



**LEGEND**

—E—	ELECTRICAL LINE
—G—	GAS LINE
—SS—	SANITARY SEWER LINE
—T—	TELEPHONE LINE
—W—	WATER LINE
—00—	CONTOUR LINE
—F—	FENCE LINE
○	ACCESS PLATE
●	BOLLARD
□	COMMUNICATIONS PEDESTAL
⊠	ELECTRICAL BOX
⊞	ELECTRICAL METER
⊞	FIRE HYDRANT
⊞	GAS METER
⊞	MANHOLE (SANITARY)
⊞	SIGN
⊞	STREET LIGHT
⊞	WATER VALVE
L/S	LANDSCAPING
R.O.W.	RIGHT-OF-WAY
L.S. NO.	LAND SURVEYOR NUMBER
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
(XX.XX) P	PER THE RECORDED PLAT OF GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO. 1 (REC. NO. B7135576) IF DIFFERENT FROM AS-MEASURED
●	ALL DIMENSIONS SHOWN WITH NO PARENTHESES ARE AS-MEASURED DIMENSION
●	FOUND MONUMENT AS DESCRIBED
●	SET 5/8"X24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 39421"

**NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:**

- 8 EXISTING LEASES AND TENANCIES, IF ANY, (NOT ADDRESSED)
- 9 LEASE BY THE U.S. POSTAL SERVICE, LESSEE, AS SHOWN BY U.S. POSTAL SERVICE SHORT FORM LEASE RECORDED JANUARY 7, 1983 IN BOOK 3771 AT PAGE 323 AND U.S. POSTAL SERVICE STANDARD LEASE RECORDED DECEMBER 03, 1990 UNDER RECEPTION NO. 900008729. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 10 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN COVENANT RECORDED DECEMBER 16, 1992 IN BOOK 2081 AT PAGE 569. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 11 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PUBLIC SERVICE COMPANY OF COLORADO EASEMENT RECORDED AUGUST 27, 2007 UNDER RECEPTION NO. B7111137. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 12 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO. 1 RECORDED OCTOBER 22, 2007 UNDER RECEPTION NO. B7135576. (APPLIES TO SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- 13 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SITE PLAN RECORDED OCTOBER 22, 2007 UNDER RECEPTION NO. B7135576. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- 14 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN LICENSE AGREEMENT RECORDED NOVEMBER 26, 2007 UNDER RECEPTION NO. B7148618. (APPLIES TO SUBJECT PROPERTY, HOWEVER THE ITEMS CONTAINED IN SAID AGREEMENT HAVE YET TO BE CONSTRUCTED AT THE TIME OF SURVEY.)
- 15 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PUBLIC IMPROVEMENT PHASING AGREEMENT RECORDED JANUARY 22, 2008 UNDER RECEPTION NO. B8090835. (APPLIES TO SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

**AREAS OF CONCERN:**

- A MONUMENT SIGN IS INSIDE A 8' PUBLIC SERVICE UTILITY EASEMENT (REC. NO. B7111137)
- B TRANSFORMER IS NOT IN AN APPARENT EASEMENT.
- C BUILDING CROSSED A 23' FIRE LANE & PUBLIC SERVICE ACCESS EASEMENT (REC. NO. B7135576)



**LEGAL DESCRIPTION:**

LOT 1, BLOCK 1, GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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 RND7077730 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8 AND 11(B) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 12, 2022.

I FURTHER CERTIFY THAT I, JUSTIN A. CONNER, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

DATE OF PLAT OR MAP: JULY 22, 2022

JUSTIN A. CONNER  
PROFESSIONAL L.S. NO. 39421  
FOR AND ON BEHALF OF  
ENGINEERING SERVICE COMPANY  
EMAIL: JUSTIN@ENGINEERINGSERVICECO.COM

**GENERAL NOTES:**

1. THIS SURVEY WAS BASED ON TITLE COMMITMENT NUMBER RND7077730 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. THE USE OF THE WORD "CERTIFY" 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 SURVEYOR'S CERTIFICATION HEREON, SAID CERTIFICATE 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 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N89°24'55"E PER THE CITY OF AURORA, COLORADO HORIZONTAL CONTROL NETWORK (COLORADO STATE PLAN COORDINATE SYSTEM OF 1983/1992 HARN COLORADO CENTRAL ZONE) AND MONUMENTED BY AN ACCESS TIE AS SHOWN ON A MONUMENT RECORDED FILED BY JAN STERLING OF THE CITY OF AURORA, L.S. NO. 23527 ACCEPTED ON 10/4/2008 FOUND AT THE SOUTHWEST CORNER OF SECTION AND A 3" BRASS CAP PARTIALLY ILLEGIBLE IN A RANGE BOX FOUND AT THE SOUTH 1/4 CORNER OF SAID SECTION, 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 ASSESSOR'S 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. 080500178X WITH AN EFFECTIVE DATE OF DECEMBER 17, 2016. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
7. BENCHMARK: CITY OF AURORA BM #456714S001 - 3" DIAMETER BRASS CAP AT THE N.E. CORNER OF A CURB OPENING INLET STRUCTURE BEING AT THE EAST PCR 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 FIELD LOCATION OF VISIBLE EVIDENCE AND MARKINGS AND MAPS PROVIDED BY A UTILITY LOCATION SERVICE AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
12. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN AND CONSTRUCTION.
13. BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM, NO GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. ENGINEERING SERVICE COMPANY DOES NOT ALLOW FIELD PERSONAL 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 LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OF PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ENGINEERING SERVICE COMPANY AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.
14. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
15. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, 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 DEFILES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITTA CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**ENGINEERING SERVICE COMPANY**  
Creative Solutions Since 1954  
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**ALTA/NSPS LAND TITLE SURVEY**  
LOT 1, BLOCK 1, GARDEN SQUARE ON MISSISSIPPI SUBDIVISION FILING NO. 1  
SITUATED 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

10797 EAST MISSISSIPPI AVENUE

Prepared For:  
WASH 'N GO OF COLORADO, LLC  
220 SOUTH WILCOX STREET SUITE 249  
CASTLE ROCK, COLORADO 80114

Drawn By: SAM  
Checked By: SLH  
Project No: 1377.4  
Sheet No: 251  
Scale: 1" = 20'

Date: 07/22/2022  
Survey No.: 22-087-S

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