



- 9) EXISTING LEASES AND TENANCIES, IF ANY.
(NOT ADDRESSED.)
- 10) INTENTIONALLY DELETED.
- 11) INTENTIONALLY DELETED.
- 12) INTENTIONALLY DELETED.
- 13) INTENTIONALLY DELETED.
- 14) INTENTIONALLY DELETED.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF GENERAL DEVELOPMENT PLAN AND ZONING PLAN 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 5100 AT PAGES 172-178.
(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 5067 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 25, 1989 IN BOOK 5758 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 TELEPORT, INC., BY THE INSTRUMENT RECORDED FEBRUARY 26, 2011 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 MULTITUSE EASEMENT AS SET FORTH IN RULE AND ORDER RECORDED MAY 16, 2001 AT RECEPTION NO. B1064235.
(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. B8064234.
(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. 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED JUNE 5, 2008 AT RECEPTION NO. B8064235.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
- 27) 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. B8064235.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
- 28) THE EFFECT OF APPLICATION RECORDED SEPTEMBER 2, 2011 AT RECEPTION NO. D1084755.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
- 29) 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, INC., AS TO AN UNDIVIDED JANUARY 13, 2012 UNDER RECEPTION NO. D2005372 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER, CONTAINS NO PLOTTABLE ITEMS.)
- 30) 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.)
- 31) THE FOLLOWING SURVEY MATTERS, AS DISCLOSED BY SURVEY PREPARED BY CHARLES N. BECKSTROM, DAY, MAY 1998, AS SURVEY NO. 19098-S:
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 BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF CREEK CREEK.
C. RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO THE USE AND FLOW OF THE WATER.
D. NO CONSIDERATION OF ANY FUTURE CHANGE IN THE LOCATION OF THE BED.

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER PATE-19-32-8, REVISION NO. 6 PREPARED BY PAN AM TITLE AS AGENT FOR NORTH AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 10, 2019 AT 5:05 PM 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 GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYORS CERTIFICATION HEREON SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMED 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 DISTANCE 17.25 FT 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 MAPS, MINIMUM PANEL NO. 0807-00000-00000, EFFECTIVE FEBRUARY 17, 2017, NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
7. THIS SITE IS CURRENTLY ZONED, E-40 RAC PAPER CITY OF AURORA WEBSITE ACCESSSED ON MAY 10, 2019, NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
8. ALL UTILITY INFORMATION WAS OBTAINED FROM FIELD SURVEY OBSERVATION 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 PRIORY TO ANY DESIGN AND CONSTRUCTION.
10. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESTONES 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 18).
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 DELINEATION OF WETLANDS WERE OBSERVED AT THE TIME OF SURVEY (TABLE A, ITEM 18).
15. THERE ARE NO OFFSITE EASEMENTS OR SERVICES BENEFITING THE SURVEYED PROPERTY (TABLE A, ITEM 19).

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°30'04" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ 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°18'42" EAST ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 140.00 FEET TO THE
SOUTHWEST CORNER OF A PARCEL OF LAND RECEIVED AT RECEPTION NO. 116076892;
THENCE NORTH 89°41'41" 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-
EAST CURVE OF A CURVE HAVING A CENTRAL ANGLE OF 17°50'12"; A RADIUS OF 518.94 FEET;
3. THENCE NORTH 00°19'00" WEST A DISTANCE OF 266.23 FEET TO A POINT OF CURVE;
4. THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 16°40'50" EAST A DISTANCE
OF 100.00 FEET TO A POINT OF TANGENT HAVING A CENTRAL ANGLE OF 33°09'39"; 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 538.16 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
160.90 FEET TO A POINT OF TANGENT HAVING A CENTRAL ANGLE OF 17°50'12"; A RADIUS OF 518.94 FEET. AN ARC
LENGTH OF 161.62 FEET TO A POINT OF TANGENT;
7. THENCE NORTH 15°05'28" EAST ALONG SAID TANGENT A DISTANCE OF 566.70 FEET;
8. THENCE NORTH 45°49'58" EAST, A DISTANCE OF 107.00 FEET TO A POINT OF CURVE;
9. THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 42°46'00" EAST A DISTANCE
OF 1249.11 FEET TO A POINT OF TANGENT 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;

THENCE SOUTH 00°02'00" WEST A DISTANCE OF 127.10 FEET;
THENCE SOUTH 89°57'59" EAST A DISTANCE OF 219.00 FEET TO A POINT LYING ON THE EAST LINE OF THE
NORTHWEST ¼ OF SAID SECTION 6;
THENCE SOUTH 00°01'54" WEST ALONG SAID EAST LINE A DISTANCE OF 2266.93 FEET TO THE CENTER ¼
CORNER OF SAID SECTION 6;
THENCE SOUTH 00°02'07" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 6 A DISTANCE
OF 387.04 FEET;
THENCE SOUTH 89°24'28" WEST A DISTANCE OF 2592.20 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (6,065,693 SQUARE FEET) 139.2492 ACRES.

SURVEYOR'S CERTIFICATION

TO: AURORA CROSSROADS LLC; AURORA CROSSROADS INVESTORS SEVEN, LLC; AURORA CROSSROADS INVESTORS EIGHT, LLC; WESTSIDE PROPERTY INVESTMENT COMPANY, INC.; AND PAN AM TITLE AS AGENT FOR NORTH AMERICAN TITLE INSURANCE COMPANY;

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, 6(A), 8, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 7, 2019.

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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

