

LOT 2, BLOCK 1, McKAY'S SUBDIVISION FILING NO. 1, BEING A PART OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOT 2, BLOCK 1, McKAY'S SUBDIVISION FILING NO 1, AS PER THE PLAT THEREOF RECORDED
OCTOBER 16, 1992 AT RECEPTION NO. 92-116181 (PLAT BOOK 106, PAGE 17), CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

1. (STANDARD EXCEPTION) ANY DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE/DEED OF TRUST THEREON COVERED BY THIS COMMITMENT.
2. (STANDARD EXCEPTION) ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
3. (STANDARD EXCEPTION) ALL EASEMENTS, RIGHTS-OF-WAY, STREETS, ROADS OR RAILWAYS AFFECTING THE LAND NOT SHOWN IN THE PUBLIC RECORDS.
4. (STANDARD EXCEPTION) ANY ENCROACHMENTS, OVERLAPS, OVERHANGS, VIOLATED RESTRICTIONS, SET-BACK LINE VIOLATIONS, BOUNDARY LINE DISPUTES, VARIATIONS IN AREA, PARTY WALLS, EASEMENTS AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND
5. (STANDARD EXCEPTION) ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
6. (STANDARD EXCEPTION) ANY CLAIM THAT ANY PART OR ALL OF THE LAND IS OR WAS UNDERWATER AND RIPARIAN RIGHTS IF ANY.
7. (STANDARD EXCEPTION) TAXES AND ASSESSMENTS FOR THE YEAR 2017, AND ALL SUBSEQUENT YEARS (WHICH ARE SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS) WHICH ARE NOT YET DUE AND PAYABLE.
8. (STANDARD EXCEPTION) ANY LIEN OR RIGHT TO LIEN IN FAVOR OF ANY VILLAGE, CITY, COUNTY OR OTHER MUNICIPALITY FOR UNPAID SERVICE CHARGES FOR WATER, SEWER OR GAS SYSTEMS SUPPLYING THE LAND
9. (STANDARD EXCEPTION) ANY MORTGAGE OR DEED OF TRUST OR OTHER INCUMBRANCE ENTERED INTO OR GRANTED BY THE INSURED.
10. (UNKNOWN IMPACT ON PROPERTY - NO BACKUP DOCUMENTS PROVIDED - NOT PLOTTED) UNDER AND SUBJECT TO TERMS, EASEMENTS, CONDITIONS, PROVISIONS AND OBLIGATIONS CONTAINED IN ORDINANCE NO. 72-35, RECORDED APRIL 14, 1972 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO IN BOOK 2010 AT PAGE 73.
11. (UNKNOWN IMPACT ON PROPERTY - NO BACKUP DOCUMENTS PROVIDED - NOT PLOTTED) UNDER AND SUBJECT TO TERMS, DITCH AND UNDERFLOW SYSTEM RIGHT-OF-WAY, PROVISIONS, CONDITIONS AND ASSESSMENTS IMPOSED UPON THE SUBJECT PROPERTY BY VIRTUE OF INCLUSION WITHIN THE WEST ARAPAHOE SOIL CONSERVATION DISTRICT AND METROPOLITAN DENVER SEWAGE DISPOSAL DISTRICT NO. 1, AS EVIDENCED BY AN INSTRUMENT RECORDED FEBRUARY 15, 1974 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO IN BOOK 2212 AT PAGE 651.
12. (SUBDIVISION WAS SUBJECT TO A REPLAT - DOES NOT AFFECT PROPERTY - NOT PLOTTED) UNDER AND SUBJECT TO EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY SET FORTH ON A PLAT OF INVENTURE SUBDIVISION FILING NO. 1 RECORDED AUGUST 2, 1974 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO IN PLAT BOOK 27 AT MAP PAGE 11.
13. (DOES NOT AFFECT PROPERTY - PLANNED BUILDING GROUP NO LONGER AFFECTIVE - NOT PLOTTED) UNDER AND SUBJECT TO EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY SET FORTH ON THE PLAT RECORDED OCTOBER 13, 1977 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. 1675134.
14. (AFFECTS PROPERTY - NOT A SURVEY MATTER - NOT PLOTTED) UNDER AND SUBJECT TO FEES AND/OR ASSESSMENTS DUE BY REASON OF THE INCLUSION OF THE SUBJECT PROPERTY WITHIN THE MULTIPLE PURPOSE IMPROVEMENT DISTRICT 1-71 SET FORTH IN DOCUMENT RECORDED FEBRUARY 15, 1979 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO IN BOOK 2937 AT PAGE 578.
15. (UNKNOWN IMPACT ON PROPERTY - NO BACKUP DOCUMENTS PROVIDED - NOT PLOTTED) UNDER AND SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN NOTICE RECORDED NOVEMBER 28, 1990 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO IN BOOK 6052 AT PAGE 180.
16. (PLOTTED HEREON) UNDER AND SUBJECT TO DEDICATIONS, EASEMENTS AND NOTES SET FORTH ON A MAP ENTITLED "McKAY'S SUBDIVISION FILING NO. 1" RECORDED OCTOBER 16, 1992 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. 0116181.
17. (AFFECTS PROPERTY - PLOTTED HEREON) UNDER AND SUBJECT TO DEDICATIONS, EASEMENTS COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY SET FORTH ON A MAP ENTITLED "McKAY'S RESTURANT" RECORDED OCTOBER 16, 1992 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. 0116182.

ITEMS REQUESTED: 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13 AND 21

- 1.) MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
- 2.) NO ADDRESS PROVIDED IN TITLE WORK AND NO ADDRESS SIGNAGE WAS OBSERVED DURING THE FIELD WORK. THE COUNTY GEOGRAPHICAL INFORMATION SYSTEM LISTS THIS SITE AS HAVING AN ADDRESS OF 7150 S. HAVANA STREET, CENTENNIAL, CO 80112
- 3.) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE "X" (AREAS DETERMINED TO HAVE MINIMAL FLOOD HAZARD), PER CITY OF AURORA FLOODPLAIN MAPPING APPLICATION
- 4.) LAND AREA: 1.15 ACRES (50,046 SQ. FT.) ±
- 5.) VERTICAL RELIEF IS SHOWN HEREON WITH 1 FOOT CONTOUR INTERVALS BASED ON CITY OF AURORA BENCHMARK 456714SW004 BEING A 3" DIAMETER BRASS CAP AT THE N.E. CORNER OF A CURB OPENING INLET STRUCTURE BEING AT THE E. PCR OF THE N.E. CORNER OF MISSISSIPPI & LANSING HAVING A PUBLISHED ELEVATION OF 5500.737 (NAVD88).
- 7(a) THE SITE WAS VACANT AT THE TIME OF SURVEY
- 7(b)(1) THE SITE WAS VACANT AT THE TIME OF SURVEY
- 8.) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. ARE SHOWN HEREON
- 9.) PARKING STALLS: 0 STANDARD HANDICAP, 0 VAN HANDICAP, 0 COMPACT, 0 FUEL EFFICIENT VEHICLE AND 0 STANDARD — 0 TOTAL
- 11.) UTILITIES SHOWN HEREON WERE LOCATED BY OBSERVED EVIDENCE ALONG WITH UTILITIES MARKED BY ACCURATE UNDERGROUND, LLC AND GIS INFORMATION FROM THE CITY OF AURORA.
- 13.) NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS SHOWN HEREON.
- 21.) GRAVITY FED PIPE INVERTS ARE SHOWN HEREON.

[illegible]

~ NOT TO SCALE ~

1.) THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF LOT 2, BLOCK 1, McKAY'S SUBDIVISION FILING NO. 1 AS DETERMINED BY GPS OBSERVATIONS BETWEEN THE FOUND MONUMENTS SHOWN HEREOF, WITH THE LINE BETWEEN HAVING A GRID BEARING OF NORTH 89°39'36" EAST. THE RECORD PLAT OF SAID SUBDIVISION DOES NOT USE BEARINGS

2.) STATUTE OF LIMITATIONS DISCLOSURE REQUIRED PER 12-80-105, C.R.S.: 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.

3.) ALL COPYRIGHTS TO PUBLICATIONS BY FORESIGHT WEST SURVEYING, INC. ARE RESERVED. ADDITIONALLY, ALL FIELD BOOKS, NOTES, SKETCHES AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE SOLE PROPERTY OF FORESIGHT WEST SURVEYING, INC.

4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT (DEFINED AS ANY LAND BOUNDARY MONUMENT ESTABLISHED ON THE GROUND BY A CADASTRAL SURVEY OF THE UNITED STATES GOVERNMENT AND ANY MINERAL SURVEY MONUMENT ESTABLISHED BY A UNITED STATES MINERAL SURVEYOR AND MADE A PART OF THE UNITED STATES PUBLIC LAND RECORDS) OR ANY LAND SURVEY CORNER WHICH CONTROLS THE LOCATION OF THE BOUNDARIES OF A TRACT OR PARCEL OF LAND, EVEN IF SAID PERSON HAS BEEN ADVISED THAT SUCH ACTION IS ILLEGAL, SHALL BE CONSIDERED TO HAVE COMMITTED A CRIME. IF SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S. (18-4-508, C.R.S.)

5.) OIL, GAS, COAL, MINERAL, WATER, DITCH, RESERVOIR, GEOTHERMAL, AVIGATION, GRAZING OR OTHER RIGHTS, AS WELL AS DEVELOPMENT, ZONING, LEASE, FIRE DISTRICT OR OTHER RESTRICTIONS, BOTH RECORDED AND UNRECORDED, MAY AFFECT THIS PROPERTY AND NOT BE PLOTTABLE GRAPHICALLY HEREON.

6) THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE NOT TO BE CONSIDERED ALL-INCLUSIVE AND MAY BE INACCURATE. UNDERGROUND UTILITY LOCATIONS MAY HAVE BEEN DETERMINED FROM AVAILABLE CONSTRUCTION PLANS AND AS-BUILT MAPS, SURFACE MARKINGS ESTABLISHED BY INDEPENDENT LOCATORS OR UTILITY COMPANIES, OR FROM SURFACE FEATURES. UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN EXPOSED BY THIS FIRM AND MAY VARY IN ACTUAL LOCATION, USAGE, MATERIAL, SIZE AND DEPTH. THIS FIRM ACCEPTS NO LIABILITY FOR DAMAGE TO OR DESTRUCTION OF ANY UTILITIES LOCATED WITHIN THE E.I.S C.R.S. AREA. ALL UTILITIES MUST BE MARKED PRIOR TO ANY DIGGING OR DRILLING BY SUBMITTING A REQUEST TO THE UTILITY NOTIFICATION CENTER OF COLORADO. CALL (811) AT LEAST 72 HOURS IN ADVANCE. A LIST OF SOURCES USED TO OBTAIN UTILITY INFORMATION ARE LISTED UNDER ITEM 11 IN THE ALT/AN/SP OPTIONAL TABLE A NOTES

7.) ALL USERS OF THIS SURVEY ARE HEREBY NOTIFIED THAT THIS SURVEY IN NO WAY CONSTITUTES A TITLE SEARCH BY FORESIGHT WEST SURVEYING INC. FOR DETERMINATION OF (A) RIGHT OF TITLE, (B) CHAIN OF TITLE/ABSTRACT, (C) THE HISTORICAL COMPATIBILITY OF ALL DESCRIPTIONS OF THIS PROPERTY WITH ALL DESCRIPTIONS OF ADJOINING PROPERTIES AND (D) EASEMENTS, RIGHTS-OF-WAY AND OTHER INSTRUMENTS OF RECORD THAT MAY IMPACT TITLE TO THIS PROPERTY. ADDITIONALLY, UNWRITTEN RIGHTS TO THIS PROPERTY MAY EXIST WHICH ARE UNKNOWN TO THIS FIRM

8.) FOR ALL INFORMATION REGARDING RIGHT TO TITLE AND EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE BURDENS AFFECTING SUCH RIGHT TO TITLE TO THIS PROPERTY, FORESIGHT WEST SURVEYING, INC. RELIED UPON A TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-03434, WITH AN EFFECTIVE DATE OF OCTOBER 12, 2017 AT 12:00 A.M.

9.) LINEAL UNIT OF MEASURE USED IN THIS SURVEY: U.S. SURVEY FOOT

10.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

11.) DATE OF FIELD WORK: NOVEMBER 9, 10 AND 13, 2017.

12.) SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN, BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.

13.) BENCHMARK - CITY OF AURORA BENCHMARK 486714SW004 BEING A 3" DIAMETER BRASS CAP AT THE N.E. CORNER OF A CURB OPENING IN LEFT STRUCTURE BEING AT THE E. PCR OF THE N.E. CORNER OF MISSISSIPPI & LANSING HAVING A PUBLISHED ELEVATION OF 5500.737 (NAVD88).

14.) OVERHEAD LINES APPEAR TO ENCROACH ON PROPERTY WITHOUT THE BENEFIT OF A KNOWN EASEMENT.

TO OHR AVNER COMMUNITY CENTER

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/NSP/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP/L, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 10 AND 13, 2017.

DATE OF PLAT OR MAP: NOVEMBER 17, 2017

SIGNATURE AND DATE THROUGH SEAL:

RY PATRICK RUSK, PLS
4955 IRIS STREET
WHEAT RIDGE, COLORADO 80033
303.504.4440
RRUSK@FORESIGHTWEST.COM
(REQUIRED BY COLORADO LAW)



(REQUIRED PER 38-51-107, C.R.S.)


DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M., FOR INFORMATION ONLY

IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEYS / RIGHT-OF-WAY SURVEYS

AT PAGE _____, RECEPTION NUMBER _____

SIGNED _____

DEPT.

	Revision	Date	
	0	11.17.2017	
Compiled By: Rusk		4955 Iris Street Wheat Ridge, Colorado 80033 303.504.4440	
Scaled for 24" x 36"		Job No.: 2017173	
		Sheet: 1 of 2	

ALTA/NSPS LAND TITLE SURVEY

LOT 2, BLOCK 1, McKAY'S SUBDIVISION FILING NO. 1, BEING A PART OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

McKAY'S SUBDIVISION
FILING NO. 1
LOT 1, BLOCK 1
BK 106, PG 17
REC. NO 92-116181
11090 E. MISSISSIPPI AVE
OWNER: TOMAR RESTAURANT DEVELOPMENT

McKAY'S SUBDIVISION
FILING NO. 1
LOT 2, BLOCK 1
BK 106, PG 17
REC. NO 92-116181

OWNER: CITY OF AURORA
BK 2175, PG 468
REC. NO. 1384561

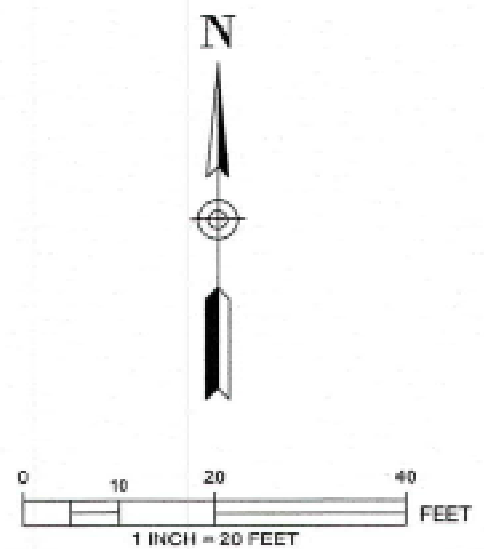
KINGSTON PLACE SUBDIVISION
FILING NO. 1
LOT 1, BLOCK 1
BK 2004, PG 3016
C2-3412

LEGEND

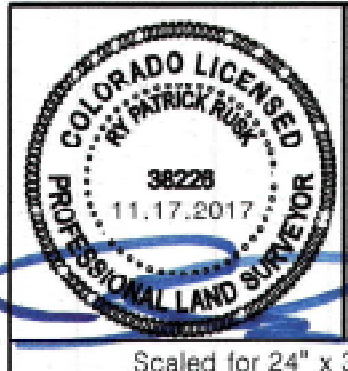
- REBAR AND CAP AS DESCRIBED HEREON
- BARE REBAR AS DESCRIBED HEREON
- SQUARE STORM INLET
- ROUND STORM INLET
- WATER VALVE
- CIPP
- CURED IN PLACE
- STORM MANHOLE
- SANITARY SEWER
- DECIDUOUS BUSH
- CONIFEROUS BUSH
- UTILITY POLE
- SIGN
- SPRINKLER CONTROL VALVE

- UNDERGROUND WATER
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND COMMUNICATION
- UNDERGROUND GAS
- SPLIT RAIL FENCE
- FLOW-LINE

- DECIDUOUS TREE
- CONIFEROUS TREE



BENCHMARK - CITY OF AURORA BENCHMARK 4S6714SW004 BEING A 3" DIAMETER BRASS CAP AT THE N.E. CORNER OF A CURB OPENING INLET STRUCTURE BEING AT THE E. PCR OF THE N.E. CORNER OF MISSISSIPPI & LANSING HAVING A PUBLISHED ELEVATION OF 5500.737 (NAVD88).



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FWS FORESIGHT WEST SURVEYING INC.

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Sheet: 2 of 2