

# SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5  
SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

Updated

send in the Certificate of Taxes Due from the County Treasurer's office. Included

Send in the closure sheet for the overall description used herein. Included

## LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ARAPAHOE COUNTY, COLORADO, KNOWN AS LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, RECORDED AT RECEPTION NO. B4216554, ON 12/17/2004 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY MARK W. ELLIS, RECORDED ON 04/02/1985 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18 AS SHOWN ON MONUMENT RECORD BY FREDRICK L. EASTON, RECORDED ON 09/30/2008 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO. SAID BEARING IS N89°37'06"E;

COMMENCING AT SAID NORTHEAST CORNER OF THE SOUTHEAST CORNER OF SECTION 18;  
THENCE S00°18'10"E, ALONG WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1,041.91 FEET TO A CALCULATED POINT;  
THENCE N89°41'50"E, DEPARTING SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 18, THROUGH TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, RECEPTION NO. B4219604, RECORDED ON 12/22/2004 IN THE RECORDS OF ARAPAHOE COUNTY, A DISTANCE OF 89.95 FEET TO THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHWEST CORNER OF CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, RECORDED ON 10/15/2010, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, ALSO BEING THE POINT OF BEGINNING;  
THENCE, N89°41'28"E, DEPARTING SAID EASTERLY LINE OF TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6 AND ALONG WITH THE NORTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373 A DISTANCE OF 10.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECEPTION NO. D0104373, SAME BEING THE WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET;  
THENCE, ALONG WITH THE EASTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5 AND WITH SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET THE FOLLOWING TWO COURSES:

1. ALONG WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 462.00, A DELTA ANGLE OF 44°48'08", AN ARC LENGTH OF 361.26 FEET, THE CHORD OF WHICH BEARS N25°36'00"W, A DISTANCE OF 352.13 FEET TO A POINT OF TANGENCY;
2. S48°00'04"E, A DISTANCE OF 955.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING ON THE NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, ON 03/27/2018, IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO;

THENCE, S89°59'48"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SOUTH DE GAULLE STREET, ALONG WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, SAME BEING THE NORTH LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, A DISTANCE OF 867.70 FEET TO THE SOUTH SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5;  
THENCE, N00°18'10"W, DEPARTING SAID NORTH LINE OF CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED, RECEPTION NO. D8029490, PARALLEL WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, AND ALONG WITH THE EASTERLY LINE OF SAID TRACT C, SORREL RANCH SUBDIVISION FILING NO. 6, A DISTANCE OF 957.23 FEET TO SAID POINT OF BEGINNING.

CONTAINING AN AREA OF 347,787 SQUARE FEET OR 7.98 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF SORREL RANCH SUBDIVISION FILING NO. 11, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

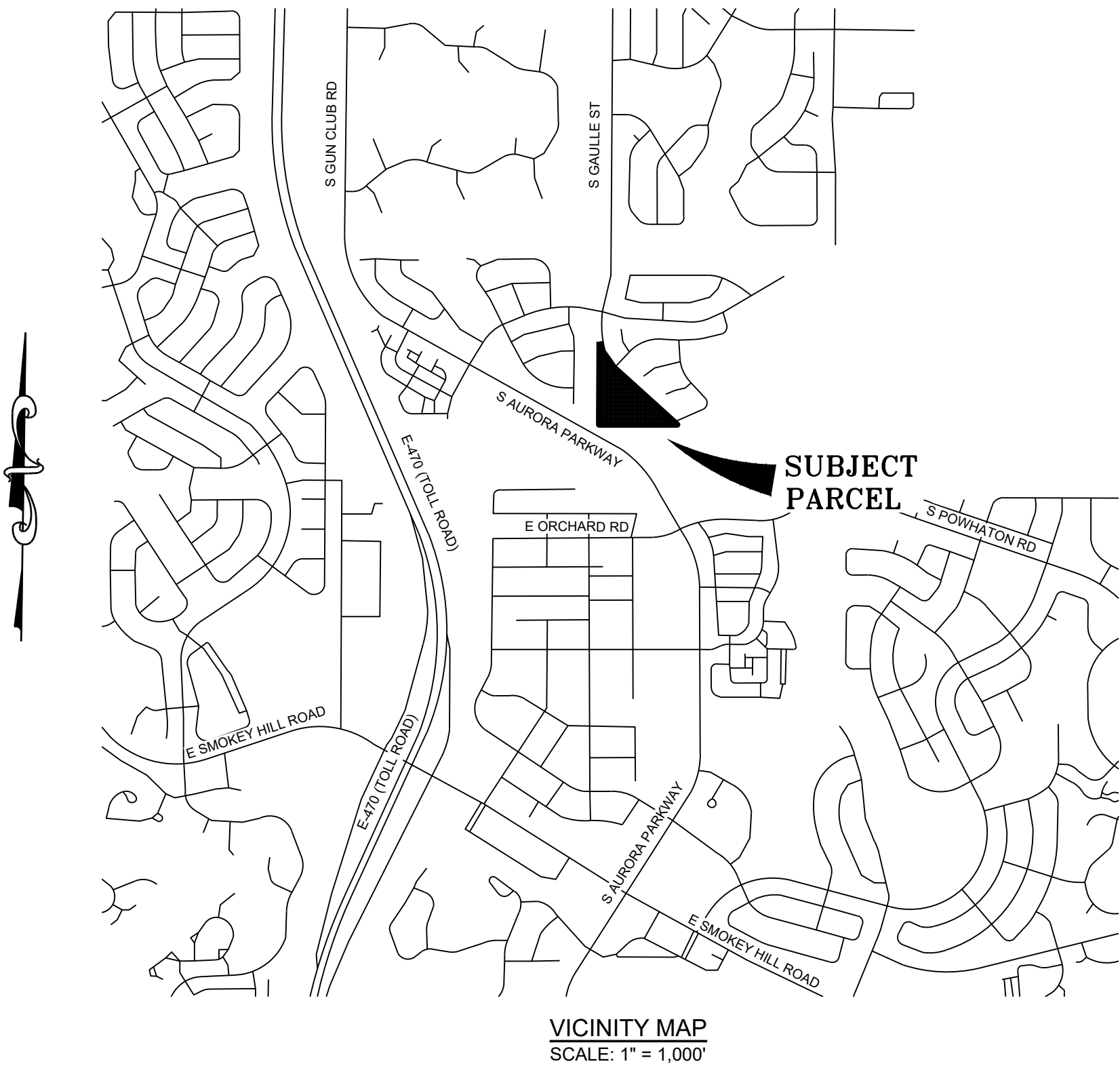
## COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY, THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.



## GENERAL NOTES

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
2. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, T5S, R65W, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED WITH A FOUND 1-1/2" COPPER WELD CAP SET IN A 4" DIAMETER CONCRETE PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW" AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 18 AND A CALCULATED POINT FROM FOUND REFERENCE MONUMENTS AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SAID BEARING IS N89°37'06"E.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HCL ENGINEERING & SURVEYING, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. CT160498 WITH AN EFFECTIVE DATE OF 03/17/2020 PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
5. THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
6. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCE 96-74 AND 96-75.
7. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENTS ARE FOR THE EXCLUSIVE USE AS A GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
8. 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. (13-80-105 C.R.S. 2012)
9. TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. ALL OWNERS OF LOTS ADJACENT TO SOUTH DE GAULLE STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
11. CENTERLINE MONUMENTS WILL BE SET BY OTHERS AFTER THE COMPLETION OF CONSTRUCTION.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENT; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON 04/12/2019.

JULIAN SISNEROS, REGISTERED SURVEYOR  
COLORADO NO. 38355  
FOR AND ON BEHALF OF HCL ENGINEERING & SURVEYING, LLC

DATE

## OWNER

GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
Geoffrey Babbitt

ITS MANAGER

STATE OF COLORADO )  
 ) SS  
ARAPAHOE COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019. A.D. BY \_\_\_\_\_, AS

MANAGER OF GB Capital, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVES FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

BOOK NO.: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_



HCL ENGINEERING & SURVEYING, L.L.C.  
5600 S. QUEBEC ST. STE. 205B  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303.773.1605  
FAX: 303.773.3297  
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION  
FILING NO. 11  
SE 1/4, SECTION 18,  
T5S, R65W, 6TH P.M.  
CITY OF AURORA  
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017	DRAWN BY: AHERWH
DATE: 03/20/2020	CHECKED BY: RWH/AME
SHEET NUMBER: 1	OF 3 SHEETS



# SORREL RANCH SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5

SITUATED IN THE SE 1/4 SECTION 18, T5S, R65W, 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NW 1/4  
SECTION 18  
T5S, R65W  
6TH P.M.  
CITY OF AURORA,  
ARAPAHOE COUNTY, COLORADO

NE 1/4  
SECTION 18  
T5S, R65W  
6TH P.M.  
CITY OF AURORA,  
ARAPAHOE COUNTY, COLORADO

NE CORNER SE 1/4  
SECTION 18,  
T5S, R65W, 6TH P.M.  
CITY OF AURORA,  
ARAPAHOE COUNTY, COLORADO  
(CALCULATED POINT  
FROM FOUND REFERENCE  
MONUMENTS)

PRELIMINARY  
DOCUMENT

5 0 5 10  
SCALE: 1" = 5'

MONUMENT TABLE	
NO.	DESCRIPTION
7000	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7001	FOUND NO. 6 REBAR WITH 3-1/4" ALUM. DISK "FARNSWORTH GROUP T5S R65W S18/S17 R.M. 10.00 2007 PLS 37948" (10.00' REFERENCE)
7002	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (31.28' REFERENCE)
7003	FOUND MAG NAIL AND WASHER "FARNSWORTH RM PLS 37948" IN TOP OF CURB (44.25' REFERENCE)
7005	FOUND 1-1/2" COPPER WELD CAP SET IN 4" DIA. CON. PEDESTAL STAMPED "PUB SER CO COLO ENG DEPT ROW"
7014	FOUND NO. 6 REBAR WITH 1" ALUMINUM CAP IN RANGE BOX "LS 30099"
7019	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34980"
7013	FOUND MAG NAIL IN RANGE BOX
7012	FOUND TAG (ILLEGIBLE)
7018	FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 29766"
7026	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"
7028	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 34580"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°41'28"W	10.17'
L2	S41°59'56"W	12.19'
L6	S42°03'43"W	6.33'
L8	N41°59'43"E	35.92'
L9	S00°18'10"E	37.24'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	355.00'	462.00'	44°01'33"	N25°12'42"W	346.33'
C2	31.19'	20.00'	89°21'00"	N02°32'58"W	28.12'
C3	18.79'	70.88'	15°11'21"	S49°35'37"W	18.73'
C4	25.18'	100.88'	14°18'09"	S50°02'13"W	25.12'
C5	1.56'	100.87'	0°53'12"	N42°26'32"E	1.56'
C6	41.06'	116.00'	20°16'46"	N31°51'33"E	40.84'
C7	35.12'	116.00'	17°20'55"	N13°02'43"E	34.99'
C8	9.46'	116.00'	4°40'26"	N02°02'03"E	9.46'
C9	26.74'	100.88'	15°11'21"	N07°53'51"W	26.66'
C10	13.02'	70.88'	10°31'36"	N10°13'43"W	13.00'
C11	5.77'	70.88'	4°39'45"	N02°38'03"E	5.77'
C40	36.92'	50.00'	42°18'06"	S20°50'53"W	36.08'
C41	31.42'	20.00'	90°00'00"	S86°59'56"W	28.28'
C42	59.06'	80.00'	42°18'06"	N20°50'53"E	57.73'

## LEGEND

	SUBJECT PARCEL BOUNDARY LINE
	SECTION LINE
	SUBDIVISION LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE, AS NOTED
	RIGHT-OF-WAY LINE
	TIE LINE
	CENTERLINE OF ROAD
	16' DRAINAGE EASEMENT
	4' UTILITY EASEMENT
	6' GAS EASEMENT
	8' UTILITY EASEMENT
	BLOCK NUMBER
	MEASURED
	RECORD
	PRINCIPAL MERIDIAN
	FIRE LANE
	PUBLIC ACCESS EASEMENT

## MONUMENT NOTES

○ 7007 MONUMENT FOUND. SEE MONUMENT TABLE

add and label the centerline monument and add the centerline monumentation note from the checklist (change the symbol)

**HCL**  
ENGINEERS • SURVEYORS

HCL ENGINEERING & SURVEYING, L.L.C.  
6600 S. QUEBEC ST., STE. 205B  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303.773.1605  
FAX: 303.773.3297  
WWW.HCLENGINEERING.COM

SORREL RANCH SUBDIVISION  
FILING NO. 11  
SE 1/4, SECTION 18,  
T5S, R65W, 6TH P.M.  
CITY OF AURORA,  
ARAPAHOE COUNTY, CO

JOB NUMBER: 190017	DRAWN BY: AHE/RWH
DATE: 03/20/2020	CHECKED BY: RWH/AHE
SHEET NUMBER: 2	OF 3 SHEETS







03496656111000000000000000000000

COUNTY TREASURERS ARE RESPONSIBLE FOR COLLECTION OF TAXES ONLY. ASSESSORS ARE RESPONSIBLE FOR VALUATION OF PROPERTY, BOTH ACTUAL AND ASSESSED. DISTRICT OFFICIALS ARE RESPONSIBLE FOR THE TAX LEVY.

Failure to receive a tax notice does not relieve the owner’s responsibility or liability for paying taxes on time.

Tax bills totaling less than \$25.00 must be paid in full in one payment by April 30th.

If your taxes are paid by a mortgage company, use this notice for your own information. Your mortgage company will be notified of your tax amount at their request. If your mortgage company is responsible for paying your taxes and you receive a delinquent notice, please contact your mortgage company for resolution.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account on the same day your payment is received, and you will not receive your check back from your financial institution.

For information about deferral of property taxes for active military personnel or seniors, please contact the Treasurer’s office before April 1.

THERE IS A \$20.00 FEE FOR ALL RETURNED AND INSUFFICIENT FUND PAYMENTS.

Due Dates

If the due date for filing any of the optional payments falls on Saturday, Sunday or a legal holiday, the tax will be timely filed if paid on the next business day. CRS 39-10-104.5.

General Property Taxes are due January 1st of each year  
FIRST HALF - The first half becomes delinquent after the last day of February.  
SECOND HALF - The second half becomes delinquent after June 15th.  
FULL AMOUNT - The full amount becomes delinquent after the last day of April (unless the first half was paid).

GENERAL PROPERTY TAX DELINQUENT INTEREST 39-10-104.5 CRS			
Does not include Redemption Interest on Real Estate Tax Lien Sales.			
REQUIRED DATE OF PAYMENT MONTH PAID	HALF TAX OPTION		FULL TAX
	1ST INSTALLMENT	2ND INSTALLMENT	OPTION
	LAST DAY OF FEBRUARY	JUNE 15TH	APRIL 30TH
MARCH	1%	_____	_____
APRIL	2%	_____	_____
MAY	3%	_____	1%
JUNE 1-15	4%	_____	2%
JUNE 16-30	4%	1%	2%
JULY	5%	2%	3%
AUGUST	6%	3%	4%
SEPTEMBER	7%	4%	5%
OCTOBER	8%	5%	6%
NOVEMBER	9%	6%	7%
DECEMBER	10%	7%	8%

Messages Cont.

- Current Tax Year receipts are available on our website, once payments are posted. For a printed receipt, please remit a self-addressed stamped envelope with your request.

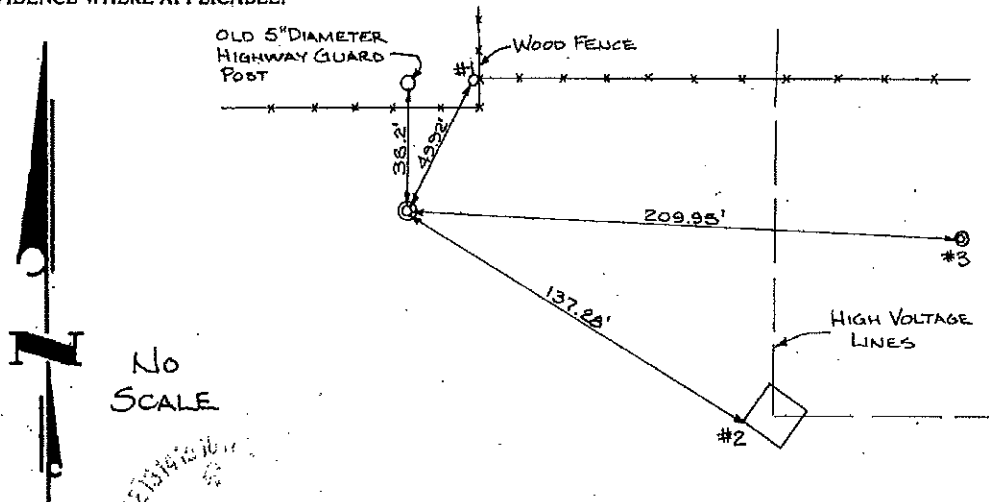
## COLORADO LAND SURVEY MONUMENT RECORD

REPORT ONE MONUMENT ONLY ON THIS FORM  
REPRODUCTION OF THIS FORM IS AUTHORIZED.

009215

All items to be filled in by the Land Surveyor using permanent black lettering and lines which can be reproduced. (Except)\*

1. TYPE OF MONUMENT ☐ Section Corner ☐ Bench mark  
(Check one) ☐ Quarter Corner ☒ Other SECTION CENTER
2. DESCRIPTION OF MONUMENT FOUND  
FOUND 1 1/2" COPPER WELD CAP SET IN CONCRETE (4" DIAMETER PEDESTAL) STAMPED "PUB SER CO COLD ENG DEPT ROW".
3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT.  
#1. FOUND #5 REBAR WEST OF WOOD FENCE CORNER.  
#2. MEASURED TO WEST LEG CORNER OF STEEL ANGLE IRON UPRIGHT FOR HIGH VOLTAGE TOWER.  
#3. FOUND P.S. CO. ENGINEERING DEPT. R.O.W. 1 1/2" COPPER WELD CAP SET IN CONCRETE.
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET. SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE.



Date of Field Work DECEMBER 4, 1984

5. CERTIFICATION  
This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Date

1-15-85

Signature

Mark W. Ellis

\*(Do not fill in)

Accepted for Filing

State Board of Registration for Professional  
Engineers and Land Surveyors

By

Marie L. Shales

Date

RECEIVED ADD 2 1985

RECEIVED AT OFFICE OF THE COUNTY CLERK;

COUNTY

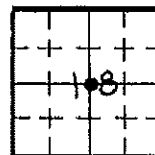
By

Date

Record to be filed by Index Reference Number,  
numerically, then alphabetically, under appro-  
priate Township, Range, and Meridian.

## 6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of  
Monument



Surveyor's Seal

7. SEC. 18, T. 55, R. 65W, 6TH P.M.  
COUNTY ARAPAHOE INDEX REF. NO. 3-P
8. SEC. \_\_\_\_\_, T. \_\_\_\_\_, R. \_\_\_\_\_ P.M.  
COUNTY \_\_\_\_\_ INDEX REF. NO. \_\_\_\_\_

# COLORADO LAND SURVEY MONUMENT RECORD

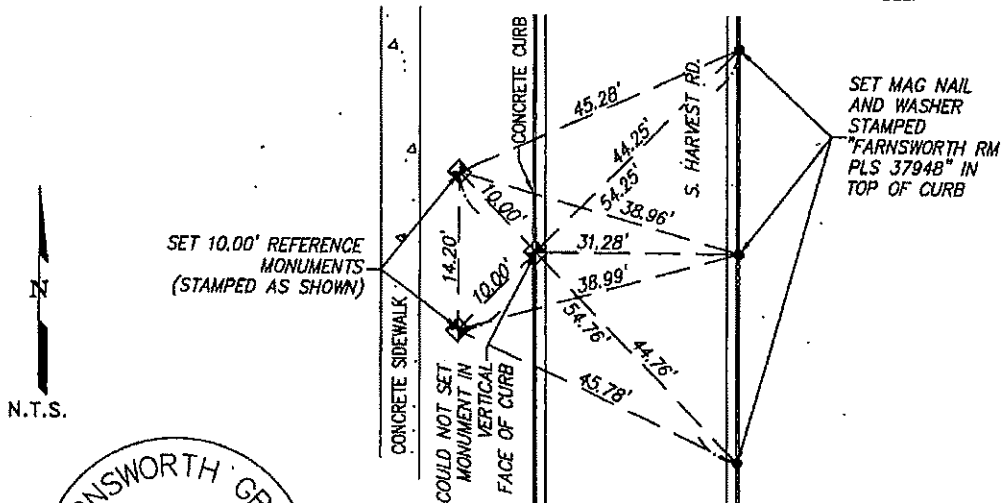
Department of Regulatory Agencies  
Board of Licensure for Professional Engineers and Professional Land Surveyors  
1550 Broadway, Suite 1350, Denver, CO 80202  
Phone (303) 804-7788 & Fax (303) 894-7790 & TTY Dial 711 for Relay Colorado

SEP 11 2008

COLO. ST. BD. OF LIC.

REPORT ONE MONUMENT ONLY ON THIS FORM - REPRODUCTION OF THIS FORM IS AUTHORIZED FOR ALL items to be filled in by the Land Surveyor using PERMANENT BLACK LETTERING and lines which can be reproduced

1. TYPE OF MONUMENT: ☐ SECTION CORNER ☒ QUARTER CORNER ☐ BENCH MARK ☐ OTHER
2. DESCRIPTION AND DATE OF MONUMENT FOUND:  
NONE, REESTABLISHED PER PLAT OF AURORA RESERVOIR SUBDIVISION FILING NO. 1 (PLAT BOOK 100, PAGE 69, REC.# 3060319)
3. DESCRIPTION OF MONUMENT ESTABLISHED BY YOU TO PERPETUATE THE LOCATION OF THIS POINT:  
COULD NOT SET CORNER WITHOUT SIGNIFICANT DAMAGE TO CURB FACE  
SET 2 #6 REBARS WITH 3 1/4" ALUMINUM DISKS AS 10' REFERENCE MONUMENTS  
NORTH REFERENCE STAMPED AS SHOWN  
SOUTH REFERENCE STAMPED SAME BUT WITH ARROW POINTING NORTHEAST
4. SKETCH SHOWING RELATIVE LOCATION OF MONUMENT, ACCESSORIES AND REFERENCE POINTS STATING WHETHER FOUND OR SET, SHOW SUPPORTING AND/OR CONTRADICTORY EVIDENCE WHERE APPLICABLE:



Stamping on Cap.

- a. Date of field work to establish, restore or rehabilitate monument: Aug. 28, 2007
- b. Date monument was used as a control corner: Aug. 28, 2007

(Surveyor, do not fill in)

**ACCEPTED**

SEP 30 2008

COLO. ST. BD. OF LIC.  
FOR AES

RECEIVED AT OFFICE OF THE COUNTY CLERK

\_\_\_\_\_ COUNTY

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

Record to be filed numerically by Index Reference Number, then alphabetically by letter in the index reference number, then under appropriate Township, Range, and Meridian.

## 5. CERTIFICATION

This is to certify that I was in responsible charge of the surveying work described in this record and that to the best of my knowledge the information presented herein is true and correct.

Name (Please Print): FREDRICK L. EASTON

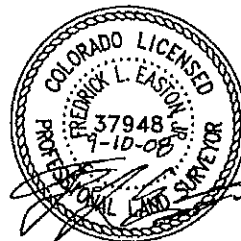
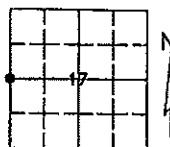
Firm Name: FARNSWORTH GROUP, INC.

Firm Address: 8055 E. TUETS AVE, SUITE 850  
DENVER, COLORADO 80237

Phone: (303) 692-8838

## 6. LOCATION DIAGRAM

1" = 1 Mile



• = Location of Monument Signature/Date through Seal

7. SEC 17 T 5 SOUTH R65 WEST, 6TH P.M.  
COUNTY ARAPAHOE INDEX REF NUMBER 5-P

- \*\*8. SEC \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ P.M.  
COUNTY \_\_\_\_\_ INDEX REF NUMBER \_\_\_\_\_

\*\* To be used only for monuments located on county lines

Rev. 01/05

# Parcel Map Check Report

**Client:**

SORREL RANCH

**Prepared by:**

ANDRES ESTRADA

HCL ENGINEERING &amp; SURVEYING

5600 SOUTH QUEBEC ST, STE 205B

Date: 3/18/2020 6:09:48 AM

This info is a good reference - I need  
the overall boundary of the plat

Parcel Name: Site 1 - LOT 1 / BLOCK 1

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,826.0363'

East: 3,230,097.7762'

**Segment# 1: Curve**

Length: 25.181'

Radius: 100.875'

Delta: 14.3026 (d)

Tangent: 12.656'

Chord: 25.116'

Course: S50° 02' 12.74"W

Course In: S32° 48' 42.57"E

Course Out: N47° 06' 51.94"W

RP North: 1,648,741.2554'

East: 3,230,152.4385'

End North: 1,648,809.9045'

East: 3,230,078.5260'

**Segment# 2: Line**

Course: N47° 56' 17.41"W

Length: 84.095'

North: 1,648,866.2425'

East: 3,230,016.0920'

**Segment# 3: Line**

Course: N42° 03' 42.59"E

Length: 61.656'

North: 1,648,912.0173'

East: 3,230,057.3973'

**Segment# 4: Curve**

Length: 76.872'

Radius: 482.000'

Delta: 9.1379 (d)

Tangent: 38.518'

Chord: 76.791'

Course: S43° 25' 55.79"E

Course In: N51° 08' 12.41"E

Course Out: S41° 59' 56.00"W

RP North: 1,649,214.4546'

East: 3,230,432.7047'

End North: 1,648,856.2525'

East: 3,230,110.1907'

**Segment# 5: Line**

Course: S48° 00' 04.00"E

Length: 13.468'

North: 1,648,847.2409'

East: 3,230,120.1996'

**Segment# 6: Line**

Course: S41° 59' 56.00"W

Length: 12.192'



North: 1,648,838.1803'

East: 3,230,112.0417'

## Segment# 7: Curve

Length: 18.789'

Radius: 70.875'

Delta: 15.1893 (d)

Tangent: 9.450'

Chord: 18.734'

Course: S49° 35' 36.72"W

Course In: N48° 00' 04.00"W

Course Out: S32° 48' 42.57"E

RP North: 1,648,885.6039'

East: 3,230,059.3704'

End North: 1,648,826.0367'

East: 3,230,097.7763'

Perimeter: 292.254'

Area: 5,027.94Sq.Ft.

Error Closure: 0.0004

Course: N7° 40' 30.70"E

Error North : 0.00038

East: 0.00005

Precision 1: 730,632.500

---

Parcel Name: Site 1 - LOT 1 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,714.2110'

East: 3,230,214.2607'

## Segment# 1: Line

Course: N80° 35' 42.59"W

Length: 101.952'

North: 1,648,730.8709'

East: 3,230,113.6791'

## Segment# 2: Curve

Length: 36.915'

Radius: 50.000'

Delta: 42.3017 (d)

Tangent: 19.344'

Chord: 36.082'

Course: N20° 50' 53.00"E

Course In: N89° 41' 50.00"E

Course Out: N48° 00' 04.00"W

RP North: 1,648,731.1351'

East: 3,230,163.6784'

End North: 1,648,764.5909'

East: 3,230,126.5206'

## Segment# 3: Line

Course: N41° 59' 56.00"E

Length: 57.192'

North: 1,648,807.0936'

East: 3,230,164.7886'

## Segment# 4: Line

Course: S48° 00' 04.00"E

Length: 98.912'

North: 1,648,740.9100'

East: 3,230,238.2959'

## Segment# 5: Line

Course: S41° 59' 43.04"W

Length: 35.924'

North: 1,648,714.2112'

East: 3,230,214.2602'

Perimeter: 330.896'

Area: 6,489.60Sq.Ft.

Error Closure: 0.0006

Course: N61° 53' 01.40"W

Error North : 0.00028

East: -0.00052

Precision 1: 551,491.667

---

Parcel Name: Site 1 - LOT 10 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,978.4751'

East: 3,229,865.5354'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 4.772'

North: 1,647,973.7032'

East: 3,229,865.5607'

Segment# 2: Curve

Length: 17.693'

Radius: 50.281'

Delta: 20.1612 (d)

Tangent: 8.939'

Chord: 17.602'

Course: S9° 46' 40.15"W

Course In: S89° 41' 50.00"W

Course Out: S70° 08' 29.69"E

RP North: 1,647,973.4375'

East: 3,229,815.2804'

End North: 1,647,956.3571'

East: 3,229,862.5714'

Segment# 3: Curve

Length: 28.249'

Radius: 80.281'

Delta: 20.1612 (d)

Tangent: 14.272'

Chord: 28.104'

Course: S9° 46' 40.15"W

Course In: S70° 08' 29.69"E

Course Out: S89° 41' 50.00"W

RP North: 1,647,929.0859'

East: 3,229,938.0785'

End North: 1,647,928.6617'

East: 3,229,857.7986'

Segment# 4: Curve

Length: 19.966'

Radius: 78.000'

Delta: 14.6664 (d)

Tangent: 10.038'

Chord: 19.912'

Course: S7° 38' 09.60"E

Course In: N89° 41' 50.00"E

Course Out: S75° 01' 50.80"W

RP North: 1,647,929.0739'

East: 3,229,935.7975'

End North: 1,647,908.9265'

East: 3,229,860.4445'

Segment# 5: Line

Course: S89° 59' 48.00"W

Length: 84.543'



North: 1,647,908.9215'

East: 3,229,775.9015'

## Segment# 6: Line

Course: N0° 18' 10.00"W

Length: 69.550'

North: 1,647,978.4706'

East: 3,229,775.5339'

## Segment# 7: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,647,978.4758'

East: 3,229,865.5349'

Perimeter: 314.774'

Area: 5,923.88Sq.Ft.

Error Closure: 0.0009

Course: N35° 45' 23.39"W

Error North : 0.00071

East: -0.00051

Precision 1: 349,748.889

---

Parcel Name: Site 1 - LOT 10 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,381.4158'

East: 3,230,177.2776'

## Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 46.830'

North: 1,648,381.4131'

East: 3,230,130.4476'

## Segment# 2: Curve

Length: 23.484'

Radius: 15.000'

Delta: 89.7006 (d)

Tangent: 14.922'

Chord: 21.158'

Course: N45° 09' 11.00"W

Course In: N0° 00' 12.00"W

Course Out: S89° 41' 50.00"W

RP North: 1,648,396.4131'

East: 3,230,130.4467'

End North: 1,648,396.3338'

East: 3,230,115.4470'

## Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 86.117'

North: 1,648,482.4496'

East: 3,230,114.9919'

## Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 61.751'

North: 1,648,482.4532'

East: 3,230,176.7429'

## Segment# 5: Line

Course: S0° 18' 10.00"E

Length: 101.039'

North: 1,648,381.4156'

East: 3,230,177.2768'

Perimeter: 319.220'

Area: 6,191.51Sq.Ft.

Error Closure: 0.0008

Course: S76° 45' 40.41"W

Error North : -0.00019

East: -0.00081

Precision 1: 399,026.250

---

Parcel Name: Site 1 - LOT 11 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,908.9261'

East: 3,229,860.4444'

Segment# 1: Curve

Length: 35.297'

Radius: 78.000'

Delta: 25.9276 (d)

Tangent: 17.956'

Chord: 34.996'

Course: S27° 55' 58.87"E

Course In: N75° 01' 50.80"E

Course Out: S49° 06' 11.45"W

RP North: 1,647,929.0736'

East: 3,229,935.7975'

End North: 1,647,878.0070'

East: 3,229,876.8381'

Segment# 2: Line

Course: S49° 49' 25.87"W

Length: 131.305'

North: 1,647,793.2970'

East: 3,229,776.5126'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 115.626'

North: 1,647,908.9214'

East: 3,229,775.9015'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 84.543'

North: 1,647,908.9263'

East: 3,229,860.4445'

Perimeter: 366.770'

Area: 7,086.42Sq.Ft.

Error Closure: 0.0002

Course: N38° 11' 00.54"E

Error North : 0.00014

East: 0.00011

Precision 1: 1,833,855.000

---

Parcel Name: Site 1 - LOT 11 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False



North:1,648,482.4533'

East:3,230,176.7437'

## Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 56.500'

North: 1,648,482.4566'

East: 3,230,233.2437'

## Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 101.039'

North: 1,648,381.4190'

East: 3,230,233.7776'

## Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 56.500'

North: 1,648,381.4157'

East: 3,230,177.2776'

## Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 101.039'

North: 1,648,482.4533'

East: 3,230,176.7437'

Perimeter: 315.078'

Area: 5,708.62Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 315,078,000.000

---

Parcel Name: Site 1 - LOT 12 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,852.4914'

East:3,229,920.9929'

## Segment# 1: Line

Course: S21° 59' 05.88"W

Length: 89.963'

North: 1,647,769.0703'

East: 3,229,887.3140'

## Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 94.673'

North: 1,647,769.0648'

East: 3,229,792.6410'

## Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 16.834'

North: 1,647,785.8986'

East: 3,229,792.5521'

## Segment# 4: Line

Course: N49° 49' 25.87"E

Length: 125.687'

North: 1,647,866.9843'

East: 3,229,888.5851'

## Segment# 5: Curve

Length: 35.815'

Radius: 78.000'

Delta: 26.3083 (d)

Tangent: 18.229'

Chord: 35.501'

Course: S65° 54' 16.58"E

Course In: N37° 14' 58.28"E

Course Out: S10° 56' 28.56"W

RP North: 1,647,929.0728'

East: 3,229,935.7975'

End North: 1,647,852.4907'

East: 3,229,920.9929'

Perimeter: 362.972'

Area: 6,994.08Sq.Ft.

Error Closure: 0.0007

Course: S0° 00' 54.22"W

Error North : -0.00074

East: 0.00000

Precision 1: 518,531.429

---

Parcel Name: Site 1 - LOT 12 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9596'

East: 3,230,286.9601'

## Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4221'

East: 3,230,287.5284'

## Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 53.751'

North: 1,648,381.4190'

East: 3,230,233.7774'

## Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 101.039'

North: 1,648,482.4566'

East: 3,230,233.2435'

## Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 26.875'

North: 1,648,482.4582'

East: 3,230,260.1185'

## Segment# 5: Line

Course: N76° 23' 02.19"E

Length: 27.617'

North: 1,648,488.9596'

East: 3,230,286.9593'

Perimeter: 316.821'

Area: 5,518.19Sq.Ft.

Error Closure: 0.0008

Course: S87° 54' 31.83"W



Error North : -0.00003

East: -0.00083

Precision 1: 396,026.250

---

Parcel Name: Site 1 - LOT 13 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,769.0753'

East: 3,229,966.2014'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 78.887'

North: 1,647,769.0707'

East: 3,229,887.3144'

Segment# 2: Line

Course: N21° 59' 05.88"E

Length: 89.963'

North: 1,647,852.4918'

East: 3,229,920.9933'

Segment# 3: Curve

Length: 14.900'

Radius: 78.000'

Delta: 10.9446 (d)

Tangent: 7.472'

Chord: 14.877'

Course: S84° 31' 51.72"E

Course In: N10° 56' 28.56"E

Course Out: S0° 00' 12.00"E

RP North: 1,647,929.0740'

East: 3,229,935.7979'

End North: 1,647,851.0740'

East: 3,229,935.8024'

Segment# 4: Curve

Length: 28.249'

Radius: 80.281'

Delta: 20.1612 (d)

Tangent: 14.272'

Chord: 28.104'

Course: N79° 54' 57.85"E

Course In: N0° 00' 12.00"W

Course Out: S20° 09' 52.31"E

RP North: 1,647,931.3550'

East: 3,229,935.7978'

End North: 1,647,855.9947'

East: 3,229,963.4720'

Segment# 5: Curve

Length: 2.394'

Radius: 50.281'

Delta: 2.7284 (d)

Tangent: 1.197'

Chord: 2.394'

Course: N71° 11' 58.75"E

Course In: S20° 09' 52.31"E

Course Out: N17° 26' 10.19"W

RP North: 1,647,808.7955'

East: 3,229,980.8047'

End North: 1,647,856.7662'

East: 3,229,965.7384'

Segment# 6: Line

Course: S0° 18' 10.00"E

Length: 87.692'

North: 1,647,769.0754'

East: 3,229,966.2018'

Perimeter: 302.085'

Area: 5,157.96Sq.Ft.

Error Closure: 0.0003

Course: N73° 27' 12.92"E

Error North : 0.00010

East: 0.00033

Precision 1: 1,006,950.000

---

Parcel Name: Site 1 - LOT 13 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9627'

East: 3,230,340.2109'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4252'

East: 3,230,340.7792'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4221'

East: 3,230,287.5282'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9596'

East: 3,230,286.9599'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 53.251'

North: 1,648,488.9627'

East: 3,230,340.2109'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

---

Parcel Name: Site 1 - LOT 14 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,769.0783'

East: 3,230,017.2021'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 51.001'

North: 1,647,769.0753'

East: 3,229,966.2011'

## Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 87.692'

North: 1,647,856.7661'

East: 3,229,965.7377'

## Segment# 3: Curve

Length: 15.299'

Radius: 50.281'

Delta: 17.4328 (d)

Tangent: 7.709'

Chord: 15.240'

Course: N81° 16' 48.90"E

Course In: S17° 26' 10.19"E

Course Out: N0° 00' 12.00"W

RP North: 1,647,808.7954'

East: 3,229,980.8041'

End North: 1,647,859.0764'

East: 3,229,980.8012'

## Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 35.925'

North: 1,647,859.0785'

East: 3,230,016.7262'

## Segment# 5: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0788'

East: 3,230,017.2018'

Perimeter: 279.917'

Area: 4,578.56Sq.Ft.

Error Closure: 0.0006

Course: N36° 49' 42.82"W

Error North : 0.00050

East: -0.00037

Precision 1: 466,530.000

---

Parcel Name: Site 1 - LOT 14 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9658'

East: 3,230,393.4616'

## Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4283'

East: 3,230,394.0299'

## Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4252'

East: 3,230,340.7789'

## Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9627'

East: 3,230,340.2106'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 53.251'

North: 1,648,488.9658'

East: 3,230,393.4616'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

---

Parcel Name: Site 1 - LOT 15 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,769.0812'

East:3,230,067.2028'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0783'

East: 3,230,017.2018'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0780'

East: 3,230,016.7262'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0809'

East: 3,230,066.7272'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0812'

East: 3,230,067.2028'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 15 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False



North:1,648,488.9673'

East:3,230,419.3323'

## Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 27.380'

North: 1,648,488.9689'

East: 3,230,446.7123'

## Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4314'

East: 3,230,447.2806'

## Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4283'

East: 3,230,394.0296'

## Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9658'

East: 3,230,393.4613'

## Segment# 5: Line

Course: N89° 59' 48.00"E

Length: 25.871'

North: 1,648,488.9673'

East: 3,230,419.3323'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

---

Parcel Name: Site 1 - LOT 16 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,859.0812'

East:3,230,066.7272'

## Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0841'

East: 3,230,116.7282'

## Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0843'

East: 3,230,117.2038'

## Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0814'

East: 3,230,067.2028'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0812'

East: 3,230,066.7272'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 16 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,488.9689'

East: 3,230,446.7124'

Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 53.251'

North: 1,648,488.9720'

East: 3,230,499.9634'

Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 107.539'

North: 1,648,381.4345'

East: 3,230,500.5317'

Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,381.4314'

East: 3,230,447.2807'

Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9689'

East: 3,230,446.7124'

Perimeter: 321.579'

Area: 5,726.45Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 321,580,000.000

---

Parcel Name: Site 1 - LOT 17 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,859.0841'

East:3,230,116.7279'

## Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0870'

East: 3,230,166.7289'

## Segment# 2: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0873'

East: 3,230,167.2045'

## Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0843'

East: 3,230,117.2035'

## Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0841'

East: 3,230,116.7279'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 17 / BLOCK 2

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,488.9720'

East:3,230,499.9632'

## Segment# 1: Line

Course: N89° 59' 48.00"E

Length: 18.148'

North: 1,648,488.9731'

East: 3,230,518.1112'

## Segment# 2: Line

Course: S48° 00' 04.00"E

Length: 150.817'

North: 1,648,388.0590'

East: 3,230,630.1920'

## Segment# 3: Curve

Length: 16.754'

Radius: 20.000'

Delta: 47.9978 (d)

Tangent: 8.904'

Chord: 16.269'

Course: S65° 59' 52.00"W

Course In: N48° 00' 04.00"W

Course Out: S0° 00' 12.00"E

RP North: 1,648,401.4413'

East: 3,230,615.3289'

End North: 1,648,381.4413'

East: 3,230,615.3300'

## Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 114.799'

North: 1,648,381.4346'

East: 3,230,500.5310'

## Segment# 5: Line

Course: N0° 18' 10.00"W

Length: 107.539'

North: 1,648,488.9721'

East: 3,230,499.9627'

Perimeter: 408.058'

Area: 8,288.08Sq.Ft.

Error Closure: 0.0005

Course: N77° 04' 51.84"W

Error North : 0.00010

East: -0.00045

Precision 1: 816,114.000

---

Parcel Name: Site 1 - LOT 18 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,859.0899'

East: 3,230,216.7293'

## Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0902'

East: 3,230,217.2049'

## Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 50.001'

North: 1,647,769.0873'

East: 3,230,167.2039'

## Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0870'

East: 3,230,166.7283'

## Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0899'

East: 3,230,216.7293'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000



Parcel Name: Site 1 - LOT 19 / BLOCK 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,859.0899' East: 3,230,216.7293'

## Segment# 1: Line

Course: N89° 59' 48.00"E Length: 50.001'  
North: 1,647,859.0928' East: 3,230,266.7303'

## Segment# 2: Line

Course: S0° 18' 10.00"E Length: 90.001'  
North: 1,647,769.0931' East: 3,230,267.2059'

## Segment# 3: Line

Course: S89° 59' 48.00"W Length: 50.001'  
North: 1,647,769.0902' East: 3,230,217.2049'

## Segment# 4: Line

Course: N0° 18' 10.00"W Length: 90.001'  
North: 1,647,859.0899' East: 3,230,216.7293'Perimeter: 280.004' Area: 4,500.06Sq.Ft.  
Error Closure: 0.0000 Course: N0° 00' 00.00"E  
Error North : 0.00000 East: 0.00000

Precision 1: 280,004,000.000

Parcel Name: Site 1 - LOT 2 / BLOCK 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,809.9045' East: 3,230,078.5260'

## Segment# 1: Curve

Length: 1.561' Radius: 100.875'  
Delta: 0.8867 (d) Tangent: 0.781'  
Chord: 1.561' Course: S42° 26' 32.03"W  
Course In: S47° 06' 51.94"E Course Out: N48° 00' 04.00"W  
RP North: 1,648,741.2554' East: 3,230,152.4385'  
End North: 1,648,808.7525' East: 3,230,077.4725'

## Segment# 2: Curve

Length: 41.057' Radius: 116.000'  
Delta: 20.2793 (d) Tangent: 20.746'

Chord: 40.843'	Course: S31° 51' 33.18"W
Course In: S48° 00' 04.00"E	Course Out: N68° 16' 49.63"W
RP North: 1,648,731.1350'	East: 3,230,163.6788'
End North: 1,648,774.0624'	East: 3,230,055.9141'

## Segment# 3: Line

Course: N66° 33' 12.50"W	Length: 96.361'
North: 1,648,812.4038'	East: 3,229,967.5094'

## Segment# 4: Line

Course: N42° 03' 42.59"E	Length: 72.518'
North: 1,648,866.2428'	East: 3,230,016.0915'

## Segment# 5: Line

Course: S47° 56' 17.41"E	Length: 84.095'
North: 1,648,809.9048'	East: 3,230,078.5256'

Perimeter: 295.592'	Area: 5,011.72Sq.Ft.
Error Closure: 0.0005	Course: N54° 15' 18.16"W
Error North : 0.00031	East: -0.00043

Precision 1: 591,184.000

---

Parcel Name: Site 1 - LOT 2 / BLOCK 2

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,676.9653'	East: 3,230,113.9644'
------------------------	-----------------------

## Segment# 1: Line

Course: N0° 18' 10.00"W	Length: 53.906'
North: 1,648,730.8705'	East: 3,230,113.6795'

## Segment# 2: Line

Course: S80° 35' 42.59"E	Length: 101.952'
North: 1,648,714.2106'	East: 3,230,214.2611'

## Segment# 3: Line

Course: S0° 18' 10.00"E	Length: 37.240'
North: 1,648,676.9711'	East: 3,230,214.4579'

## Segment# 4: Line

Course: S89° 59' 48.00"W	Length: 100.493'
North: 1,648,676.9653'	East: 3,230,113.9649'

Perimeter: 293.592'	Area: 4,579.75Sq.Ft.
Error Closure: 0.0005	Course: N87° 33' 12.97"E
Error North : 0.00002	East: 0.00053

Precision 1: 587,182.000

---

Parcel Name: Site 1 - LOT 20 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,769.0957'	East: 3,230,317.2062'
------------------------	-----------------------

Segment# 1: Line

Course: S89° 59' 48.00"W	Length: 50.001'
North: 1,647,769.0928'	East: 3,230,267.2052'

Segment# 2: Line

Course: N0° 18' 10.00"W	Length: 90.001'
North: 1,647,859.0926'	East: 3,230,266.7296'

Segment# 3: Line

Course: N89° 59' 48.00"E	Length: 50.001'
North: 1,647,859.0955'	East: 3,230,316.7306'

Segment# 4: Line

Course: S0° 18' 10.00"E	Length: 90.001'
North: 1,647,769.0957'	East: 3,230,317.2062'

Perimeter: 280.004'	Area: 4,500.06Sq.Ft.
Error Closure: 0.0000	Course: N0° 00' 00.00"E
Error North : 0.00000	East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 21 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,769.0987'	East: 3,230,367.2069'
------------------------	-----------------------

Segment# 1: Line

Course: S89° 59' 48.00"W	Length: 50.001'
North: 1,647,769.0957'	East: 3,230,317.2059'

## Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0955'

East: 3,230,316.7303'

## Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 50.001'

North: 1,647,859.0984'

East: 3,230,366.7313'

## Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 90.001'

North: 1,647,769.0987'

East: 3,230,367.2069'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 22 / BLOCK 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,647,769.1016'

East:3,230,418.4076'

## Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 51.201'

North: 1,647,769.0987'

East: 3,230,367.2066'

## Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 90.001'

North: 1,647,859.0984'

East: 3,230,366.7310'

## Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 17.718'

North: 1,647,859.0994'

East: 3,230,384.4490'

## Segment# 4: Curve

Length: 22.812'

Radius: 79.574'

Delta: 16.4251 (d)

Tangent: 11.485'

Chord: 22.734'

Course: S81° 47' 02.85"E

Course In: S0° 00' 12.00"W

Course Out: N16° 25' 42.31"E

RP North: 1,647,779.5254'

East: 3,230,384.4444'

End North: 1,647,855.8507'

East: 3,230,406.9493'



## Segment# 5: Curve

Length: 11.283'	Radius: 79.574'
Delta: 8.1244 (d)	Tangent: 5.651'
Chord: 11.274'	Course: S77° 38' 01.55"E
Course In: N16° 25' 42.31"E	Course Out: S8° 18' 14.60"W
RP North: 1,647,932.1760'	East: 3,230,429.4542'
End North: 1,647,853.4363'	East: 3,230,417.9616'

## Segment# 6: Line

Course: S0° 18' 10.00"E	Length: 84.336'
North: 1,647,769.1015'	East: 3,230,418.4073'

Perimeter: 277.351'	Area: 4,533.37Sq.Ft.
Error Closure: 0.0004	Course: S66° 50' 53.89"W
Error North : -0.00015	East: -0.00034

Precision 1: 693,377.500

---

Parcel Name: Site 1 - LOT 23 / BLOCK 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,853.4366'	East: 3,230,417.9620'
------------------------	-----------------------

## Segment# 1: Curve

Length: 11.528'	Radius: 79.574'
Delta: 8.3007 (d)	Tangent: 5.774'
Chord: 11.518'	Course: S85° 50' 46.70"E
Course In: N8° 18' 14.60"E	Course Out: S0° 00' 12.00"W
RP North: 1,647,932.1763'	East: 3,230,429.4545'
End North: 1,647,852.6023'	East: 3,230,429.4499'

## Segment# 2: Curve

Length: 31.263'	Radius: 111.500'
Delta: 16.0648 (d)	Tangent: 15.735'
Chord: 31.160'	Course: N81° 57' 51.41"E
Course In: N0° 00' 12.00"W	Course Out: S16° 04' 05.19"E
RP North: 1,647,964.1023'	East: 3,230,429.4434'
End North: 1,647,856.9582'	East: 3,230,460.3044'

## Segment# 3: Line

Course: S29° 01' 47.32"E	Length: 100.474'
North: 1,647,769.1070'	East: 3,230,509.0608'

## Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 90.653'

North: 1,647,769.1017'

East: 3,230,418.4078'

## Segment# 5: Line

Course: N0° 18' 10.00"W

Length: 84.336'

North: 1,647,853.4366'

East: 3,230,417.9622'

Perimeter: 318.254'

Area: 5,706.15Sq.Ft.

Error Closure: 0.0002

Course: N88° 23' 51.36"E

Error North : 0.00001

East: 0.00022

Precision 1: 1,591,270.000

---

Parcel Name: Site 1 - LOT 24 / BLOCK 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,856.9582'

East: 3,230,460.3043'

## Segment# 1: Curve

Length: 40.900'

Radius: 111.500'

Delta: 21.0168 (d)

Tangent: 20.682'

Chord: 40.671'

Course: N63° 25' 24.59"E

Course In: N16° 04' 05.19"W

Course Out: S37° 05' 05.64"E

RP North: 1,647,964.1023'

East: 3,230,429.4434'

End North: 1,647,875.1539'

East: 3,230,496.6776'

## Segment# 2: Line

Course: S48° 00' 04.00"E

Length: 158.479'

North: 1,647,769.1131'

East: 3,230,614.4525'

## Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 105.392'

North: 1,647,769.1070'

East: 3,230,509.0605'

## Segment# 4: Line

Course: N29° 01' 47.32"W

Length: 100.474'

North: 1,647,856.9581'

East: 3,230,460.3040'

Perimeter: 405.244'

Area: 7,578.79Sq.Ft.

Error Closure: 0.0003

Course: S74° 56' 44.18"W

Error North : -0.00007

East: -0.00027

Precision 1: 1,350,816.667

---

Parcel Name: Site 1 - LOT 3 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,774.0624'

East: 3,230,055.9141'

Segment# 1: Curve

Length: 35.123'

Radius: 116.000'

Delta: 17.3485 (d)

Tangent: 17.697'

Chord: 34.989'

Course: S13° 02' 43.03"W

Course In: S68° 16' 49.63"E

Course Out: N85° 37' 44.30"W

RP North: 1,648,731.1350'

East: 3,230,163.6788'

End North: 1,648,739.9760'

East: 3,230,048.0162'

Segment# 2: Line

Course: N84° 51' 57.62"W

Length: 84.767'

North: 1,648,747.5613'

East: 3,229,963.5893'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 60.146'

North: 1,648,807.7065'

East: 3,229,963.2714'

Segment# 4: Line

Course: N42° 03' 42.59"E

Length: 6.327'

North: 1,648,812.4038'

East: 3,229,967.5101'

Segment# 5: Line

Course: S66° 33' 12.50"E

Length: 96.361'

North: 1,648,774.0624'

East: 3,230,055.9147'

Perimeter: 282.724'

Area: 4,507.41Sq.Ft.

Error Closure: 0.0007

Course: N88° 08' 08.38"E

Error North : 0.00002

East: 0.00068

Precision 1: 403,891.429

---

Parcel Name: Site 1 - LOT 3 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,676.9711'

East: 3,230,214.4575'

## Segment# 1: Line

Course: S9° 54' 04.86"W

North: 1,648,626.9701'

Length: 50.757'

East: 3,230,205.7297'

## Segment# 2: Line

Course: S89° 59' 48.00"W

North: 1,648,626.9648'

Length: 91.501'

East: 3,230,114.2287'

## Segment# 3: Line

Course: N0° 18' 10.00"W

North: 1,648,676.9651'

Length: 50.001'

East: 3,230,113.9645'

## Segment# 4: Line

Course: N89° 59' 48.00"E

North: 1,648,676.9709'

Length: 100.493'

East: 3,230,214.4575'

Perimeter: 292.752'

Error Closure: 0.0002

Error North : -0.00016

Area: 4,799.86Sq.Ft.

Course: S3° 50' 49.71"W

East: -0.00001

Precision 1: 1,463,760.000

---

Parcel Name: Site 1 - LOT 4 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,739.9760'

East: 3,230,048.0162'

## Segment# 1: Curve

Length: 9.463'

Delta: 4.6738 (d)

Chord: 9.460'

Course In: S85° 37' 44.30"E

RP North: 1,648,731.1350'

End North: 1,648,730.5220'

Radius: 116.000'

Tangent: 4.734'

Course: S2° 02' 02.85"W

Course Out: S89° 41' 50.00"W

East: 3,230,163.6788'

East: 3,230,047.6804'

## Segment# 2: Curve

Length: 26.742'

Delta: 15.1893 (d)

Chord: 26.664'

Course In: N89° 41' 50.00"E

RP North: 1,648,731.0551'

End North: 1,648,704.1109'

Radius: 100.875'

Tangent: 13.450'

Course: S7° 53' 50.72"E

Course Out: S74° 30' 28.57"W

East: 3,230,148.5540'

East: 3,230,051.3441'



## Segment# 3: Curve

Length: 13.022'	Radius: 70.875'
Delta: 10.5268 (d)	Tangent: 6.529'
Chord: 13.003'	Course: S10° 13' 43.26"E
Course In: S74° 30' 28.57"W	Course Out: N85° 02' 04.90"E
RP North: 1,648,685.1798'	East: 3,229,983.0441'
End North: 1,648,691.3142'	East: 3,230,053.6531'

## Segment# 4: Line

Course: S89° 59' 48.00"W	Length: 89.767'
North: 1,648,691.3090'	East: 3,229,963.8861'

## Segment# 5: Line

Course: N0° 18' 10.00"W	Length: 56.253'
North: 1,648,747.5612'	East: 3,229,963.5889'

## Segment# 6: Line

Course: S84° 51' 57.62"E	Length: 84.767'
North: 1,648,739.9758'	East: 3,230,048.0158'

Perimeter: 280.013'	Area: 4,501.97Sq.Ft.
Error Closure: 0.0004	Course: S73° 42' 48.91"W
Error North : -0.00011	East: -0.00038

Precision 1: 700,035.000

---

Parcel Name: Site 1 - LOT 4 / BLOCK 2

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,626.9706'	East: 3,230,205.7298'
------------------------	-----------------------

## Segment# 1: Line

Course: S0° 18' 10.00"E	Length: 50.017'
North: 1,648,576.9543'	East: 3,230,205.9941'

## Segment# 2: Line

Course: S89° 59' 48.00"W	Length: 76.579'
North: 1,648,576.9498'	East: 3,230,129.4151'

## Segment# 3: Curve

Length: 23.484'	Radius: 15.000'
Delta: 89.7006 (d)	Tangent: 14.922'

Chord: 21.158'	Course: N45° 09' 11.00"W
Course In: N0° 00' 12.00"W	Course Out: S89° 41' 50.00"W
RP North: 1,648,591.9498'	East: 3,230,129.4143'
End North: 1,648,591.8706'	East: 3,230,114.4145'

## Segment# 4: Line

Course: N0° 18' 10.00"W	Length: 35.095'
North: 1,648,626.9651'	East: 3,230,114.2290'

## Segment# 5: Line

Course: N89° 59' 48.00"E	Length: 91.501'
North: 1,648,626.9704'	East: 3,230,205.7300'

Perimeter: 276.676'	Area: 4,528.85Sq.Ft.
Error Closure: 0.0003	Course: S45° 09' 10.82"E
Error North : -0.00019	East: 0.00019

Precision 1: 922,253.333

---

Parcel Name: Site 1 - **LOT 5 / BLOCK 1**

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,691.3142'	East: 3,230,053.6531'
------------------------	-----------------------

## Segment# 1: Curve

Length: 5.768'	Radius: 70.875'
Delta: 4.6625 (d)	Tangent: 2.885'
Chord: 5.766'	Course: S2° 38' 02.55"E
Course In: S85° 02' 04.90"W	Course Out: N89° 41' 50.00"E
RP North: 1,648,685.1798'	East: 3,229,983.0441'
End North: 1,648,685.5544'	East: 3,230,053.9181'

## Segment# 2: Line

Course: S0° 18' 10.00"E	Length: 44.741'
North: 1,648,640.8140'	East: 3,230,054.1546'

## Segment# 3: Line

Course: S89° 59' 48.00"W	Length: 90.001'
North: 1,648,640.8088'	East: 3,229,964.1536'

## Segment# 4: Line

Course: N0° 18' 10.00"W	Length: 50.501'
North: 1,648,691.3091'	East: 3,229,963.8867'

## Segment# 5: Line

Course: N89° 59' 48.00"E

Length: 89.767'

North: 1,648,691.3143'

East: 3,230,053.6537'

Perimeter: 280.777'

Area: 4,544.61Sq.Ft.

Error Closure: 0.0005

Course: N86° 34' 35.15"E

Error North : 0.00003

East: 0.00055

Precision 1: 561,556.000

---

Parcel Name: Site 1 - LOT 5 / BLOCK 2

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,648,676.9711'

East:3,230,214.4575'

## Segment# 1: Line

Course: S83° 12' 44.14"E

Length: 70.543'

North: 1,648,668.6335'

East: 3,230,284.5061'

## Segment# 2: Line

Course: S21° 08' 27.79"W

Length: 98.292'

North: 1,648,576.9570'

East: 3,230,249.0556'

## Segment# 3: Line

Course: S89° 59' 48.00"W

Length: 43.062'

North: 1,648,576.9545'

East: 3,230,205.9936'

## Segment# 4: Line

Course: N0° 18' 10.00"W

Length: 50.017'

North: 1,648,626.9708'

East: 3,230,205.7293'

## Segment# 5: Line

Course: N9° 54' 04.86"E

Length: 50.757'

North: 1,648,676.9718'

East: 3,230,214.4571'

Perimeter: 312.671'

Area: 5,737.03Sq.Ft.

Error Closure: 0.0009

Course: N33° 56' 19.74"W

Error North : 0.00071

East: -0.00048

Precision 1: 347,412.222

Parcel Name: Site 1 - LOT 6 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,178.4750'

East: 3,229,864.4785'

Segment# 1: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,648,128.4747'

East: 3,229,864.7428'

Segment# 2: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,648,128.4695'

East: 3,229,774.7418'

Segment# 3: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,178.4698'

East: 3,229,774.4775'

Segment# 4: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,178.4750'

East: 3,229,864.4785'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 6 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,668.6335'

East: 3,230,284.5065'

Segment# 1: Line

Course: S67° 59' 50.15"E

Length: 66.654'

North: 1,648,643.6615'

East: 3,230,346.3058'

Segment# 2: Line

Course: S48° 00' 04.00"E

Length: 17.683'

North: 1,648,631.8295'

East: 3,230,359.4471'

Segment# 3: Line

Course: S49° 37' 18.76"W

Length: 101.148'

North: 1,648,566.3029'

East: 3,230,282.3940'

## Segment# 4: Curve

Length: 31.276'	Radius: 44.000'
Delta: 40.7273 (d)	Tangent: 16.332'
Chord: 30.622'	Course: N69° 38' 22.80"W
Course In: S40° 43' 26.41"W	Course Out: N0° 00' 12.00"W
RP North: 1,648,532.9570'	East: 3,230,253.6877'
End North: 1,648,576.9570'	East: 3,230,253.6851'

## Segment# 5: Line

Course: S89° 59' 48.00"W	Length: 4.630'
North: 1,648,576.9567'	East: 3,230,249.0551'

## Segment# 6: Line

Course: N21° 08' 27.79"E	Length: 98.292'
North: 1,648,668.6332'	East: 3,230,284.5056'

Perimeter: 319.684'	Area: 5,710.64Sq.Ft.
Error Closure: 0.0009	Course: S74° 44' 36.65"W
Error North : -0.00024	East: -0.00088

Precision 1: 355,203.333

---

Parcel Name: Site 1 - LOT 7 / BLOCK 1

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,128.4750'	East: 3,229,864.7428'
------------------------	-----------------------

## Segment# 1: Line

Course: S0° 18' 10.00"E	Length: 50.001'
North: 1,648,078.4747'	East: 3,229,865.0070'

## Segment# 2: Line

Course: S89° 59' 48.00"W	Length: 90.001'
North: 1,648,078.4695'	East: 3,229,775.0060'

## Segment# 3: Line

Course: N0° 18' 10.00"W	Length: 50.001'
North: 1,648,128.4698'	East: 3,229,774.7418'

## Segment# 4: Line

Course: N89° 59' 48.00"E	Length: 90.001'
North: 1,648,128.4750'	East: 3,229,864.7428'



Perimeter: 280.004'	Area: 4,500.06Sq.Ft.
Error Closure: 0.0000	Course: N0° 00' 00.00"E
Error North : 0.00000	East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 7 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,534.6445'	East: 3,230,297.6562'
------------------------	-----------------------

Segment# 1: Curve

Length: 36.153'	Radius: 44.000'
Delta: 47.0781 (d)	Tangent: 19.167'
Chord: 35.145'	Course: N25° 44' 12.99"W
Course In: S87° 48' 07.62"W	Course Out: N40° 43' 26.41"E
RP North: 1,648,532.9571'	East: 3,230,253.6885'
End North: 1,648,566.3030'	East: 3,230,282.3948'

Segment# 2: Line

Course: N49° 37' 18.76"E	Length: 101.148'
North: 1,648,631.8296'	East: 3,230,359.4479'

Segment# 3: Line

Course: S48° 00' 04.00"E	Length: 15.372'
North: 1,648,621.5439'	East: 3,230,370.8718'

Segment# 4: Line

Course: S27° 13' 40.95"E	Length: 61.290'
North: 1,648,567.0453'	East: 3,230,398.9140'

Segment# 5: Line

Course: S72° 15' 23.57"W	Length: 106.315'
North: 1,648,534.6452'	East: 3,230,297.6563'

Perimeter: 320.278'	Area: 5,719.57Sq.Ft.
Error Closure: 0.0007	Course: N11° 06' 17.35"E
Error North : 0.00072	East: 0.00014

Precision 1: 457,540.000

Parcel Name: Site 1 - LOT 8 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,028.4751'

East: 3,229,865.2712'

Segment# 1: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,648,028.4698'

East: 3,229,775.2702'

Segment# 2: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,078.4701'

East: 3,229,775.0060'

Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,078.4754'

East: 3,229,865.0070'

Segment# 4: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,648,028.4751'

East: 3,229,865.2712'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 8 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,489.4241'

East: 3,230,260.0823'

Segment# 1: Curve

Length: 46.243'

Radius: 44.000'

Delta: 60.2168 (d)

Tangent: 25.515'

Chord: 44.144'

Course: N51° 32' 10.53"E

Course In: N8° 21' 19.19"W

Course Out: S68° 34' 19.75"E

RP North: 1,648,532.9571'

East: 3,230,253.6885'

End North: 1,648,516.8826'

East: 3,230,294.6472'

Segment# 2: Line

Course: N72° 15' 23.57"E

Length: 113.985'

North: 1,648,551.6201'

East: 3,230,403.2100'

## Segment# 3: Line

Course: S14° 25' 50.26"E

Length: 64.694'

North: 1,648,488.9672'

East: 3,230,419.3322'

## Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 25.871'

North: 1,648,488.9657'

East: 3,230,393.4612'

## Segment# 5: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,488.9626'

East: 3,230,340.2102'

## Segment# 6: Line

Course: S89° 59' 48.00"W

Length: 53.251'

North: 1,648,488.9595'

East: 3,230,286.9592'

## Segment# 7: Line

Course: S76° 23' 02.19"W

Length: 27.617'

North: 1,648,482.4581'

East: 3,230,260.1184'

## Segment# 8: Line

Course: N0° 18' 10.00"W

Length: 6.966'

North: 1,648,489.4240'

East: 3,230,260.0816'

Perimeter: 391.878'

Area: 5,822.43Sq.Ft.

Error Closure: 0.0007

Course: S80° 55' 04.90"W

Error North : -0.00011

East: -0.00066

Precision 1: 559,825.714

---

Parcel Name: Site 1 - LOT 9 / BLOCK 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,647,978.4699'

East: 3,229,775.5342'

## Segment# 1: Line

Course: N0° 18' 10.00"W

Length: 50.001'

North: 1,648,028.4702'

East: 3,229,775.2700'

## Segment# 2: Line

Course: N89° 59' 48.00"E

Length: 90.001'

North: 1,648,028.4754'

East: 3,229,865.2710'

## Segment# 3: Line

Course: S0° 18' 10.00"E

Length: 50.001'

North: 1,647,978.4751'

East: 3,229,865.5352'

## Segment# 4: Line

Course: S89° 59' 48.00"W

Length: 90.001'

North: 1,647,978.4699'

East: 3,229,775.5342'

Perimeter: 280.004'

Area: 4,500.06Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 280,004,000.000

---

Parcel Name: Site 1 - LOT 9 / BLOCK 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,482.4497'

East: 3,230,114.9923'

## Segment# 1: Line

Course: N0° 18' 10.00"W

Length: 35.421'

North: 1,648,517.8702'

East: 3,230,114.8051'

## Segment# 2: Curve

Length: 23.640'

Radius: 15.000'

Delta: 90.2994 (d)

Tangent: 15.079'

Chord: 21.269'

Course: N44° 50' 49.00"E

Course In: N89° 41' 50.00"E

Course Out: N0° 00' 12.00"W

RP North: 1,648,517.9495'

East: 3,230,129.8049'

End North: 1,648,532.9495'

East: 3,230,129.8040'

## Segment# 3: Line

Course: N89° 59' 48.00"E

Length: 64.555'

North: 1,648,532.9532'

East: 3,230,194.3590'

## Segment# 4: Curve

Length: 22.972'

Radius: 18.000'

Delta: 73.1227 (d)

Tangent: 13.349'

Chord: 21.445'

Course: S53° 26' 31.08"E

Course In: S0° 00' 12.00"E

Course Out: N73° 07' 09.83"E

RP North: 1,648,514.9532'

East: 3,230,194.3601'

End North: 1,648,520.1800'

East: 3,230,211.5845'

## Segment# 5: Curve

Length: 62.568'	Radius: 44.000'
Delta: 81.4747 (d)	Tangent: 37.896'
Chord: 57.428'	Course: S57° 37' 04.68"E
Course In: N73° 07' 09.83"E	Course Out: S8° 21' 19.19"E
RP North: 1,648,532.9567'	East: 3,230,253.6886'
End North: 1,648,489.4237'	East: 3,230,260.0823'

## Segment# 6: Line

Course: S0° 18' 10.00"E	Length: 6.966'
North: 1,648,482.4578'	East: 3,230,260.1191'

## Segment# 7: Line

Course: S89° 59' 48.00"W	Length: 26.875'
North: 1,648,482.4562'	East: 3,230,233.2441'

## Segment# 8: Line

Course: S89° 59' 48.00"W	Length: 56.500'
North: 1,648,482.4529'	East: 3,230,176.7441'

## Segment# 9: Line

Course: S89° 59' 48.00"W	Length: 61.751'
North: 1,648,482.4493'	East: 3,230,114.9931'

Perimeter: 361.250'	Area: 5,442.05Sq.Ft.
Error Closure: 0.0009	Course: S67° 51' 05.31"E
Error North : -0.00035	East: 0.00085

Precision 1: 401,386.667

## Parcel Name: Site 1 - RIGHT OF WAY

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,442.4530'	East: 3,231,324.6890'
------------------------	-----------------------

## Segment# 1: Curve

Length: 31.189'	Radius: 20.000'
Delta: 89.3500 (d)	Tangent: 19.774'
Chord: 28.123'	Course: N2° 32' 58.44"W
Course In: N47° 52' 28.44"W	Course Out: N42° 46' 31.55"E
RP North: 1,648,455.8682'	East: 3,231,309.8554'
End North: 1,648,470.5486'	East: 3,231,323.4380'



## Segment# 2: Line

Course: S47° 36' 46.41"E

North: 1,648,466.3278'

Length: 6.261'

East: 3,231,328.0624'

## Segment# 3: Line

Course: S48° 00' 04.00"E

North: 1,648,437.2427'

Length: 43.468'

East: 3,231,360.3660'

## Segment# 4: Line

Course: S48° 00' 04.00"E

North: 1,648,403.8016'

Length: 49.978'

East: 3,231,397.5075'

## Segment# 5: Curve

Length: 31.394'

Delta: 89.9367 (d)

Chord: 28.269'

Course In: S41° 56' 08.25"W

RP North: 1,648,388.9237'

End North: 1,648,402.3060'

Radius: 20.000'

Tangent: 19.978'

Course: S86° 58' 02.17"W

Course Out: N48° 00' 03.91"W

East: 3,231,384.1416'

East: 3,231,369.2784'

## Segment# 6: Line

Course: S41° 59' 56.00"W

North: 1,648,359.8033'

Length: 57.192'

East: 3,231,331.0104'

## Segment# 7: Curve

Length: 36.915'

Delta: 42.3017 (d)

Chord: 36.082'

Course In: S48° 00' 04.00"E

RP North: 1,648,326.3475'

End North: 1,648,326.0833'

Radius: 50.000'

Tangent: 19.344'

Course: S20° 50' 53.00"W

Course Out: S89° 41' 50.00"W

East: 3,231,368.1682'

East: 3,231,318.1689'

## Segment# 8: Line

Course: S0° 18' 10.00"E

North: 1,648,187.0832'

Length: 139.002'

East: 3,231,318.9035'

## Segment# 9: Curve

Length: 23.484'

Delta: 89.7006 (d)

Chord: 21.158'

Course In: N89° 41' 50.00"E

RP North: 1,648,187.1625'

End North: 1,648,172.1625'

Radius: 15.000'

Tangent: 14.922'

Course: S45° 09' 11.00"E

Course Out: S0° 00' 12.00"E

East: 3,231,333.9033'

East: 3,231,333.9042'

## Segment# 10: Line

Course: N89° 59' 48.00"E

North: 1,648,172.1697'

Length: 124.271'

East: 3,231,458.1752'

## Segment# 11: Curve

Length: 194.384'

Delta: 253.1227 (d)

Chord: 70.683'

Course In: S0° 00' 12.00"E

RP North: 1,648,128.1697'

End North: 1,648,115.3931'

Radius: 44.000'

Tangent: 59.330'

Course: S36° 33' 28.92"W

Course Out: S73° 07' 09.83"W

East: 3,231,458.1777'

East: 3,231,416.0736'

## Segment# 12: Curve

Length: 22.972'

Delta: 73.1227 (d)

Chord: 21.445'

Course In: S73° 07' 09.83"W

RP North: 1,648,110.1663'

End North: 1,648,128.1663'

Radius: 18.000'

Tangent: 13.349'

Course: N53° 26' 31.08"W

Course Out: N0° 00' 12.00"W

East: 3,231,398.8492'

East: 3,231,398.8481'

## Segment# 13: Line

Course: S89° 59' 48.00"W

North: 1,648,128.1625'

Length: 64.555'

East: 3,231,334.2931'

## Segment# 14: Curve

Length: 23.640'

Delta: 90.2994 (d)

Chord: 21.269'

Course In: S0° 00' 12.00"E

RP North: 1,648,113.1625'

End North: 1,648,113.0832'

Radius: 15.000'

Tangent: 15.079'

Course: S44° 50' 49.00"W

Course Out: S89° 41' 50.00"W

East: 3,231,334.2940'

East: 3,231,319.2942'

## Segment# 15: Line

Course: S0° 18' 10.00"E

North: 1,647,991.5469'

Length: 121.538'

East: 3,231,319.9365'

## Segment# 16: Curve

Length: 23.484'

Delta: 89.7006 (d)

Chord: 21.158'

Course In: N89° 41' 50.00"E

RP North: 1,647,991.6262'

End North: 1,647,976.6262'

Radius: 15.000'

Tangent: 14.922'

Course: S45° 09' 11.00"E

Course Out: S0° 00' 12.00"E

East: 3,231,334.9363'

East: 3,231,334.9371'

## Segment# 17: Line

Course: N89° 59' 48.00"E

North: 1,647,976.6544'

Length: 484.882'

East: 3,231,819.8191'

## Segment# 18: Curve

Length: 48.170'

Delta: 137.9978 (d)

Chord: 37.343'

Course In: N0° 00' 12.00"W

RP North: 1,647,996.6544'

End North: 1,648,011.5176'

Radius: 20.000'

Tangent: 52.099'

Course: N20° 59' 52.00"E

Course Out: N41° 59' 56.00"E

East: 3,231,819.8180'

East: 3,231,833.2003'

## Segment# 19: Line

Course: S48° 00' 04.00"E

North: 1,647,933.9791'

Length: 115.882'

East: 3,231,919.3189'

## Segment# 20: Curve

Length: 28.191'

Delta: 80.7599 (d)

Chord: 25.914'

Course In: S41° 59' 56.00"W

RP North: 1,647,919.1159'

End North: 1,647,934.7112'

Radius: 20.000'

Tangent: 17.009'

Course: N88° 22' 51.90"W

Course Out: N38° 45' 39.80"W

East: 3,231,905.9366'

East: 3,231,893.4151'

## Segment# 21: Curve

Length: 3.262'

Delta: 1.6762 (d)

Chord: 3.262'

Course In: N38° 45' 39.80"W

RP North: 1,648,021.6548'

End North: 1,647,932.7065'

Radius: 111.500'

Tangent: 1.631'

Course: S52° 04' 37.28"W

Course Out: S37° 05' 05.64"E

East: 3,231,823.6079'

East: 3,231,890.8421'

## Segment# 22: Curve

Length: 40.900'

Delta: 21.0168 (d)

Chord: 40.671'

Course In: N37° 05' 05.64"W

RP North: 1,648,021.6548'

End North: 1,647,914.5108'

Radius: 111.500'

Tangent: 20.682'

Course: S63° 25' 24.59"W

Course Out: S16° 04' 05.19"E

East: 3,231,823.6079'

East: 3,231,854.4688'

## Segment# 23: Curve

Length: 31.263'

Delta: 16.0648 (d)

Radius: 111.500'

Tangent: 15.735'

Chord: 31.160'  
Course In: N16° 04' 05.19"W  
RP North: 1,648,021.6548'  
End North: 1,647,910.1548'

Course: S81° 57' 51.41"W  
Course Out: S0° 00' 12.00"E  
East: 3,231,823.6079'  
East: 3,231,823.6143'

## Segment# 24: Curve

Length: 11.528'  
Delta: 8.3007 (d)  
Chord: 11.518'  
Course In: N0° 00' 12.00"E  
RP North: 1,647,989.7288'  
End North: 1,647,910.9891'

Radius: 79.574'  
Tangent: 5.774'  
Course: N85° 50' 46.70"W  
Course Out: S8° 18' 14.60"W  
East: 3,231,823.6190'  
East: 3,231,812.1264'

## Segment# 25: Curve

Length: 11.283'  
Delta: 8.1244 (d)  
Chord: 11.274'  
Course In: N8° 18' 14.60"E  
RP North: 1,647,989.7288'  
End North: 1,647,913.4035'

Radius: 79.574'  
Tangent: 5.651'  
Course: N77° 38' 01.55"W  
Course Out: S16° 25' 42.31"W  
East: 3,231,823.6190'  
East: 3,231,801.1141'

## Segment# 26: Curve

Length: 22.812'  
Delta: 16.4251 (d)  
Chord: 22.734'  
Course In: S16° 25' 42.31"W  
RP North: 1,647,837.0782'  
End North: 1,647,916.6522'

Radius: 79.574'  
Tangent: 11.485'  
Course: N81° 47' 02.85"W  
Course Out: N0° 00' 12.00"E  
East: 3,231,778.6092'  
East: 3,231,778.6138'

## Segment# 27: Line

Course: S89° 59' 48.00"W  
North: 1,647,916.6287'

Length: 403.648'  
East: 3,231,374.9658'

## Segment# 28: Curve

Length: 15.299'  
Delta: 17.4328 (d)  
Chord: 15.240'  
Course In: S0° 00' 12.00"E  
RP North: 1,647,866.3477'  
End North: 1,647,914.3184'

Radius: 50.281'  
Tangent: 7.709'  
Course: S81° 16' 48.90"W  
Course Out: N17° 26' 10.19"W  
East: 3,231,374.9687'  
East: 3,231,359.9024'

## Segment# 29: Curve

Length: 2.394'  
Delta: 2.7284 (d)

Radius: 50.281'  
Tangent: 1.197'

Chord: 2.394'  
Course In: S17° 26' 10.19"E  
RP North: 1,647,866.3477'  
End North: 1,647,913.5469'

Course: S71° 11' 58.75"W  
Course Out: N20° 09' 52.31"W  
East: 3,231,374.9687'  
East: 3,231,357.6360'

## Segment# 30: Curve

Length: 28.249'  
Delta: 20.1612 (d)  
Chord: 28.104'  
Course In: N20° 09' 52.31"W  
RP North: 1,647,988.9072'  
End North: 1,647,908.6262'

Radius: 80.281'  
Tangent: 14.272'  
Course: S79° 54' 57.85"W  
Course Out: S0° 00' 12.00"E  
East: 3,231,329.9618'  
East: 3,231,329.9664'

## Segment# 31: Curve

Length: 14.900'  
Delta: 10.9446 (d)  
Chord: 14.877'  
Course In: N0° 00' 12.00"W  
RP North: 1,647,986.6262'  
End North: 1,647,910.0440'

Radius: 78.000'  
Tangent: 7.472'  
Course: N84° 31' 51.72"W  
Course Out: S10° 56' 28.56"W  
East: 3,231,329.9619'  
East: 3,231,315.1573'

## Segment# 32: Curve

Length: 35.815'  
Delta: 26.3083 (d)  
Chord: 35.501'  
Course In: N10° 56' 28.56"E  
RP North: 1,647,986.6262'  
End North: 1,647,924.5376'

Radius: 78.000'  
Tangent: 18.229'  
Course: N65° 54' 16.58"W  
Course Out: S37° 14' 58.28"W  
East: 3,231,329.9619'  
East: 3,231,282.7495'

## Segment# 33: Curve

Length: 16.137'  
Delta: 11.8537 (d)  
Chord: 16.108'  
Course In: N37° 14' 58.28"E  
RP North: 1,647,986.6262'  
End North: 1,647,935.5596'

Radius: 78.000'  
Tangent: 8.097'  
Course: N46° 49' 25.13"W  
Course Out: S49° 06' 11.45"W  
East: 3,231,329.9619'  
East: 3,231,271.0025'

## Segment# 34: Curve

Length: 55.263'  
Delta: 40.5940 (d)  
Chord: 54.114'  
Course In: N49° 06' 11.45"E  
RP North: 1,647,986.6262'  
End North: 1,647,986.2140'

Radius: 78.000'  
Tangent: 28.848'  
Course: N20° 35' 59.27"W  
Course Out: S89° 41' 50.00"W  
East: 3,231,329.9619'  
East: 3,231,251.9630'

## Segment# 35: Curve

Length: 28.249'

Delta: 20.1612 (d)

Chord: 28.104'

Course In: N89° 41' 50.00"E

RP North: 1,647,986.6382'

End North: 1,648,013.9094'

Radius: 80.281'

Tangent: 14.272'

Course: N9° 46' 40.15"E

Course Out: N70° 08' 29.69"W

East: 3,231,332.2429'

East: 3,231,256.7358'

## Segment# 36: Curve

Length: 17.693'

Delta: 20.1612 (d)

Chord: 17.602'

Course In: N70° 08' 29.69"W

RP North: 1,648,030.9897'

End North: 1,648,031.2554'

Radius: 50.281'

Tangent: 8.939'

Course: N9° 46' 40.15"E

Course Out: N89° 41' 50.00"E

East: 3,231,209.4447'

East: 3,231,259.7250'

## Segment# 37: Line

Course: N0° 18' 10.00"W

North: 1,648,280.7680'

Length: 249.516'

East: 3,231,258.4065'

## Segment# 38: Curve

Length: 18.789'

Delta: 15.1893 (d)

Chord: 18.734'

Course In: S89° 41' 50.00"W

RP North: 1,648,280.3934'

End North: 1,648,299.3245'

Radius: 70.875'

Tangent: 9.450'

Course: N7° 53' 50.72"W

Course Out: N74° 30' 28.57"E

East: 3,231,187.5325'

East: 3,231,255.8324'

## Segment# 39: Curve

Length: 26.742'

Delta: 15.1893 (d)

Chord: 26.664'

Course In: N74° 30' 28.57"E

RP North: 1,648,326.2687'

End North: 1,648,325.7356'

Radius: 100.875'

Tangent: 13.450'

Course: N7° 53' 50.72"W

Course Out: S89° 41' 50.00"W

East: 3,231,353.0424'

East: 3,231,252.1688'

## Segment# 40: Curve

Length: 44.586'

Delta: 22.0223 (d)

Chord: 44.312'

Course In: N89° 41' 50.00"E

RP North: 1,648,326.3486'

End North: 1,648,369.2760'

Radius: 116.000'

Tangent: 22.572'

Course: N10° 42' 30.18"E

Course Out: N68° 16' 49.63"W

East: 3,231,368.1672'

East: 3,231,260.4024'



## Segment# 41: Curve

Length: 41.057'	Radius: 116.000'
Delta: 20.2793 (d)	Tangent: 20.746'
Chord: 40.843'	Course: N31° 51' 33.18"E
Course In: S68° 16' 49.63"E	Course Out: N48° 00' 04.00"W
RP North: 1,648,326.3486'	East: 3,231,368.1672'
End North: 1,648,403.9661'	East: 3,231,281.9609'

## Segment# 42: Curve

Length: 26.742'	Radius: 100.875'
Delta: 15.1893 (d)	Tangent: 13.450'
Chord: 26.664'	Course: N49° 35' 36.72"E
Course In: S48° 00' 04.00"E	Course Out: N32° 48' 42.57"W
RP North: 1,648,336.4690'	East: 3,231,356.9269'
End North: 1,648,421.2499'	East: 3,231,302.2646'

## Segment# 43: Curve

Length: 18.789'	Radius: 70.875'
Delta: 15.1893 (d)	Tangent: 9.450'
Chord: 18.734'	Course: N49° 35' 36.72"E
Course In: N32° 48' 42.57"W	Course Out: S48° 00' 04.00"E
RP North: 1,648,480.8171'	East: 3,231,263.8587'
End North: 1,648,433.3935'	East: 3,231,316.5300'

## Segment# 44: Line

Course: N41° 59' 56.00"E	Length: 12.192'
North: 1,648,442.4541'	East: 3,231,324.6879'

Perimeter: 2,847.962'	Area: 79,846.27Sq.Ft.
Error Closure: 0.0015	Course: N46° 37' 17.11"W
Error North : 0.00104	East: -0.00110

Precision 1: 1,898,640.000

Parcel Name: Site 1 - **TRACT A**

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,812.2787'	East: 3,230,654.1070'
------------------------	-----------------------

## Segment# 1: Line

Course: N0° 18' 10.00"W	Length: 380.919'
North: 1,649,193.1924'	East: 3,230,652.0941'

## Segment# 2: Line

Course: N89° 41' 28.00"E

North: 1,649,193.2472'

Length: 10.166'

East: 3,230,662.2599'

## Segment# 3: Curve

Length: 354.999'

Delta: 44.0259 (d)

Chord: 346.330'

Course In: N86° 48' 04.42"E

RP North: 1,649,219.0269'

End North: 1,648,879.9086'

Radius: 462.000'

Tangent: 186.782'

Course: S25° 12' 42.19"E

Course Out: S42° 46' 31.19"W

East: 3,231,123.5401'

East: 3,230,809.7842'

## Segment# 4: Curve

Length: 31.189'

Delta: 89.3500 (d)

Chord: 28.123'

Course In: S42° 46' 31.55"W

RP North: 1,648,865.2281'

End North: 1,648,851.8130'

Radius: 20.000'

Tangent: 19.774'

Course: S2° 32' 58.44"E

Course Out: S47° 52' 28.44"E

East: 3,230,796.2017'

East: 3,230,811.0352'

## Segment# 5: Line

Course: N48° 00' 04.00"W

North: 1,648,860.8247'

Length: 13.468'

East: 3,230,801.0264'

## Segment# 6: Curve

Length: 76.872'

Delta: 9.1379 (d)

Chord: 76.791'

Course In: N41° 59' 56.00"E

RP North: 1,649,219.0267'

End North: 1,648,916.5894'

Radius: 482.000'

Tangent: 38.518'

Course: N43° 25' 55.79"W

Course Out: S51° 08' 12.41"W

East: 3,231,123.5404'

East: 3,230,748.2330'

## Segment# 7: Line

Course: S42° 03' 42.59"W

North: 1,648,812.2791'

Length: 140.500'

East: 3,230,654.1075'

Perimeter: 1,008.115'

Error Closure: 0.0006

Error North : 0.00033

Area: 19,616.46Sq.Ft.

Course: N55° 57' 52.91"E

East: 0.00049

Precision 1: 1,680,188.333

Parcel Name: Site 1 - **TRACT B**

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,870.1236'

East: 3,231,099.1370'

## Segment# 1: Curve

Length: 31.416'

Radius: 20.000'

Delta: 90.0000 (d)

Tangent: 20.000'

Chord: 28.284'

Course: N86° 59' 56.00"E

Course In: S48° 00' 04.00"E

Course Out: N41° 59' 56.00"E

RP North: 1,648,856.7413'

East: 3,231,114.0001'

End North: 1,648,871.6044'

East: 3,231,127.3824'

## Segment# 2: Line

Course: S48° 00' 04.00"E

Length: 586.251'

North: 1,648,479.3344'

East: 3,231,563.0595'

## Segment# 3: Curve

Length: 31.416'

Radius: 20.000'

Delta: 90.0000 (d)

Tangent: 20.000'

Chord: 28.284'

Course: S3° 00' 04.00"E

Course In: S41° 59' 56.00"W

Course Out: S48° 00' 04.00"E

RP North: 1,648,464.4712'

East: 3,231,549.6771'

End North: 1,648,451.0889'

East: 3,231,564.5403'

## Segment# 4: Line

Course: N48° 00' 04.00"W

Length: 150.817'

North: 1,648,552.0030'

East: 3,231,452.4595'

## Segment# 5: Line

Course: S89° 59' 48.00"W

Length: 98.779'

North: 1,648,551.9973'

East: 3,231,353.6805'

## Segment# 6: Line

Course: N14° 25' 50.26"W

Length: 64.694'

North: 1,648,614.6502'

East: 3,231,337.5582'

## Segment# 7: Line

Course: S72° 15' 23.57"W

Length: 113.985'

North: 1,648,579.9126'

East: 3,231,228.9954'

## Segment# 8: Curve

Length: 18.143'

Radius: 44.000'

Delta: 23.6257 (d)

Tangent: 9.202'

Chord: 18.015'  
Course In: N68° 34' 19.75"W  
RP North: 1,648,595.9871'  
End North: 1,648,597.6746'

Course: N9° 36' 53.94"E  
Course Out: N87° 48' 07.62"E  
East: 3,231,188.0368'  
East: 3,231,232.0044'

## Segment# 9: Line

Course: N72° 15' 23.57"E  
North: 1,648,630.0746'

Length: 106.315'  
East: 3,231,333.2621'

## Segment# 10: Line

Course: N27° 13' 40.95"W  
North: 1,648,684.5732'

Length: 61.290'  
East: 3,231,305.2198'

## Segment# 11: Line

Course: N48° 00' 04.00"W  
North: 1,648,706.6909'

Length: 33.055'  
East: 3,231,280.6548'

## Segment# 12: Line

Course: N67° 59' 50.15"W  
North: 1,648,731.6629'

Length: 66.654'  
East: 3,231,218.8554'

## Segment# 13: Line

Course: N83° 12' 44.14"W  
North: 1,648,740.0004'

Length: 70.543'  
East: 3,231,148.8069'

## Segment# 14: Line

Course: N0° 18' 10.00"W  
North: 1,648,777.2399'

Length: 37.240'  
East: 3,231,148.6101'

## Segment# 15: Line

Course: N41° 59' 43.04"E  
North: 1,648,803.9386'

Length: 35.924'  
East: 3,231,172.6458'

## Segment# 16: Line

Course: N48° 00' 04.00"W  
North: 1,648,870.1223'

Length: 98.912'  
East: 3,231,099.1385'

Perimeter: 1,605.437'  
Error Closure: 0.0021  
Error North : -0.00135

Area: 24,549.29Sq.Ft.  
Course: S49° 06' 25.90"E  
East: 0.00156

Precision 1: 764,492.381

Parcel Name: Site 1 - **TRACT C**

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,002.6515' East: 3,232,872.9016'

## Segment# 1: Line

Course: S89° 59' 48.00"W Length: 29.888'  
North: 1,648,002.6497' East: 3,232,843.0136'

## Segment# 2: Line

Course: N48° 00' 04.00"W Length: 158.479'  
North: 1,648,108.6906' East: 3,232,725.2386'

## Segment# 3: Curve

Length: 3.262' Radius: 111.500'  
Delta: 1.6762 (d) Tangent: 1.631'  
Chord: 3.262' Course: N52° 04' 37.28"E  
Course In: N37° 05' 05.64"W Course Out: S38° 45' 39.80"E  
RP North: 1,648,197.6389' East: 3,232,658.0044'  
End North: 1,648,110.6953' East: 3,232,727.8116'

## Segment# 4: Curve

Length: 28.191' Radius: 20.000'  
Delta: 80.7599 (d) Tangent: 17.009'  
Chord: 25.914' Course: S88° 22' 51.90"E  
Course In: S38° 45' 39.80"E Course Out: N41° 59' 56.00"E  
RP North: 1,648,095.1000' East: 3,232,740.3331'  
End North: 1,648,109.9632' East: 3,232,753.7154'

## Segment# 5: Line

Course: S48° 00' 04.00"E Length: 160.378'  
North: 1,648,002.6517' East: 3,232,872.9016'Perimeter: 380.198' Area: 3,299.95Sq.Ft.  
Error Closure: 0.0002 Course: N17° 19' 12.35"E  
Error North : 0.00017 East: 0.00005

Precision 1: 1,900,990.000

Parcel Name: Site 1 - **TRACT D**

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,090.6610' East: 3,233,240.8901'

## Segment# 1: Curve

Length: 16.137'

Delta: 11.8537 (d)

Chord: 16.108'

Course In: N49° 06' 11.45"E

RP North: 1,648,141.7275'

End North: 1,648,079.6389'

Radius: 78.000'

Tangent: 8.097'

Course: S46° 49' 25.13"E

Course Out: S37° 14' 58.28"W

East: 3,233,299.8495'

East: 3,233,252.6371'

## Segment# 2: Line

Course: S49° 49' 25.87"W

North: 1,647,998.5533'

Length: 125.687'

East: 3,233,156.6041'

## Segment# 3: Line

Course: S0° 18' 10.00"E

North: 1,647,981.7195'

Length: 16.834'

East: 3,233,156.6930'

## Segment# 4: Line

Course: S89° 59' 48.00"W

North: 1,647,981.7186'

Length: 16.000'

East: 3,233,140.6930'

## Segment# 5: Line

Course: N0° 18' 10.00"W

North: 1,648,005.9512'

Length: 24.233'

East: 3,233,140.5650'

## Segment# 6: Line

Course: N49° 49' 25.87"E

North: 1,648,090.6613'

Length: 131.305'

East: 3,233,240.8905'

Perimeter: 330.197'

Error Closure: 0.0005

Error North : 0.00032

Area: 2,379.99Sq.Ft.

Course: N51° 46' 51.70"E

East: 0.00041

Precision 1: 660,392.000





Sue Sandstrom, Treasurer  
5334 S Prince St  
Littleton, CO 80120-1136  
TEL 303-795-4550  
TDD Relay Colo: 711

# CERTIFICATE OF TAXES DUE

THIS IS TO CERTIFY THAT ON THIS DATE THERE WERE THE FOLLOWING TAXES DUE AGAINST THE PROPERTY DESCRIBED HEREIN

PROPERTY ADDRESS	PARCEL ID <b>034966561</b>	DATE <b>10 14 2020</b>
LEGAL DESCRIPTION <b>LOT 2 BLK 2 SORREL RANCH SUB 5TH FLG EX THAT PART DESC AS BEG AT THE NW COR OF SD LOT TH E 9.57 FT TO A PT ON THE WLY ROW LINE OF FOR FULL LEGAL DESCRIPTION CONTACT THE ASSESSORS OFFICE</b>	REQUESTOR <b>CTD-CCRS</b>	ORDER NO. <b>288356/181034</b>
<b>NOTE:</b> Interest on taxes is computed on a monthly basis. Please request up to date figures if you do not pay by the end of the current month. This certificate does not include special assessments which may be due, but which on the above date have not been certified to this office for collection.  Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.	ISSUED TO <b>COLORADO COUNTY RECORD SYSTEMS LLC 501 S CHERRY ST SUITE 1100 GLENDALE CO 80246</b>	
	ASSESSED VALUE <b>93,843</b>	
	FOR OFFICE USE ONLY <b>2019-0024828</b>	

TAXES DUE		CURRENT TAX DISTRIBUTION		
		TAX RATE	TAX AMOUNT	DESCRIPTION
<b>Current Year Tax Roll</b>		0.046997	0.00	CHERRY CRK SCHOOL DIST 5
		0.011685	0.00	ARAPAHOE COUNTY
		0.008605	0.00	CITY OF AURORA
		0.001000	0.00	DEVELOPMENTAL DISABILITY
	Tax.....\$	0.00	0.00	E. CHERRY CREEK WATER & S
	Fees.....\$	0.00	0.00	REGIONAL TRANSPORTATION
	Interest.....\$	0.00	0.00	SORREL RANCH METRO DIST
	Special Assessments.....\$	0.00	0.00	URBAN DRAINAGE & FLOOD
	Amortized Special Assessments.....\$	0.00	0.00	URBN DRNGE&FLD (S PLATTE)
		0.000000	0.00	W. ARAP. CONSERVATION DIS
		0.136134	0.00	TOTAL
<b>Delinquent Years</b>	Tax.....\$	0.00		
	Fees.....\$	0.00		
	Interest.....\$	0.00		
	Special Assessments.....\$	0.00		
	Amortized Special Assessments.....\$	0.00		
<b>Unredeemed Liens.....\$</b>		<b>0.00</b>		
MESSAGES If you have recently filed bankruptcy, this is not a demand for payment. -The special assessment payoff, if any, includes any unpaid installment indicated above. The Total Amount Due is correct. An exemption exists on this property. -This statement reflects taxes assessed on Land only. If there are improvements on this property, additional taxes may be due.				

Pay off of Amortized Special Assessment.....\$ 0.00

  
COUNTY TREASURER

Total Amount Due.....\$ 0.00

JS  
PREPARED BY

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THIS MATERIAL MAY BE MADE AVAILABLE IN ALTERNATIVE FORMATS UPON REQUEST. PLEASE CONTACT THE TREASURER'S OFFICE AS STATED AT THE TOP OF THIS NOTICE.



## Land Title Guarantee Company Customer Distribution



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **ABC70690382-5**

Date: **02/23/2022**

Property Address: **SORREL RANCH FILING NO 5, AURORA, CO 80016**

### PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

---

**For Closing Assistance**

Tom Blake  
3033 EAST FIRST AVENUE, SUITE  
600  
DENVER, CO 80206  
(303) 331-6237 (Work)  
(303) 393-4959 (Work Fax)  
[tblake@ltgc.com](mailto:tblake@ltgc.com)  
Company License: CO44565

**Closer's Assistant**

Rachel Roberts  
3033 EAST FIRST AVENUE, SUITE  
600  
DENVER, CO 80206  
(303) 331-6260 (Work)  
(303) 393-3858 (Work Fax)  
[rroberts@ltgc.com](mailto:rroberts@ltgc.com)  
Company License: CO44565

**For Title Assistance**

Scott Bennetts  
5975 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
(303) 850-4175 (Work)  
[sbennetts@ltgc.com](mailto:sbennetts@ltgc.com)

BILLIKEN INVESTORS LLC  
Attention: GEOFFREY S BABBITT  
2993 S PEORIA ST SUITE 105  
AURORA, CO 80014  
(303) 901-1414 (Work)  
[Geoff@gbcapitalllc.com](mailto:Geoff@gbcapitalllc.com)  
Delivered via: Electronic Mail

CHERRY CREEK SCHOOL DISTRICT NO. 5, A  
COLORADO PUBLIC SCHOOL DISTRICT  
Attention: VICTORIA A LISI  
4700 S YOSEMITE STREET  
GREENWOOD VILLAGE, CO 80111  
[vlisi@cherrycreekschools.org](mailto:vlisi@cherrycreekschools.org)  
Delivered via: Electronic Mail

ALDERMAN BERNSTEIN  
Attention: STEVEN NAGY  
101 UNIVERSITY BOULEVARD  
SUITE 350  
Denver, CO 80206  
(720) 460-4204 (Work)  
[smn@ablawcolorado.com](mailto:smn@ablawcolorado.com)  
Delivered via: Electronic Mail

LINCOLN PROPERTY COMPANY  
Attention: ANDREW PIEPGRAS  
2000 S. COLORADO BLVD, ANNEX 300  
DENVER, CO 80222  
(303) 882-6591 (Cell)  
(303) 226-8209 (Work)  
[APiepgras@lpc.com](mailto:APiepgras@lpc.com)  
Delivered via: Electronic Mail

ALDERMAN BERNSTEIN  
Attention: JODY ALDERMAN  
101 UNIVERSITY BOULEVARD  
SUITE 350  
Denver, CO 80206  
[jha@ablawcolorado.com](mailto:jha@ablawcolorado.com)  
Delivered via: Electronic Mail

CHERRY CREEK SCHOOL DISTRICT NO 5  
Attention: SONJA MCKENZIE  
4700 S YOSEMITE ST  
GREENWOOD VILLAGE, CO 80111  
(720) 554-4251 (Work)  
[smckenzie3@cherrycreekschools.org](mailto:smckenzie3@cherrycreekschools.org)  
Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**

Order Number: **ABC70690382-5** Date: **02/23/2022**  
Property Address: **SORREL RANCH FILING NO 5, AURORA, CO 80016**  
Parties: **BILLIKEN INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**CHERRY CREEK SCHOOL DISTRICT NO. 5, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06	\$3,538.00
Deletion of Standard Exception(s)	\$100.00
Endorsement Arbitration Deletion-06	\$100.00
Endorsement 100.31-06 (EXCEPTION 10)	\$354.00
Tax Certificate	\$26.00
	<b>Total \$4,118.00</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

[Arapahoe county recorded 02/21/2008 under reception no. B8020309](#)

[Arapahoe county recorded 10/15/2010 under reception no. D0104373](#)

**Plat Map(s):**

[Arapahoe county recorded 12/17/2004 under reception no. B4216554](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: ABC70690382-5

**Property Address:**

SORREL RANCH FILING NO 5, AURORA, CO 80016

**1. Effective Date:**

02/16/2022 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 06-17-06

\$1,400,000.00

Proposed Insured:

BILLIKEN INVESTORS LLC, A COLORADO LIMITED LIABILITY  
COMPANY

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

CHERRY CREEK SCHOOL DISTRICT NO. 5, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO

**5. The Land referred to in this Commitment is described as follows:**

LOT 2, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 15, 2010 UNDER RECEPTION NO.  
[D0104373](#).

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** ABC70690382-5

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE CHERRY CREEK SCHOOL DISTRICT NO. 5, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO (AUTHORIZING THE SALE OF THE PROPERTY AND EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE CORPORATION WITH THE CORPORATE SEAL AFFIXED. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
2. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID SURVEY.

SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

3. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR BILLIKEN INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

4. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF BILLIKEN INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY AS A COLORADO LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

5. WARRANTY DEED FROM CHERRY CREEK SCHOOL DISTRICT NO. 5, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO TO BILLIKEN INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** ABC70690382-5

**All of the following Requirements must be met:**

NOTE: ITEM NOS. 1-3 OF THE STANDARD EXCEPTIONS WILL BE DELETED UPON RECEIPT OF AN APPROVED SURVEY. MATTERS DISCLOSED BY SAID SURVEY MAY BE ADDED TO SCHEDULE B-2 HEREOF.

NOTE: UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM NO. 4 OF THE STANDARD EXCEPTIONS WILL BE AMENDED AS FOLLOWS:

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF CHERRY CREEK SCHOOL DISTRICT NO. 5, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF BILLIKEN INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

NOTE: UPON PROOF OF PAYMENT OF 2020 TAXES, ITEM 6 WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE OR PAYABLE.

NOTE: ITEM NOS. 7(A) AND 7(B) OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

NOTE: ITEM 8 UNDER SCHEDULE B-2 WILL BE DELETED UPON PROOF FROM THE OWNER STATING THERE ARE NO LEASES OR TENANTS ON SUBJECT PROPERTY.

## ALTA COMMITMENT

Old Republic National Title Insurance Company

### Schedule B, Part II

#### (Exceptions)

Order Number: ABC70690382-5

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 10 1896, IN BOOK A57 AT PAGE 110; RECORDED SEPTEMBER 14, 1905 IN BOOK 2 AT PAGE [503](#); AND RECORDED OCTOBER 5, 1905 IN BOOK 2 AT PAGE [512](#).
10. AN UNDIVIDED 1/2 INTEREST IN AND TO OIL AND MINERALS, AS RESERVED AND DESCRIBED IN DEED RECORDED MARCH 13, 1957 IN BOOK 1007 AT PAGE [275](#), AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.  
(AFFECTS WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 18)
11. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 18, 1962, IN BOOK 1380 AT PAGE [294](#).
12. (THIS ITEM WAS INTENTIONALLY DELETED)
13. (THIS ITEM WAS INTENTIONALLY DELETED)
14. (THIS ITEM WAS INTENTIONALLY DELETED)



**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: ABC70690382-5

15. (THIS ITEM WAS INTENTIONALLY DELETED)
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 2000-06 RECORDED FEBRUARY 14, 2000 UNDER RECEPTION NO. [B0017538](#).
17. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE VISTAS AT SENAC METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2002, UNDER RECEPTION NO. [B2252070](#).  
  
NOTE: ORDINANCE NO. 2000-06 REZONING THE DISTRICT AND AMENDING THE AURORA ZONING MAP, RECORDED FEBRUARY 14, 2000 UNDER RECEPTION NO. [B0017538](#).  
  
NOTE: ORDER TO CHANGE THE NAME OF THE DISTRICT TO SORREL RANCH METROPOLITAN DISTRICT RECORDED MAY 22, 2003 UNDER RECEPTION NO. [B3111588](#).  
  
NOTE: SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 22, 2014 UNDER RECEPTION NO. [D4119441](#).
18. NOTES AND EASEMENTS AS DISCLOSED BY SORREL RANCH FRAMEWORK DEVELOPMENT PLAN RECORDED MARCH 31, 2003 UNDER RECEPTION NO. [B3065601](#).
19. (THIS ITEM WAS INTENTIONALLY DELETED)
20. (THIS ITEM WAS INTENTIONALLY DELETED)
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 03-6 RECORDED AUGUST 19, 2003 UNDER RECEPTION NO. [B3181910](#).
22. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN THE DECLARATION OF SORREL RANCH RECORDED OCTOBER 14, 2003, UNDER RECEPTION NO. [B3224972](#); FIRST AMENDMENT RECORDED NOVEMBER 11, 2004 UNDER RECEPTION NO. [B4195173](#); SECOND AMENDMENT AND NOTICE OF ANNEXATION RECORDED DECEMBER 30, 2004 UNDER RECEPTION NO. [B4224281](#); AMENDMENT RECORDED JUNE 18, 2010 UNDER RECEPTION NO. [D0058391](#); THIRD AMENDMENT RECORDED MAY 1, 2013 UNDER RECEPTION NO. [D3053762](#).
23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SORREL RANCH SUBDIVISION FILING NO. 5 RECORDED DECEMBER 17, 2004 UNDER RECEPTION NO. [B4216554](#).
24. EASEMENT GRANTED TO THE CITY OF AURORA, COLORADO, A MUNICIPAL CORPORATION, FOR WATER, SEWER AND STORM DRAINAGE TRANSMISSION MAINS, LINES AND FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 27, 2005, UNDER RECEPTION NO. [B5094171](#).
25. (THIS ITEM WAS INTENTIONALLY DELETED)



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

**Note:** Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

**Note:** Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

**Note:** Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

**Note:** Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

**Note:** Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF  
LAND TITLE GUARANTEE COMPANY,  
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
LAND TITLE INSURANCE CORPORATION AND  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - your transactions with, or from the services being performed by us, our affiliates, or others;
  - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

**WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.**

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



## Commitment For Title Insurance

### Issued by Old Republic National Title Insurance Company

#### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### COMMITMENT CONDITIONS

##### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

##### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

##### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
303-321-1880



Craig B. Rants, Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By



President

Attest



Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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# Parcel Map Check Report

**Client:**

SUBDIVISION

**Prepared by:**

HCL ENGINEERING & SURVEYING

5600 SOUTH QUEBEC ST, STE 205B

Date: 4/14/2022 10:27:11 AM

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Parcel Name: Site 1 - SORREL\_RANCH

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,648,471.5195'

East: 3,224,296.8660'

**Segment# 1: Line**

Course: S89° 59' 48.00"W

Length: 867.700'

North: 1,648,471.4690'

East: 3,223,429.1660'

**Segment# 2: Line**

Course: N0° 18' 10.00"W

Length: 957.230'

North: 1,649,428.6856'

East: 3,223,424.1076'

**Segment# 3: Line**

Course: N89° 41' 28.00"E

Length: 10.166'

North: 1,649,428.7404'

East: 3,223,434.2734'

**Segment# 4: Curve**

Length: 361.260'

Radius: 462.000'

Delta: 44.8023 (d)

Tangent: 190.434'

Chord: 352.126'

Course: S25° 35' 59.79"E

Course In: N86° 48' 04.42"E

Course Out: S41° 59' 56.00"W

RP North: 1,649,454.5201'

East: 3,223,895.5536'

End North: 1,649,111.1812'

East: 3,223,586.4219'



Segment# 5: Line

Course: S48° 00' 04.00"E

North: 1,648,471.5195'

Length: 955.980'

East: 3,224,296.8659'

Perimeter: 3,152.336'

Error Closure: 0.0001

Error North : 0.00001

Area: 347,787.45Sq.Ft.

Course: N85° 25' 44.85"W

East: -0.00008

Precision 1: 31,523,360.000