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**ENGINEERING SERVICE COMPANY**  
Creative Solutions Since 1954  
CIVIL ENGINEERS / LAND SURVEYORS

Revisions table with columns for Revision, Description, Date, and Drawn/Checked by.

PROFESSORS CAPITAL, INC.  
990 HIGHLAND DRIVE, SUITE 204  
SOLANA BEACH, CALIFORNIA 92075  
ATTN: TOM BOBOWSKI

ALTA / NSP LAND TITLE SURVEY  
A PARCEL OF LAND SITUATED IN THE W 1/2 OF SECTION 6,  
T.4S., R.65W., OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SE CORNER OF E-470 AND INTERSTATE 70

Prepared For:

DESIGNED BY: CNB  
DRAWN BY: JOP  
CHECKED BY: CNB  
FIELD BOOK NO.:  
SCALE: 1"=200'

DATE OF PLAT OR MAP: JUNE 13, 2019  
CHARLES N. BECKSTROM  
PROFESSIONAL L.S. NO. 33202  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY

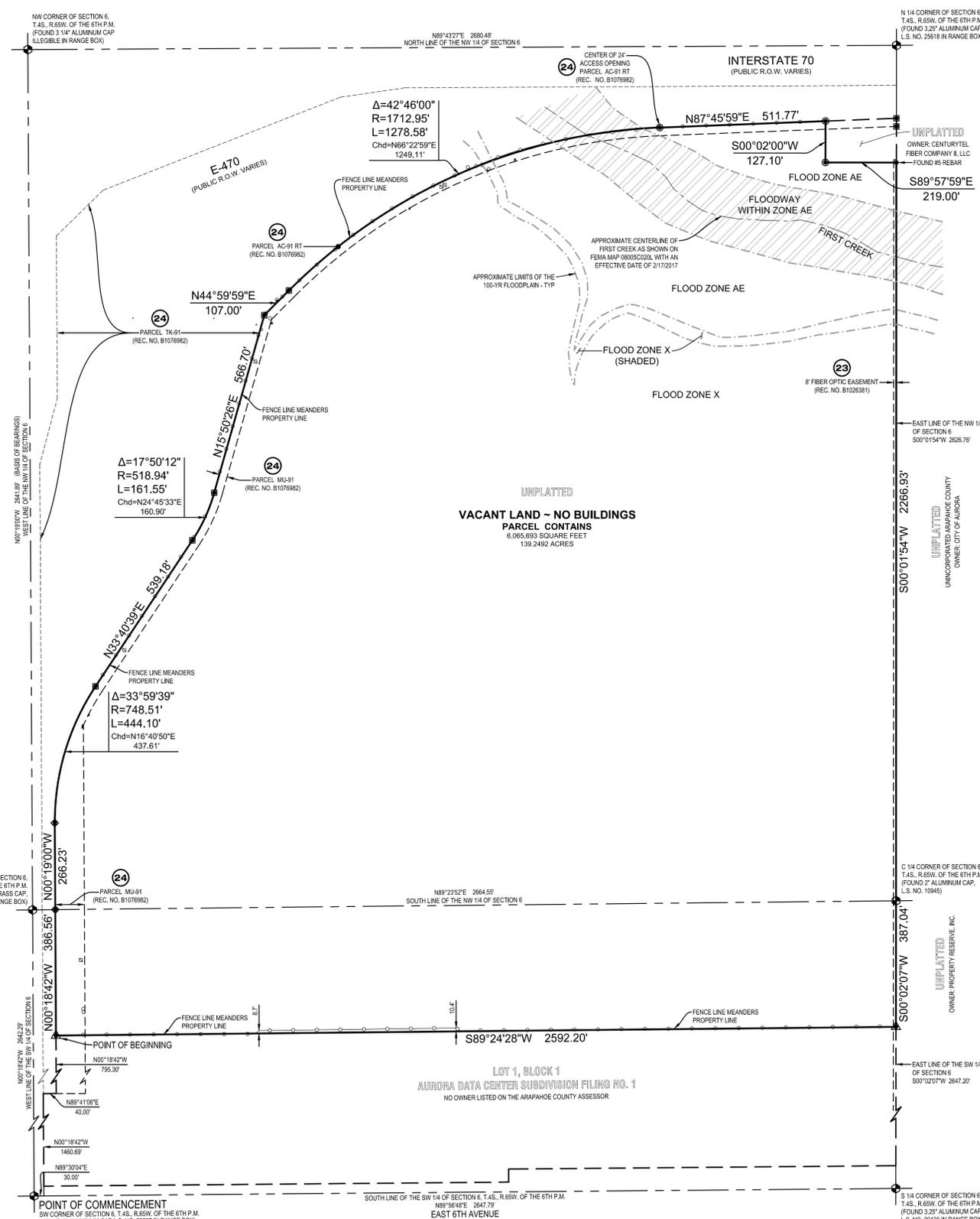
NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-638 OF THE COLORADO REVISED STATUTES.



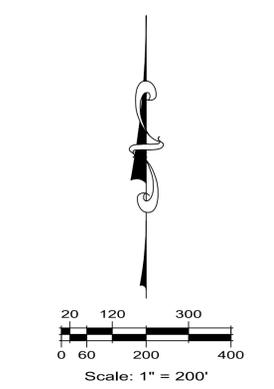
- NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:
9 EXISTING LEASES AND TENANCIES, IF ANY. (NOT ADDRESSED.)
10 INTENTIONALLY DELETED.
11 INTENTIONALLY DELETED.
12 INTENTIONALLY DELETED.
13 INTENTIONALLY DELETED.
14 INTENTIONALLY DELETED.
15 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF GENERAL DEVELOPMENT PLAN AND ZONING PLAT RECORDED MARCH 31, 1987 UNDER RECEPTION NO. 2814106. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
16 THE EFFECT OF ORDINANCE NO. 87-69 AND ORDINANCE 87-70 ANNEXING CERTAIN UNINCORPORATED LANDS TO THE CITY OF AURORA, RECORDED APRIL 21, 1987 IN BOOK 5120 AT PAGES 172-179. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
17 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE ANNEXATION AGREEMENT BY AND BETWEEN THE CITY OF AURORA AND GUN CLUB FARMS, LTD. RECORDED DECEMBER 20, 1988 IN BOOK 5597 AT PAGE 45. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
18 A COVENANT RELATING TO THE OVERFLIGHT OF AIRCRAFT AS CONTAINED IN INSTRUMENT RECORDED AUGUST 26, 1989 IN BOOK 5759 AT PAGE 111. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
19 INTENTIONALLY DELETED.
20 INTENTIONALLY DELETED.
21 INTENTIONALLY DELETED.
22 INTENTIONALLY DELETED.
23 AN EASEMENT FOR UNDERGROUND FACILITIES AND ACCESS AND INCIDENTAL PURPOSES GRANTED TO DIGITAL TELEPHONE, INC. BY THE INSTRUMENT RECORDED FEBRUARY 26, 2001 AT RECEPTION NO. B1026381. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
24 EACH AND EVERY RIGHT OR ACCESS TO AND FROM ANY PART OF THE RIGHT OF WAY FOR E-470 AND TERMS OF MULTI-USE EASEMENT AS SET FORTH IN RULE AND ORDER RECORDED MAY 16, 2001 AT RECEPTION NO. B1076982. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
25 ANY TAX LIENS, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE AURORA CROSSROADS METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 5, 2008 AT RECEPTION NO. B8064235. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
26 ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE AURORA CROSSROADS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 5, 2008 AT RECEPTION NO. B8064236. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
27 THE EFFECT OF APPLICATION RECORDED SEPTEMBER 2, 2011 AT RECEPTION NO. D1084755. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
28 OIL AND GAS LEASE BETWEEN AURORA CROSSROADS INVESTORS SEVEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 66.7% INTEREST AND AURORA CROSSROADS INVESTORS EIGHT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 33.3% INTEREST AND ANADARKO E&P COMPANY L.P., RECORDED JANUARY 13, 2012 UNDER RECEPTION NO. D20052 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
29 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANT RECORDED JUNE 14, 2016 UNDER RECEPTION NO. D0602407. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
30 THE FOLLOWING SURVEY MATTERS, AS DISCLOSED BY SURVEY PREPARED BY CHARLES N. BECKSTROM, DATED MAY 10, 2019, AS SURVEY NO. 19088-5:
A. FENCE LINES DO NOT COINCIDE WITH PROPERTY LINES.
B. ALL RIGHT, TITLE OR CLAIM OR ANY CHARACTER BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BEYOND THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF FIRST CREEK.
C. RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO THE USE AND FLOW OF THE WATER.
D. THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
31

LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATED IN THE WEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6;
THENCE NORTH 89°30'41" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6 A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE EASTERLY R.O.W. LINE OF GUN CLUB ROAD EXTENDED SOUTHERLY;
THENCE NORTH 00°19'42" WEST ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 1460.69 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. B1076982;
THENCE NORTH 89°41'06" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TEN (10) COURSES:
1. THENCE NORTH 00°18'42" WEST A DISTANCE OF 795.30 FEET TO THE POINT OF BEGINNING.
2. THENCE CONTINUING NORTH 00°18'42" WEST A DISTANCE OF 386.56 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6.
3. THENCE NORTH 00°19'00" WEST A DISTANCE OF 288.23 FEET TO A POINT OF CURVE.
4. THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 16°40'59" EAST A DISTANCE OF 437.61 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 33°59'39" A RADIUS OF 748.51 FEET, AN ARC LENGTH OF 444.10 FEET TO A POINT OF TANGENT.
5. THENCE NORTH 33°40'39" EAST ALONG SAID TANGENT A DISTANCE OF 539.18 FEET TO A POINT OF CURVE.
6. THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 24°45'33" EAST A DISTANCE OF 161.55 FEET TO A POINT OF TANGENT.
7. THENCE NORTH 15°50'28" EAST ALONG SAID TANGENT A DISTANCE OF 566.70 FEET.
8. THENCE NORTH 44°59'59" EAST, A DISTANCE OF 107.00 FEET TO CURVE;
9. THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 66°22'59" EAST A DISTANCE OF 126.11 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°46'00" A RADIUS OF 1712.95 FEET, AN ARC LENGTH OF 1278.58 FEET TO A POINT OF TANGENT.
10. THENCE NORTH 87°45'59" EAST ALONG SAID TANGENT A DISTANCE OF 511.77 FEET.

- GENERAL NOTES:
1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER PATE-19-32-8, REVISION NO. 8 PREPARED BY PAN AM TITLE AS AGENT FOR NORTH AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 4, 2019 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTEE OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYOR'S CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.
4. BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°19'00"W REFERENCED TO THE CITY OF AURORA PUBLIC WORKS DEPARTMENT SURVEY SECTION HORIZONTAL CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.
5. THE SURVEYED PROPERTY IS VACANT LAND.
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, FLOOD ZONE "X" (SHADED) AREA DETERMINED TO BE 0.2% ANNUAL CHANCE FLOOD, FLOOD ZONE "AE" AREA WITHOUT A BASE FLOOD ELEVATION AND A FLOODWAY WITHIN ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08050C0202, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
7. THIS SITE IS CURRENTLY ZONED: E-470 RAC PER CITY OF AURORA WEBSITE ACCESSED ON MAY 10, 2019. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
8. ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURVEY EVIDENCE AT THE TIME OF THIS SURVEY AND IS SHOWN IN AN APPROXIMATE LOCATION ONLY BASED ON SAID FIELD OBSERVATIONS.
9. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
10. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
11. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY (TABLE A, ITEM 16).
13. NO CHANGES IN STREET RIGHT-OF-WAY LINES NOR OBSERVED EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY (TABLE A, ITEM 17).
14. NO MARKERS FOR THE DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF SURVEY (TABLE A, ITEM 18).
15. THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY (TABLE A, ITEM 19).



LEGEND
FENCE LINE
COMMUNICATIONS PEDESTAL
MANHOLE
UTILITY MARKER
R.O.W. RIGHT-OF-WAY
L.S. NO. LAND SURVEYOR NUMBER
REC. NO. RECEPTION NUMBER
SECTION CORNER
FOUND #5 REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 27809
FOUND 2 1/2" ALUMINUM CAP L.S. NO. 28649
FOUND #5 REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 33202
SET 5/8"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP L.S. NO. 33202



Vertical text on the left margin: 2019-06-13 10:00 AM... 33202... 6/13/2019... 1 OF 1