; OR (2) IS EXCEPTED FROM THE DEFINITION OF "SUBDIVISION" AS PROVIDED BY THE SUBDIVISION REGULATIONS.
   C. THIS PLAT DOES NOT ESTABLISH WATER AVAILABILITY FOR THE SUBJECT PROPERTY. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. INVESTIGATION OF THE CURRENT WATER AVAILABILITY FOR THE PROPERTY AND ACQUISITION OF ANY ADDITIONAL WATER REQUIRED FOR DEVELOPMENT OF THE PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. DEVELOPMENT APPROVALS WILL NOT BE GRANTED WITHOUT PROOF OF WATER AVAILABILITY.
9. THIS SUBDIVISION IS PART OF THE MURRAY FAMILY FARMS FILING NO. 1, REC. NO. 2010000018559.
10. THIS MURRAY FAMILY FARMS FILING NO. 2 PLAT IS INTENDED TO REPLAT, SUPERSEDE, REPLACE AND VACATE IN ALL RESPECTS TRACTS A, C AND D OF MURRAY FAMILY FARMS FILING NO. 1.
11. ALL USES ON TRACT F EXISTING AS OF THE DATE OF THIS PLAT, WHICH ARE NO LONGER PERMITTED IN THE I–1 OR I–2 ZONE DISTRICT, INCLUDING BUT NOT LIMITED TO, OUTDOOR STORAGE, SHALL BE CONSIDERED LEGAL NON–CONFORMING USES PURSUANT TO SECTION 21–5500 OF THE COMMERCE CITY LAND DEVELOPMENT CODE AND SHALL BE PERMITTED TO REMAIN PURSUANT TO THE PROVISIONS OF SECTION 21–5520 OF THE COMMERCE CITY LAND DEVELOPMENT CODE.
12. OWNER SHALL CONTINUE TO MAINTAIN TRACTS, TO DEFER THE IDENTIFICATION AND CONVEYANCE OF THE SPECIFIC RIGHT OF WAY AND DRAINAGE EASEMENTS UNTIL THE PARTIES REACH A BETTER UNDERSTANDING OF HOW THE PROPERTY WILL BE FURTHER SUBDIVIDED OR DEVELOPED IN THE FUTURE. THIS WAS AGREED TO BY SUBDIVISION AGREEMENT BETWEEN CITY OF COMMERCE CITY, COLORADO AND MURRAY FAMILY FARMS, LLLP, REGARDING 11010 HAVANA STREET, COMMERCE CITY, COLORADO RECORDED ON 3/22/2010 (RECEPTION NO. 2010000018551).
13. NO TRAFFIC STUDY HAS BEEN PREPARED FOR THIS PLAT AS TRACTS ARE NOT DEVELOPABLE NOR DO THEY HAVE A USE THAT WILL GENERATE ANY TRIPS TO DOCUMENT. SHOULD ANY TRACTS BE PLATTED AS LOTS IN THE FUTURE, A TRAFFIC REPORT WILL BE PREPARED AND SUBMITTED TO THE CITY OF COMMERCE CITY FOR REVIEW AND APPROVAL.

LAND SUMMARY CHART

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	376,800	8.650	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
C	966,264	22.182	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
D	672,949	15.449	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
F	78,914	1.812	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
G	739,496	16.977	FUTURE DEVELOPMENT*	DRE KCS	DRE KCS
TOTAL TRACT AREA	2,834,423	65.070			
TOTAL LOT AREA	252,928	5.806			
TOTAL ROW AREA	50,449	1.158			
TOTAL SITE AREA	**3,137,800**	**72.034**			

*TO BE DETERMINED AND SPECIFIED WITH A FUTURE PLAT OR DEVELOPMENT PLAN.

DRE KCS = DRE KCS MURRAY FARMS LAND LLC

THIS SUBDIVISION PLAT CONTAINS 5 TRACTS & 1 LOT

SURVEYOR'S CERTIFICATE

I, KARL D. SZYSZKOSKI, A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

_____
KARL D. SZYSZKOSKI, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38691
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122

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 THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY STAFF CERTIFICATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF COMMERCE CITY THIS _____

DAY OF _____, A.D. 20_____,

CITY ENGINEER: _____

APPROVED BY THE DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF

COMMERCE CITY, THIS ___ DAY OF _____, A.D. 20_____,

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT: _____

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 133124-03 Drawn By: BAM

DATE OF PREPARATION:	11-15-2024
SCALE:	N/A
SHEET 1 OF 3	

MURRAY FAMILY FARMS FILING NO. 2

A REPLAT OF TRACTS A, C AND D, MURRAY FAMILY FARMS FILING NO. 1 SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3 – EXISTING CONDITIONS

NORTHWEST CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. NO MONUMENT FOUND POSITION CALCULATED BASED OFF ORIGINAL PLAT OF MURRAY FAMILY FARMS FILING NO. 1

RIVER RUN FILING NO. 4 REC. NO. C0862954

N89°39'35"E (R) NORTH LINE OF THE NW 1/4 SEC. 11

N89°40'00"E 1234.56'

30' 90' ROW

EAST 112TH AVENUE (90' WIDE PUBLIC ROW)

NORTH QUARTER CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. FOUND 2-1/2" ALUMINUM CAP STAMPING ILLEGIBLE 0.8' BELOW SURFACE

HAVANA STREET (60' WIDE PUBLIC ROW) ROAD PETITION NO. 171 OCTOBER 28, 1902

1366.10' (TIE)

TRACT LINE HEREBY VACATED

TRACT A **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

S00°19'56"E 476.90' S00°20'22"E (R)

TRACT B **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT NO. 4 REC. NO. 2008000057798

TRACT A

LIMA ST

EAST 111TH AVE

S89°39'57"W 537.88' S89°39'32"W (R)

S51°47'30"E 508.30' S51°47'55"E (R)

NW 1/4 SEC. 11, T.2S., R.67W., SIXTH P.M.

TRACT D **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

ELECTRIC TRANSMISSION LINE EASEMENT BOOK 1817 AT PAGE 276

Δ=51°27'52" R=500.00' L=449.11'

70' ROW 30'

RIVER OAKS SUBDIVISION REC. NO. 20041102001105310

TRACT LINE HEREBY VACATED

HAVANA SUBDIVISION REC. NO. 2020000008614

N00°22'44"W 2578.61' N00°23'09"W (R)

WEST LINE OF THE NW 1/4 SEC. 11

1222.51' (TIE)

TRACT C **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

TRACT LINE HEREBY VACATED

S00°19'38"E 1395.31' S00°20'03"E (R)

TRACT E **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

(BASIS OF BEARINGS) EAST LINE NW 1/4 SEC. 11 S00°15'48"E 2641.57' S00°15'48"E 2641.57'

TRACT J

E. 109TH PL

RIVER OAKS LN

30' ACCESS EASEMENT REC NO. 2004000267700 REC NO. 2006000404930

TRACT D

TRACT E

EAST 108TH AVENUE (60' WIDE PUBLIC ROW) BOOK 207, PAGE 118 BOOK 207, PAGE 124 BOOK 207, PAGE 127

60' ROW 30'

S89°43'56"W 1280.50' S89°43'31"E (R) SOUTH LINE OF THE NW 1/4 SEC. 11

WEST QUARTER CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. NO MONUMENT FOUND POSITION CALCULATED BASED OFF ORIGINAL PLAT OF MURRAY FAMILY FARMS FILING NO. 1

LOT 1 **GRUENEWALD FILING NO. 2** REC. NO. 2018000017868

LOT 1 **GRUENEWALD FILING NO. 3** REC. NO. 2021000015992

LOT 2 **GRUENEWALD FILING NO. 3** REC. NO. 2021000015992

TRACT A **GRUENEWALD FILING NO. 1** REC. NO. 2010000023618

CENTER QUARTER CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "JR ENG 1999 PLS 25369"

LEGEND

✦	FOUND ALIQUOT CORNER AS SHOWN HEREON
○	SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
1 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "ASPEN PLS 24968"
2 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
(R)	RECORD BEARINGS PER PLAT OF MURRAY FAMILY FARMS FILING NO. 1 REC. NO. 2010000018559
(ROW)	RIGHT-OF-WAY
A.U.E.	ACCESS & UTILITY EASEMENT
S.A.C.W.S.D.	SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT

N

0' 100' 200' 400'

SCALE: 1" = 200'

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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AzTec Proj. No.: 133124-03 Drawn By: BAM

DATE OF PREPARATION:	11-15-2024
SCALE:	1" = 200'
SHEET 2 OF 3	

MURRAY FAMILY FARMS FILING NO. 2

A REPLAT OF TRACTS A, C AND D, MURRAY FAMILY FARMS FILING NO. 1
SITUATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3 – PLATTED TRACTS

NORTHWEST CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. NO MONUMENT FOUND POSITION CALCULATED BASED OFF ORIGINAL PLAT OF MURRAY FAMILY FARMS FILING NO. 1

RIVER RUN FILING NO. 4 REC. NO. C0862954

N89°39'35"E (R) NORTH LINE OF THE NW 1/4 SEC. 11

N89°40'00"E 1234.56'

EAST 112TH AVENUE (90' WIDE PUBLIC ROW)

NORTH QUARTER CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. FOUND 2-1/2" ALUMINUM CAP STAMPING ILLEGIBLE 0.8' BELOW SURFACE

HAVANA STREET (60' WIDE PUBLIC ROW) ROAD PETITION NO. 171 OCTOBER 28, 1902

30' 90' ROW 1111.45' 8' A.U.E. 20' ROW DEDICATION 20' S.A.C.W.S.D. EASEMENT

93.07' C1

S51°47'30"E 733.31'

10' ROW DEDICATION

8' A.U.E.

20' S.A.C.W.S.D. EASEMENT

TRACT A 376,800 SF 8.650 AC

456.90' S00°19'56"E 476.90' S00°20'22"E (R)

TRACT B **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT NO. 4 REC. NO. 2008000057798

TRACT A

LIMA ST

EAST 111TH AVE

S89°39'57"W 537.88'

S89°39'32"W (R)

S51°47'55"E (R)

S51°47'30"E 508.30'

TRACT G 739,496 SF 16.977 AC

996.08'

NW 1/4 SEC. 11, T.2S., R.67W., SIXTH P.M.

ELECTRIC TRANSMISSION LINE EASEMENT BOOK 1817 AT PAGE 276

70' ROW 30'

L=273.86' Δ=51°27'52" R=500.00' L=449.11'

L1 S89°39'56"W 451.05'

N89°39'56"E 790.45'

161.10' 289.95' L5 L6 L=175.25' S69°35'25"W (RADIAL)

N00°23'09"W (R) 2578.61' N00°22'44"W 2578.61'

320.00'

LOT 1 252,928 SF 5.806 AC

L2 **TRACT F** 78,914 SF 1.812 AC L4

N89°39'56"E 790.35' L3

RIVER OAKS SUBDIVISION REC. NO. 20041102001105310

(BASIS OF BEARINGS) EAST LINE NW 1/4 SEC. 11 S00°15'48"E 2641.57'

TRACT J

LIMA ST

E. 109TH PL

RIVER OAKS LN

TRACT D

TRACT E

HAVANA SUBDIVISION REC. NO. 2020000008614

WEST LINE OF THE NW 1/4 SEC. 11

1202.56'

TRACT C 966,264 SF 22.182 AC

S00°21'40"E 1223.44'

TRACT D 672,949 SF 15.449 AC

S00°19'38"E 1395.31' S00°20'03"E (R)

TRACT E **MURRAY FAMILY FARMS FILING NO. 1** REC. NO. 2010000018559

30' ACCESS EASEMENT REC NO. 2004000267700 REC NO. 2006000404930

10' ROW DEDICATION

8' A.U.E.

20' S.A.C.W.S.D. EASEMENT

C2

770.01' 480.53' 60' ROW 30'

EAST 108TH AVENUE (60' WIDE PUBLIC ROW) BOOK 207, PAGE 118 BOOK 207, PAGE 124 BOOK 207, PAGE 127

S89°43'56"W 1280.50'

S89°43'31"E (R) SOUTH LINE OF THE NW 1/4 SEC. 11

WEST QUARTER CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. NO MONUMENT FOUND POSITION CALCULATED BASED OFF ORIGINAL PLAT OF MURRAY FAMILY FARMS FILING NO. 1

LOT 1 **GRUENEWALD FILING NO. 2** REC. NO. 2018000017868

LOT 1 **GRUENEWALD FILING NO. 3** REC. NO. 2021000015992

LOT 2 **GRUENEWALD FILING NO. 3** REC. NO. 2021000015992

TRACT A **GRUENEWALD FILING NO. 1** REC. NO. 2010000023618

CENTER QUARTER CORNER OF SECTION 11, T.2S., R.67W., 6TH P.M. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "JR ENG 1999 PLS 25369"

LEGEND

✦	FOUND ALIQUOT CORNER AS SHOWN HEREON
○	SET NO. 5 X 18" REBAR WITH 1-1/4" GREEN PLASTIC CAP STAMPED "AZTEC PLS 38691"
1 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "ASPEN PLS 24968"
2 ●	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
(R)	RECORD BEARINGS PER PLAT OF MURRAY FAMILY FARMS FILING NO. 1 REC. NO. 2010000018559
(ROW)	RIGHT-OF-WAY
A.U.E.	ACCESS & UTILITY EASEMENT
S.A.C.W.S.D.	SOUTH ADAMS COUNTY WATER & SANITATION DISTRICT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'04"W	23.00'
L2	S00°21'40"E	320.00'
L3	N89°39'56"E	241.25'
L4	S00°19'38"E	254.66'
L5	S45°20'04"E	113.61'
L6	N00°20'04"W	8.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°02'44"	20.00'	31.43'
C2	89°53'20"	20.00'	31.38'

N

0' 100' 200' 400'
SCALE: 1" = 200'

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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SHEET 3 OF 3	