

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

LAND TITLE INSURANCE COMPANY ORDER NO. ABC076644162, WITH AN EFFECTIVE DATE OF NOVEMBER 7, 2019 AT 5:00 P.M. AND ORDER NO. ABC076644167, 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.

PARCEL 16 (ABC70644162) (TC1):

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

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.

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.

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.

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.

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

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.

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. B1068613.
- 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.

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.

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.

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.

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.

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.

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.

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.

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. B1068613.
- 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.

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 WARRANTY 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.

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.

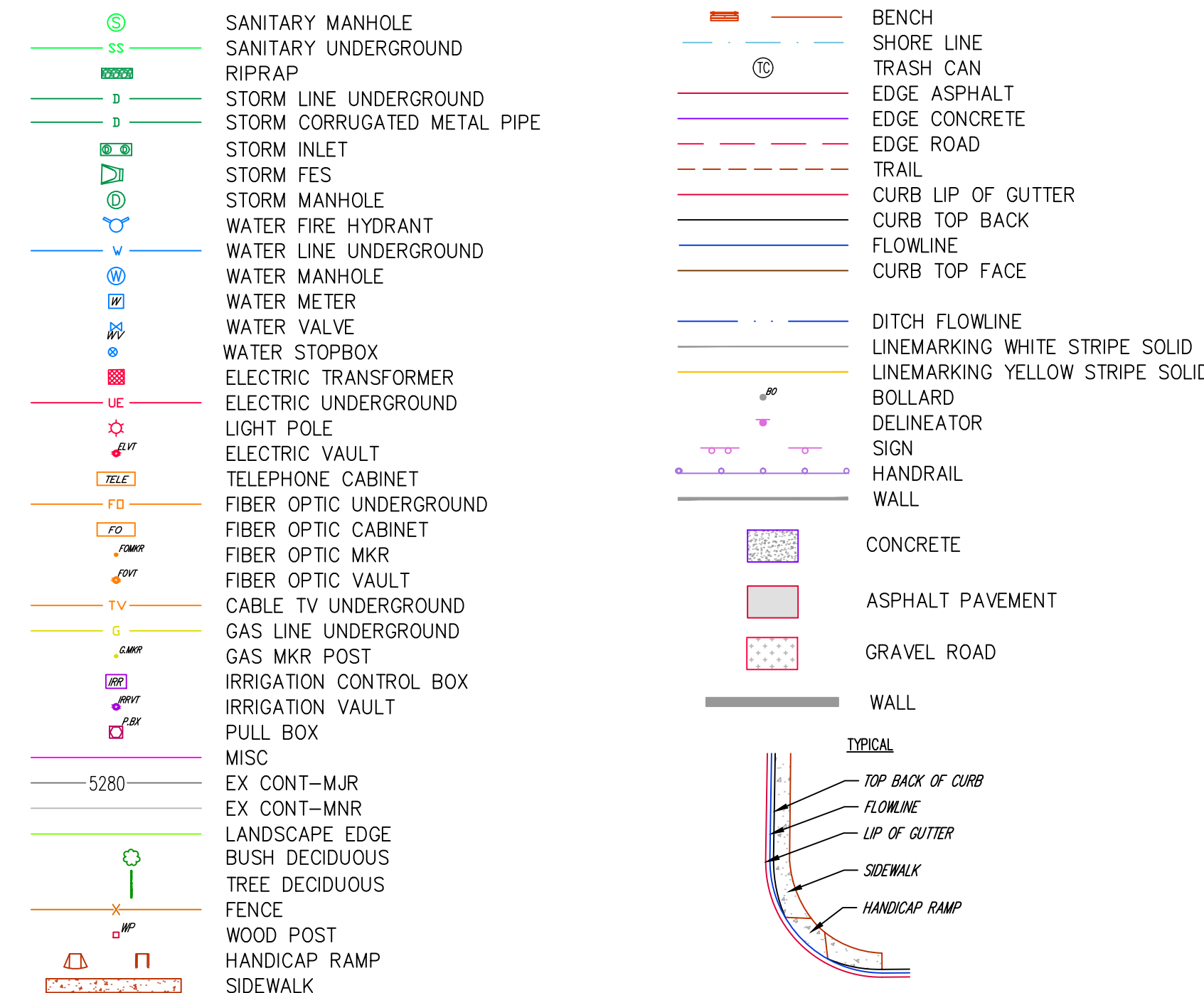
31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF CONNECTION, DEDICATION AND TRANSPORTATION AGREEMENT RECORDED JANUARY 23, 2019 UNDER RECEPTION NO. D9006387.
AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

ALTA/NSPS LAND TITLE SURVEY MURPHY CREEK PARCELS 16 & 20 AURORA, COLORADO						 <p>AZTEC CONSULTANTS, INC.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>					
SHEET TWO						PREPARED FOR MERITAGE HOMES 8400 E. PRENTICE AVENUE, SUITE 200, GREENWOOD VILLAGE, CO 80111					
OF 3 SHEETS											
69120-07											
JOB NO.											

ALTA/NSPS LAND TITLE SURVEY

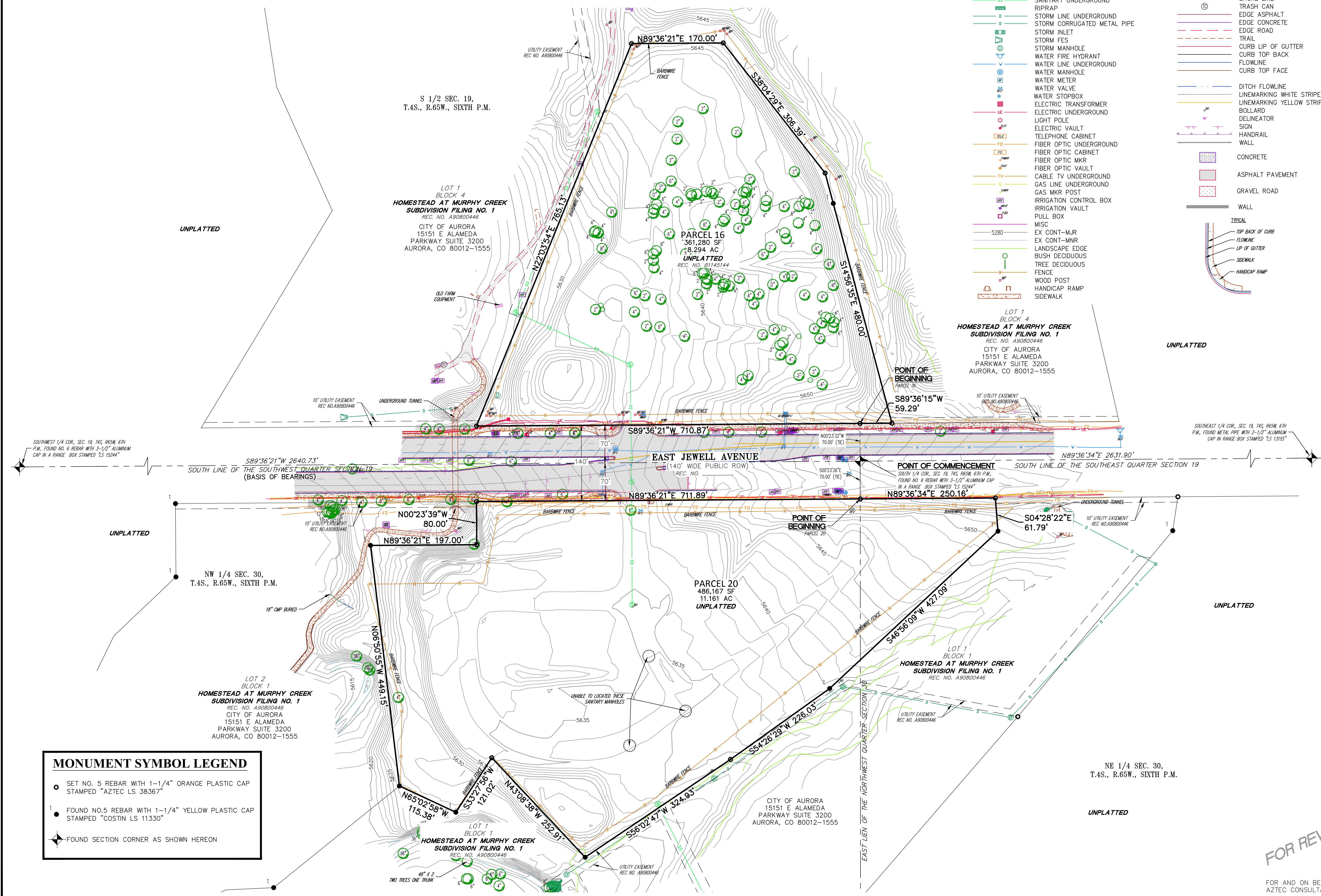
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LEGEND



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	DATE
OWN MUN	DATE	BY	DATE
REV RBA	DATE	BY	DATE

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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