

# ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION:**

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 383-F18298-22 AMENDMENT 1, EFFECTIVE DATE OCTOBER 14, 2022 AT 8:00 A.M.)

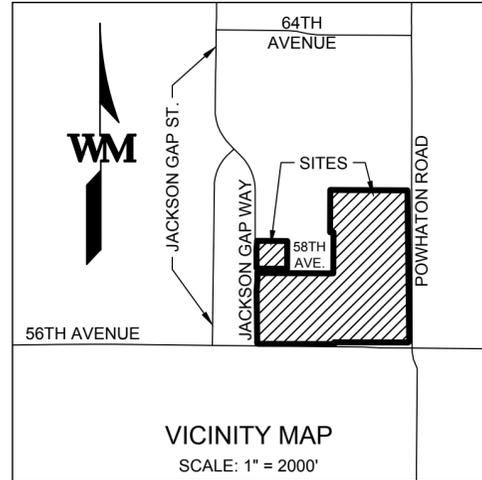
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 110 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA, COLORADO BY DEED RECORDED NOVEMBER 2, 2017 AT RECEPTION NO. 2017000096931

FOR INFORMATIONAL PURPOSES ONLY: ASSESSOR PARCEL NO. R0083610

AND

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA IN QUIT CLAIM DEED RECORDED FEBRUARY 6, 1991 IN BOOK 3749 AT PAGE 726 AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AURORA BY SPECIAL WARRANTY DEED RECORDED OCTOBER 14, 2016 AT RECEPTION NO. 2016000087352 AND EXCEPT THAT PORTION SUBDIVIDED AS FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1 RECORDED OCTOBER 20, 2016 AT RECEPTION NO. 2016000089501, COUNTY OF ADAMS, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES ONLY: ASSESSOR PARCEL NO. R0191291



**ALTA TABLE A ITEM NOTES:**

- MONUMENTS WERE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
- PROPERTY DOES NOT HAVE A POSTED ADDRESS. THE PROPERTY IS IDENTIFIED IN SAID FIDELITY NATIONAL TITLE COMMITMENT BY LEGAL DESCRIPTION AND ADDITIONALLY REFERENCES TWO ASSESSOR PARCELS NUMBERS.

PARCEL ONE: ASSESSOR PARCEL NO. R0083610  
PARCEL TWO: ASSESSOR PARCEL NO. R0191291

- BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 08005C0066L EFFECTIVE FEBRUARY 17, 2017, COMMUNITY PANEL NO. 08001C0670J DATED SEPTEMBER 28, 2018, COMMUNITY PANEL NO. 08001C0665J DATED FEBRUARY 17, 2017, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
- PARCEL A CONTAINS A SURVEYED AREA OF 4,708.118 SQUARE FEET, OR 108.084 ACRES, MORE OR LESS. PARCEL B CONTAINS A SURVEYED AREA OF 235.068 SQUARE FEET, OR 5.396 ACRES, MORE OR LESS. PARCELS A AND B CONTAIN A TOTAL AREA OF 4,943.186 SQUARE FEET, OR 113.480 ACRES, MORE OR LESS.
- PROJECT BENCHMARK:** CITY OF AURORA BENCHMARK ID 3S6516NW001, BEING A 3" DIAMETER BRASS CAP MARKED "752".  
**LOCATION:** LOCATED IN NORTHWEST CONCRETE BASE OF A POWER TOWER, APPROXIMATELY 0.4 MILES SOUTH OF EAST 56TH AVENUE ON POWHATON ROAD EXTENDED.  
**ELEVATION** IS 5,506.79 FEET. (NAVD 88 DATUM).

**SITE BENCHMARK:** 2" ALUMINUM CAP STAMPED "OLSSON 2019 38567", FLUSH WITH GRADE.  
**LOCATED:** LOCATED AT NORTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN HEREON.  
**ELEVATION** IS 5,445.42 FEET. (NAVD 88 DATUM).

THE VERTICAL RELIEF SHOWN HEREON WAS DEVELOPED FROM A CONVENTIONAL GROUND SURVEY ON 02/02/2023, AND AERIAL MAPPING WITH AN OVERFLIGHT ON 04/13/2022 (GROUND CONTROL PROVIDED BY WARE MALCOMB). CONTOUR INTERVAL IS ONE FOOT.

- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREON.
- UNDERGROUND UTILITIES: THIS PROPERTY CONTAINS UNDERGROUND UTILITY LINES. ON SITE UNDERGROUND UTILITY LOCATIONS WERE PROVIDED BY TOM RICHARDSON LLC, ON FEBRUARY 1, 2023 AND SAID LOCATIONS TOGETHER WITH SURFACE EVIDENCE OF UTILITIES WERE THEN LOCATED BY WARE MALCOMB ON FEBRUARY 2, 2023 AND ARE SHOWN HEREON. WARE MALCOMB ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE POSITION OF THESE UNDERGROUND UTILITY LINES. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE REQUIRED TO OBTAIN MORE ACCURATE LOCATIONS.
- OWNERSHIP INFORMATION SHOWN HEREON IS PER THE ADAMS COUNTY ASSESSOR'S WEBSITE AS RESEARCHED ON FEBRUARY 14, 2022, AND IS SUBJECT TO CHANGE.
- THERE IS NO EVIDENCE OF RECENT EARTHMOVING WORK WITHIN SUBJECT PROPERTY LIMITS.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- ALL PLOTTABLE OFFSITE EASEMENTS DISCOVERED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SHOWN HEREON.

**GENERAL NOTES:**

- 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 OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 383-F18298-22 AMENDMENT 1, EFFECTIVE DATE OCTOBER 14, 2022 AT 8:00 A.M.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR NORTH 00°37'31" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND BEING MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
- AREAS OF CONCERN:
  - AREA OF CONCERN 1 - FINE POINT BUSINESS PARK SUBDIVISION FILING NO. 1 (EXCEPTION PARCEL) EXTENDS INTO THE EAST HALF OF THE SOUTHEAST QUARTER, CREATING AN AREA OF CONCERN. SEE DETAIL A ON SHEET 3.
  - AREA OF CONCERN 2 - EXISTING WATER AND WATERLINE FEATURES AS SHOWN ON SHEETS 7, 8, AND 9 ARE LOCATED WITHIN SUBJECT PROPERTY LIMITS AND DO NOT APPEAR TO HAVE THE BENEFIT OF A RECORDED EASEMENT.
  - AREA OF CONCERN 3 - EXISTING STORM FEATURES AS SHOWN ON SHEETS 6, 7, AND 9 ARE LOCATED WITHIN SUBJECT PROPERTY LIMITS AND DO NOT APPEAR TO HAVE THE BENEFIT OF A RECORDED EASEMENT.

**SURVEYOR'S CERTIFICATION:**

TO: AMBROSE FINE POINT JV, LLC, AN INDIANA LIMITED LIABILITY COMPANY;  
D.I.A. 56TH, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY;  
FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES;

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, 8, 11a, 11b, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/10/2023.

DATE OF PLAT OR MAP: 02/20/2023



JUSTIN C. SCHEITLER, PLS  
COLORADO PLS NO. 38430  
FOR AND ON BEHALF OF WARE MALCOMB  
900 S. BROADWAY SUITE 320  
DENVER CO. 80209  
303.561.3333

**COUNTY SURVEYOR'S CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_M. IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S  
LAND SURVEY RIGHT-OF-WAY SURVEYS AT PAGE(S) \_\_\_\_\_  
RECEPTION NO. \_\_\_\_\_

900 south broadway st.  
suite 320  
denver, co 80209  
p. 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

JOB NO.	DCS23-4001
DATE:	02/20/2023
SCALE:	N/A
Sheet	1 of 9

NO.	DATE	REMARKS
DRAWN BY:	GG	PA/PM: JCS

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# ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**TITLE COMMITMENT NOTES:**

BASED ON A REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE 383-F18298-22 AMENDMENT 1, COMMITMENT DATE OCTOBER 14, 2022, THE FOLLOWING SURVEY COMMENTS TO THE SCHEDULE B, PART II EXCEPTIONS ARE NOTED:

EXCEPTIONS 1 THROUGH 7 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED BY THIS SURVEY.

- 8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 19, 1896 IN BOOK A24 AT PAGE 461. (SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 9. INTENTIONALLY DELETED.

- 10. ANY RIGHTS, INTERESTS OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO, OR THE PUBLIC WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT BED, BANKS OR WATERS OF THE HIGHLINE EXTENSION CANAL SYSTEM AS EVIDENCED IN DEED RECORDED SEPTEMBER 19, 1984 IN BOOK 2918 AT PAGE 654 AT RECEPTION NO. B528481. (W1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE ANNEXING PROPERTY TO THE CITY OF AURORA RECORDED AUGUST 14, 1989 IN BOOK 3591 AT PAGE 706 AT RECEPTION NO. B897317. ANNEXATION PLAT RECORDED AUGUST 14, 1989 UNDER RECEPTION NO. B897318. (SE1/4)

**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 12. INTENTIONALLY DELETED.

- 13. INTENTIONALLY DELETED.

- 14. WATER RIGHTS AS CONVEYED BY DEED RECORDED SEPTEMBER 5, 1989 IN BOOK 3598 AT PAGE 185 AT RECEPTION NO. B901130. (E1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED SEPTEMBER 5, 1989 IN BOOK 3598 AT PAGE 187 AT RECEPTION NO. B901131. (E1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED SEPTEMBER 5, 1989 IN BOOK 3598 AT PAGE 201 AT RECEPTION NO. B901132. (W1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SOUTH PORT INTERNATIONAL PARK (SUN EMPIRE II) A GENERAL DEVELOPMENT PLAN RECORDED AUGUST 24, 1990 AT RECEPTION NO. B961786. (W1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SOUTH PORT INTERNATIONAL PARK (Klapka) A GENERAL DEVELOPMENT PLAN RECORDED AUGUST 24, 1990 AT RECEPTION NO. B961787. (E1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 2001-52 REZONING LAND RECORDED NOVEMBER 5, 2001 AT RECEPTION NO. C0882066. (SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 20. OIL AND GAS LEASE BETWEEN REDSTONE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY AND T. VERNE DWYER, RECORDED JUNE 21, 2011 AT RECEPTION NO. 2011000039603 AND RE-RECORDED FEBRUARY 14, 2012 AT RECEPTION NO. 2012000010647, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (E1/2 SE1/4)

**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 21. OIL AND GAS LEASE BETWEEN SUN EMPIRE II LTD., A COLORADO LIMITED PARTNERSHIP AND ANADARKO E&P COMPANY LP, RECORDED MARCH 8, 2012 AT RECEPTION NO. 2012000017680, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (W 1/2 SE 1/4)

- A. MEMORANDUM OF SURFACE USE AND DAMAGE AGREEMENT BY AND BETWEEN SUN EMPIRE II LTD, A COLORADO LIMITED PARTNERSHIP AND ANADARKO E&P COMPANY LP RECORDED MARCH 8, 2012 AT RECEPTION NO. 2012000017740.
- B. RELINQUISHMENT OF SURFACE RIGHTS AND NONDISTURBANCE AGREEMENT BY AND BETWEEN SUN EMPIRE II LTD, A COLORADO LIMITED PARTNERSHIP AND D.I.A. 56TH L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 21, 2013 AT RECEPTION NO. 2013000099419.

**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 22. INTENTIONALLY DELETED.

**TITLE COMMITMENT NOTES:**

- 23. UNDIVIDED 25.70 INTEREST IN AND TO ALL OIL, GAS AND ALL CONSTITUENTS THEREOF, IN, UNDER AND UPON THE LAND, AS RESERVED BY SUN EMPIRE II LTD., A COLORADO LIMITED PARTNERSHIP IN DEED TO SEII-HS LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 21, 2013 AT RECEPTION NO. 2013000099409, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (W 1/2 SE 1/4)

UNDIVIDED 6.13 INTEREST IN AND TO ALL OIL, GAS AND ALL CONSTITUENTS THEREOF, IN, UNDER, AND UPON THE LAND, AS RESERVED BY SUN EMPIRE II LTD., A COLORADO LIMITED PARTNERSHIP IN DEED TO SEII-DSLLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 21, 2013 AT RECEPTION NO. 2013000099410, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (W1/2 SE 1/4)

UNDIVIDED 14.61 INTEREST IN AND TO ALL OIL, GAS AND ALL CONSTITUENTS THEREOF, IN, UNDER, AND UPON THE LAND, AS RESERVED BY SUN EMPIRE II LTD., A COLORADO LIMITED PARTNERSHIP IN DEED TO SE II-SW LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 21, 2013 AT RECEPTION NO. 2013000099411, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (W1/2 SE 1/4)

UNDIVIDED 7.49 INTEREST N AND TO ALL OIL, GAS AND ALL CONSTITUENTS THEREOF, IN, UNDER, AND UPON THE LAND, AS RESERVED BY SUN EMPIRE II LTD., A COLORADO LIMITED PARTNERSHIP IN DEED TO SEII-EB LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 21, 2013 AT RECEPTION NO. 2013000099412, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. W1/2 SE 1/4)

UNDIVIDED 46.07 INTEREST N AND TO ALL OIL, GAS AND ALL CONSTITUENTS THEREOF, IN, UNDER, AND UPON THE LAND, AS RESERVED BY SUN EMPIRE II LTD., A COLORADO LIMITED PARTNERSHIP IN DEED TO SEII-CO LLC, A COLORADO LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 21, 2013 AT RECEPTION NO. 2013000099413, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (W1/2 SE 1/4)

**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 24. INTENTIONALLY DELETED.

- 25. INTENTIONALLY DELETED.

- 26. INTENTIONALLY DELETED.

- 27. INTENTIONALLY DELETED.

- 28. INTENTIONALLY DELETED.

- 29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED MAY 5, 2015 AT RECEPTION NO. 2015000033048, AND AMENDMENTS RECORDED JUNE 6, 2016 AT RECEPTION NO. 2016000043806, SEPTEMBER 28, 2018 AT RECEPTION NO. 2018000079094 AND NOVEMBER 8, 2019 AT RECEPTION NO. 2019000096848. (SE1/4)

**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 30. INTENTIONALLY DELETED.

- 31. INTENTIONALLY DELETED.

- 32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINE POINT BUSINESS PARK FRAMEWORK DEVELOPMENT PLAN RECORDED JULY 22, 2016 AT RECEPTION NO. 2016000059083. (SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 33. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONTEXTUAL SITE PLANS RECORDED OCTOBER 20, 2016 AT RECEPTION NO. 2016000089500, DECEMBER 19, 2016 AT RECEPTION NO. 2016000110358 AND NOVEMBER 13, 2017 AT RECEPTION NO. 2017000100013. (SE1/4)

**(THE DOCUMENTS AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC SERVICE COMPANY OF COLORADO  
PURPOSE: UTILITY LINES  
RECORDING DATE: MARCH 10, 2017  
RECORDING NO: 2017000021485 AFFECTS: SE1/4

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.)**

- 35. MEMORANDUM OF OIL AND GAS LEASE BETWEEN BISON OIL & GAS, LLC AND REDSTONE, LLC RECORDED MARCH 14, 2017 AT RECEPTION NO. 2017000022434 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (E1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

- 36. MEMORANDUM OF OIL AND GAS LEASE BETWEEN BISON OIL & GAS, LLC AND SUN EMPIRE II LTD, A COLORADO LIMITED PARTNERSHIP RECORDED MARCH 28, 2017 AT RECEPTION NO. 2017000026809 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (W1/2 SE1/4)

**(THE DOCUMENT AFFECTS THE SUBJECT PROPERTY. NOT A SURVEY MATTER, NOT ADDRESSED BY THIS SURVEY.)**

900 south broadway st.  
suite 320  
denver, co 80209  
p. 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING



JOB NO.	DCS23-4001
DATE:	02/20/2023
SCALE:	N/A
Sheet	2 of 9

NO.	DATE	REMARKS
DRAWN BY:	GG	PA/PM: JCS

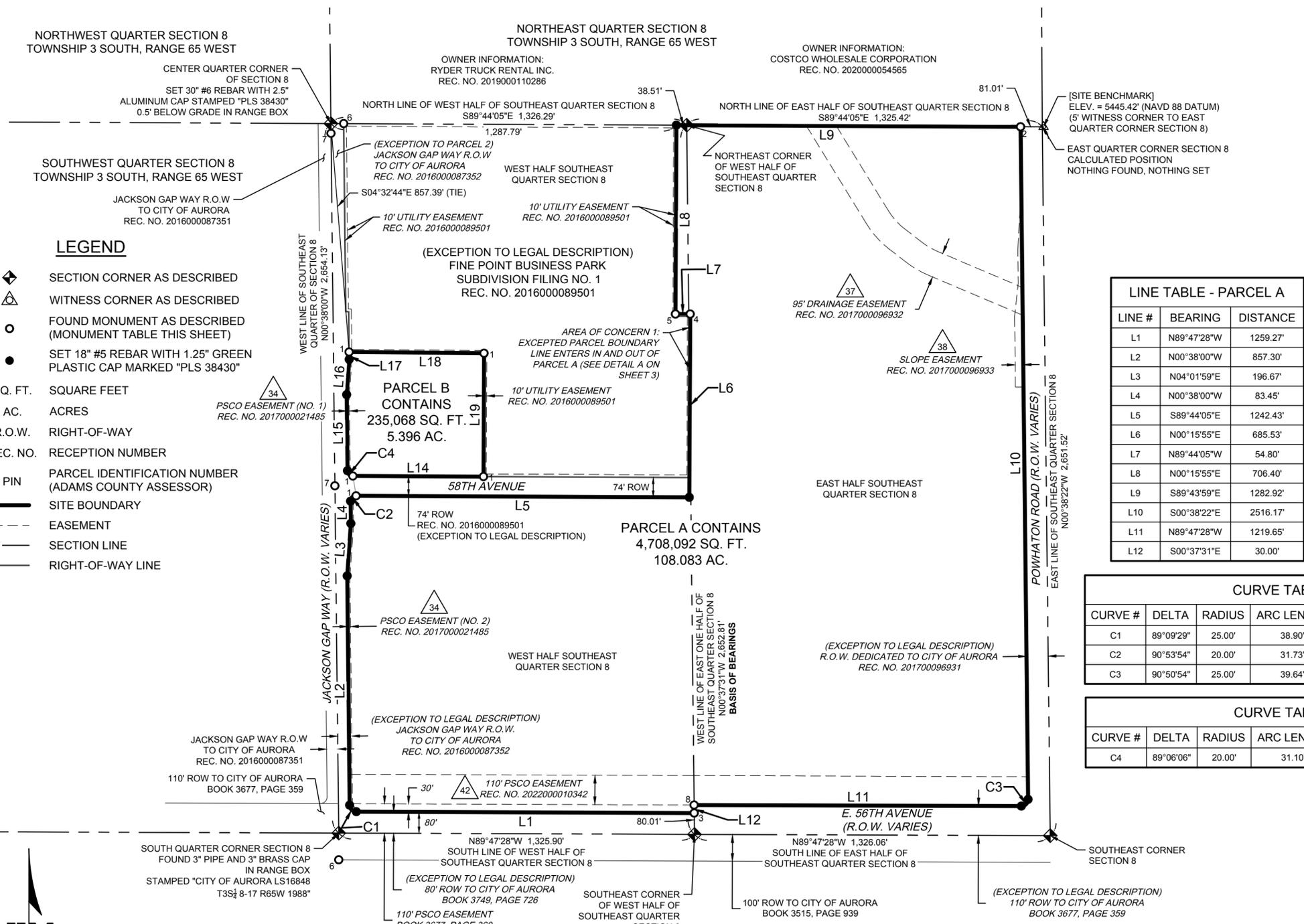
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# ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



### LEGEND

LINE #	BEARING	DISTANCE
L1	N89°47'28"W	1259.27'
L2	N00°38'00"W	857.30'
L3	N04°01'59"E	196.67'
L4	N00°38'00"W	83.45'
L5	S89°44'05"E	1242.43'
L6	N00°15'55"E	685.53'
L7	N89°44'05"W	54.80'
L8	N00°15'55"E	706.40'
L9	S89°43'59"E	1282.92'
L10	S00°38'22"E	2516.17'
L11	N89°47'28"W	1219.65'
L12	S00°37'31"E	30.00'

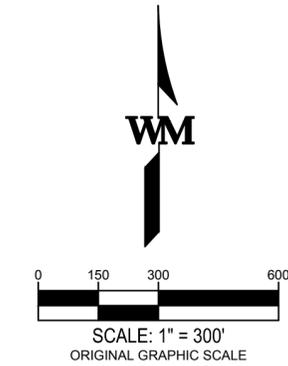
LINE #	BEARING	DISTANCE
L14	N89°44'05"W	487.16'
L15	N00°38'00"W	284.29'
L16	N04°07'49"E	132.46'
L17	N00°38'00"W	27.46'
L18	S89°31'35"E	503.12'
L19	S00°15'55"W	461.73'

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°09'29"	25.00'	38.90'	N45°12'44"W	35.09'
C2	90°53'54"	20.00'	31.73'	N44°48'58"E	28.51'
C3	90°50'54"	25.00'	39.64'	S44°47'05"W	35.62'

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	89°06'06"	20.00'	31.10'	N45°11'02"W	28.06'

### MONUMENT TABLE:

- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP " R. NOBBE RLS 23899" AT GRADE
- FOUND NO. 5 REBAR WITH 1.25" BLUE PLASTIC CAP "PLS 38567 OLSSON" 0.3' BELOW GRADE
- FOUND NO. 5 REBAR 0.1' BELOW GRADE
- FOUND 2.5" ALUMINUM CAP "R. NOBBE PLS 23899" FLUSH WITH GRADE
- FOUND 2.5" ALUMINUM CAP "R. NOBBE PLS 23899" 0.2' BELOW GRADE
- FOUND NO. 5 REBAR WITH GREEN PLASTIC CAP "PLS 38430" FLUSH WITH GRADE
- FOUND 2.5" ALUMINUM CAP "PLS 38311 2017" 0.1' BELOW GRADE IN RANGE BOX
- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "ILLEGIBLE" 0.6' BELOW GRADE IN RANGE BOX



JOB NO.	DCS23-4001
DATE:	02/20/2023
SCALE:	1" = 300'
Sheet	5 of 9

900 south broadway st.  
suite 320  
denver, co 80209  
p. 303.561.3333  
waremalcomb.com

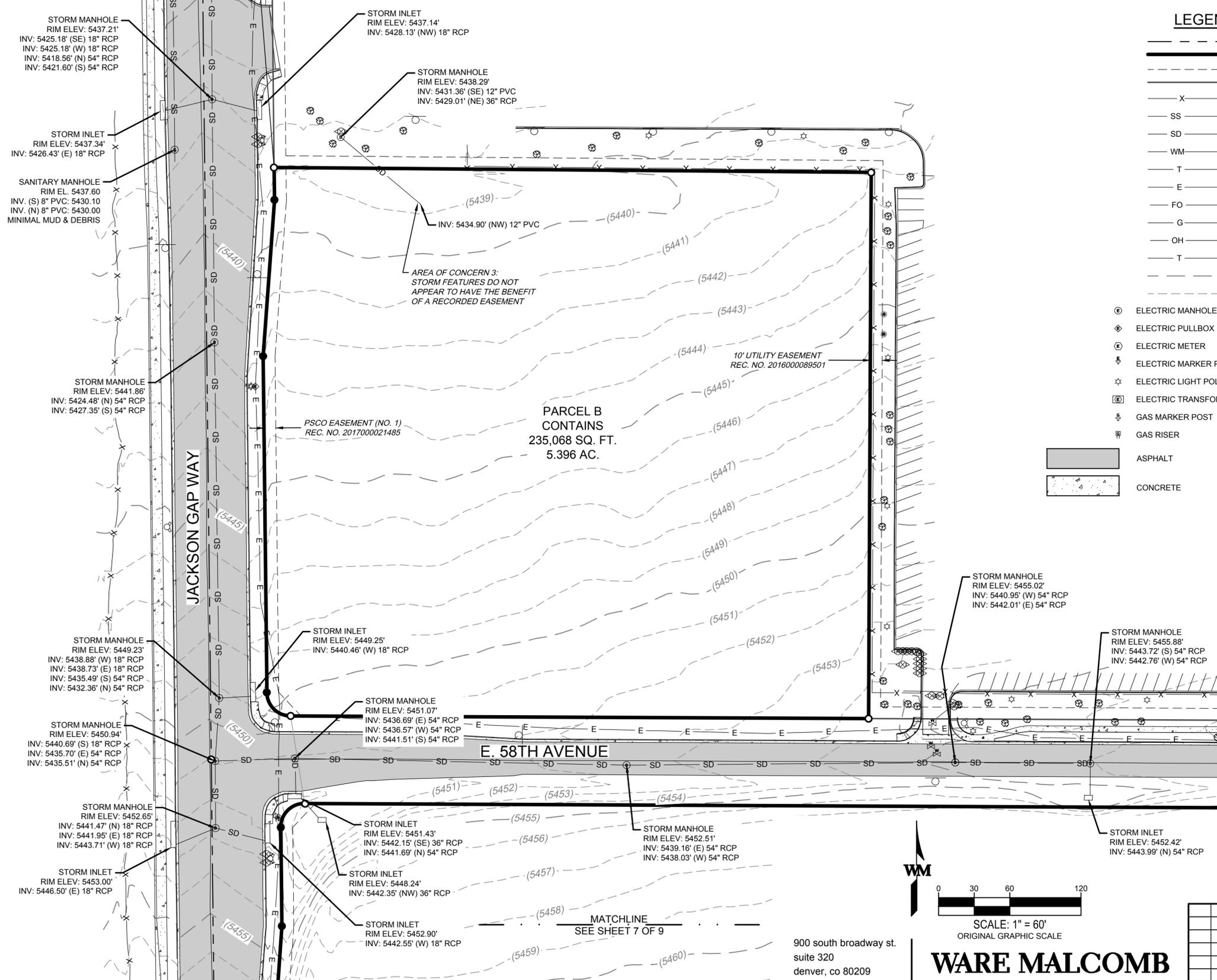
**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS
DRAWN BY:	GG	PA/PM: JCS

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# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

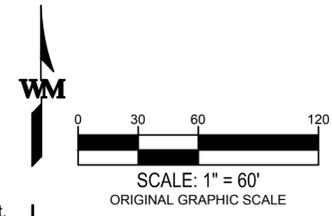


## LEGEND

- SECTION LINE
- SITE BOUNDARY
- EASEMENT
- RIGHT-OF-WAY LINE
- X-X FENCE LINE
- SS-SS SANITARY SEWER LINE
- SD-SD STORM SEWER LINE
- WM-WM WATERLINE
- T-T TELEPHONE LINE
- E-E UNDERGROUND ELEC. LINE
- FO-FO UNDERGROUND FIBER OPTIC LINE
- G-G GAS LINE
- OH-OH OVERHEAD UTILITIES
- T-T TELEPHONE LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PULLBOX
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC MARKER POST
- ☆ ELECTRIC LIGHT POLE
- ⊙ ELECTRIC TRANSFORMER
- ⊙ GAS MARKER POST
- ⊙ GAS RISER
- ASPHALT
- CONCRETE
- ⊙ STORM MANHOLE
- ⊙ STORM CULVERT
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY STUB
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER VENT
- ⊙ WATER HYDRANT
- ⊙ TELECOMM MANHOLE
- ⊙ TELECOMM MARKER POST
- ⊙ BOLLARD
- ⊙ METAL DELINEATOR
- ⊙ SIGN
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE



JOB NO.	DCS23-4001
DATE:	02/20/2023
SCALE:	1" = 60'
Sheet	6 of 9



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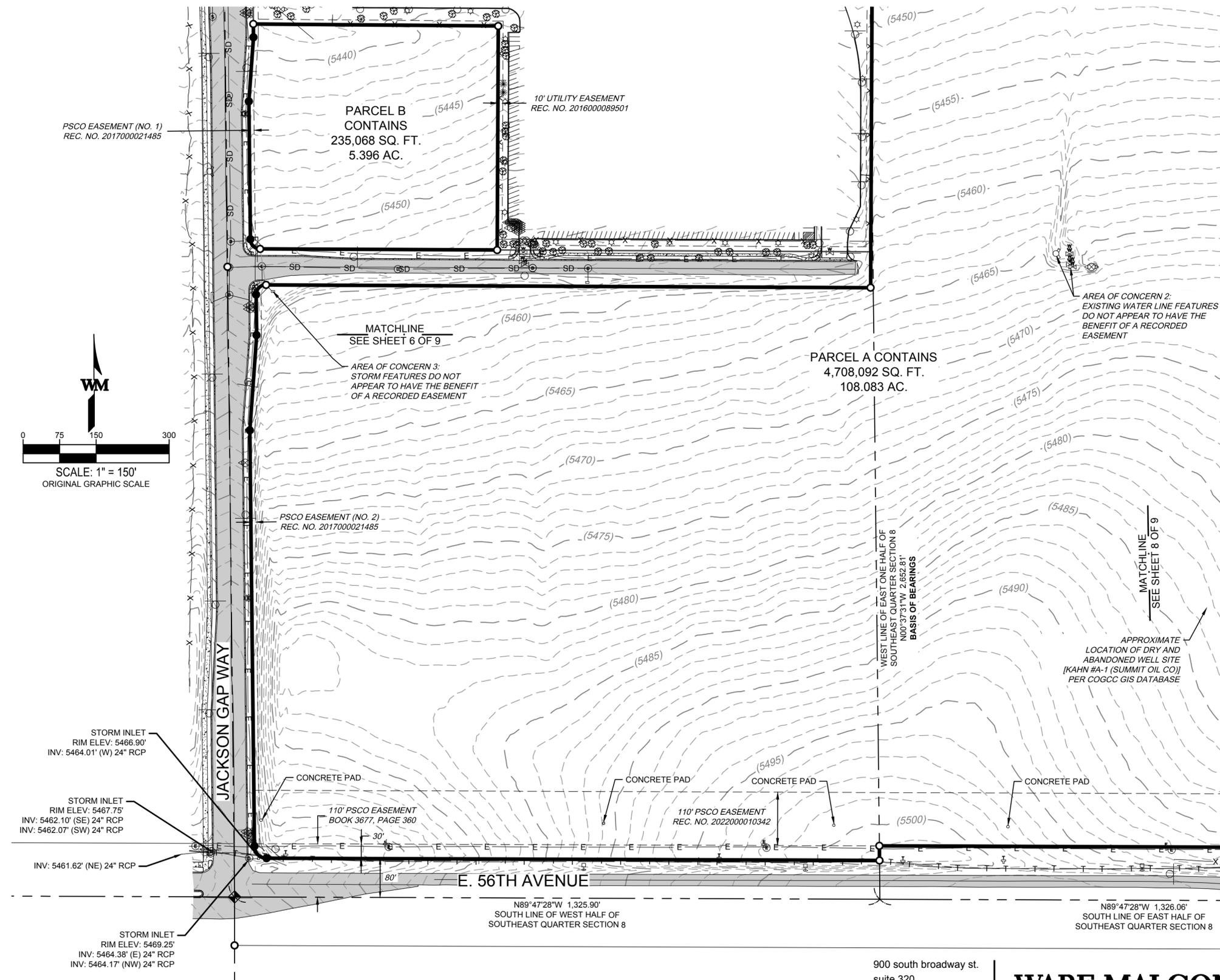
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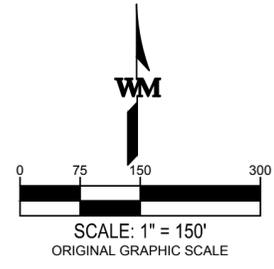
# ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

- SECTION LINE
- SITE BOUNDARY
- EASEMENT
- RIGHT-OF-WAY LINE
- FENCE LINE
- SS SANITARY SEWER LINE
- SD STORM SEWER LINE
- WM WATERLINE
- T TELEPHONE LINE
- E UNDERGROUND ELEC. LINE
- FO UNDERGROUND FIBER OPTIC LINE
- G GAS LINE
- OH OVERHEAD UTILITIES
- T TELEPHONE LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- STORM MANHOLE
- STORM CULVERT
- SANITARY MANHOLE
- SANITARY STUB
- WATER MANHOLE
- WATER VALVE
- WATER VENT
- WATER HYDRANT
- TELCOMM MANHOLE
- TELCOMM MARKER POST
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- ELECTRIC METER
- ELECTRIC MARKER POST
- ELECTRIC LIGHT POLE
- ELECTRIC TRANSFORMER
- GAS MARKER POST
- GAS RISER
- BOLLARD
- METAL DELINEATOR
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- ASPHALT
- CONCRETE



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JOB NO.	DCS23-4001
DATE:	02/20/2023
SCALE:	1" = 150'
Sheet	7 of 9

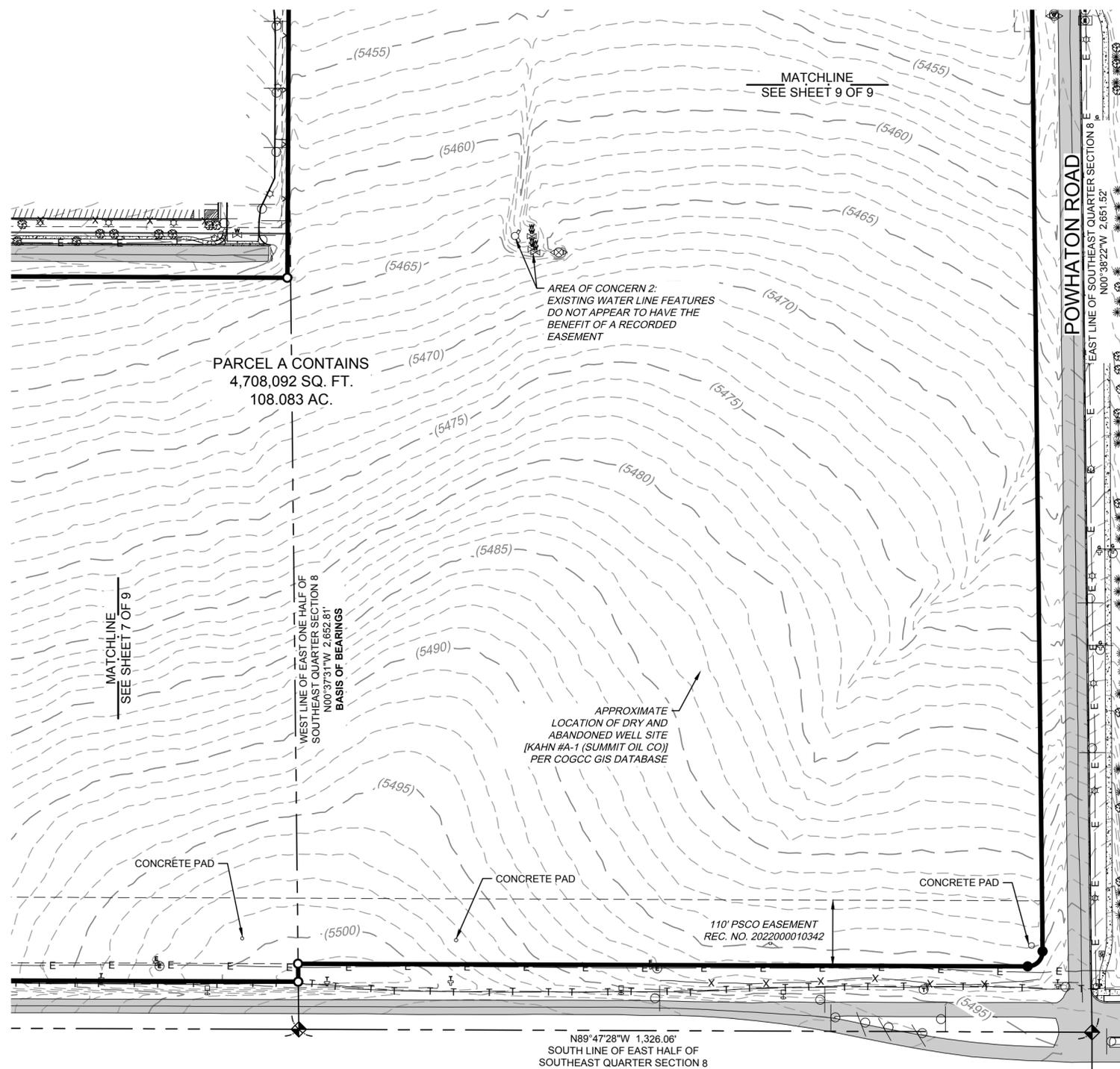
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OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

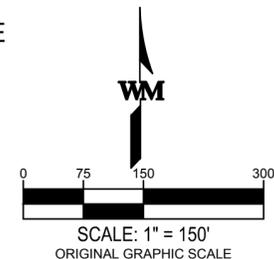


## LEGEND

- SECTION LINE
- SITE BOUNDARY
- EASEMENT
- RIGHT-OF-WAY LINE
- X-X- FENCE LINE
- SS SS SANITARY SEWER LINE
- SD SD STORM SEWER LINE
- WM WM WATERLINE
- T T TELEPHONE LINE
- E E UNDERGROUND ELEC. LINE
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- SIGN
- \* DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ASPHALT
- CONCRETE

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E. 56TH AVENUE



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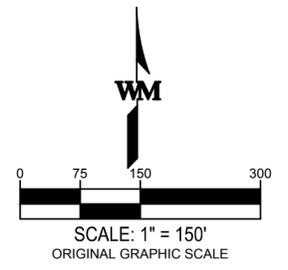
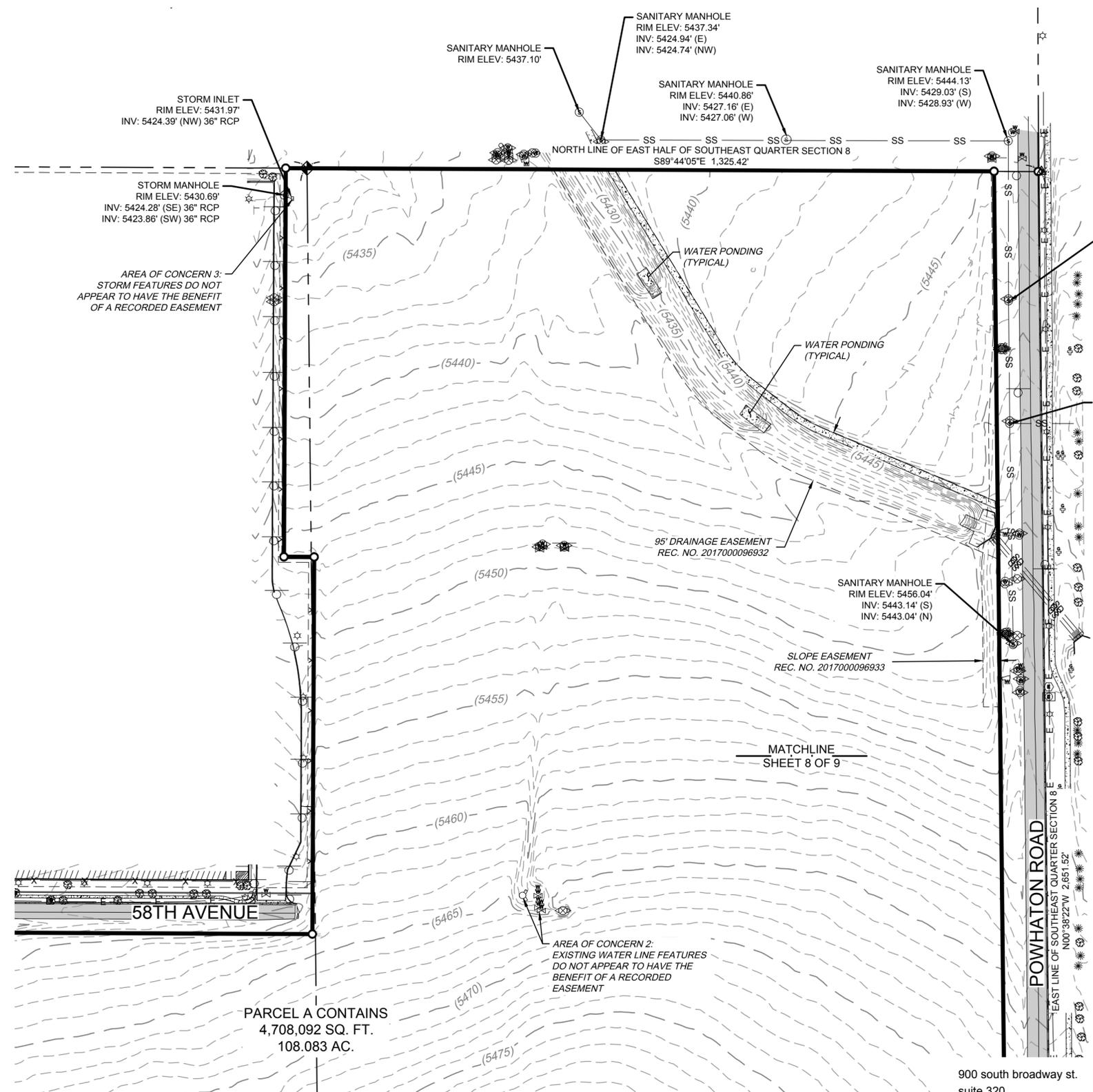
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OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## LEGEND

- SECTION LINE
- SITE BOUNDARY
- EASEMENT
- RIGHT-OF-WAY LINE
- FENCE LINE
- SS --- SS --- SANITARY SEWER LINE
- SD --- SD --- STORM SEWER LINE
- WM --- WM --- WATERLINE
- T --- T --- TELEPHONE LINE
- E --- E --- UNDERGROUND ELEC. LINE
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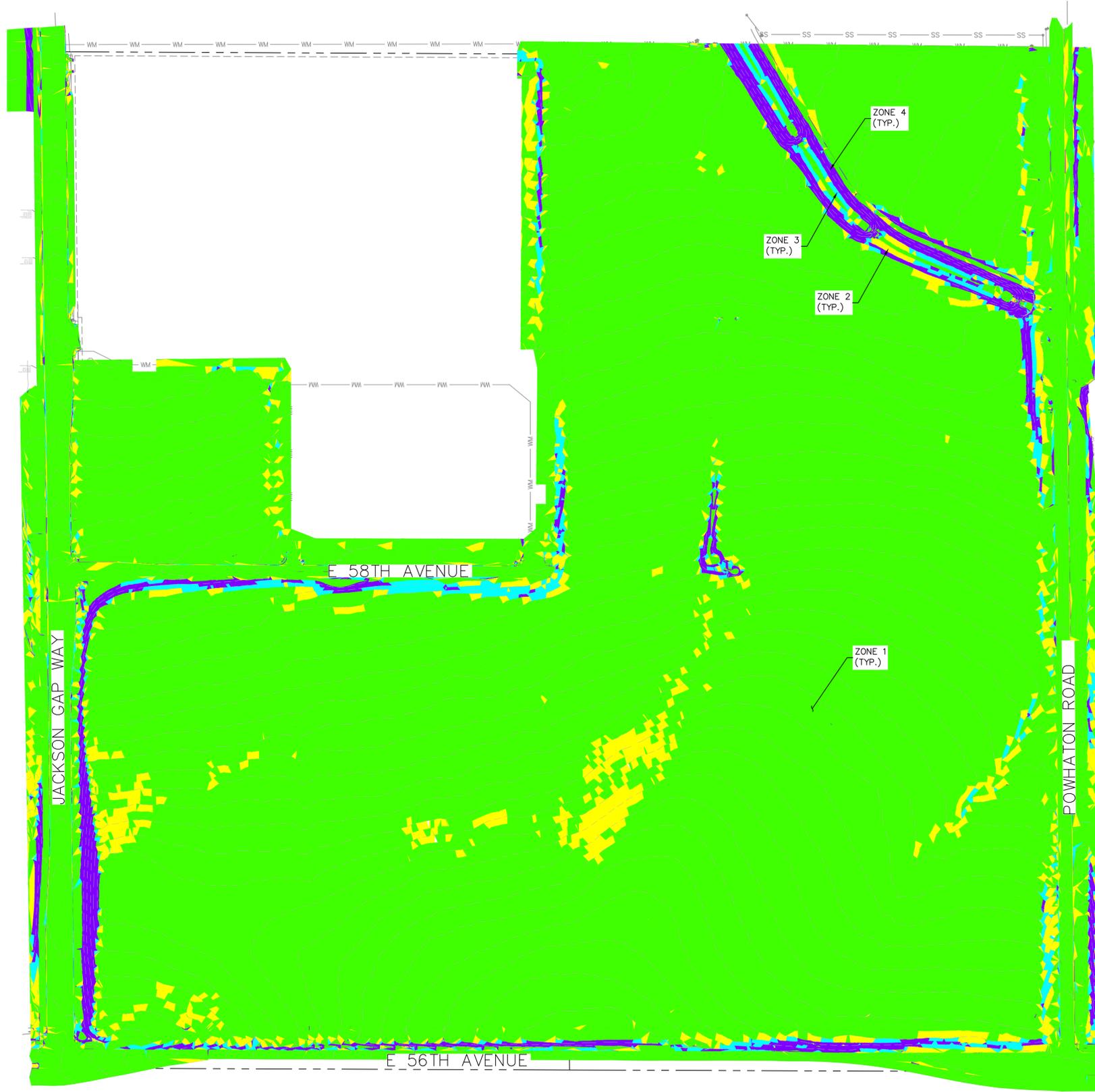
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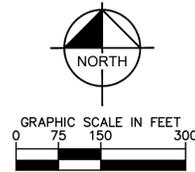
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Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	Green
2	5.00%	8.00%	Yellow
3	8.00%	12.00%	Cyan
4	12.00%	40%	Purple



PROJECT NO.  
196617000

DATE: 11/24/2023  
DESIGNED BY: BJC  
DRAWN BY: CTM  
CHECKED BY: BJC

FINE POINT BUSINESS PARK  
FRAMEWORK DEVELOPMENT PLAN AMENDMENT  
EXISTING SLOPE MAP