

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70688870, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2020 AT 5:00 P.M.

THAT PORTION OF THE FOLLOWING DESCRIBED LAND, WHICH IS SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF SOUTH FLAT ROCK TRAIL:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 19 BEARS S 00 DEGREES 00 MINUTES 11 SECONDS E A DISTANCE OF 2,643.82 FEET; THENCE S 44 DEGREES 54 MINUTES 22 SECONDS E A DISTANCE OF 42.50 FEET TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 48 MINUTES 33 SECONDS E ALONG A LINE 30.00 FEET SOUTHERLY AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2,633.68 FEET TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE S 89 DEGREES 42 MINUTES 56 SECONDS E ALONG A LINE 30.00 FEET SOUTHERLY AND PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2,432.12 FEET; THENCE S 00 DEGREES 21 MINUTES 33 SECONDS W ALONG A LINE 210.00 FEET WESTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2,598.09 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE S 00 DEGREES 21 MINUTES 02 SECONDS W ALONG A LINE 210.00 FEET WESTERLY AND PARALLEL WITH THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 A DISTANCE OF 2,598.11 FEET; THENCE S 89 DEGREES 51 MINUTES 03 SECONDS W ALONG A LINE 30.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2,421.96 FEET TO THE WESTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE S 89 DEGREES 55 MINUTES 21 SECONDS W ALONG A LINE 30.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2,067.66 FEET; THENCE N 00 DEGREES 00 MINUTES 22 SECONDS W A DISTANCE OF 208.72 FEET; THENCE S 89 DEGREES 55 MINUTES 21 SECONDS W A DISTANCE OF 523.55 FEET; THENCE N 00 DEGREES 00 MINUTES 22 SECONDS W ALONG A LINE 50.00 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 1,165.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,870.00 FEET, A CENTRAL ANGLE OF 5 DEGREES 49 MINUTES 39 SECONDS, A CHORD BEARING N 02 DEGREES 55 MINUTES 12 SECONDS W A DISTANCE OF 393.45 FEET, AN ARC LENGTH OF 393.62 FEET; THENCE N 00 DEGREES 00 MINUTES 22 SECONDS W ALONG A LINE 30.00 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER AND NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 845.63 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER; THENCE N 00 DEGREES 00 MINUTES 11 SECONDS W ALONG A LINE 30.00 FEET EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 2,613.75 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LAND DESCRIBED IN THE PLAT OF AURORA FIRE STATION 15 SUBDIVISION FILING NO. 1 RECORDED APRIL 18, 2017 UNDER RECEPTION NO. D7043794, COUNTY OF ARAPAHOE STATE OF COLORADO.

TITLE COMMITMENT NOTES

LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70688870, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B - SECTION 2 PROVIDED, FALLS WITHIN OR TOUCHES THE SUBJECT PROPERTY".

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT.

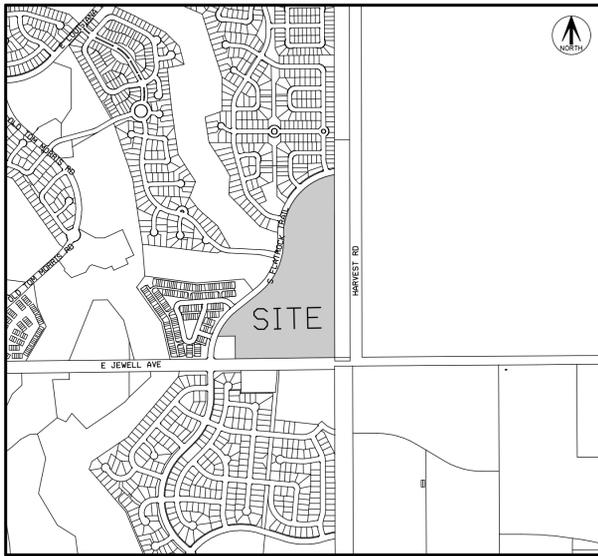
ITEM NUMBERS 1-8 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

- 9. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF: (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY. (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED FEBRUARY 25, 1913, IN BOOK 66 AT PAGE 19.

NOTE: MINERAL DEED RECORDED APRIL 1, 1977 IN BOOK 2568 AT PAGE 677. NOTE: OIL AND GAS LEASE RECORDED APRIL 19, 1977 IN BOOK 2576 AT PAGE 181. NOTE: RATIFICATION OF LEASES RECORDED JANUARY 14, 1991 IN BOOK 6080 AT PAGE 258. NOTE: RELEASE AND QUIT CLAIM DEED RECORDED NOVEMBER 23, 1998 UNDER RECEPTION NO. A8189797. NOTE: REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 16, 2002 UNDER RECEPTION NO. B2090863. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

- 10. ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OF THE PUBLIC, WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PAST AND PRESENT BED, BANKS OR WATERS OF MURPHY CREEK. INDETERMINATE IN NATURE. THERE WAS NO DOCUMENT PROVIDED.
11. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 30, 1915, IN BOOK 78 AT PAGE 479. DOES NOT AFFECT THE SUBJECT PROPERTY.
12. ALL OIL, GAS AND MINERALS WHICH MAY BE FOUND IN, ON OR UNDER THE SOUTHEAST 1/4 SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 30, TOGETHER WITH RIGHTS OF INGRESS OR EGRESS FOR THE PURPOSE OF MINING OR PRODUCING SAME FOR THE PURPOSE OF PROSPECTING THEREFOR, AS RESERVED IN DEED RECORDED MAY 17, 1950 IN BOOK 675 AT PAGE 301. DOES NOT AFFECT THE SUBJECT PROPERTY.
13. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 25, 1955 IN BOOK 931 AT PAGE 481. DOES NOT AFFECT THE SUBJECT PROPERTY.
14. EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 05, 1966, IN BOOK 1664 AT PAGE 386. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT CORRECTION AGREEMENT RECORDED FEBRUARY 15, 2001 UNDER RECEPTION NO. B1021676. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
15. EASEMENT GRANTED TO COLORADO INTERSTATE CORPORATION, FOR PIPE LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 28, 1971, IN BOOK 1929 AT PAGE 243. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
16. TERMS, CONDITIONS AND PROVISIONS OF SCHOOL SITE AGREEMENT RECORDED JULY 02, 1986 IN BOOK 4806 AT PAGE 161. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
17. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED APRIL 30, 1987 IN BOOK 5130 AT PAGE 136 AND AMENDMENT THERETO RECORDED JANUARY 18, 1996 UNDER RECEPTION NO. A6006727. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
18. COVENANTS AS CONTAINED IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1993 IN BOOK 7336 AT PAGE 793. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
19. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCES REZONING PORTIONS OF SAID LAND RECORDED NOVEMBER 16, 1995 AT RECEPTION NO. A5121908 THROUGH A5121927. DOES NOT AFFECT THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY
A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 1000'

TITLE COMMITMENT NOTES-CONTINUED

- 20. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK GENERAL DEVELOPMENT PLAN RECORDED JANUARY 18, 1996 AT RECEPTION NO. A6006638. ORDINANCE NO. 2000-94 APPROVING AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN RECORDED SEPTEMBER 6, 2000 UNDER RECEPTION NO. B0113345. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
21. TERMS, CONDITIONS AND PROVISIONS OF GOLF COURSE DEVELOPMENT AGREEMENT RECORDED JANUARY 18, 1996 AT RECEPTION NO. A6006724 AND AMENDMENT THERETO RECORDED FEBRUARY 10, 2000 UNDER RECEPTION NO. B0016428. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
22. TERMS, CONDITIONS AND PROVISIONS OF AIR RIGHTS COVENANT AND AVIGATION EASEMENT RECORDED DECEMBER 28, 1999 AT RECEPTION NO. A9201908. DOES NOT AFFECT THE SUBJECT PROPERTY.
23. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK DEVELOPMENT AGREEMENT RECORDED FEBRUARY 10, 2000 AT RECEPTION NO. B0016427. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
24. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED MAY 23, 2001, UNDER RECEPTION NO. B1080755. AMENDED AND RESTATED RESOLUTION OF MURPHY CREEK METROPOLITAN DISTRICT NO. 3 CONCERNING IMPOSITION OF DISTRICT DEVELOPMENT CAPITAL, AND RECREATION FEES. RECORDED OCTOBER 2, 2018 UNDER RECEPTION NO. D8097712. RESOLUTION NO. 2018-11-1; BOARD OF DIRECTORS MURPHY CREEK METROPOLITAN DISTRICT NO. 3 CONCERNING THE IMPOSITION OF OPERATIONS, RECREATION AND LANDSCAPE MAINTENANCE FEES RECORDED FEBRUARY 4, 2019 UNDER RECEPTION NO. D9009814. RESOLUTION NO. 2019-05-01; BOARD OF DIRECTORS MURPHY CREEK METROPOLITAN DISTRICT NO. 3 IMPOSING BACKUP FEES FOR RECREATION, SECURITY, CLUBHOUSE, SNOW REMOVAL, LANDSCAPE MAINTENANCE, AND PEST ABATEMENT RECORDED JULY 24, 2019 UNDER RECEPTION NO. D9073656. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
25. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MURPHY CREEK, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED JUNE 4, 2001, UNDER RECEPTION NO. B1086813. DECLARATION OF ADDRESS FOR FORECLOSURE NOTIFICATION RECORDED FEBRUARY 8, 2008 UNDER RECEPTION NO. B8016470. DOES NOT AFFECT THE SUBJECT PROPERTY. NOTE: SUBJECT PROPERTY HAS NOT BEEN ANNEXED AT THIS TIME.
26. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 27, 2001, UNDER RECEPTION NO. B1063998. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
27. MEMORANDUM OF JOINT RESOLUTION CONCERNING THE IMPOSITION OF DISTRICT DEVELOPMENT AND RECREATION FEES RECORDED MAY 10, 2002 UNDER RECEPTION NO. B2087584. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING MURPHY CREEK METROPOLITAN DISTRICTS NOS. 1, 2, 3 AND 4. RECORDED FEBRUARY 15, 2006 UNDER RECEPTION NO. B6020341. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FIFTH AMENDED AND RESTATED JOINT RESOLUTION CONCERNING IMPOSITION OF DISTRICT DEVELOPMENT, WORKING CAPITAL, AND RECREATION FEES RECORDED JULY 27, 2012 UNDER RECEPTION NO. D2082062, AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

TITLE COMMITMENT NOTES-CONTINUED

- 30. OIL AND GAS LEASE BETWEEN ANADARKO PETROLEUM CORPORATION, ANADARKO E&P COMPANY LP, AND ANADARKO LAND CORP AND BURLINGTON RESOURCES OIL & GAS COMPANY LP COP BROG I LLC, RECORDED DECEMBER 21, 2012 UNDER RECEPTION NO. D2147993 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. DECLARATION OF POOLED UNIT RECORDED AUGUST 21, 2017 UNDER RECEPTION NO. D7095167. AFFIDAVIT OF PRODUCTION RECORDED FEBRUARY 20, 2018 UNDER RECEPTION NO. D4050878. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM. AFFIDAVIT OF NON-DEVELOPMENT RECORDED JUNE 13, 2014 UNDER RECEPTION NO. D4050878. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
31. EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 14, 1966, IN BOOK 1660 AT PAGE 490. DOES NOT AFFECT THE SUBJECT PROPERTY.
32. COVENANTS AS CONTAINED IN QUIT CLAIM DEED RECORDED APRIL 21, 1994 IN BOOK 7518 AT PAGE 658. DOES NOT AFFECT THE SUBJECT PROPERTY.
33. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, LINES AND FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 30, 1998, UNDER RECEPTION NO. A8044117. DOES NOT AFFECT THE SUBJECT PROPERTY.
34. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, FOR UTILITY LINES AND FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 09, 1998, UNDER RECEPTION NO. A8104747. DOES NOT AFFECT THE SUBJECT PROPERTY.
35. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT (MURPHY CREEK DIRECTOR PARCELS) RECORDED SEPTEMBER 21, 1998 AT RECEPTION NO. A8150575. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
36. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 1998, UNDER RECEPTION NO. A8185224. NOTE: NOTICE OF SPECIAL DISTRICT AUTHORIZATION OF ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. A8187843. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
37. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 1998, UNDER RECEPTION NO. A8185226. NOTE: NOTICE OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATIONS INDEBTEDNESS RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. A8187806. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
38. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 1998, UNDER RECEPTION NO. A8185231. NOTE: NOTICE OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. A8187807. DOES NOT AFFECT THE SUBJECT PROPERTY.
39. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 1998, UNDER RECEPTION NO. A8185232. NOTE: NOTICE OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. A8187805. DOES NOT AFFECT THE SUBJECT PROPERTY.
40. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 16, 2018, UNDER RECEPTION NO. D8015518. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
41. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MURPHY CREEK METROPOLITAN DISTRICT NOS. 1-5 DISCLOSURE STATEMENT RECORDED MARCH 05, 2018 UNDER RECEPTION NO. D8021543. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
42. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF DEDICATION RECORDED JUNE 20, 2018 AT RECEPTION NO. D8059944. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.
43. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 AT RECEPTION NO. D9006387. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

GENERAL NOTES

- 1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON NOVEMBER 11, 2020.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: NO POSTED ADDRESS, PER PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70688870, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2020 AT 5:00 P.M., SUBJECT PROPERTY ADDRESS IS MURPHY CREEK PARCELS 9C, 13 AND 14, AURORA, CO.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 38.641 ACRES OR 1,683,191 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 7: THERE WERE NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.
6. AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS INC. UTILITY LOCATES DEPARTMENT ON OCTOBER 30, 2020.
7. AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
8. AS TO TABLE A ITEM NO. 17: NO INFORMATION WAS MADE AVAILABLE ABOUT PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. AS TO TABLE A ITEM NO. 19: ANY PLOTTABLE OFFSITE EASEMENTS THAT WERE PROVIDED WITHIN THE TITLE COMMITMENT REFERENCED HEREIN ARE SHOWN HEREON.
10. THE PROPERTY DOES NOT HAVE DIRECT PHYSICAL ACCESS TO A DEDICATED PUBLIC STREET (NO CURB CUTS OR DRIVEWAYS).
11. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABC70688870, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2020 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
12. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°36'50" WEST, A DISTANCE OF 2631.71 FEET.

FLOOD ZONE

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08005C0212K, MAP REVISED DECEMBER 17, 2010.

SURVEYOR'S STATEMENT

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
LAND TITLE GUARANTEE COMPANY
HERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION
MURPHY CREEK LLC, A WYOMING LIMITED LIABILITY CORPORATION

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 1-5, 7(a), 8, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2020.

DATE OF PLAT OR MAP: 11-13-2020

MICHAEL J. NOFFSINGER, PLS NO.38367
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

ARAPAHOE COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ALTA WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT ____M. ON THE ____ DAY OF _____, 20____.

RECEPTION NO. _____

ARAPAHOE COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

Scale: N/A, Date: 2020-11-13, Revision Description, Vicinity Map, Title Commitment Notes, Basis of Bearings, Flood Zone, Surveyor's Statement, Arapahoe County Clerk and Recorder's Certificate, Sheet One of 2, 69120-11

ALTA/NSPS LAND TITLE SURVEY
MURPHY CREEK PARCELS 13-14, 9C
AURORA, COLORADO
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
8400 E. CRESCENT PARKWAY, SUITE 200, GREENWOOD VILLAGE, CO 80111

