



**VICINITY MAP**

SCALE: 1"=1000'

**LEGAL DESCRIPTION:**

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 15, 2000 AT RECEPTION NUMBER B0101178 IN ARAPAHOE COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER RND70777730 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 16, 2022.

**SURVEYOR'S CERTIFICATION:**

TO: WASH N GO OF COLORADO, LLC; DT PROPERTY MANAGEMENT, INC., A COLORADO CORPORATION; LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE 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 AT LANSPLAND TITLE SURVEYS (ARTICLE 17, SECTION 1, C.R.S. 2019, 17-1-1, 17-1-2, 17-1-3, 17-1-4, 17-1-5, 17-1-6, 17-1-7, 17-1-8, 17-1-9, 17-1-10, 17-1-11, 17-1-12, 17-1-13, 17-1-14, 17-1-15, 17-1-16, 17-1-17, 17-1-18, 17-1-19, 17-1-20, 17-1-21, 17-1-22, 17-1-23, 17-1-24, 17-1-25, 17-1-26, 17-1-27, 17-1-28, 17-1-29, 17-1-30, 17-1-31, 17-1-32, 17-1-33, 17-1-34, 17-1-35, 17-1-36, 17-1-37, 17-1-38, 17-1-39, 17-1-40, 17-1-41, 17-1-42, 17-1-43, 17-1-44, 17-1-45, 17-1-46, 17-1-47, 17-1-48, 17-1-49, 17-1-50, 17-1-51, 17-1-52, 17-1-53, 17-1-54, 17-1-55, 17-1-56, 17-1-57, 17-1-58, 17-1-59, 17-1-60, 17-1-61, 17-1-62, 17-1-63, 17-1-64, 17-1-65, 17-1-66, 17-1-67, 17-1-68, 17-1-69, 17-1-70, 17-1-71, 17-1-72, 17-1-73, 17-1-74, 17-1-75, 17-1-76, 17-1-77, 17-1-78, 17-1-79, 17-1-80, 17-1-81, 17-1-82, 17-1-83, 17-1-84, 17-1-85, 17-1-86, 17-1-87, 17-1-88, 17-1-89, 17-1-90, 17-1-91, 17-1-92, 17-1-93, 17-1-94, 17-1-95, 17-1-96, 17-1-97, 17-1-98, 17-1-99, 17-1-100, 17-1-101, 17-1-102, 17-1-103, 17-1-104, 17-1-105, 17-1-106, 17-1-107, 17-1-108, 17-1-109, 17-1-110, 17-1-111, 17-1-112, 17-1-113, 17-1-114, 17-1-115, 17-1-116, 17-1-117, 17-1-118, 17-1-119, 17-1-120, 17-1-121, 17-1-122, 17-1-123, 17-1-124, 17-1-125, 17-1-126, 17-1-127, 17-1-128, 17-1-129, 17-1-130, 17-1-131, 17-1-132, 17-1-133, 17-1-134, 17-1-135, 17-1-136, 17-1-137, 17-1-138, 17-1-139, 17-1-140, 17-1-141, 17-1-142, 17-1-143, 17-1-144, 17-1-145, 17-1-146, 17-1-147, 17-1-148, 17-1-149, 17-1-150, 17-1-151, 17-1-152, 17-1-153, 17-1-154, 17-1-155, 17-1-156, 17-1-157, 17-1-158, 17-1-159, 17-1-160, 17-1-161, 17-1-162, 17-1-163, 17-1-164, 17-1-165, 17-1-166, 17-1-167, 17-1-168, 17-1-169, 17-1-170, 17-1-171, 17-1-172, 17-1-173, 17-1-174, 17-1-175, 17-1-176, 17-1-177, 17-1-178, 17-1-179, 17-1-180, 17-1-181, 17-1-182, 17-1-183, 17-1-184, 17-1-185, 17-1-186, 17-1-187, 17-1-188, 17-1-189, 17-1-190, 17-1-191, 17-1-192, 17-1-193, 17-1-194, 17-1-195, 17-1-196, 17-1-197, 17-1-198, 17-1-199, 17-1-200, 17-1-201, 17-1-202, 17-1-203, 17-1-204, 17-1-205, 17-1-206, 17-1-207, 17-1-208, 17-1-209, 17-1-210, 17-1-211, 17-1-212, 17-1-213, 17-1-214, 17-1-215, 17-1-216, 17-1-217, 17-1-218, 17-1-219, 17-1-220, 17-1-221, 17-1-222, 17-1-223, 17-1-224, 17-1-225, 17-1-226, 17-1-227, 17-1-228, 17-1-229, 17-1-230, 17-1-231, 17-1-232, 17-1-233, 17-1-234, 17-1-235, 17-1-236, 17-1-237, 17-1-238, 17-1-239, 17-1-240, 17-1-241, 17-1-242, 17-1-243, 17-1-244, 17-1-245, 17-1-246, 17-1-247, 17-1-248, 17-1-249, 17-1-250, 17-1-251, 17-1-252, 17-1-253, 17-1-254, 17-1-255, 17-1-256, 17-1-257, 17-1-258, 17-1-259, 17-1-260, 17-1-261, 17-1-262, 17-1-263, 17-1-264, 17-1-265, 17-1-266, 17-1-267, 17-1-268, 17-1-269, 17-1-270, 17-1-271, 17-1-272, 17-1-273, 17-1-274, 17-1-275, 17-1-276, 17-1-277, 17-1-278, 17-1-279, 17-1-280, 17-1-281, 17-1-282, 17-1-283, 17-1-284, 17-1-285, 17-1-286, 17-1-287, 17-1-288, 17-1-289, 17-1-290, 17-1-291, 17-1-292, 17-1-293, 17-1-294, 17-1-295, 17-1-296, 17-1-297, 17-1-298, 17-1-299, 17-1-300, 17-1-301, 17-1-302, 17-1-303, 17-1-304, 17-1-305, 17-1-306, 17-1-307, 17-1-308, 17-1-309, 17-1-310, 17-1-311, 17-1-312, 17-1-313, 17-1-314, 17-1-315, 17-1-316, 17-1-317, 17-1-318, 17-1-319, 17-1-320, 17-1-321, 17-1-322, 17-1-323, 17-1-324, 17-1-325, 17-1-326, 17-1-327, 17-1-328, 17-1-329, 17-1-330, 17-1-331, 17-1-332, 17-1-333, 17-1-334, 17-1-335, 17-1-336, 17-1-337, 17-1-338, 17-1-339, 17-1-340, 17-1-341, 17-1-342, 17-1-343, 17-1-344, 17-1-345, 17-1-346, 17-1-347, 17-1-348, 17-1-349, 17-1-350, 17-1-351, 17-1-352, 17-1-353, 17-1-354, 17-1-355, 17-1-356, 17-1-357, 17-1-358, 17-1-359, 17-1-360, 17-1-361, 17-1-362, 17-1-363, 17-1-364, 17-1-365, 17-1-366, 17-1-367, 17-1-368, 17-1-369, 17-1-370, 17-1-371, 17-1-372, 17-1-373, 17-1-374, 17-1-375, 17-1-376, 17-1-377, 17-1-378, 17-1-379, 17-1-380, 17-1-381, 17-1-382, 17-1-383, 17-1-384, 17-1-385, 17-1-386, 17-1-387, 17-1-388, 17-1-389, 17-1-390, 17-1-391, 17-1-392, 17-1-393, 17-1-394, 17-1-395, 17-1-396, 17-1-397, 17-1-398, 17-1-399, 17-1-400, 17-1-401, 17-1-402, 17-1-403, 17-1-404, 17-1-405, 17-1-406, 17-1-407, 17-1-408, 17-1-409, 17-1-410, 17-1-411, 17-1-412, 17-1-41

DATE OF PLAT OR MAP: JULY 22, 2022

JUSTIN A. CONNER  
PROFESSIONAL L.S. NO. 38421  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
EMAIL: JUSTINC@ENGINEERINGSERVICECO.COM

**GENERAL NOTES:**

- THIS SURVEY WAS BASED ON LAND TITLE COMMITMENT NUMBER RND07077730 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 18, 2022 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER CERTAINTY AND/OR EXPECTATIONS OF RECORD.
2. THE USE OF THE WORD "EASEMENT" OR "CERTIFICATION" AS SHOWN AND USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDING WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE SURVEYORS' CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS WRITTEN RECERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON OR ENTITY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N89°24'56" PER THE CITY OF AURORA, ILLINOIS, AND A MAGNETIC BEARING OF N89°24'56" PER THE CITY OF AURORA, ILLINOIS, EFFECTIVE DATE OF 1983/1992 HARM COLORADO CENTRAL ZONE AND MONUMENTED BY ACCESS TIES AS SHOWN ON A MONUMENT RECORDING FILED BY JAN STERLING OF THE CITY OF AURORA, I.S. NO. 23527 ACCEPTED ON APRIL 11, 2010, AND THE WEST CORNER OF SECTION AND A 3" BRASS CAP PARTIALLY ILLEGIBLE IN A RANGE BOX FOUND AT THE SOUTHWEST CORNER OF SECTION AND WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
5. THE ADDRESS OF THE SURVEYED PROPERTY IS, 10797 EAST MISSISSIPPI AVENUE ACCORDING TO THE ARAPAHOE COUNTY, COLORADO ASSESSORS' OFFICE.
6. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0800501708 WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010. NO AURORA MAP ASSESSMENT OF FLOOD FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
7. BENCHMARK, CITY OF AURORA BM 44527145W001 - 3" DIAMETER BRASS CAP AT THE N.E. CORNER OF A CURB OPENING INLET STRUCTURE BEING AT THE EAST PCK OF THE N.E. CORNER OF MISSISSIPPI & LANSING. ELEVATION: 5500.74 FEET (NAVD 1988 DATUM).
8. THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.
9. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
10. ONLY A PORTION OF THE SITE IMPROVEMENTS ARE SHOWN AT THE CLIENTS REQUEST, NOT PARKING STALLS OR WITHIN THE REQUESTED AREA.
11. THE LOCATION OF ALL UNDERGROUND UTILITY LINES, IF SHOWN HEREON, ARE BASED ON SURFACE INFORMATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPPING PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
12. ALL UNDERGROUND UTILITIES AND PIPELINES SHOULD BE FIELD VERIFIED FIRST TO ANY DESIGN AND CONSTRUCTION REQUIREMENTS.
13. BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD INFORMATION, UTILITY LOCATION UTILITY LINES AND LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SURFACE INFORMATION, ENGINEERING SURVEY COMPANY DOES NOT ALLOW FIELD PERSONNEL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOTED HEREON ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS, IF MORE ACCURATE INFORMATION OR PIPE SIZES OF UNDERGROUND UTILITIES OR PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD PLOTTING, ENGINEERING SURVEY COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOSS OF LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
14. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESTONES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
15. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GROSS GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES.
16. ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF, A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

**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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**ENGINEERING  
SERVICE  
COMPANY**

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[illegible]

**WASH'N GO OF COLORADO, LLC**  
220 SOUTH WILCOX STREET SUITE 249  
CASTLE ROCK, COLORADO 8014

Prepared For:

**ALTA/NSPS LAND TITLE SURVEY**  
BLOCK 1, GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO. 1  
DATED IN THE SW 1/4 OF SECTION 14, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed By: <b>SAM</b>	Date: <b>07/22/2022</b>
Drawn By: <b>SLH</b>	Survey No.: <b>22-087-S</b>
Checked By: <b>JDP, JAC</b>	Project No.: <b>1377.4</b>
Field Book No.: <b>951</b>	Scale: <b>1" = 20'</b>
Sheet No.: <b>1 of 1</b>	