

# ALTAINSPS LAND TITLE SURVEY

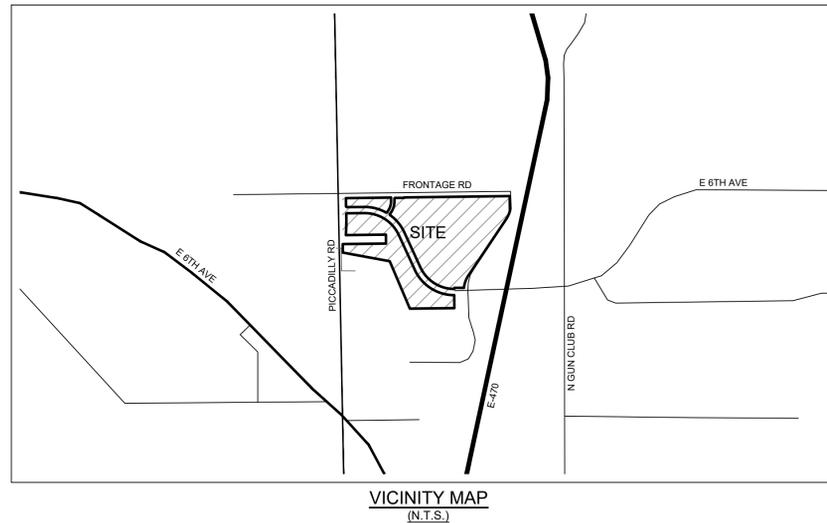
A PORTION OF THE NORTH HALF QUARTER OF SECTION 12,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**LEGAL DESCRIPTION:**

(PER TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT. NO. 100-N0022345-020-LM1, EFFECTIVE DATE JUNE 20, 2019)

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S 00°31'13" E ALONG THE WESTERLY LINE OF SAID SECTION 12, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE; THENCE N 89°17'33" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF PICCADILLY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°17'33" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE, A DISTANCE OF 2622.79 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12; THENCE N 89°16'37" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.04 FEET; THENCE S 00°22'21" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 352.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED AT RECEPTION NO. A8173498; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: 190.50 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 549.41 FEET, A CENTRAL ANGLE OF 19°51'58" AND A CHORD WHICH BEARS S 24°01'29" W, A DISTANCE OF 189.55 FEET; THENCE S 33°57'28" W, A DISTANCE OF 1604.46 FEET; THENCE 321.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 689.41 FEET, A CENTRAL ANGLE OF 26°40'50" AND A CHORD WHICH BEARS S 20°37'03" W, A DISTANCE OF 318.14 FEET; THENCE S 89°42'12" W, A DISTANCE OF 227.87 FEET; THENCE S 00°25'36" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 60.00 FEET; THENCE S 89°42'12" W, A DISTANCE OF 20.00 FEET; THENCE S 00°25'36" E, A DISTANCE OF 100.00 FEET; THENCE N 89°42'12" E, A DISTANCE OF 20.00 FEET; THENCE S 00°25'36" E ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 315.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S 89°21'51" W ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1050.00 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 2909 AT PAGE 576; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID PARCEL RECORDED IN BOOK 2909 AT PAGE 576 THE FOLLOWING TWO (2) COURSES: N 23°08'19" W, A DISTANCE OF 1209.75 FEET; THENCE N 79°34'36" W, A DISTANCE OF 1123.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 4230 AT PAGE 187 THE FOLLOWING THREE (3) COURSES: N 89°17'33" E, A DISTANCE OF 1019.11 FEET; THENCE N 00°31'13" W, A DISTANCE OF 210.29 FEET; THENCE S 89°17'33" W, A DISTANCE OF 1019.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICCADILLY ROAD; THENCE N 00°31'13" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT ANY PORTION CONVEYED IN RULE AND ORDER RECORDED MARCH 26, 2019 AT RECEPTION NO. D9025659, ARAPAHOE COUNTY RECORDS. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING N 89°17'33" E, BEING MONUMENTED BY A FOUND 3 1/4 INCH ALUMINUM CAP IN RANGE BOX LS#28257 AT THE NORTHWEST CORNER OF SECTION 12, AND A FOUND 3 1/4 INCH ALUMINUM CAP 3 INCHES BELOW THE SURFACE LS#28257 AT THE NORTH QUARTER CORNER OF SECTION 12



**GENERAL NOTES:**

1. **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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON THE FOLLOWING FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT. NO. 100-N0022345-020-LM1, EFFECTIVE DATE JUNE 20, 2019.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
5. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, WITH A RECORDED BEARING OF NORTH 89°17'33" EAST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.
6. THE PREPARATION OF THIS LAND SURVEY UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
7. BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08001C0611H DATED MARCH 5, 2007. THE SUBJECT PROPERTY FALLS IN THREE FLOOD ZONE CLASSIFICATIONS. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE AE, FLOODWAY AREAS IN ONE AE. AS SHOWN HEREON.
8. **UNDERGROUND UTILITIES:** THIS SITE MAY CONTAIN UNDERGROUND UTILITIES. THE LOCATION OF UNDERGROUND UTILITIES WERE NOT COLLECTED IN THE SCOPE OF THIS SURVEY. ONLY SURFACE EVIDENCE OF UTILITIES ARE SHOWN HEREON. WARE MALCOMB ACCEPTS NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF UNDERGROUND UTILITY LINES. THE CLIENT IS ADVISED THAT LOCATES BE PERFORMED AND EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.
9. AS REQUESTED THROUGH TABLE A ITEM 2, THE SUBJECT PROPERTY HAS NO POSTED ADDRESS. NO ADDRESS WAS GIVEN IN THE TITLE COMMITMENT OR ARAPAHOE COUNTY ASSESSOR'S MAP.
10. A ZONING REPORT OR LETTER DETERMINING ZONING CLASSIFICATIONS, SETBACK REQUIREMENTS, BUILDING HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS HAS NOT BEEN PROVIDED FOR THIS SURVEY AS STIPULATED IN ITEM 6, TABLE A, OF THE 2016 MINIMUM ALTA STANDARDS.
14. NO MARKED PARKING SPACES WERE DISCOVERED DURING FIELD OBSERVATION.
15. AS REQUESTED THROUGH TABLE A ITEM 14, THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS AT THE INTERSECTION OF EAST 6TH AVENUE AND PICCADILLY ROAD.
16. AS REQUESTED THROUGH TABLE A ITEM 16, THE SITE HAS RECENTLY BEEN UNDER CONSTRUCTION, EVIDENCE OF RECENT EARTH MOVING WORK AND ROAD CONSTRUCTION WAS OBSERVED THROUGHOUT THE SITE.
17. AS REQUESTED THROUGH TABLE A ITEM 17, THE EXTENSION OF EAST 6TH PARKWAY PASSES THROUGH THE SUBJECT PROPERTY AND IS UNDER CONSTRUCTION AS SHOWN HEREON. THE RIGHT-OF-WAY FOR SAID ROAD IS RECORDED AT RECEPTION NUMBER D9025659 AND DOES NOT, AT THE TIME OF THIS LAND SURVEY, SHOW UP IN THE COUNTY ASSESSOR'S DATABASE.
18. AREA OF CONCERN, ASPHALT APPEARS TO ENCRONCH INTO THE SUBJECT THE PROPERTY, WITHOUT THE APPARENT BENEFIT OF AN EASEMENT, BY 8.5 FEET MORE OR LESS.
19. THE GROSS LAND AREA OF THE THREE PARCELS CONTAINS 6,226,269 SQUARE FEET OR 142.935 ACRES, MORE OR LESS.

**SCHEDULE B2 NOTES:**

BASED ON A REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 100-N0022345-020-LM1 HAVING AN EFFECTIVE DATE OF JUNE 20, 2019 THE FOLLOWING SURVEY COMMENTS TO THE SCHEDULE B SECTION II - EXCEPTIONS ARE NOTED:

EXCEPTIONS 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED BY THIS SURVEY.

9. RESERVATIONS CONTAINED IN THE PATENT:  
FROM: THE UNITED STATES OF AMERICA  
TO: MICHAEL W. DAVIS  
RECORDING DATE: APRIL 18, 1895  
RECORDING NO.: COCOAA NO. 073028, BLM RECORDS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:  
A RIGHT OF WAY THEREON FOR DITCHES OR RESERVOIRS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. THERE ARE NO DITCHES OR RESERVOIRS IN EVIDENCE ON THE SUBJECT PROPERTY.)**

10. RESERVATIONS CONTAINED IN THE PATENT:  
FROM: THE UNITED STATES OF AMERICA  
TO: MICHAEL W. DAVIS  
RECORDING DATE: DECEMBER 12, 1890  
RECORDING NO.: COCOAA NO. 072962, BLM RECORDS

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:  
A RIGHT OF WAY THEREON FOR DITCHES OR RESERVOIRS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. THERE ARE NO DITCHES OR RESERVOIRS IN EVIDENCE ON THE SUBJECT PROPERTY.)**

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: AMERICAN TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: TELEPHONE AND TELEGRAPH LINES AND FIXTURES  
RECORDING DATE: MARCH 19, 1929  
RECORDING NO.: BOOK 278 PAGE 324  
**(THE DOCUMENT IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY.)**

12. ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE SABLE-ALTURA FIRE PROTECTION DISTRICT:  
RECORDING DATE: OCTOBER 5, 1972  
RECORDING NO.: BOOK 2064 PAGE 548

ORDER OF COURT EXCLUDING CERTAIN TERRITORY FROM THE SABLE ALTURA FIRE PROTECTION DISTRICT:  
RECORDING DATE: OCTOBER 18, 1996  
RECORDING NO.: RECEPTION NO. A6134319  
**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SCHOOL SITE AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: MARCH 6, 1991  
RECORDING NO.: BOOK 6108 PAGE 106  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GENERAL DEVELOPMENT PLAN NEVIN - RINGSBY PROPERTIES AS SET FORTH BELOW:

RECORDING DATE: MARCH 12, 1991  
RECORDING NO.: RECEPTION NO. 91-17848  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 90-130 AS SET FORTH BELOW:  
RECORDING DATE: MARCH 12, 1991  
RECORDING NO.: BOOK 6111 PAGE 284  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: MARCH 25, 1991  
RECORDING NO.: BOOK 6118 PAGE 207  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, RESERVATIONS AND OBLIGATIONS CONTAINED IN THE SPECIAL WARRANTY DEED AS SET FORTH BELOW:  
RECORDING DATE: MAY 7, 1991  
RECORDING NO.: BOOK 6150 PAGE 787  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION  
PURPOSE: TELECOMMUNICATIONS FACILITIES  
RECORDING DATE: JULY 22, 1993  
RECORDING NO.: BOOK 7042 PAGE 228  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)**

19. ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND IN THE E-470 PUBLIC HIGHWAY AUTHORITY:  
RECORDING DATE: DECEMBER 19, 1995  
RECORDING NO.: RECEPTION NO. A5133863

AMENDMENT TO CERTIFICATE OF ORGANIZATION FOR THE E-470 PUBLIC HIGHWAY AUTHORITY:  
RECORDING DATE: DECEMBER 19, 1995  
RECORDING NO.: RECEPTION NO. A5133865  
**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

20. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RULE AND ORDER AS SET FORTH BELOW:  
RECORDING DATE: OCTOBER 30, 1998  
RECORDING NO.: RECEPTION NO. A8173498  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)**

21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 2000-114 AS SET FORTH BELOW:  
RECORDING DATE: DECEMBER 6, 2000  
RECORDING NO.: RECEPTION NO. B0157887  
**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

22. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.  
RECORDING DATE: MAY 25, 2017  
RECORDING NO.: RECEPTION NO. D7058596  
**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

23. AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.  
RECORDING DATE: MAY 30, 2017  
RECORDING NO.: RECEPTION NO. D7059400  
**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

24. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RULE AND ORDER AS SET FORTH BELOW:  
RECORDING DATE: MARCH 26, 2019  
RECORDING NO.: RECEPTION NO. D9025659  
**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)**

**SURVEYOR'S CERTIFICATION:**

TO: AURORA ONE REAL ESTATE, LP, A TEXAS LIMITED PARTNERSHIP  
GB CAPITAL, LLC, A COLORADO LIMITED LIABILITY COMPANY  
FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES

I JUSTIN C. SCHEITLER, A SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/08/2019.

DATE OF PLAT OR MAP: 08/21/2019



JUSTIN C. SCHEITLER, PLS  
COLORADO PLS NO. 38430  
FOR AND ON BEHALF OF  
WARE MALCOMB

JOB NO.	DCS19-4081
DATE	08/21/2019
SCALE	N/A
Sheet	1 of 3

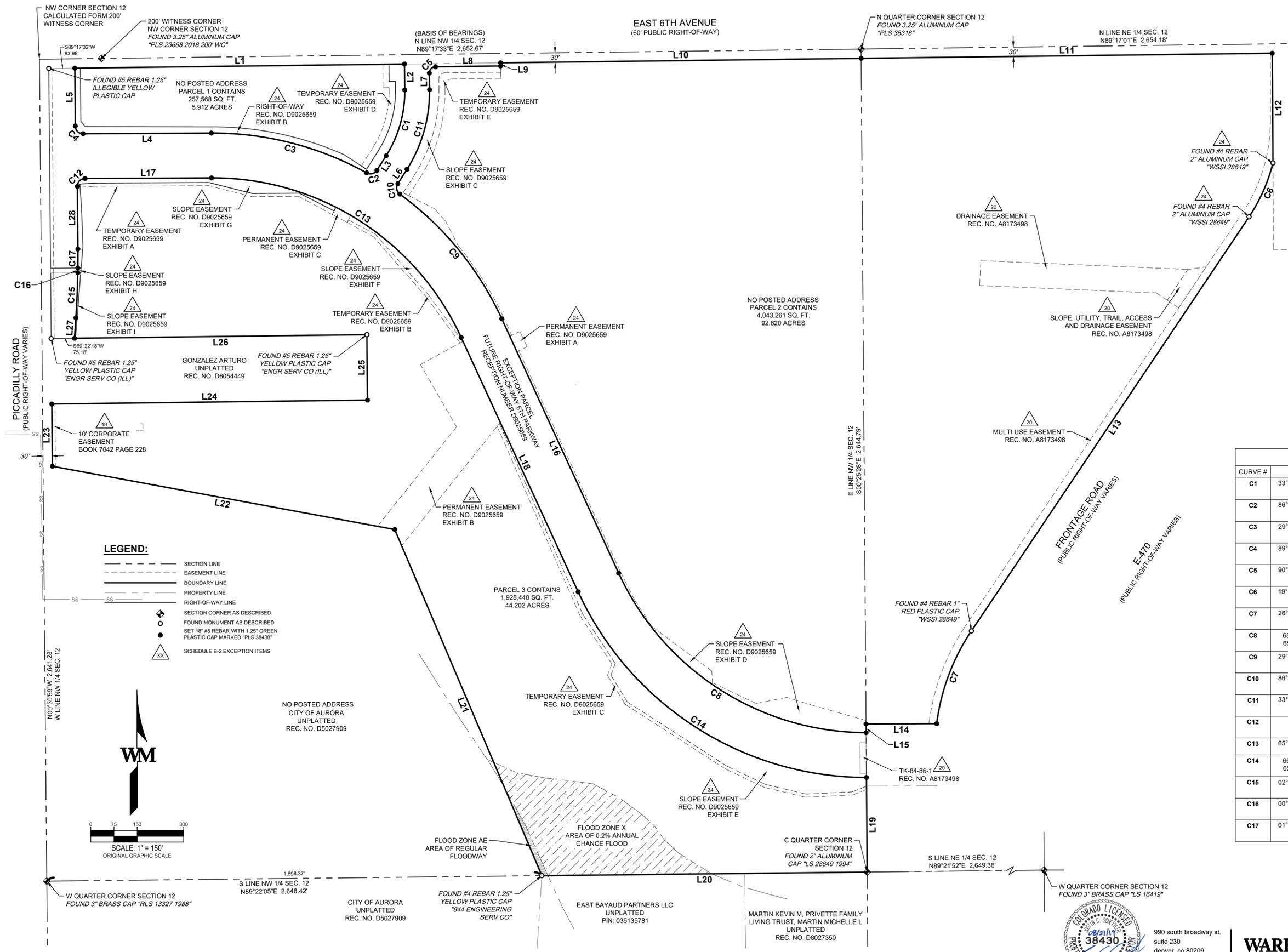
NO.	DATE	REMARKS
DRAWN BY:	KEB	PA/PM: JCS

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**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

# ALTAINSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF QUARTER OF SECTION 12,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

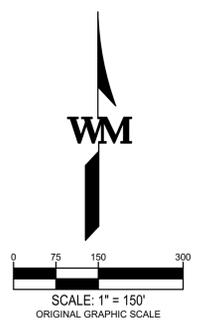


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°17'33"E (M&R)	1064.20' (C)
L2	S00°42'28"E (M) S00°42'25"E (R)	83.47' (M&R)
L3	S32°27'06"W (M) S32°27'09"W (R)	55.19' (M&R)
L4	S89°43'29"W (M) S89°43'32"W (R)	414.18' (M&R)
L5	N00°28'48"W (M) S00°28'45"E (R)	185.95' (M&R)
L6	N32°27'06"E (M) N32°27'09"E (R)	55.19' (M&R)
L7	N00°42'28"W (M) N00°42'25"W (R)	53.47' (M&R)
L8	N89°17'32"E (M) N89°17'35"E (R)	210.28' (M&R)
L9	N00°42'28"W (M) N00°42'25"W (R)	10.00' (M&R)
L10	N89°17'33"E (M&R)	1164.31' (C)
L11	N89°17'01"E (M) N89°16'37"E (R)	1327.06' (M) 1327.04' (R)
L12	S00°22'21"E (M&R)	352.57' (M) 352.72' (R)
L13	S33°57'28"W (M&R)	1604.46' (M&R)
L14	S89°42'12"W (M&R)	228.13' (M) 227.87' (R)
L15	S00°25'36"E (M) S00°25'36"E (R)	27.85' (C)
L16	N24°47'20"W (M) N24°47'17"W (R)	900.42' (M&R)
L17	N89°43'29"E (M) N89°43'32"E (R)	408.49' (M&R)
L18	S24°47'20"E (M) S24°47'17"E (R)	900.42' (M&R)
L19	S00°25'28"E (M) S00°25'36"E (R)	304.01' (C)
L20	S89°22'05"W (M) S89°21'51"W (R)	1050.04' (M) 1050.00' (R)
L21	N23°07'31"W (M) N23°08'19"W (R)	1209.58' (M) 1209.75' (R)
L22	N79°34'36"W (M) N79°34'36"W (R)	1123.78' (M) 1123.69' (R)
L23	N00°30'59"W (M) N00°31'13"W (R)	199.96' (M) 200.00' (R)
L24	N89°17'33"E (M&R)	1019.11' (M&R)
L25	N00°30'59"W (M) N00°31'13"W (R)	210.29' (M&R)
L26	S89°17'33"W (M&R)	943.94' (C)
L27	N03°49'40"E (M) N03°49'43"E (R)	66.00' (M) 65.99' (R)
L28	N00°28'48"W (M) N00°28'45"E (R)	201.65' (M&R)

CURVE TABLE (R)					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	33°09'33" (M&R)	385.00'	222.81' (M&R)	S15°52'19"W (M) S15°52'22"W (R)	219.72' (M&R)
C2	86°27'27" (M&R)	25.00'	37.72' (M&R)	S75°40'49"W (M) S75°40'52"W (R)	34.25' (M&R)
C3	29°11'04" (M&R)	1027.00'	523.12' (M&R)	N75°40'59"W (M) N75°40'56"W (R)	517.48' (M&R)
C4	89°47'43" (M&R)	25.00'	39.18' (M&R)	N45°22'40"W (M) N45°22'37"W (R)	35.29' (M&R)
C5	90°00'00" (M&R)	20.00'	31.42' (M&R)	N44°17'32"E (M) N44°17'35"E (R)	28.28' (M&R)
C6	19°51'58" (M&R)	549.41'	190.50' (M&R)	S24°01'29"W (M&R)	318.14' (M&R)
C7	26°40'50" (M&R)	689.41'	321.03' (M) 321.04' (R)	S20°37'03"W (M&R)	318.14' (M&R)
C8	65°01'41" (M) 65°02'17" (R)	883.00'	1002.16' (M) 1002.32' (R)	N57°18'11"W (M) N57°18'26"W (R)	949.23' (M) 949.37' (R)
C9	29°13'02" (M&R)	1027.00'	523.71' (M) 523.70' (R)	N39°23'50"W (M) N39°23'48"W (R)	518.05' (M&R)
C10	86°27'27" (M&R)	25.00'	37.72' (M&R)	N10°46'38"W (M) N10°46'35"W (R)	34.25' (M&R)
C11	33°09'33" (M&R)	465.00'	269.11' (M&R)	N15°52'18"E (M) N15°52'22"E (R)	265.37' (M&R)
C12	90°12'17" (M&R)	25.00'	39.36' (M&R)	N44°37'20"E (M) N44°37'23"E (R)	35.42' (M&R)
C13	65°29'11" (M&R)	883.00'	1009.23' (M&R)	S57°31'56"E (M) S57°31'53"E (R)	955.18' (M&R)
C14	65°06'48" (M) 65°07'19" (R)	1027.00'	1167.12' (M) 1167.28' (R)	S57°20'43"E (M) S57°20'57"E (R)	1105.32' (M) 1105.46' (R)
C15	02°49'18" (M&R)	2937.00'	144.64' (M&R)	N02°25'01"E (M) N02°25'04"E (R)	144.62' (M) 144.63' (R)
C16	00°18'26" (M&R)	2937.00'	15.75' (M&R)	N00°51'09"E (M) N00°51'12"E (R)	15.75' (M&R)
C17	01°10'44" (M&R)	2937.00'	60.43' (M&R)	N00°06'34"E (M) N00°06'37"E (R)	60.43' (M&R)

**LEGEND:**

- SECTION LINE
- - - EASEMENT LINE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- xx SCHEDULE B-2 EXCEPTION ITEMS



JOB NO. DCS19-4081  
DATE: 08/21/2019  
SCALE: 1" = 150'  
Sheet 2 of 3



990 south broadway st.  
suite 230  
denver, co 80209  
p 303.561.3333  
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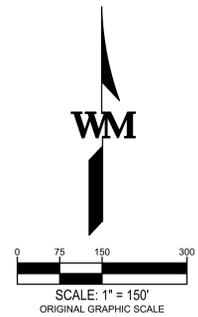
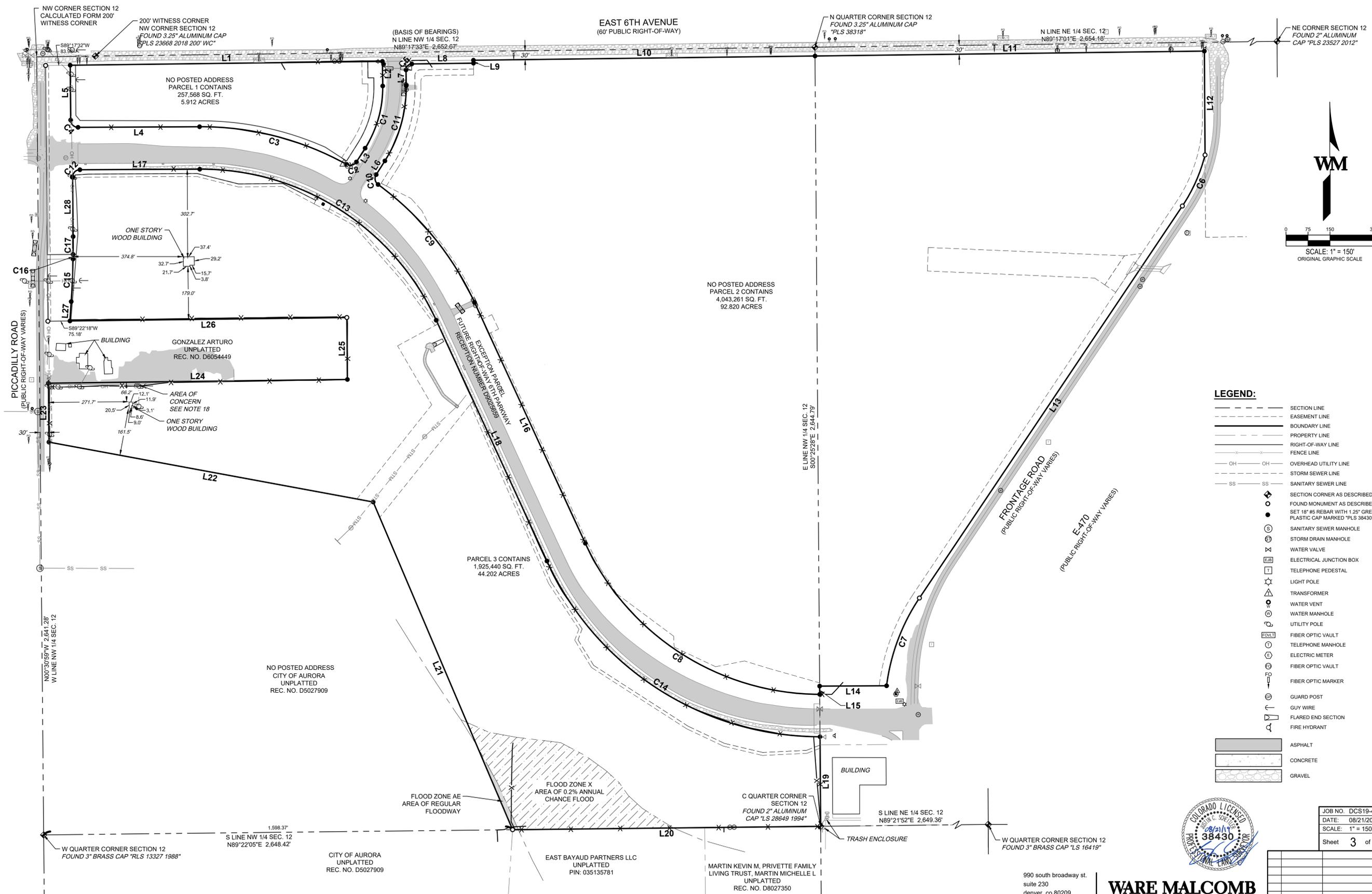
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NO.	DATE	REMARKS
DRAWN BY:	KEB	PA/PM: JCS

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# ALTAINSPS LAND TITLE SURVEY

A PORTION OF THE NORTH HALF QUARTER OF SECTION 12,  
TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND:**
- SECTION LINE
  - - - EASEMENT LINE
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - FENCE LINE
  - OH --- OH OVERHEAD UTILITY LINE
  - SS STORM SEWER LINE
  - SS SANITARY SEWER LINE
  - ◆ SECTION CORNER AS DESCRIBED
  - FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ WATER VALVE
  - ⊙ ELECTRICAL JUNCTION BOX
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ LIGHT POLE
  - ⊙ TRANSFORMER
  - ⊙ WATER VENT
  - ⊙ WATER MANHOLE
  - ⊙ UTILITY POLE
  - ⊙ FIBER OPTIC VAULT
  - ⊙ TELEPHONE MANHOLE
  - ⊙ ELECTRIC METER
  - ⊙ FIBER OPTIC VAULT
  - ⊙ FIBER OPTIC MARKER
  - ⊙ GUARD POST
  - ⊙ GUY WIRE
  - ⊙ FLARED END SECTION
  - ⊙ FIRE HYDRANT
  - ▨ ASPHALT
  - ▨ CONCRETE
  - ▨ GRAVEL



JOB NO. DCS19-4081  
DATE: 08/21/2019  
SCALE: 1" = 150'  
Sheet 3 of 3

NO.	DATE	REMARKS
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