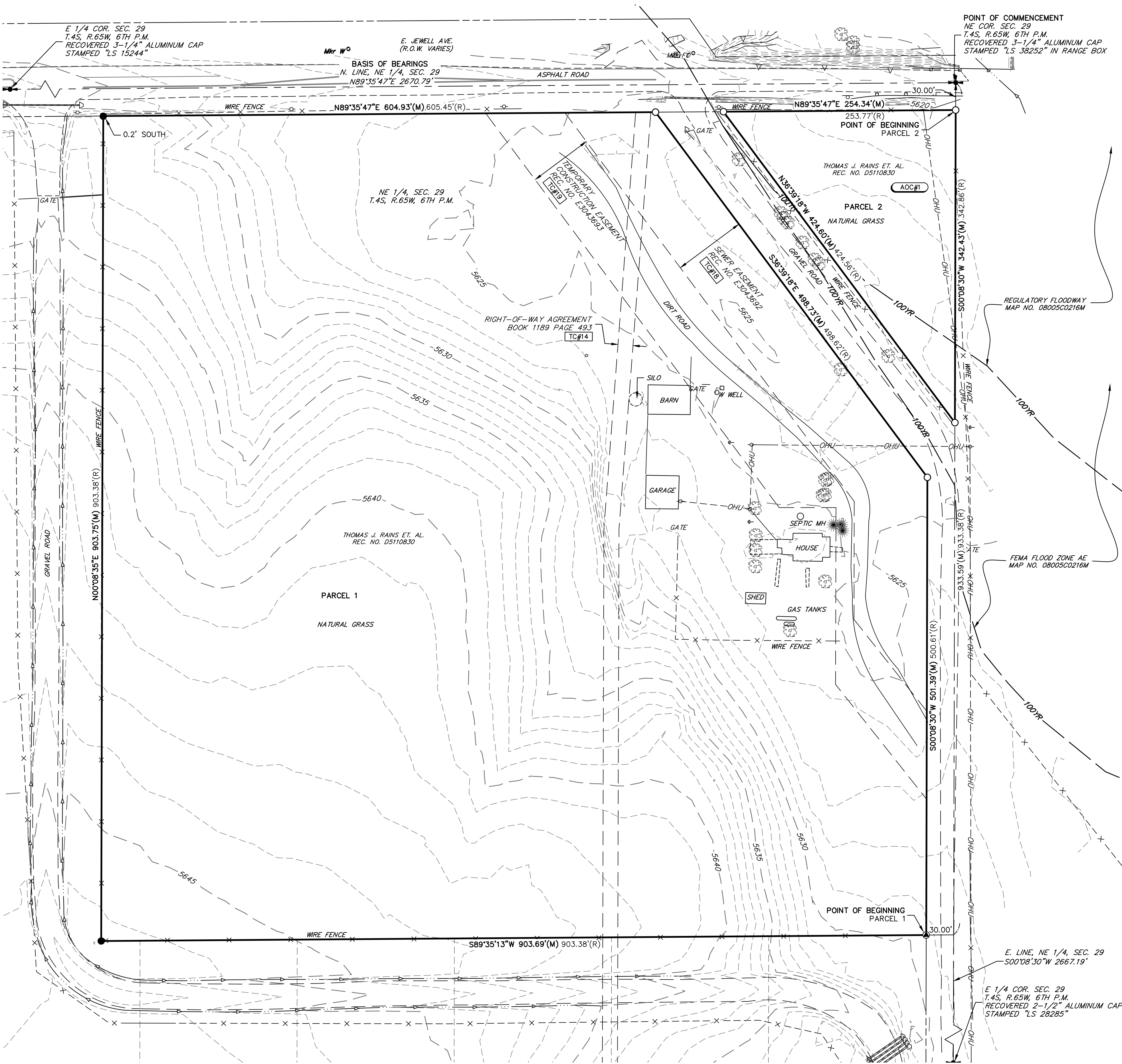
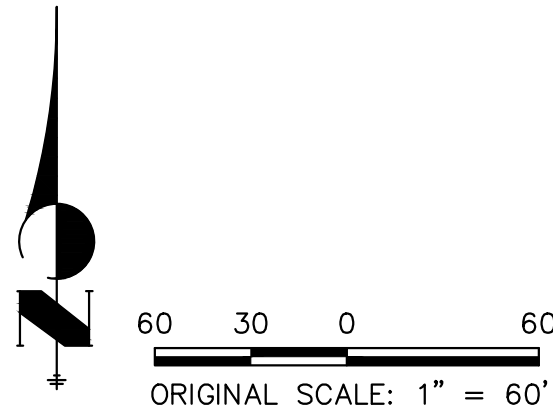


# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 29

TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



## LEGAL DESCRIPTION.

PARCEL 1:

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 933.38 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 89 DEGREES 27 MINUTES 30 SECONDS, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 903.38 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 32 MINUTES 30 SECONDS, A DISTANCE OF 903.38 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 89 DEGREES 27 MINUTES 30 SECONDS, A DISTANCE OF 605.45 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 53 DEGREES 50 MINUTES 30 SECONDS, A DISTANCE OF 498.62 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 36 DEGREES 42 MINUTES 00 SECONDS, A DISTANCE OF 500.61 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL 2:

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 342.86 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 143 DEGREES 18 MINUTES 00 SECONDS, A DISTANCE OF 424.56 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 126 DEGREES 09 MINUTES 30 SECONDS, A DISTANCE OF 253.77 FEET TO THE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. ABC70833511, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED MARCH 21, 2024 AT 5:00 P.M.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE-REFERENCED TITLE ORDER. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN THE TITLE ORDER.

## SCHEDULE B - SECTION 2 (EXCEPTIONS)

- | ITEM               | COMMENT  |
|--------------------|--|
| 1.                 | VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.                           |
| 2.                 | VISIBLE AND APPARENT EVIDENCE OF EASEMENTS OR CLAIMS OF EASEMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.                                    |
| 3.                 | VISIBLE AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF. |
| 4., 5., 6., 7., 8. | JR ENGINEERING, LLC DID NOT EXAMINE OR ADDRESS THESE ITEMS.  |
| 9.                 | RESERVATIONS CONTAINED IN THE DEED RECORDED IN BOOK 66 AT PAGE 17 AFFECTS THE SUBJECT PROPERTY. (NOT A SURVEY MATTER).   |
| 10.                | THE US PATENT RECORDED IN BOOK 115 AT PAGE 287 DOES NOT AFFECT THE SUBJECT PROPERTY.   |
| 11.                | INCLUSION INTO THE SABLE-ALTURA FIRE PROTECTION DISTRICT RECORDED IN BOOK 2064 AT PAGE 548 DOES NOT AFFECT THE SUBJECT PROPERTY.                               |
| 12.                | THE EASEMENT RECORDED IN BOOK 2449 AT PAGE 546 DOES NOT LIE WITHIN THE SUBJECT PROPERTY.   |
| 13.                | REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED UNDER RECEPTION NO. B2090868 AFFECTS THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)                      |
| 14.                | THE RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 1189 AT PAGE 493 IS SHOWN HEREON.  |
| 15.                | THE AIR RIGHTS COVENANT RECORDED IN BOOK 4983 AT PAGE 558 AFFECTS THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)  |
| 16.                | THE ANNEXATION AGREEMENT RECORDED IN BOOK 5028 AT PAGE 527 AFFECTS THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)   |
| 17.                | THE MEMORANDUM OF LEASE RECORDED UNDER RECEPTION NO. D2147993 AFFECTS THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)  |
| 18.                | THE SEWER UTILITY AGREEMENT RECORDED UNDER RECEPTION NO. E3043692 IS SHOWN HEREON.   |
| 19.                | THE TEMPORARY CONSTRUCTION EASEMENT RECORDED UNDER RECEPTION NO. E3043693 IS SHOWN HEREON.   |

## LEGEND

- OW WELL WATER WELL
- ◇ OVERHEAD UTILITY POLE
- ⊕ GUY ANCHOR
- DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- OHU- OVERHEAD UTILITY LINE
- #4 REBAR
- ⊙ #4 REBAR W/ 1-1/4" RED PLASTIC CAP ILLEGIBLE
- (R) PER COMMITMENT
- (M) AS MEASURED/CALCULATED

## AREAS OF CONCERN NOTES.

JR ENGINEERING, LLC FOR THE BENEFIT OF THE PARTY REQUESTING THE SURVEY, NOTES THE FOLLOWING MATTERS, WHICH MAY AFFECT THE STATUS OF TITLE TO THE SURVEYED PROPERTY. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD DO NOT WARRANT OR REPRESENT THAT ALL MATTERS THAT MAY AFFECT TITLE ARE NOTED BELOW. THE NUMBERS IN THE FOLLOWING COMMENTS CORRESPOND TO THE NUMBERS SHOWN ON OUR ALTA/NSPS LAND TITLE SURVEY.

- OVERHEAD UTILITY LINES, SHOWN HEREON, LIE WITHIN THE RECORD TITLE LINES. JR ENGINEERING, LLC WAS NOT PROVIDED WITH AND DID NOT RESEARCH ANY PUBLIC DOCUMENTS DEFINING OR GRANTING THIS USE, CREATING AN AREA OF CONCERN.

## GENERAL NOTES:

- PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO MISDEMEANOR.
- 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."
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, EASEMENTS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE OR RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. JR ENGINEERING, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 38252" AT THE NORTHEAST CORNER, SAID LINE BEARING N89°35'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD83(11).
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON APRIL 3, 2024.
- PORTIONS OF THE SUBJECT PROPERTY ARE WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE AE), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08005C0216M WITH AN EFFECTIVE DATE OF 9/4/2020, THE LIMITS OF SAID FLOODPLAIN ARE SHOWN HEREON..
- THIS SITE CONTAINS A CALCULATED AREA OF 800,059 SQUARE FEET OR 18.3668 ACRES.
- JR ENGINEERING, LLC DOES NOT WARRANT THAT THE PARCEL, AS DESCRIBED HEREON, COMPLIES WITH C.R.S. 30-28-101.
- THE BENCHMARK USED FOR THIS SITE IS: CITY OF AURORA BENCHMARK #456529W001 BEING A 3" BRASS CAP ATOP A LONG STEEL PIPE IN CONC. ON SOUTH SIDE OF E. JEWELL AVE. BEING 1 FT. N. OF S. R/W FE. LINE & 4 FT. E. OF INTERS. OF SD. R/W FE. W/ N-S FE. RUNNING SOUTH IN VICINITY OF 1/4 COR. TO SECS. 20/29, 14S, R65W. EL. NAVD88 = 5,643.37'

## SURVEYOR'S STATEMENT:

TO THOMAS J. RAINS AND KIMBERLEY K. RAINS; TO HUDSON VALLEY MANAGEMENT INC., A NEW YORK CORPORATION AND DE PROPERTY HOLDINGS, LLC, A KENTUCKY LIMITED LIABILITY COMPANY; AND TO LAND TITLE GUARANTEE COMPANY:

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, 3, 4, 5, AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 3, 2024.


DATE OF MAP OR PLAT

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

## NOTICE:

PER C.R.S. 13-80-105, 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.

ALTA/NSPS LAND TITLE SURVEY			
THE OPAL			
SEC. 29, T.4S, R.65W			
NO. REVISION		BY	DATE
DWN. BY JA		CHK. BY DV	
SCALE 1" = 60'		DATE 7/19/24	
JOB NO. 16193.00		SHT. 1	OF 1

**JR ENGINEERING**  
A Westrian Company  
Centennial 303-740-9993 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)