



**Aspen Business Park**

TAB #14

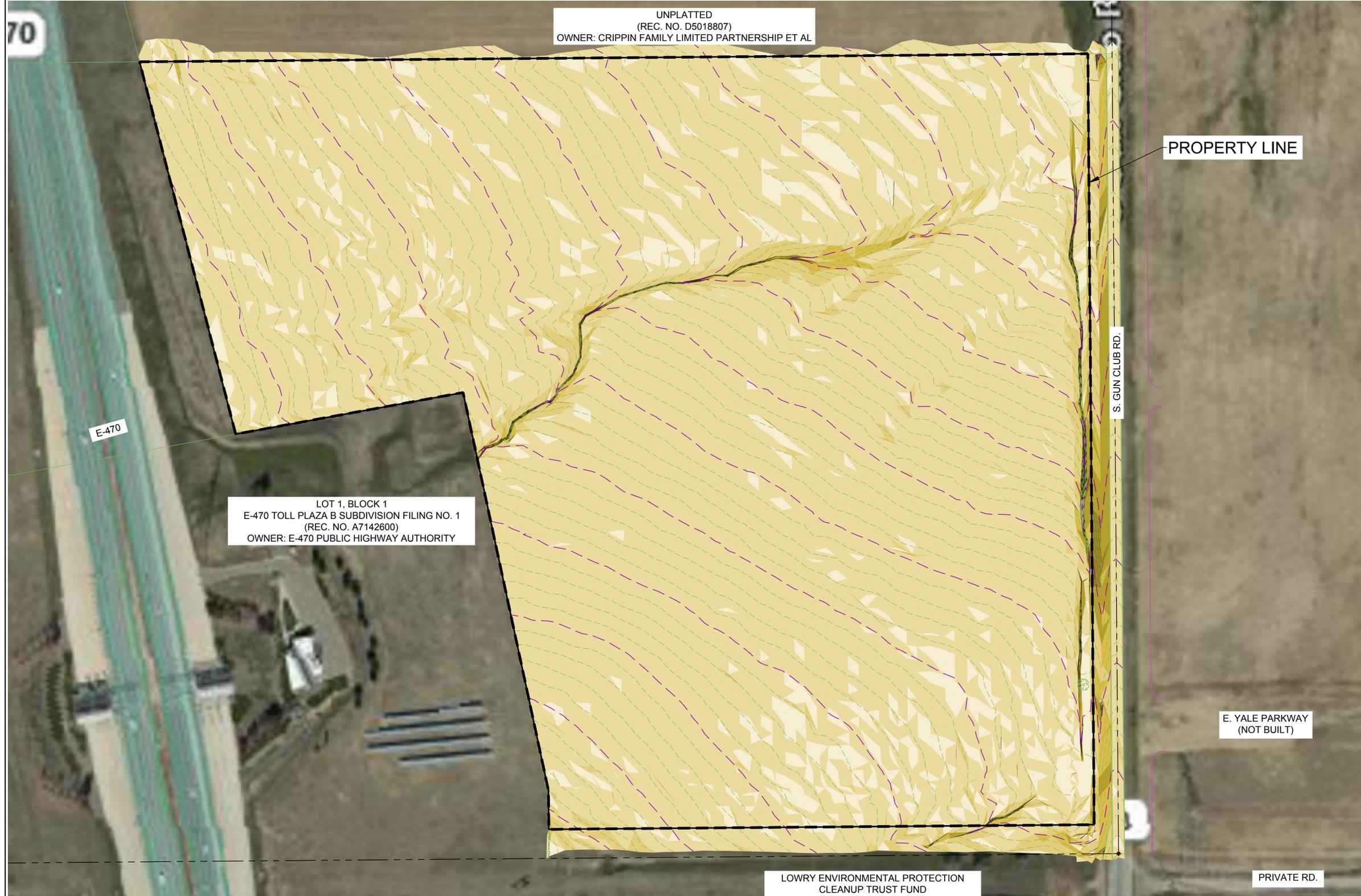
Appendix of Other Supporting Documents



# MASTER PLAN - SITE CONTOURS / SLOPE MAP ASPEN BUSINESS PARK

SE QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Slopes Table				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	0.00%	2.00%	260575.6 S.F.	
2	2.00%	5.00%	2141403.6 S.F.	
3	5.00%	10.00%	125376.6 S.F.	
4	10.00%	15.00%	35412.5 S.F.	
5	15.00%	20.00%	24602.5 S.F.	
6	20.00%	25.00%	5681.6 S.F.	
7	25.00%	33.00%	1900.1 S.F.	
8	33.00%	100.00%	8201.2 S.F.	



UNPLATTED  
(REC. NO. D5018807)  
OWNER: CRIPPIN FAMILY LIMITED PARTNERSHIP ET AL

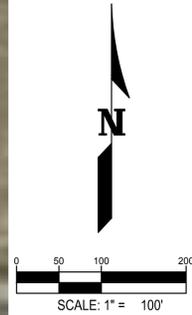
LOT 1, BLOCK 1  
E-470 TOLL PLAZA B SUBDIVISION FILING NO. 1  
(REC. NO. A7142600)  
OWNER: E-470 PUBLIC HIGHWAY AUTHORITY

PROPERTY LINE

S. GUN CLUB RD.

E. YALE PARKWAY  
(NOT BUILT)

PRIVATE RD.



**WARE MALCOMB**  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

SUBMITTAL NO.:	DATE:	
1ST SUBMITTAL	01.12.2022	

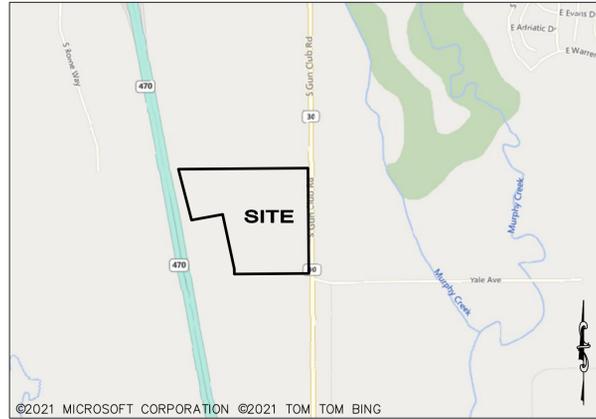
ASPEN BUSINESS PARK  
YALE AVE & S GUN CLUB RD.  
AURORA

JOB NO.: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SHEET NO. & NAME: \_\_\_\_\_

SHEET NAME:  
**EX1**

# ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 2  
TOTAL AREA = 2,401,215 SQ. FT., OR 55.12 ACRES, MORE OR LESS



**Vicinity Map**  
NOT TO SCALE

## Parcel Description

(PROVIDED BY LAND TITLE GUARANTEE COMPANY)  
DEED RECORDED ON 12/20/1994 AT BOOK 7809 AND PAGE 301

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING EASTERLY AND NORTHERLY OF THOSE PARCELS OF LAND TAKEN IN FEZ SIMPLE BY THE E-470 PUBLIC HIGHWAY AUTHORITY IN RULE AND ORDER OF THE DISTRICT COURT RECORDED DECEMBER 13, 1996 UNDER RECEPTION NO. A6157198:

THAT PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE SECTION 100 RODS; THENCE WEST 320 RODS TO THE WEST LINE OF SAID SECTION 25; THENCE SOUTH ALONG SAID SECTION LINE 100 RODS; THENCE EAST 320 RODS TO THE POINT OF BEGINNING, EXCEPT THE EAST 50 FEET OF SUBJECT PROPERTY CONVEYED TO THE COUNTY OF ARAPAHOE, STATE OF COLORADO, FOR HIGHWAY PURPOSES IN DEED RECORDED MARCH 2, 1942 IN BOOK 462 AT PAGE 120.

(AS REQUESTED BY THE CLIENT AND MORE PARTICULARLY DESCRIBED BY FLATIRONS, INC PER AS-MEASURED BEARINGS AND DISTANCES)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GPS DERIVED BEARINGS BASED ON A BEARING OF S00°28'18"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, BETWEEN A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 T4S 2003 PLS 26294" IN RANGE BOX AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 36 31 T4S 2003 PLS NO 26294" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 25AS SHOWN HEREON.

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25 TO BEAR SOUTH 00°28'18" EAST, A DISTANCE OF 2645.39 FEET BETWEEN A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 T4S 2003 PLS 26294" IN RANGE BOX AT THE EAST QUARTER CORNER OF SAID SECTION 25 AND A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 36 31 T4S 2003 PLS NO 26294" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 25.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, THENCE NORTH ALONG SAID SECTION LINE, NORTH 00°28'18" WEST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 89°31'42" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THENCE THE FOLLOWING 7 (SEVEN) COURSES:

1. THENCE SOUTH 89°30'58" WEST, A DISTANCE OF 1129.65 FEET;
2. THENCE NORTH 00°32'16" WEST, A DISTANCE OF 79.90 FEET;
3. THENCE NORTH 12°09'26" WEST, A DISTANCE OF 839.80 FEET;
4. THENCE SOUTH 79°40'19" WEST, A DISTANCE OF 478.74 FEET;
5. THENCE NORTH 14°32'01" WEST, A DISTANCE OF 793.32 FEET;
6. THENCE NORTH 89°30'51" EAST, A DISTANCE OF 1964.26 FEET;
7. THENCE SOUTH 00°28'18" EAST, A DISTANCE OF 1590.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,401,215 SQ.FT. OR 55.12 ACRES, MORE OR LESS.

## Boundary Closure Report

COURSE: S89°30'58"W LENGTH: 1129.65'  
COURSE: N00°32'16"W LENGTH: 79.90'  
COURSE: N12°09'26"W LENGTH: 839.80'  
COURSE: S79°40'19"W LENGTH: 478.74'  
COURSE: N14°32'01"W LENGTH: 793.32'  
COURSE: N89°30'51"E LENGTH: 1964.26'  
COURSE: S00°28'18"E LENGTH: 1590.14'

AREA: 2,401,215 SQ. FT.  
ERROR CLOSURE: 0.01  
COURSE: S33°46'00"W  
ERROR NORTH: -0.004  
ERROR EAST: -0.003  
PRECISION 1:687581.00

## Depositing Certificate

DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_ OF THE RECORDS OF ARAPAHOE COUNTY, COLORADO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

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

## Notes

1. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ70743337, DATED SEPTEMBER 22, 2021 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF ASPEN CAPITAL PARTNERS, LLC, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.

4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S00°28'18"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, BETWEEN A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 T4S 2003 PLS 26294" IN RANGE BOX AT THE EAST QUARTER CORNER OF SAID SECTION AND A FOUND 3-1/4" ALUM. CAP, STAMPED "COLO DEPT OF TRANSPORTATION R66W R65W 25 30 36 31 T4S 2003 PLS NO 26294" IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

6. WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. A PRIVATE UTILITY LOCATOR WAS HIRED FOR THE PREPARATION OF THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 11a & 11b)

7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. TITLE 18-6-508. WHOEVER WILLFULLY DESTROYS, DEFACTS, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACTS, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.

8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.

9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

10. BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK NEAR THE SOUTHEAST CORNER OF SECTION 25, BEING A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRONS SURV 19588 CP 100" WITH AN ELEVATION OF 5702.16 FEET (NAVD 88). NGS POINT N 259, BEING A NGS LOGO CAP, STAMPED "N 259 1938" LOCATED WEST OF THE INTERSECTION OF POWHATON RD. AND E. SMITH RD. AND NORTH OF THE RAILROAD TRACKS, WITH A PUBLISHED ELEVATION OF 5581.03 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5581.16 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

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

12. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 08005C-0211 L, DATED SEPTEMBER 4, 2020 AND 08005C-0212 K, DATED DECEMBER 17, 2020. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).

13. DATES OF FIELDWORK: NOVEMBER 10, 2021 (CREW CHIEF T. HOLDEN)

14. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

15. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 2,401,215 SQ. FT. OR 55.12 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).

16. THE SUBJECT PROPERTY IS ZONED AD, AIRPORT DISTRICT, PER CITY OF AURORA, AS RESEARCHED ON NOVEMBER 22, 2021. A ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 6).

17. OWNERSHIP INFORMATION IS PER COUNTY OF ARAPAHOE WEBSITE AS RESEARCHED ON NOVEMBER 23, 2021 AND IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 13).

18. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 17).

19. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#15	DEC. 13, 1996	REC. NO. A6157198	MULTI-USE EASEMENT & PERMANENT NON-EXCLUSIVE EASEMENT
#16	DEC. 13, 1996	REC. NO. A6157198	MULTI-USE EASEMENT & PERMANENT NON-EXCLUSIVE EASEMENT

20. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	NOV. 11, 1912	BK. 66, PG. 17	OIL, COAL & MINERAL RIGHTS
	APR. 16, 1971	BK. 1920, PG. 247	QUIT CLAIM DEED
	AUG. 11, 1972	BK. 2046, PG. 370	MINERAL DEED
	APR. 1, 1977	BK. 2568, PG. 677	MINERAL DEED
	MAR. 14, 1977	BK. 2560, PG. 725	QUIT CLAIM DEED
	NOV. 23, 1998	REC. NO. 8189797	RELEASE & QUIT CLAIM DEED
#10	MAY 16, 2002	REC. NO. B2090875	REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT
			CITY OF AURORA ANNEXATION ORDINANCE
			PUD MAP
#12	JAN. 12, 1987	REC. NO. 2779200	ANNEXATION AGREEMENT
#13	APR. 11, 1989	BK. 5668, PG. 570	INCLUSION IN THE E-470 PUBLIC HIGHWAY AUTHORITY
#14	DEC. 19, 1995	REC. NO. A5133863	REZONING ORDINANCE
#17	JUN. 1, 2000	REC. NO. B00065459	BENEFICIARY DEED
#18	AUG. 8, 2017	REC. NO. D7090305	BENEFICIARY DEED

21. FENCES ARE NOT COINCIDENT WITH LOT LINES AS SHOWN HEREON.

22. IMPROVEMENT SURVEY PLAT PREPARED BY WESTERN STATES SURVEYING, INC. AT RECEPTION NO. 01802, DATED JANUARY 20, 2000 WAS CONSIDERED IN THE PREPARATION OF THIS SURVEY.

## Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET TEMPORARY BENCHMARK AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, STAMPED "FLATIRONS SURV 19588"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD DOCUMENT AT REC. NO. A6157198, DATED DECEMBER 13, 1996 (SEE NOTE 1)
- (S) AS PER IMPROVEMENT SURVEY PLAT BY WESTERN STATES SURVEYING, INC. AT REC. NO. 01802, DATED JANUARY 20, 2000
- (T) AS PER DESCRIPTION IN TITLE DOCUMENT (SEE NOTE 1)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- RIPRAP
- FENCE
- SIGN
- BOLLARD
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- STORM SEWER LINE
- ELECTRIC LINE
- ELECTRICAL PANEL
- OVERHEAD UTILITY LINE
- UTILITY POLE
- CABLE/FIBEROPTIC RISER
- CABLE/FIBEROPTIC VAULT
- FIBEROPTIC LINE
- GAS LINE
- GAS VALVE
- ELEV ELEVATION
- INV INVERT

## Surveyor's Certificate

TO ASPEN CAPITAL PARTNERS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 11(A), 11(B), 13, 17, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 10, 2021.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

EDGAR W. BRISTOW  
COLORADO P.L.S. #10588  
PRESIDENT, FLATIRONS, INC.

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
ASPEN CAPITAL PARTNERS, LLC  
Others (See Note 3)  
COPYRIGHT 2022 FLATIRONS, INC.

**Flatirons, Inc.**  
Land Surveying Services  
www.flatironsinc.com  
3825 IRLS AVE. STE. 395  
BOULDER, CO 80301  
PH: (303) 443-7001 PH: (303) 443-6987  
PH: (303) 776-1733 PH: (303) 443-9830  
FAX: (303) 776-4355 FAX: (303) 923-3180  
4501 LOGAN ST.  
DENVER, CO 80216



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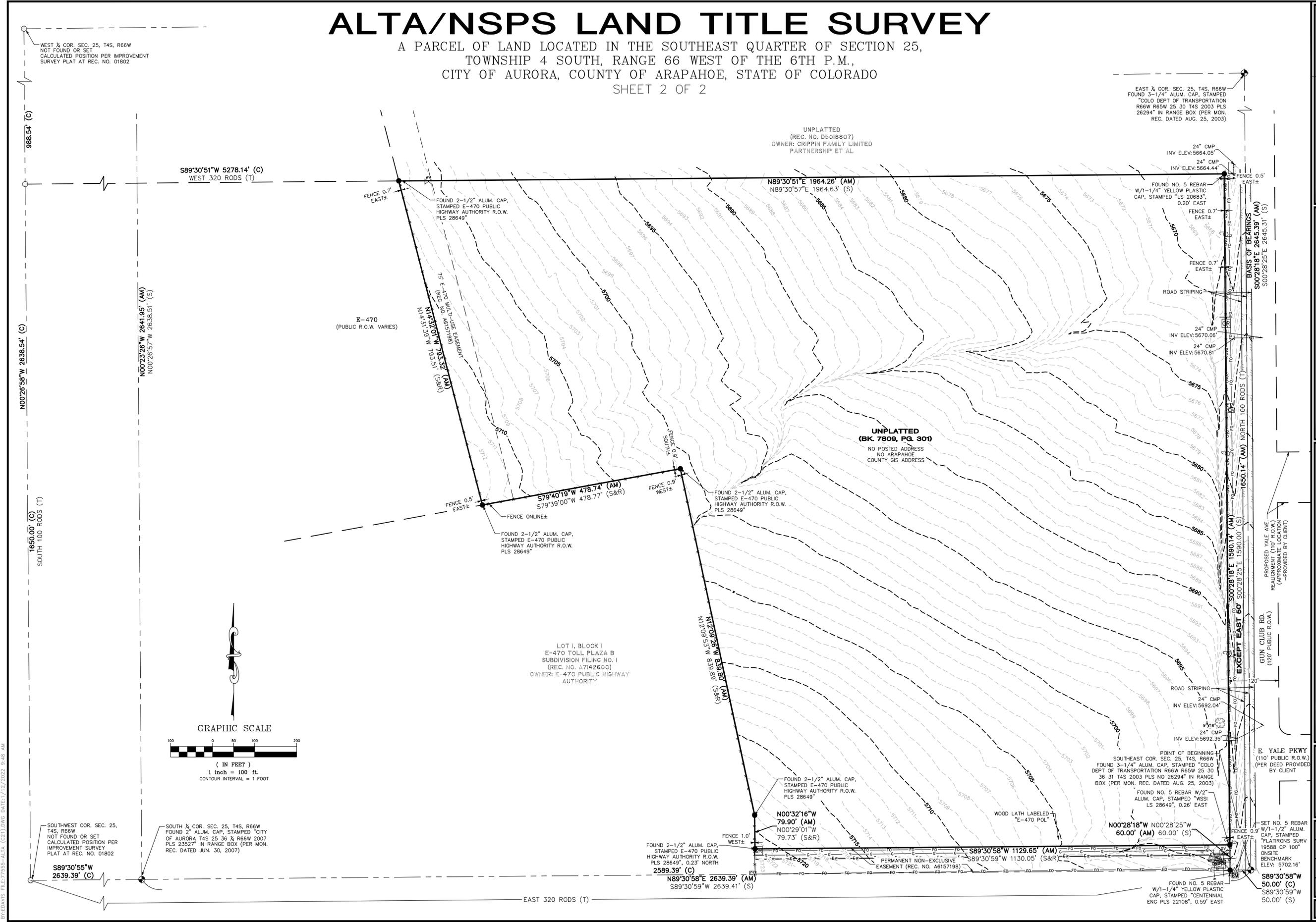
JOB NUMBER:  
21-77,555  
DATE:  
11-23-2021  
DRAWN BY:  
E. DAVIS  
CHECKED BY:  
JK/JZG/WW

SHEET 1 OF 2

**DRAFT**  
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# ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 2 OF 2



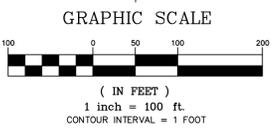
WEST 1/4 COR. SEC. 25, T4S, R66W  
NOT FOUND OR SET  
CALCULATED POSITION PER IMPROVEMENT  
SURVEY PLAT AT REC. NO. 01802

EAST 1/4 COR. SEC. 25, T4S, R66W  
FOUND 3-1/4" ALUM. CAP. STAMPED  
"COLO DEPT OF TRANSPORTATION  
R66W R66W 25 30 T4S 2003 PLS  
26294" IN RANGE BOX (PER MON.  
REC. DATED AUG. 25, 2003)

UNPLATTED  
(REC. NO. D5018807)  
OWNER: CRIPPIN FAMILY LIMITED  
PARTNERSHIP ET AL

UNPLATTED  
(BK. 7809, PG. 301)  
NO POSTED ADDRESS  
NO ARAPAHOE  
COUNTY GIS ADDRESS

LOT I, BLOCK I  
E-470 TOLL PLAZA B  
SUBDIVISION FILING NO. 1  
(REC. NO. A7142600)  
OWNER: E-470 PUBLIC HIGHWAY  
AUTHORITY



SOUTHWEST COR. SEC. 25,  
T4S, R66W  
NOT FOUND OR SET  
CALCULATED POSITION PER  
IMPROVEMENT SURVEY  
PLAT AT REC. NO. 01802

SOUTH 1/4 COR. SEC. 25, T4S, R66W  
FOUND 2" ALUM. CAP. STAMPED "CITY  
OF AURORA T4S 25 36 1/4 R66W 2007  
PLS 23527" IN RANGE BOX (PER MON.  
REC. DATED JUN. 30, 2007)

FOUND 2-1/2" ALUM. CAP.  
STAMPED E-470 PUBLIC  
HIGHWAY AUTHORITY R.O.W.  
PLS 28649"

POINT OF BEGINNING  
SOUTHEAST COR. SEC. 25, T4S, R66W  
FOUND 3-1/4" ALUM. CAP. STAMPED "COLO  
DEPT OF TRANSPORTATION R66W R66W 25 30  
36 31 T4S 2003 PLS NO 26294" IN RANGE  
BOX (PER MON. REC. DATED AUG. 25, 2003)

FOUND NO. 5 REBAR W/2"  
ALUM. CAP. STAMPED "WSSI  
LS 28649", 0.26" EAST

SET NO. 5 REBAR  
W/1-1/2" ALUM.  
CAP. STAMPED  
"FLATRONS SURV  
19588 CP 100"  
ONSITE  
BENCHMARK  
ELEV. 5702.16'

S89°30'55"W  
2639.39' (C)

S89°30'51"W 5278.14' (C)  
WEST 320 RODS (T)

N00°23'28"W 2641.96' (AM)  
N00°26'57"W 2638.51' (S)

N00°26'58"W 2638.54' (C)

1650.00' (C)  
SOUTH 100 RODS (T)

EAST 320 RODS (T)

DATE	
REVISION	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
ASPEN CAPITAL & PARTNERS, LLC  
Others (See Note 3)  
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Land Surveying Services  
www.FlatronsInc.com  
3825 IRS AVE. STE. 395  
BOULDER, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355

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DENVER, CO 80216  
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AND SIGNATURE

JOB NUMBER:  
21-77,555  
DATE:  
11-23-2021  
DRAWN BY:  
E. DAVIS  
CHECKED BY:  
JK/JZG/WW

SHEET 2 OF 2