

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL 16 (ABC70644162) (TC1):

A PART OF SOUTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 19, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 19 BEARS SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 2640.92 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF EAST JEWELL AVENUE;

THENCE SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 710.87 FEET TO A POINT ON AN EASTERLY LINE OF LOT 1, BLOCK 4 OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 161 AT PAGE 48;

THENCE ALONG AN EASTERLY, SOUTHERLY AND WESTERLY LINE OF SAID HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 22 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 765.13 FEET;
2. NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 170.00 FEET;
3. SOUTH 38 DEGREES 04 MINUTES 25 SECONDS EAST, A DISTANCE OF 306.39 FEET;
4. SOUTH 14 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 480.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 59.29 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 8.294 ACRES (328,280 SQUARE FEET).

PARCEL 20 (ABC70644167) (TC2):

A PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 OF THE 6TH P. M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 30 BEARS SOUTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 2640.92 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 28 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF EAST JEWELL AVENUE;

THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 250.18 FEET TO A POINT ON A WESTERLY LINE OF LOT 1, BLOCK 1 OF HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1, A SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 161 AT PAGE 48; THENCE ALONG A WESTERLY AND NORTHERLY LINE OF SAID LOT 1, BLOCK 1 AND ALONG AN

EASTERLY AND SOUTHERLY LINE OF LOT 2, BLOCK 1 OF SAID HOMESTEAD AT MURPHY CREEK SUBDIVISION FILING NO. 1 THE FOLLOWING TEN (10) COURSES:

1. SOUTH 04 DEGREES 28 MINUTES 18 SECONDS EAST, A DISTANCE OF 61.83 FEET;
2. SOUTH 46 DEGREES 56 MINUTES 31 SECONDS WEST, A DISTANCE OF 427.09 FEET;
3. SOUTH 54 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 226.03 FEET;
4. SOUTH 56 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 324.93 FEET;
5. NORTH 43 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 252.91 FEET;
6. SOUTH 33 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 121.02 FEET;
7. NORTH 65 DEGREES 02 MINUTES 54 SECONDS WEST, A DISTANCE OF 115.38 FEET;
8. NORTH 06 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF 100.07 FEET;
9. NORTH 09 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 49.30 FEET;
10. NORTH 16 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 78.68 FEET;

THENCE NORTH 06 DEGREES 50 MINUTES 51 SECONDS WEST, A DISTANCE OF 224.25 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 197.00 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 35 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE;

THENCE NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 711.89 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 11.161 (486,167 SQUARE FEET).

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°36'21" WEST, A DISTANCE OF 2640.73 FEET.

BENCHMARK

CITY OF AURORA BENCHMARK #4S6518SW001 (AZTEC #407). RECOVERED A 3"BRASS CAP STAMPED "M-095" LOCATED ON THE NORTH SIDE OF EAST MISSISSIPPI AVE 300' MORE OR LESS EAST OF S COOLIDGE ST
ELEVATION = 5603.65 (NAVD 88).

FLOOD ZONE

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



VICINITY MAP
SCALE 1" = 1000'

SHEET INDEZ

- SHEET 1 = COVER SHEET
SHEET 2 = TITLE COMMITMENT NOTES
SHEET 3 = ALTA EXHIBIT AND TOPO

SURVEYOR'S STATEMENT

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
HERITAGE HOMES OF COLORADO, INC., AN ARIZONA CORPORATION
MURPHY CREEK DEVELOPMENT, INC., A COLORADO CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11, 13, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 6, 2016.

DATE OF PLAT OR MAP: 04-27-2020

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

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

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

ARAPAHOE COUNTY CLERK AND RECORDER'S CERTIFICATE

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

RECEPTION NO. _____
ARAPAHOE COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 14, 2020.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. AS TO TABLE A ITEM NO. 2: NO POSTED ADDRESS FOR SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
4. AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCELS CONTAINS A TOTAL OF 19.455 ACRES OR 847,447 SQUARE FEET, MORE OR LESS.
5. AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO JEWEL AVENUE, DEDICATED PUBLIC STREET.
7. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTIES DESCRIBED IN LAND TITLE GUARANTEE COMPANY ORDER NO. ABC70644162, WITH AN EFFECTIVE DATE OF NOVEMBER 07, 2020, AND ORDER NO. ABC70644169, WITH AN EFFECTIVE DATE OF NOVEMBER 07, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY
8. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

FOR REVIEW

SCALE	N/A	DATE	REVISION DESCRIPTION
DATE	BY	DATE	REVISION DESCRIPTION

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com



ALTA/NSPS LAND TITLE SURVEY
MURPHY CREEK PARCELS 16 & 20
AURORA, COLORADO
PREPARED FOR
HERITAGE HOMES
8400 E. PRENTICE AVENUE, SUITE 200, GREENWOOD VILLAGE, CO 80111

SHEET
ONE
OF 3 SHEETS
69120-07
JOB NO.

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE STATE OF COLORADO

TITLE COMMITMENT NOTES

LAND TITLE INSURANCE COMPANY ORDER NO. ABC70644162, WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2019 AT 5:00 P.M. AND ORDER NO. ABC70644167, WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2019 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

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

PARCEL 16 (ABC70644162) (TC1):

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

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

9. RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF:

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

NOTE: MINERAL DEED RECORDED APRIL 1, 1977 IN BOOK 2568 AT PAGE 677.

NOTE: RESERVATIONS AS CONTAINED IN ASSIGNMENT OF OIL AND GAS LEASE RECORDED JANUARY 7, 1992 IN BOOK 6343 AT PAGE 319.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

10. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED APRIL 30, 1987 IN BOOK 5130 AT PAGE 136 AND AMENDMENT THERETO RECORDED JANUARY 18, 1996 UNDER RECEPTION NO. A6006727.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

11. COVENANTS AS CONTAINED IN QUIT CLAIM DEED RECORDED DECEMBER 30, 1993 IN BOOK 7336 AT PAGE 793.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

12. COVENANTS AS CONTAINED IN QUIT CLAIM DEED RECORDED APRIL 21, 1994 IN BOOK 7518 AT PAGE 658.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

13. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCES REZONING PORTIONS OF SAID LAND RECORDED NOVEMBER 16, 1995 AT RECEPTION NO. A5121908, A5121909, A5121910, A5121911, A5121912, A5121913, A5121914, A5121919, A5121920, A5121921, A5121922, A5121923, A5121924, A5121925 AND A5121926.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

14. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK GENERAL DEVELOPMENT PLAN RECORDED JANUARY 18, 1996 AT RECEPTION NO. A6006638.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

15. TERMS, CONDITIONS AND PROVISIONS OF GOLF COURSE DEVELOPMENT AGREEMENT RECORDED JANUARY 18, 1996 AT RECEPTION NO. A6006724 AND AMENDMENT THERETO RECORDED FEBRUARY 10, 2000 UNDER RECEPTION NO. B0016428.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT #3, AS EVIDENCED BY INSTRUMENT RECORDED MAY 23, 2001 UNDER RECEPTION NO. B1080755.

AMENDED AND RESOLUTION CONCERNING FEES RECORDED OCTOBER 2, 2018 UNDER RECEPTION NO. D8097712.

RESOLUTION NO. 2018-11-1 CONCERNING FEES RECORDED FEBRUARY 4, 2019 UNDER RECEPTION NO. D9009814.

RESOLUTION NO. 2019-05-01 CONCERNING FEES RECORDED JULY 24, 2019 UNDER RECEPTION NO. D9073636.

NOTE: NOTICE OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. A8187807, MAY 15, 2000 UNDER RECEPTION NO. B0058241 AND DECEMBER 5, 2000 UNDER RECEPTION NO. B0157464.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

17. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK DEVELOPMENT AGREEMENT RECORDED FEBRUARY 10, 2000 AT RECEPTION NO. B0016427.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

18. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MURPHY CREEK, WHICH DOES NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED JUNE 04, 2001, UNDER RECEPTION NO. B1086813.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

19. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 UNDER RECEPTION NO. B2090863.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

20. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF JOINT RESOLUTION CONCERNING THE IMPOSITION OF DISTRICT DEVELOPMENT AND RECREATION FEES, MURPHY CREEK METROPOLITAN DISTRICT NOS. 1, 2 AND 3, RECORDED MAY 10, 2002 UNDER RECEPTION NO. B2087584. AMENDED AND RESTATED JOINT RESOLUTION RECORDED JULY 27, 2012 UNDER RECEPTION NO. D2082062.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

21. OIL AND GAS LEASE BETWEEN ANADARKO PETROLEUM CORPORATION, ANADARKO E&P COMPANY LP AND ANADARKO LAND CORP. AND BURLINGTON RESOURCES OIL & GAS COMPANY LP AND COP BROG I LLC, RECORDED DECEMBER 21, 2012 UNDER RECEPTION NO. D2147993 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AFFIDAVIT OF NON-DEVELOPMENT RECORDED JUNE 13, 2014 UNDER RECEPTION NO. D4050878.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MURPHY CREEK METROPOLITAN DISTRICT NOS 1-5 RECORDED MARCH 05, 2018 UNDER RECEPTION NO. D8021543.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

TITLE COMMITMENT NOTES CONTINUED

PARCEL 20 (ABC70644167) (TC2):

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

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

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT HOMESTEAD CERTIFICATE #3933 AND THAT PATENT RECORDED JUNE 30, 1915 IN BOOK 78 AT PAGE 479.

AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE.

10. ALL OIL, GAS AND MINERALS WHICH MAY BE FOUND IN, ON OR UNDER THE SOUTHEAST 1/4 SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 30, TOGETHER WITH RIGHTS OF INGRESS OR EGRESS FOR THE PURPOSE OF MINING OR PRODUCING SAME FOR THE PURPOSE OF PROSPECTING THEREFOR, AS RESERVED IN DEED RECORDED MAY 17, 1950 IN BOOK 675 AT PAGE 301.

DOES NOT AFFECT SUBJECT PROPERTY.

11. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED APRIL 30, 1987 IN BOOK 5130 AT PAGE 136 AND AMENDMENT THERETO RECORDED JANUARY 18, 1996 UNDER RECEPTION NO. A6006727.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

12. COVENANTS AS CONTAINED IN QUIT CLAIM DEED RECORDED APRIL 21, 1994 IN BOOK 7518 AT PAGE 658.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

13. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCES REZONING PORTIONS OF SAID LAND RECORDED NOVEMBER 16, 1995 AT RECEPTION NO. A5121908 AND A5121916.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

14. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK GENERAL DEVELOPMENT PLAN RECORDED JANUARY 18, 1996 AT RECEPTION NO. A6006638.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

15. TERMS, CONDITIONS AND PROVISIONS OF GOLF COURSE DEVELOPMENT AGREEMENT RECORDED JANUARY 18, 1996 AT RECEPTION NO. A6006724 AND AMENDMENT THERETO RECORDED FEBRUARY 10, 2000 UNDER RECEPTION NO. B0016428.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT #3, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 1998, UNDER RECEPTION NO. A8185231.

NOTE: NOTICE OF SPECIAL DISTRICT AUTHORIZATION OR ISSUANCE OF GENERAL OBLIGATION INDEBTEDNESS RECORDED NOVEMBER 19, 1998 UNDER RECEPTION NO. A8187807, MAY 15, 2000 UNDER RECEPTION NO. B0058241 AND DECEMBER 5, 2000 UNDER RECEPTION NO. B0157464.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

17. TERMS, CONDITIONS AND PROVISIONS OF MURPHY CREEK DEVELOPMENT AGREEMENT RECORDED FEBRUARY 10, 2000 AT RECEPTION NO. B0016427.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

18. MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MURPHY CREEK, WHICH DOES NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED JUNE 04, 2001, UNDER RECEPTION NO. B1086813.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

19. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF JOINT RESOLUTION CONCERNING THE IMPOSITION OF DISTRICT DEVELOPMENT AND RECREATION FEES, MURPHY CREEK METROPOLITAN DISTRICT NOS. 1, 2 AND 3, RECORDED MAY 10, 2002 UNDER RECEPTION NO. B2087584.

AMENDED AND RESTATED JOINT RESOLUTION RECORDED JULY 27, 2012 UNDER RECEPTION NO. D2082062.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

20. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MURPHY CREEK METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 05, 2005, UNDER RECEPTION NO. B5182151.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEEDS RECORDED MAY 26, 2006 UNDER RECEPTION NO. B6079139 AND APRIL 7, 2008 UNDER RECEPTION NO. B8040432.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

22. OIL AND GAS LEASE BETWEEN WESLEY A. SEGELKE AND LARIO OIL & GAS COMPANY, RECORDED JULY 07, 2010 UNDER RECEPTION NO. D0065156 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

23. OIL AND GAS LEASE BETWEEN ANNIE BATES AND EAGLE LAND SERVICES, INC., RECORDED OCTOBER 05, 2010 UNDER RECEPTION NO. D0100096 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED MARCH 08, 2011 UNDER RECEPTION NO. D1022884.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL SPECIAL WARRANT DEED RECORDED JANUARY 14, 2013 UNDER RECEPTION NO. D3005790.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AFFIDAVIT OF SURFACE INSPECTION RECORDED OCTOBER 14, 2014 UNDER RECEPTION NO. D4096096.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

27. OIL AND GAS LEASE BETWEEN ANNIE BATES LIVING TRUST DATED NOVEMBER 11, 2008, C/O ANNIE BATES, TRUSTEE AND HILINE RESOURCES, LLC, RECORDED AUGUST 11, 2016 UNDER RECEPTION NO. D6088494 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DISCLAIMER OF MINERAL INTERESTS RECORDED MAY 24, 2017 UNDER RECEPTION NO. D7058168.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

TITLE COMMITMENT NOTES CONTINUED

29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MURPHY CREEK METROPOLITAN DISTRICT NOS 1-5 RECORDED MARCH 05, 2018 UNDER RECEPTION NO. D8021543.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

30. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN JOINT RESOLUTION NO. 2018-11-02 RECORDED DECEMBER 07, 2018 UNDER RECEPTION NO. D8120122.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.

AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

SCALE	N/A
DATE	
BY	
REVISION DESCRIPTION	

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com



ALTA/NSPS LAND TITLE SURVEY
MURPHY CREEK PARCELS 16 & 20
AURORA, COLORADO

PREPARED FOR
HERITAGE HOMES
8400 E. PRENTICE AVENUE, SUITE 200, GREENWOOD VILLAGE, CO 80111

SHEET
TWO
OF 3 SHEETS

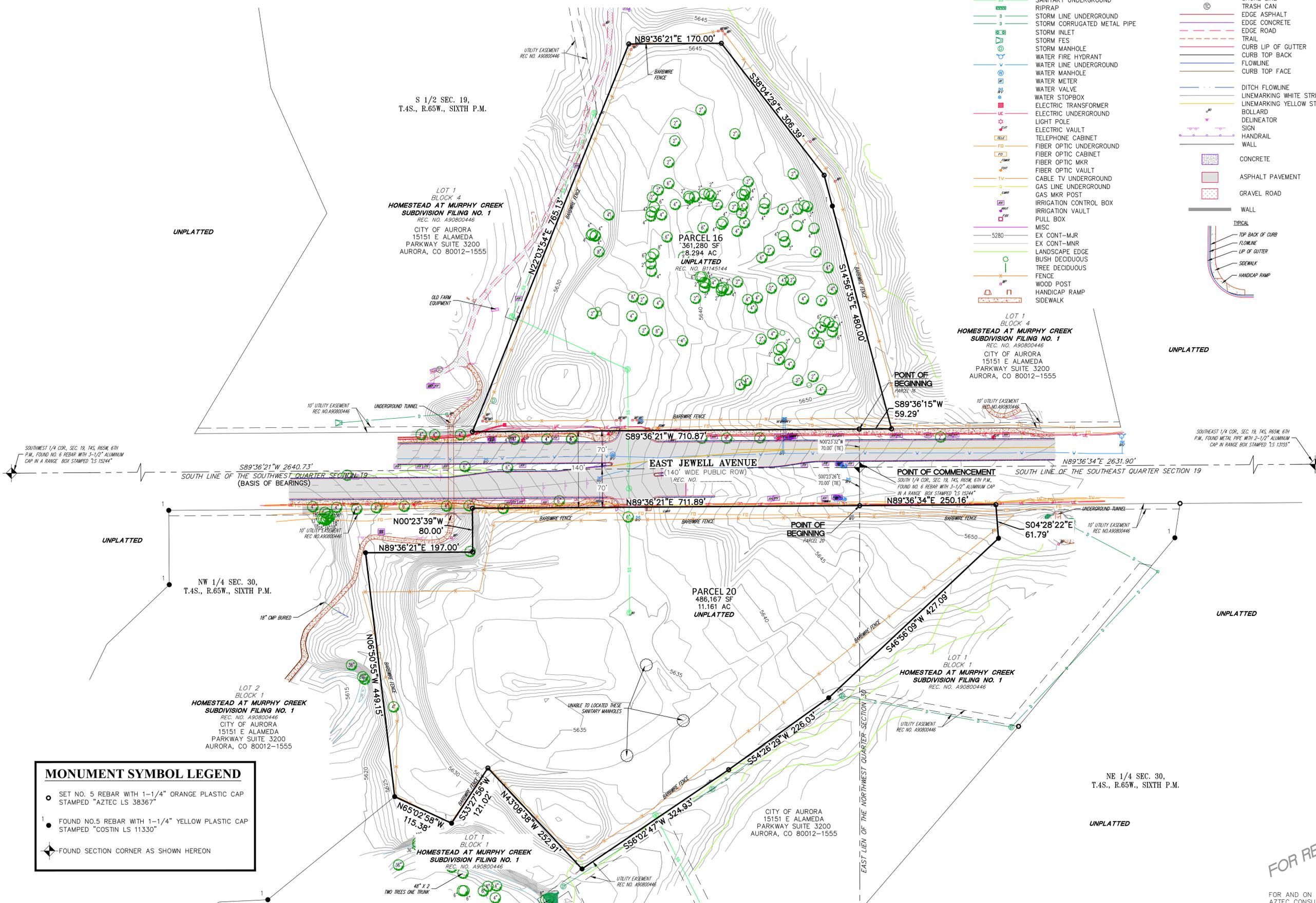
69120-07
JOB NO.

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE STATE OF COLORADO

LEGEND

	SANITARY MANHOLE		BENCH
	SANITARY UNDERGROUND		SHORE LINE
	RIPRAP		TRASH CAN
	STORM LINE UNDERGROUND		EDGE ASPHALT
	STORM CORRUGATED METAL PIPE		EDGE CONCRETE
	STORM INLET		EDGE ROAD
	STORM FES		TRAIL
	STORM MANHOLE		CURB LIP OF GUTTER
	WATER FIRE HYDRANT		CURB TOP BACK
	WATER LINE UNDERGROUND		FLOWLINE
	WATER MANHOLE		CURB TOP FACE
	WATER METER		DITCH FLOWLINE
	WATER VALVE		LINEMARKING WHITE STRIPE SOLID
	WATER STOPBOX		LINEMARKING YELLOW STRIPE SOLID
	ELECTRIC TRANSFORMER		BOLLARD
	ELECTRIC UNDERGROUND		DELINEATOR
	LIGHT POLE		SIGN
	ELECTRIC VAULT		HANDRAIL
	TELEPHONE CABINET		WALL
	FIBER OPTIC UNDERGROUND		CONCRETE
	FIBER OPTIC CABINET		ASPHALT PAVEMENT
	FIBER OPTIC VAULT		GRAVEL ROAD
	CABLE TV UNDERGROUND		WALL
	GAS LINE UNDERGROUND		MISC
	GAS MKR POST		EX CONT-MJR
	IRRIGATION CONTROL BOX		EX CONT-MNR
	IRRIGATION VAULT		LANDSCAPE EDGE
	PULL BOX		BUSH DECIDUOUS
	MISC		TREE DECIDUOUS
	FENCE		WOOD POST
	HANDICAP RAMP		HANDICAP RAMP
	SIDEWALK		SIDEWALK



MONUMENT SYMBOL LEGEND

	SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "COSTIN LS 11330"
	FOUND SECTION CORNER AS SHOWN HEREON

SCALE	1" = 80'
DATE	
BY	
REVISION DESCRIPTION	

300 East Mineral Ave., Suite 1
Littleton, Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC

CONSULTANTS, INC.

ALTA/NSPS LAND TITLE SURVEY
MURPHY CREEK PARCELS 16 & 20
AURORA, COLORADO

PREPARED FOR
MERITAGE HOMES
8400 E. PRENTICE AVENUE, SUITE 200, GREENWOOD VILLAGE, CO 80111

SHEET
THREE
OF 3 SHEETS

69120-07
JOB NO.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC