

**LEGEND**

- = SET OR FOUND 3/4" REBAR WITH 2.5" ALUM. CAP STAMPED "CHARLES H. RUSSELL PLS 23519"
- = SET 1/2" REBAR WITH YELLOW CAP STAMPED "RUSSELL LS 23519"
- ◇ = FOUND 3/4" REBAR WITH 2.5" ALUM. CAP STAMPED "PLS 30127"
- = FOUND 5/8" REBAR WITH RED CAP STAMPED "PLS 14621"

Basis of Bearings - State Plane Bearing  
North Line S.1/2 Section 36  
N88°48'36"E 5277.48'

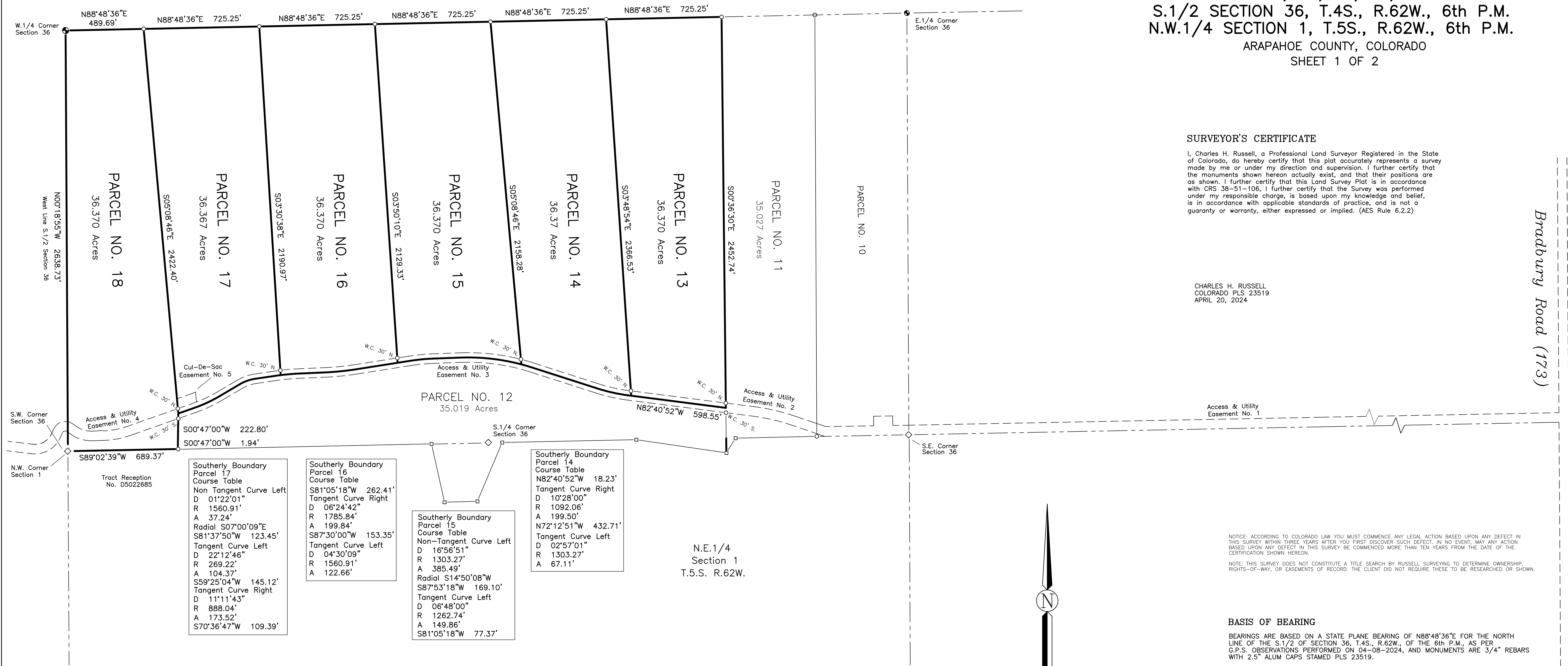
# LAND SURVEY PLAT

**PARCELS 13, 14, 15, 16, 17 & 18**  
S.1/2 SECTION 36, T.4S., R.62W., 6th P.M.  
N.W.1/4 SECTION 1, T.5S., R.62W., 6th P.M.  
ARAPAHOE COUNTY, COLORADO  
SHEET 1 OF 2

**SURVEYOR'S CERTIFICATE**

I, Charles H. Russell, a Professional Land Surveyor Registered in the State of Colorado, do hereby certify that this plat accurately represents a survey made by me or under my direction and supervision. I further certify that the monuments shown hereon actually exist, and that their positions are as shown. I further certify that this Land Survey Plat is in accordance with CRS 38-51-106. I further certify that the Survey was performed under my responsible charge, is based upon my knowledge and belief, is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. (AES Rule 6.2.2)

CHARLES H. RUSSELL  
COLORADO PLS 23519  
APRIL 20, 2024



Bradbury Road (173)

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.

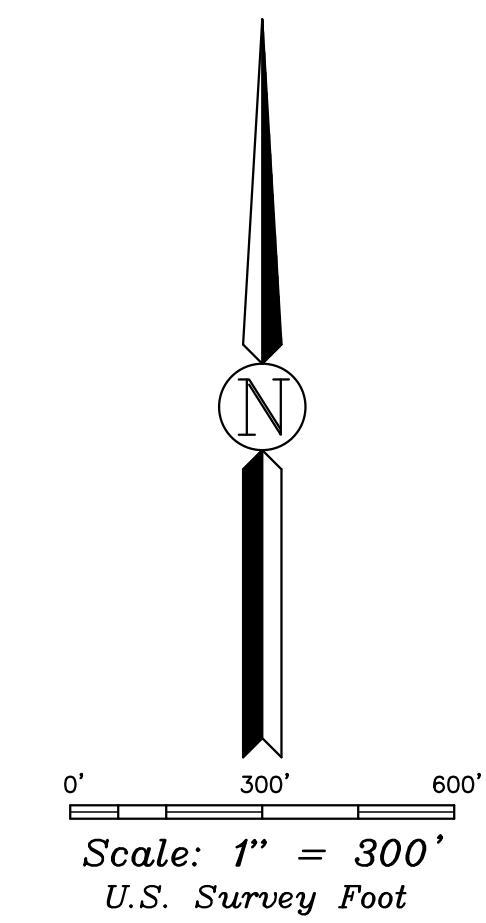
NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUSSELL SURVEYING TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD. THE CLIENT DID NOT REQUIRE THESE TO BE RESEARCHED OR SHOWN.

**BASIS OF BEARING**

BEARINGS ARE BASED ON A STATE PLANE BEARING OF N88°48'36"E FOR THE NORTH LINE OF THE S.1/2 OF SECTION 36, T.4S., R.62W., OF THE 6th P.M., AS PER G.P.S. OBSERVATIONS PERFORMED ON 04-08-2024, AND MONUMENTS ARE 3/4" REBAR WITH 2.5" ALUM CAPS STAMPED PLS 23519.

**COUNTY CLERK & RECORDER**

THIS PLAT WAS DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_,  
AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_  
AT PAGE \_\_\_\_\_, WITH RECEPTION NO. \_\_\_\_\_



**Southerly Boundary Parcel 17 Course Table**  
Non-Tangent Curve Left  
D 01°22'01"  
R 1560.91'  
A 37.24'  
Radial S07°00'09"E  
S81°37'50"W 123.45'  
Tangent Curve Left  
D 22°12'46"  
R 269.22'  
A 104.37'  
S59°25'04"W 145.12'  
Tangent Curve Right  
D 11°11'43"  
R 888.04'  
A 173.52'  
S70°36'47"W 109.39'

**Southerly Boundary Parcel 16 Course Table**  
S81°05'18"W 262.41'  
Tangent Curve Right  
D 06°24'42"  
R 1785.84'  
A 199.84'  
S87°30'00"W 153.35'  
Tangent Curve Left  
D 04°30'09"  
R 1560.91'  
A 122.66'

**Southerly Boundary Parcel 15 Course Table**  
Non-Tangent Curve Left  
D 16°56'51"  
R 1303.27'  
A 385.49'  
Radial S14°50'08"W  
S87°53'18"W 169.10'  
Tangent Curve Left  
D 06°48'00"  
R 1262.74'  
A 149.86'  
S81°05'18"W 77.37'

**Southerly Boundary Parcel 14 Course Table**  
N82°40'52"W 18.23'  
Tangent Curve Right  
D 10°28'00"  
R 1092.06'  
A 199.50'  
N72°12'51"W 432.71'  
Tangent Curve Left  
D 02°57'01"  
R 1303.27'  
A 67.11'

N.W.1/4  
Section 1  
T.5S. R.62W.

N.E.1/4  
Section 1  
T.5S. R.62W.

<b>RUSSELL SURVEYING</b> <i>Have Gun Will Travel</i>		Charles H. Russell, PLS P.O. Box 1403, Paonia, Colorado 81428 (970) 527-5404	
P.O. Box 746588 Arvada, CO 80006 (720) 308-4453		ARAPAHOE COUNTY, COLORADO	
CLIENT DALE & BONIE ARNOLD	SURVEY DATE 04-20-24	JOB NUMBER 18336H	SHEET 1 2