

LEGAL DESCRIPTION
PAGE: ONE: LOT 4, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 2011 UNDER RECEPTION NO. D1100797, COUNTY OF ARAPAHOE, STATE OF COLORADO.  PAGE: TWO: THE FOLLOWING EASEMENTS OVER AND ACROSS PORTIONS OF SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1 AND SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS, UTILITY LINES AND BUILDING ENCROACHMENTS AS SET FORTH IN OPERATION AND EASEMENT AGREEMENT RECORDED MAY 5, 2004 AT RECEPTION NO. B0401758, COUNTY OF ARAPAHOE, STATE OF COLORADO.  NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS  8. MINERAL RESERVATION AS SET FORTH IN DEED RECORDED APRIL 20, 1911 IN BOOK 68 AT PAGE 29, MODIFIED BY QUITCLAIM DEED RECORDED APRIL 16, 1971 IN BOOK 1920 AT PAGE 247; MINERAL DEED RECORDED NOVEMBER 6, 1972 IN BOOK 2072 AT PAGE 349; QUITCLAIM DEED RECORDED SEPTEMBER 29, 1997 IN BOOK 2639 AT PAGE 234; RELEASE AND QUITCLAIM DEED RECORDED NOVEMBER 23, 1999 AT RECEPTION NO. B0189797. (BLANKET IN NATURE).  REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 16, 2002 AT RECEPTION NO. B2009069. (BLANKET IN NATURE).  9. THE EFFECT OF PINE RIDGE RANCH GENERAL DEVELOPMENT PLAN RECORDED JULY 12, 1988 AT RECEPTION NO. 2889992. (BLANKET IN NATURE).  AMENDMENT ONE RECORDED AUGUST 165, 1999 AT RECEPTION NO. A9133529. (BLANKET IN NATURE).  10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED DECEMBER 9, 1991 IN BOOK 6320 AT PAGE 216. (BLANKET IN NATURE).  11. ANY TAX, LEND, FEE, OR ASSESSMENTS BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SADDLE ROCK SOUTH METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 1998, AT RECEPTION NO. A8185234 AND INSTRUMENT RECORDED OCTOBER 3, 2000 AT RECEPTION NO. B0726542. (BLANKET IN NATURE).  MODIFIED BY QUITCLAIM DEETS RECORDED FEBRUARY 1, 2000 AT RECEPTION NOS. B0012235 AND B0012236. (BLANKET IN NATURE).  FIFTH AMENDED AND REVISED JOINT RESOLUTION CONCERNING THE IMPOSITION OF DISTRICT DEVELOPMENT AND GENERAL OPERATIONS FEES RECORDED MARCH 21, 2007 AT RECEPTION NO. B7035440. (BLANKET IN NATURE).  12. TERMS, CONDITIONS AND PROVISIONS OF ORDER OF EXCLUSION IN THE MATTER OF PARKER TREE PARTNERSHIP, DISTRICT COURT, COLORADO, RECORDED SEPTEMBER 7, 2000 AT RECEPTION NO. B0114120. (BLANKET IN NATURE).  13. THE EFFECT OF ORDINANCE #99-36 APPROVING THE GENERAL DEVELOPMENT PLAN FOR SADDLE ROCK EST., RECORDED JULY 23, 1999 AT RECEPTION NO. A9119973. (BLANKET IN NATURE).  14. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, US WEST COMMUNICATIONS, INC., A COLORADO CORPORATION AND TO CABLEVISION OF FLORIDA, INC., A FLORIDA CORPORATION IN INSTRUMENT RECORDED SEPTEMBER 22, 1999 AT RECEPTION NO. A9154147. (PLATED HEREON).  15. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN RULE AND ORDER RECORDED DECEMBER 22, 1997 AT RECEPTION NO. A7162782. (DOES NOT AFFECT SUBJECT PROPERTY).  QUITCLAIM DEETS RECORDED FEBRUARY 1, 2000 AT RECEPTION NOS. B0012235 AND B0012236. (DOES NOT AFFECT SUBJECT PROPERTY).  PARTIAL VACATION OF EASEMENT RECORDED MAY 5, 2004 AT RECEPTION NO. B0401761. (DOES NOT AFFECT SUBJECT PROPERTY).  16. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN RULE AND ORDER RECORDED JULY 25, 1996 AT RECEPTION NO. A6095061. (BLANKET IN NATURE).  QUITCLAIM DEETS RECORDED FEBRUARY 1, 2000 AT RECEPTION NOS. B0012235 AND B0012236. (BLANKET IN NATURE).  PARTIAL VACATION OF EASEMENT RECORDED MAY 5, 2004 AT RECEPTION NO. B0401761. (BLANKET IN NATURE).  PARTIAL VACATION OF EASEMENT RECORDED MAY 16, 2005 AT RECEPTION NO. B5070173. (BLANKET IN NATURE).  17. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF JOINT RESOLUTION CONCERNING THE IMPOSITION OF DISTRICT DEVELOPMENT AND RECREATION FEES FOR SADDLE ROCK SOUTH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED APRIL 29, 2002 AT RECEPTION NO. B2078431. (BLANKET IN NATURE).  AMENDED AND REVISED MEMORANDUM RECORDED FEBRUARY 29, 2003 AT RECEPTION NO. B3041554. (BLANKET IN NATURE).  18. AMENDED AND REVISED LANDSCAPE MAINTENANCE AGREEMENT RECORDED MAY 5, 2004 AT RECEPTION NO. B0491754. (BLANKET IN NATURE).  ASSIGNMENT AND ASSUMPTION OF LANDSCAPING MAINTENANCE AGREEMENT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. D0098631. (BLANKET IN NATURE).  19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES AS SET FORTH ON THE RECORDED PLAT OF SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1 RECORDED APRIL 21, 2004 AT RECEPTION NO. B0071768. (PLATED HEREON).  AFFIDAVIT OF CORRECTION RECORDED APRIL 30, 2004 AT RECEPTION NO. B0070452. (PLATED HEREON).  QUITCLAIM DEED RECORDED SEPTEMBER 8, 2011 AT RECEPTION NO. D1086971. (PLATED HEREON).  20. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN OPERATION AND EASEMENT AGREEMENT RECORDED MAY 5, 2004 AT RECEPTION NO. B0401758, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND EASEMENT AGREEMENT RECORDED APRIL 23, 2008 AT RECEPTION NO. B0046681. (BLANKET IN NATURE).  ASSIGNMENT AND ASSUMPTION OF OPERATION AND EASEMENT AGREEMENT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. D0098630. (BLANKET IN NATURE).  DECLARATION OF ALLOCATION PURSUANT TO OPERATION AND EASEMENT AGREEMENT RECORDED MARCH 23, 2012 AT RECEPTION NO. D0232141. (BLANKET IN NATURE).  21. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN SADDLE ROCK EAST COMMERCIAL CONCESSIONAL SITE PLAN WITH WATERS RECORDED JUNE 17, 2004 AT RECEPTION NO. B4109749. (BLANKET IN NATURE).

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS
22. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN PUBLIC IMPROVEMENT PHASING AGREEMENT RECORDED JULY 14, 2004 AT RECEPTION NO. B4125833. (BLANKET IN NATURE).  23. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN REVOCABLE LICENSE RECORDED AUGUST 3, 2004 AT RECEPTION NO. B4137071. (DOES NOT AFFECT SUBJECT PROPERTY).  ASSIGNMENT AND ASSUMPTION OF REVOCABLE LICENSE RECORDED OCTOBER 1, 2010 AT RECEPTION NO. D0098634. (BLANKET IN NATURE).  24. USE RESTRICTION AS SET FORTH IN MEMORANDUM OF LEASE BETWEEN SADDLE ROCK PC, LLC, LESSOR AND OFFICEMAN, INC., LESSEE, RECORDED NOVEMBER 10, 2004 AT RECEPTION NO. B4197714. (BLANKET IN NATURE).  25. USE RESTRICTION AS SET FORTH IN MEMORANDUM OF LEASE BETWEEN SADDLE ROCK PC, LLC, A COLORADO LIMITED LIABILITY COMPANY, LESSOR AND PEGASURY, INC., A DELAWARE CORPORATION, LESSEE, RECORDED APRIL 29, 2005 AT RECEPTION NO. B5061592. (DOES NOT AFFECT SUBJECT PROPERTY).  26. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTION RECORDED JULY 7, 2005 AT RECEPTION NO. B5100222. (BLANKET IN NATURE).  27. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN REVOCABLE LICENSE RECORDED JULY 18, 2005 AT RECEPTION NO. B5105664. (DOES NOT AFFECT SUBJECT PROPERTY).  ASSIGNMENT AND ASSUMPTION OF REVOCABLE LICENSE RECORDED OCTOBER 1, 2010 AT RECEPTION NO. D0098633. (BLANKET IN NATURE).  28. EASEMENT, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES AS SET FORTH ON THE PLAT OF SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 2, RECORDED MAY 22, 2006 AT RECEPTION NO. B6076371. (DOES NOT AFFECT SUBJECT PROPERTY).  NOTARY CORRECTION AFFIDAVIT RECORDED JUNE 19, 2006 AT RECEPTION NO. B6089742. (DOES NOT AFFECT SUBJECT PROPERTY).  29. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN ASSUMPTION AND DEVELOPMENT AGREEMENT RECORDED APRIL 23, 2008 AT RECEPTION NO. B8046680. (BLANKET IN NATURE).  ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. D0098635. (BLANKET IN NATURE).  30. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES AS SET FORTH ON THE PLAT OF SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 RECORDED OCTOBER 14, 2011 AT RECEPTION NO. D1100797. (DOES NOT AFFECT SUBJECT PROPERTY).  31. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN THE LEARNING EXPERIENCE AT SADDLE ROCK VILLAGE SITE PLAN WITH WATERS RECORDED OCTOBER 14, 2011 AT RECEPTION NO. D1100789. (DOES NOT AFFECT SUBJECT PROPERTY).  32. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 23, 2012 AT RECEPTION NO. D0232140. (BLANKET IN NATURE).  33. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND PROHIBITED USES AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED MARCH 23, 2012 AT RECEPTION NO. D0232139. (BLANKET IN NATURE).  34. TERMS, CONDITIONS, AGREEMENTS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AND OPERATING AGREEMENT DATED SEPTEMBER 15, 2011, AS AMENDED BY FIRST AMENDMENT TO DEVELOPMENT AND OPERATING AGREEMENT DATED MARCH 22, 2017 AS EVIDENCED BY MEMORANDUM RECORDED MARCH 23, 2012 AT RECEPTION NO. D0232140. (BLANKET IN NATURE).  ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT ASSIGNED RECORDED FEBRUARY 19, 2014 AT RECEPTION NO. B4013441, AND CORRECTIVE ASSIGNMENT OF ASSUMPTION AND DEVELOPMENT AGREEMENT AND CONSENT TO USE RECORDED NOVEMBER 30, 2016 AT RECEPTION NO. D6137268. (BLANKET IN NATURE).



VICINITY MAP

GENERAL NOTES
1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. 8334437-00-00-00, WITH AN EFFECTIVE DATE OF MARCH 7, 2017, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS RULED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.  2) THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN OPINION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.  3) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN REIDENTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.  4) THIS SURVEY DOES NOT SHOW THE LOCATION OF OR ENCROACHMENTS BY SURFACE FLOODING AND/OR FOUNDATIONS OF ANY BUILDINGS SHOWN HEREON. IF FLOOD ZONE DATA, ZONING AND SETBACK DATA, OR BUILDING RESTRICTION LINES ARE SHOWN HEREON, IT IS FOR INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION.  5) BURIED UTILITIES AND/OR PERMANENT SIGNS HEREON ARE PER USABLE AND APPROPRIATE SURFACE EVIDENCE ACCORD TO THE STANDARDS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION, IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED. THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD FOLLOWING. ALTURA LAND CONSULTANTS, LLC, AND THE SURVEYOR OF RECORD SHALL NOT BE HELD RESPONSIBLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.  6) FIELD WORK FOR THIS SURVEY WAS PERFORMED ON MARCH 27 & 28, 2017.  7) THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.  8) ALL STREETS AND/OR ALLEYS SHOWN HEREON ARE DULY DEDICATED AND MAINTAINED PUBLIC ROADMWAYS.  9) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE RECENT MONTHS.  10) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVATION EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  11) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.

FLOOD ZONE DESIGNATION
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL 503 OF 725, COMMUNITY PANEL NUMBER 0800050500, AND DATED FEBRUARY 17, 2017 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BENCH MARK
CITY OF AURORA BENCH MARK "ZC-00538" BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF A CORN OPENING INLET STRUCTURE BEING THE 1ST INLET NORTH OF E-470 ON THE EAST SIDE OF GARTRELL ROAD.  ELEVATION = 5,978.7 FEET (NAD 1989)

PARKING INFORMATION
VACANT LOT "NO PARKING STRIPS"

LAND AREA
LOT 4 = 45,295 SQ. FT. OR 1.040 ACRES MORE OR LESS.

ZONING INFORMATION
ZONING ORDINANCES IN EFFECT AS OF THE DATE OF THIS SURVEY.  SETBACKS: FRONT: BACK: SIDE:  ZONING:

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 4, BLOCK 1, SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO.. 1, WHICH BEARS S00700707W BETWEEN FOUND MONUMENTS SHOWN HEREON.

SURVEYOR'S STATEMENT
TO: SADDLEROCK INVESTMENT CO., LLC, A COLORADO LIMITED LIABILITY COMPANY BY: SMV INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY.

PRELIMINARY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 14, 17, 18 AND 19 OF PAGE 8 THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 27 & 28, 2017.
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DESUS A. LOBO, PLS 30081 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON THE BEHALF OF ALTURA LAND CONSULTANTS, LLC.  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.
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DEPOSITING CERTIFICATE
DEPOSITED THIS _____ DAY OF _____, 20____, IN BOOK _____ PAGE _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS, RECEPTION NO. _____

PROJECT INFORMATION:	NO.	DATE:	REVISION DESCRIPTION:	BY:	PREPARED BY:	PREPARED FOR:
ALTA/NSPS LAND TITLE SURVEY LOT 4, BLOCK 1 SADDLE ROCK EAST COMMERCIAL SUBDIVISION FILING NO. 1 A PORTION OF THE SE 1/4 OF SEC. 25 AND NE 1/4 OF SEC. 36 T5S, R66W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE						
SCALE:						
DATE:						
BY:						
JOB NO.						
SHEET 1 OF 2						

