

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN SECTION 16 AND 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

PER STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 19000310645 WITH A
COMMITMENT DATE OF JULY 17, 2019 AT 5:30 P.M.:

A PARCEL OF LAND BEING A PART OF SECTIONS 16 AND 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(FOR THE PURPOSE OF THIS LEGAL DESCRIPTION THE NORTH LINE OF SAID SECTION 16, BEARS SOUTH 89°46'12" EAST, ASSUMED)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;
THENCE SOUTH 89°46'12" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 210.00 FEET;
THENCE SOUTH 00°20'45" WEST PARALLEL WITH THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°46'12" EAST PARALLEL WITH AND 100.00 FEET SOUTH OF THE NORTH LINE OF SAID 16, A DISTANCE OF 4993.65 FEET TO A POINT 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 16;
THENCE SOUTH 00°10'48" WEST PARALLEL WITH THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2547.69 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 16;
THENCE SOUTH 00°05'14" WEST PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1895.96 FEET;
THENCE NORTH 89°51'42" WEST, A DISTANCE OF 2003.99 FEET;
THENCE SOUTH 14°51'42" EAST, A DISTANCE OF 1438.75 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°00'00", A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 449.42 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 02°21'42" EAST, A DISTANCE OF 445.87 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE SOUTH 10°08'18" WEST, A DISTANCE OF 558.31 FEET;
THENCE NORTH 79°51'42" WEST, A DISTANCE OF 60.00 FEET, WHENCE THE NORTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 64°41'59" WEST, A DISTANCE OF 3816.29 FEET;
THENCE SOUTH 10°08'18" WEST, A DISTANCE OF 550.00 FEET;
THENCE NORTH 79°51'42" WEST, A DISTANCE OF 1448.37 FEET;
THENCE NORTH 10°08'18" EAST, A DISTANCE OF 600.00 FEET;
THENCE SOUTH 79°51'42" EAST, A DISTANCE OF 1448.37 FEET;
THENCE NORTH 10°08'18" EAST, A DISTANCE OF 508.31 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°00'00", A RADIUS OF 970.00 FEET, AN ARC DISTANCE OF 423.24 FEET, THE CHORD OF SAID CURVE BEARS NORTH 02°21'42" WEST, A DISTANCE OF 419.89 FEET TO THE POINT OF TANGENT OF SAID CURVE;
THENCE NORTH 14°51'42" WEST, A DISTANCE OF 1454.82 FEET;
THENCE NORTH 89°51'42" WEST, A DISTANCE OF 2943.52 FEET TO A POINT 210 FEET EAST OF THE WEST LINE OF SAID SECTION 16;
THENCE NORTH 00°20'48" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1897.72 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 16;
THENCE NORTH 00°20'45" EAST PARALLEL WITH AND 210.00 FEET EAST OF THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 228.47 FEET;
THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 525.00 FEET;
THENCE NORTH 00°20'45" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 550.00 FEET;
THENCE NORTH 89°39'15" WEST, A DISTANCE OF 525.00 FEET TO A POINT 210.00 FEET EAST OF THE WEST LINE OF SAID SECTION 16;
THENCE NORTH 00°20'45" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1775.42 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

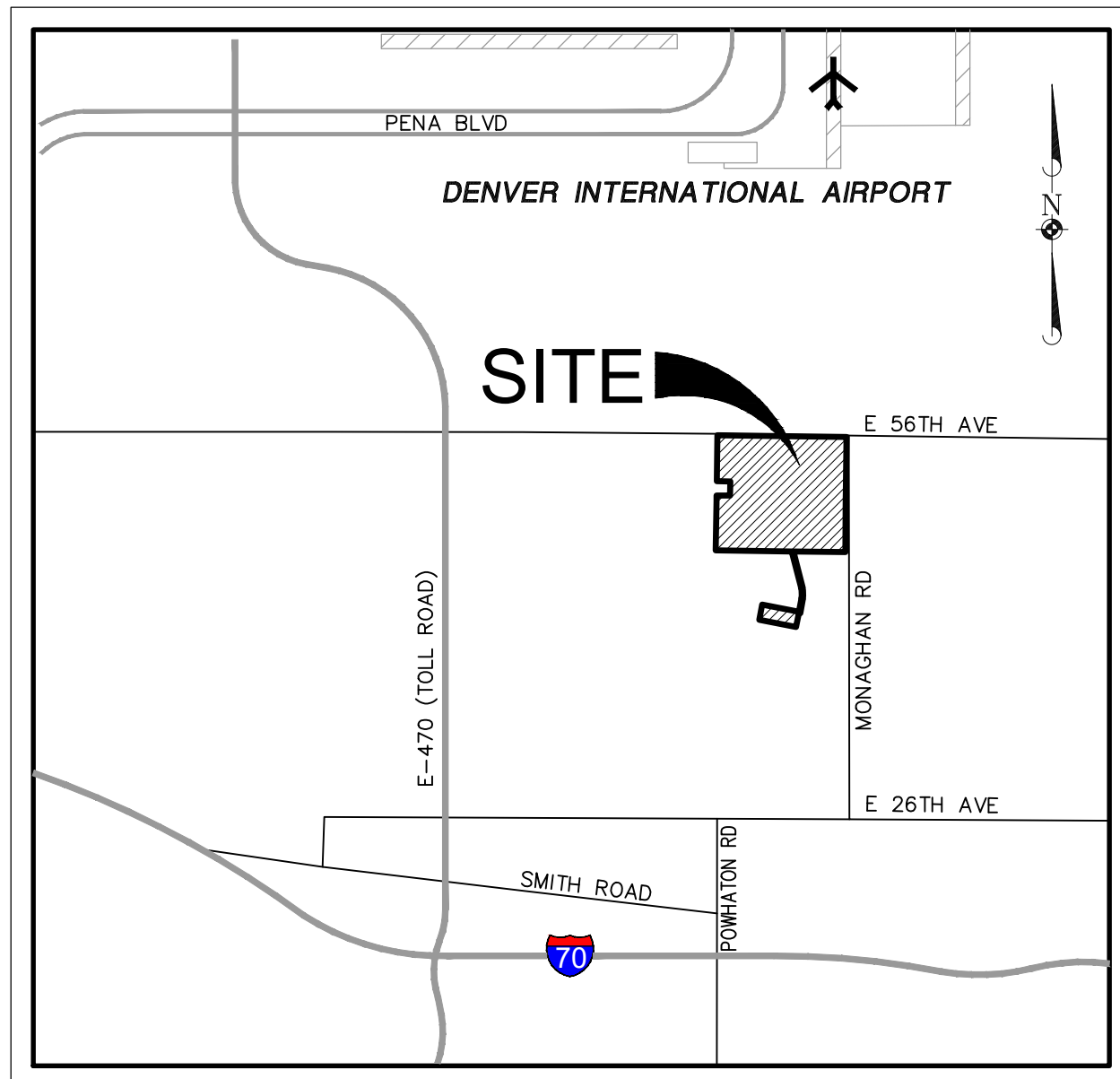
EXCEPT THAT PORTION CONVEYED TO FEDERAL AVIATION ADMINISTRATION, IN THE DEED
RECORDED DECEMBER 8, 1993 IN BOOK 4211 AT PAGE 198, COUNTY OF ADAMS, STATE OF
COLORADO.

SHEET INDEX

SHEET 1: COVER SHEET, LEGAL DESCRIPTIONS, CERTIFICATION

SHEET 2: TITLE EXCEPTIONS

SHEET 3-4: DETAIL SHEETS



VICINITY MAP

(NOT TO SCALE)

SURVEYED AREA

22,966,958 SQUARE FEET (527.2488 ACRES)±

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 MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 19000310645 WITH A COMMITMENT DATE OF JULY 17, 2019 AT 5:30 P.M.
4. THIS ALAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. **BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND IS ASSUMED TO BEAR SOUTH 89°57'04" WEST, BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE COORDINATES BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED HEREON.
7. ADDRESS: NONE POSTED (TABLE A, ITEM 2)
8. **FLOODPLAIN:** A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08005C0066L WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017, AND BY FIRM - MAP NUMBER 08005C0068L WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2017. (TABLE A, ITEM 3)
9. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR OF RECORD. (TABLE A, ITEM 6(A))
10. NO BUILDINGS WERE OBSERVED ON THE PROPERTY. (TABLE A, ITEM 7(A)).
11. THE UTILITIES SHOWN HEREON ARE FROM VISIBLE ABOVE GROUND OBSERVATIONS CORRELATED WITH A UTILITY LOCATE PERFORMED BY KINETIC ENERGY SERVICE ON JUNE 3, 2020. NO PLANS OR MAPS WERE PROVIDED BY THE CLIENT OR UTILITY COMPANIES PURSUANT TO THE LOCATE REQUEST. THIS SURVEY MAKES NO STATEMENT TO THE ACTUAL CONNECTIONS, MATERIALS, FLOW DIRECTIONS OR PIPE SIZING OF UNDERGROUND UTILITIES. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH UNCCC(811) MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. (TABLE A, ITEM 11)

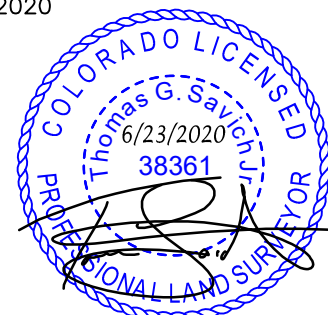
SURVEYOR'S CERTIFICATION

TO : SUMMIT INVESTMENTS, INC.
: STEWART TITLE GUARANTY COMPANY
: DIA KING RANCH INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NPSL LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
NPSL, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, AND 11 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: JUNE 06, 2020

DATE OF PLAT OR MAP: JUNE 23, 2020

THOMAS G. SAVICH JR
COLORADO PLS NO. 38361
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD RD., SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500




INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____, 20____ AT ____M. IN BOOK _____

_____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS

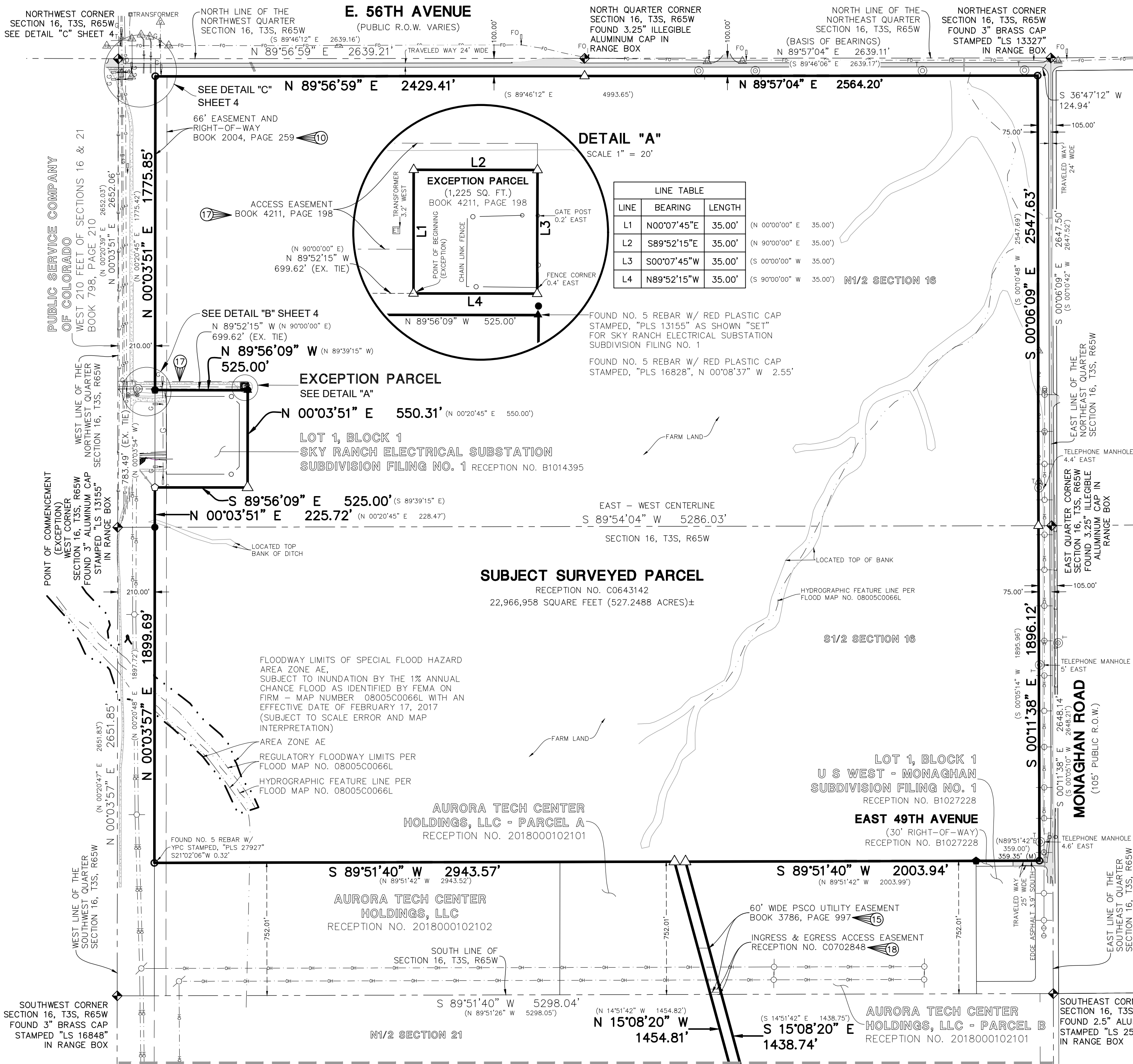
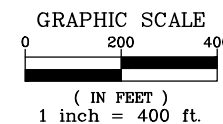
AT PAGE_____ RECEPTION NO. _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

 Manhard CONSULTING		7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com 15000 E. Greenwood Avenue, Suite 200, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com Water Resource Management Construction Management Construction Management	
KING RANCH		CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO	
ALTA/NSPS LAND TITLE SURVEY		ALTA/NSPS LAND TITLE SURVEY	
PROJ MGR:	BJP	PROJ ENG:	TGS
DRAWN BY:	TGS/ALA	DATE:	06/23/2020
SCALE:	N/A		
SHEET 1 OF 4		ADD SET SYMBOLS TO SHEET 3	
SII.AUC001.00		TGS	

ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND LOCATED IN SECTION 16 AND 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°07'45"E	35.00'
L2	S89°52'15"E	35.00'
L3	S00°07'45"W	35.00'
L4	N89°52'15"W	35.00'

- # LEGEND
- | | |
|-------------|-------------------------------|
| | = EX. PROPERTY LINE |
| | = EX. LOT LINE |
| | = EX. EASEMENT LINE |
| | = EX. SECTION LINE |
| | = EX. CHAIN-LINK FENCE (CLF) |
| | = EX. STORM LINE |
| | = EX. UNDERGROUND GAS |
| | = EX. UNDERGROUND TELEPHONE |
| | = EX. UNDERGROUND FIBER OPTIC |
| | = EX. OVERHEAD WIRES |
| | = EX. TELE. MARKER POST |
| | = EX. GAS MARKER POST |
| | = EX. FIBER OPTIC MARKER POST |
| | = EX. CABLE TV MARKER POST |
| | = EX. FIBER OPTIC PAINT/FLAG |
| | = EX. ELECTRIC PAINT/FLAG |
| | = EX. GAS PAINT/FLAG |
| | = EX. ELECTRICAL PEDESTAL |
| | = EX. ELECTRICAL MANHOLE |
| | = EX. TELEPHONE MANHOLE |
| | = EX. ELECTRICAL OUTLET |
| | = EX. UTILITY POLE |
| | = EX. GUY WIRE |
| | = EX. BOLLARD/POST |
| | = EX. ASPHALT |
| | = EX. GRAVEL |
| | = TITLE EXCEPTION NOTE |
| 0.00 | = MEASURED DIMENSION (M) |
| (0.00) | = RECORD DIMENSION |
| (EX. TIE) | = TIE COURSE FOR EXCEPTION |

- ## MONUMENT LEGEND
-
- | | |
|---|---|
| ◆ | = SECTION CORNER AS NOTED |
| ▲ | FOUND NO. 5 REBAR
= WITH RED PLASTIC CAP
STAMPED, "PLS 13155" |
| ◇ | FOUND NO. 5 REBAR
= WITH RED PLASTIC CAP
STAMPED, "PLS 16116" |
| ● | FOUND NO. 5 REBAR
= W/ RED PLASTIC CAP
STAMPED, PLS 16828 |
| ◎ | FOUND NO. 5 REBAR WITH
= 1.25" YELLOW PLASTIC CAP
STAMPED, "PLS 27927" |
| ◆ | = FOUND NO. 5 REBAR
NO CAP |
| △ | SET 18" LONG NO. 5 REBAR
= WITH 1.25" RED PLASTIC CAP
STAMPED, "PLS 38361"
FLUSH WITH GROUND |

* WHERE THERE ARE NO PARENTHESIS DENOTED,
RECORD DISTANCE MATCHES MEASURED DISTANCE.

MONUMENT LEGEND

- ◆ = SECTION CORNER AS NOTED
- ▲ = FOUND NO. 5 REBAR
WITH RED PLASTIC CAP
STAMPED, "PLS 13155"
- ◊ = FOUND NO. 5 REBAR
WITH RED PLASTIC CAP
STAMPED, "PLS 16116"
- = FOUND NO. 5 REBAR
W/ RED PLASTIC CAP
STAMPED, PLS 16828
- ◎ = FOUND NO. 5 REBAR WITH
1.25" YELLOW PLASTIC CAP
STAMPED, "PLS 27927"
- ◆ = FOUND NO. 5 REBAR
NO CAP
- △ = SET 18" LONG NO. 5 REBAR
WITH 1.25" RED PLASTIC CAP
STAMPED, "PLS 38361"
FLUSH WITH GROUND

FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
07/07/2020	ADD SET SYMBOLS TO SHEET 3	TGS

Manhard
CONSULTING

6950 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com

GIS
Civil Engineering | Surveying & Geospatial Services | Construction Management
Water Resource Management | Construction Services

KING RANCH

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

ALTA/NSPS LAND TITLE SURVEY


PROJ MGR,	BJP
PROJ ENG,	TGS
DRAWN BY,	TGS/ALA
DATE,	06/23/2020
SCALE,	1"=400'

SHEET
3 OF 4
SII.AUC001.00

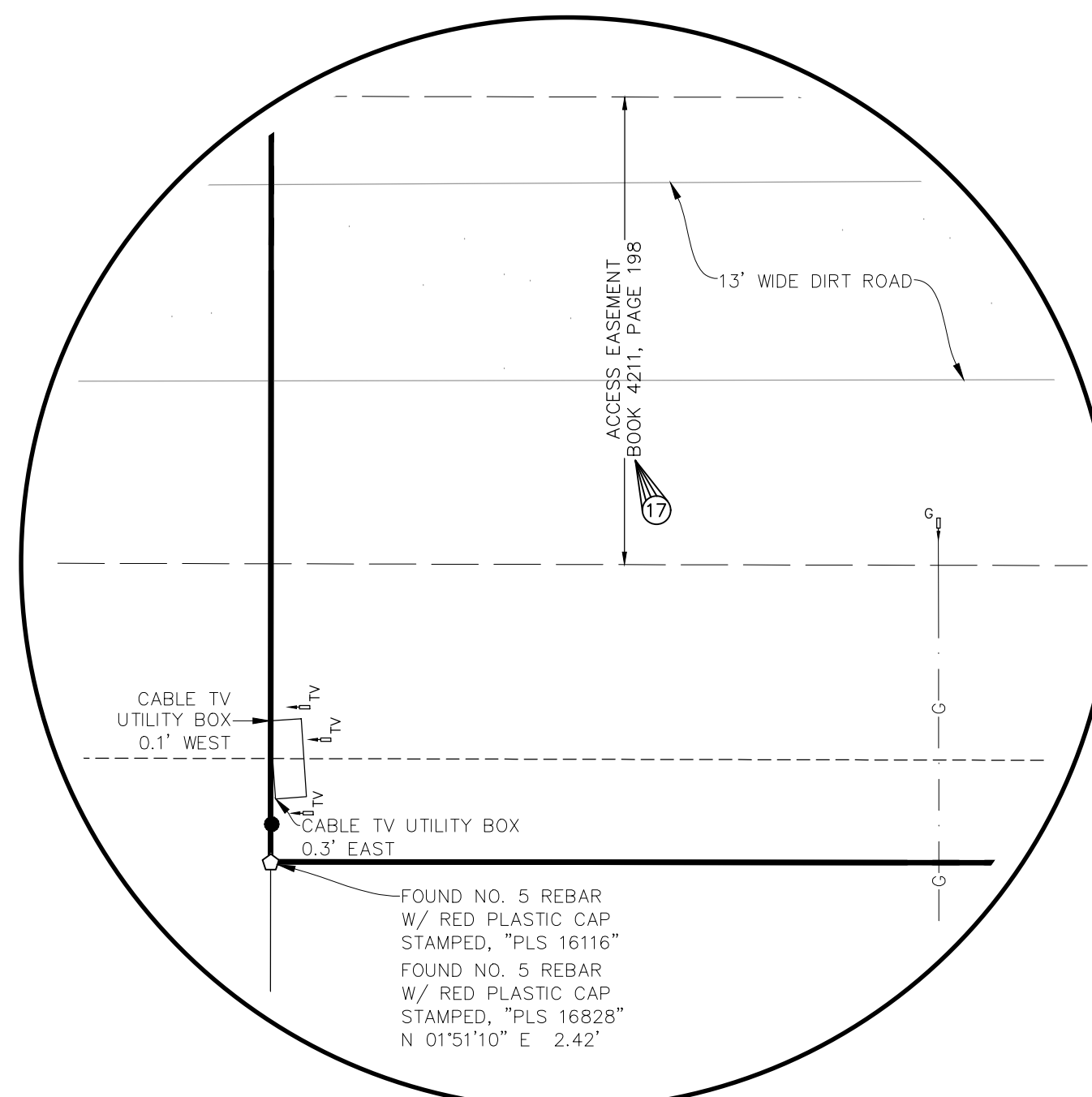
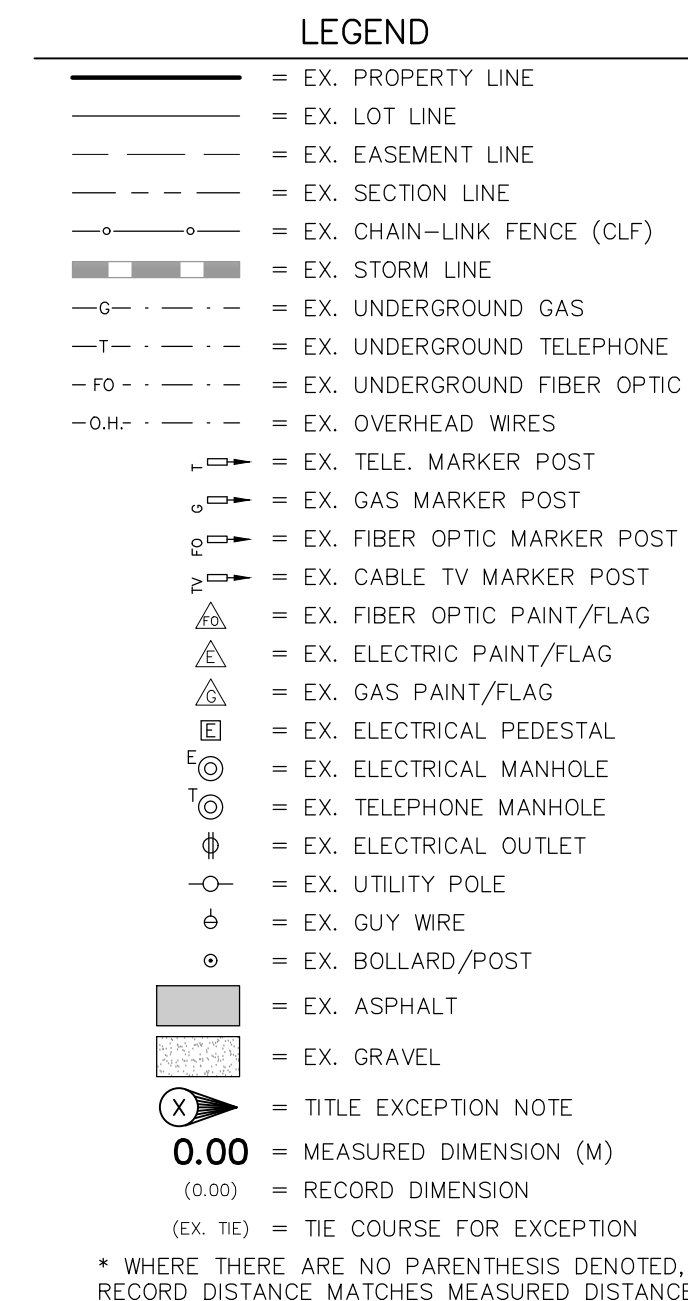
7/7/2020 6:20 AM Dwg Name: P:\Siiauco01\dwg\Surv\Final Drawings\Alta Survey\SII.AUC001.00-SA.dwg Updated By: TSavich








A PARCEL OF LAND LOCATED IN SECTION 16 AND 21, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

GRAPHIC SCALE

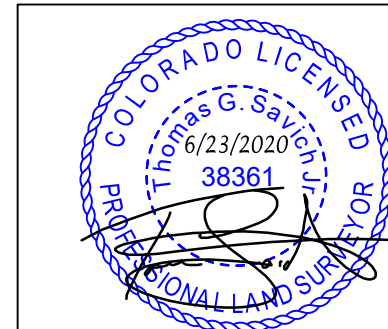


(IN FEET)
1 inch = 200 ft.



 = SECTION CORNER AS NOTED
 = FOUND NO. 5 REBAR
 WITH RED PLASTIC CAP
 STAMPED, "PLS 13155"
 = FOUND NO. 5 REBAR
 WITH RED PLASTIC CAP
 STAMPED, "PLS 16116"
 = FOUND NO. 5 REBAR
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 = FOUND NO. 5 REBAR WITH
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 STAMPED, "PLS 27927"
 = FOUND NO. 5 REBAR
 NO CAP
 = SET 18" LONG NO. 5 REBAR
 WITH 1.25" RED PLASTIC CAP
 STAMPED, "PLS 38361"
 FLUSH WITH GROUND

DETAIL "B"
SCALE 1" = 10'



FOR AND ON BEHALF OF
MANHARD CONSULTING

[illegible]