

# ALTA/NSPS LAND TITLE SURVEY

3550 CHAMBERS RD, AURORA

THE NORTH 1/2, NW¼, SW¼, OF THE NW¼ OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66, WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN DEED RECORDED FEBRUARY 25, 1987 IN BOOK 3278 AT PAGE 305, AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JANUARY 21, 1989 IN BOOK 3409 AT PAGE 974.  
COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION

THE NORTH ½ NW ¼ SW ¼ OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN DEED RECORDED FEBRUARY 25, 1987 IN BOOK 3278 AT PAGE 305, AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JANUARY 21, 1989 IN BOOK 3409 AT PAGE 974, COUNTY OF ADAMS, STATE OF COLORADO.

FOR INFORMATION PURPOSES ONLY: APN: 0182129200018

## SCHEDULE B, PART II - EXCEPTIONS

9. RESERVATIONS, AS RESERVED IN UNITED STATES PATENT NO. 20, DATED MAY 10, 1883. AGREEMENT IN CONNECTION THEREWITH RECORDED SEPTEMBER 16, 1966 IN BOOK 1320 AT PAGE 61 AND DEED IN CONNECTION THEREWITH RECORDED MARCH 29, 1974 IN BOOK 1920 AT PAGE 994.

DOES NOT AFFECT SUBJECT PROPERTY - NOT PLOTTED

10. 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: GAS PIPELINES AND INCIDENTAL PURPOSES  
RECORDING DATE: OCTOBER 25, 1957  
RECORDING NO: BOOK 681 AT PAGE 166

PLOTTED - DOES NOT AFFECT SUBJECT PROPERTY

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: JUNE 12, 1973  
RECORDING NO.: BOOK 1869 AT PAGE 168

BLANKET IN NATURE - NOT PLOTTED

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 82-56 AS SET FORTH BELOW:  
RECORDING DATE: JUNE 17, 1982  
RECORDING NO.: BOOK 2653 AT PAGE 808

BLANKET IN NATURE - NOT PLOTTED

13. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MULTI-PURPOSE IMPROVEMENT DISTRICT NO. 3-86, AS EVIDENCED BY INSTRUMENTS RECORDED APRIL 7, 1987 IN BOOK 3298 AT PAGE 515, AND JULY 20, 1988 IN BOOK 3469 AT PAGE 548.

BLANKET IN NATURE - NOT PLOTTED

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: THE CITY OF AURORA  
PURPOSE: SLOPE EASEMENT AND INCIDENTAL PURPOSES  
RECORDING DATE: FEBRUARY 25, 1987  
RECORDING NO: BOOK 3278 AT PAGE 351

PLOTTED

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DRAINAGE AND UTILITY EASEMENT AS SET FORTH BELOW:  
RECORDING DATE: JUNE 21, 1988  
RECORDING NO.: BOOK 3409 AT PAGE 979

PLOTTED

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT AS SET FORTH BELOW:  
RECORDING DATE: DECEMBER 03, 2013  
RECORDING NO.: RECEPTION NO. 2013000101602

DOES NOT AFFECT SUBJECT PROPERTY - NOT PLOTTED

## GENERAL NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLLIERS ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, COLLIERS ENGINEERING RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT FILE NUMBER: 100-00100012-200-6B6, AMENDMENT NO. 2, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF JULY 28, 2023.

2. 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 CERTIFICATION SHOWN HEREON.

3. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

4. UNITS: ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET. ALL BEARINGS SHOWN HERE ON ARE IN DEGREE-MINUTES-SECONDS.

5. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66, WEST OF THE 6TH P.M. AS BEARING N00°31'07"E BETWEEN WEST 1/4 CORNER OF SECTION 29, BEING A FOUND 3" CITY OF AURORA CAP, STAMPED: LS NO. 12021, 1981 AND THE NORTH 1/16 (S30-S29) CORNER OF SECTION 29, BEING A FOUND 2.5" ALUMINUM CAP, STAMPED: LS NO. 38046, 2008

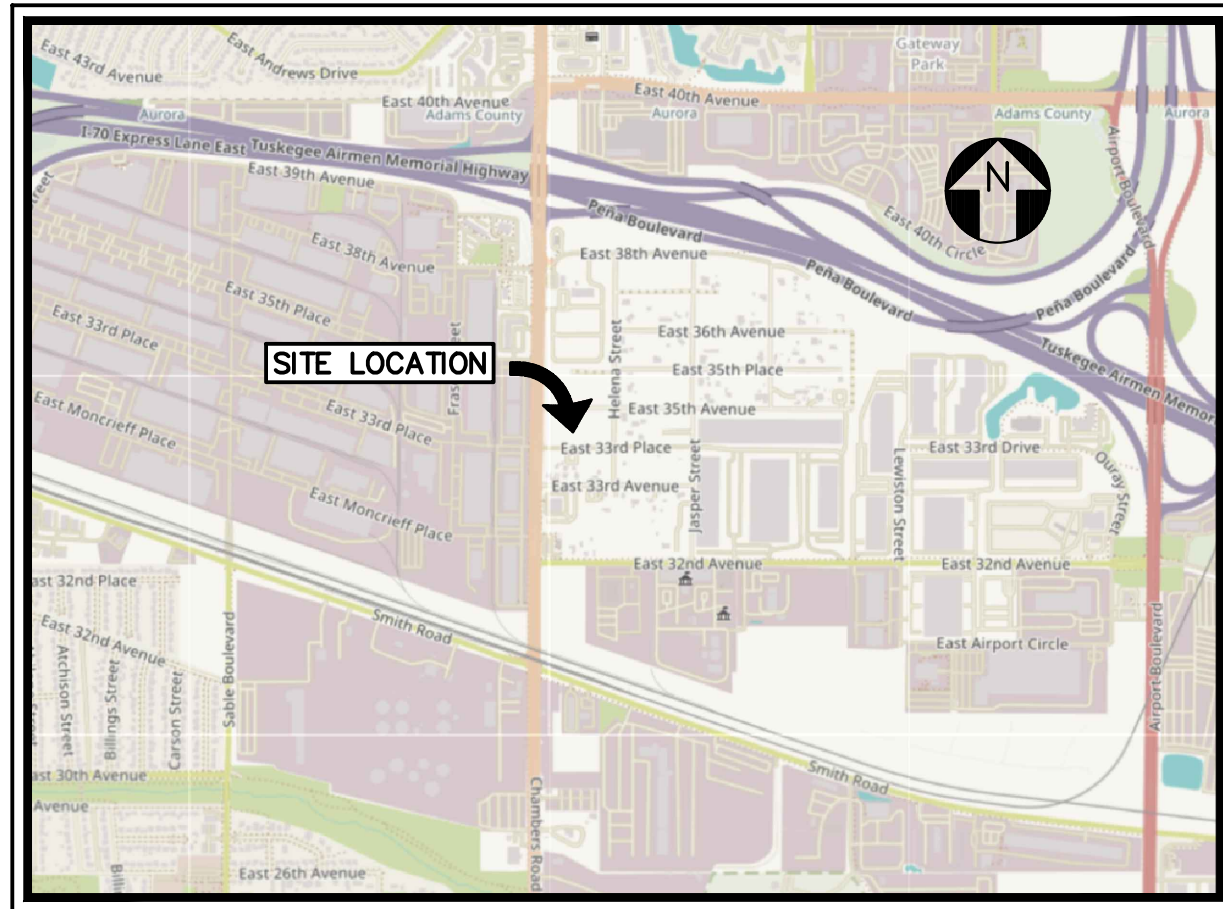
6. BENCHMARK: CITY OF AURORA BENCHMARK 09-014 (COA ID 3S6630NE002) FOUND CHISELED SQUARE AT SOUTHEAST CORNER OF INLET AT NORTHWEST CORNER OIF CHAMBERS RD. AND MONCRIEFF PL. NAVD 88 ELEVATION=5368.754'

7. FLOOD HAZARD: SUBJECT PROPERTY FALLS WITHIN THE BOUNDARY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO.0800020045E, DATED AUGUST 16, 1995 AND THE PROPERTY LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD.

8. SUBJECT PROPERTY IS ZONED " I-1 "

9. UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION, UTILITY MAPS AND PARTIAL ELECTRONIC UNDERGROUND UTILITY DESIGNATION. COLLIERS ENGINEERING DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.

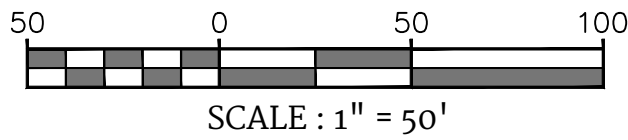
10. SUBJECT PROPERTY IS ADJACENT TO CHAMBERS RD. (WEST - NO ACCESS), AND ADJACENT TO AND HAS ACCESS TO EAST 35TH AVENUE (NORTH, 50' PUBLIC RIGHT-OF-WAY), AND ADJACENT TO, AND HAS ACCESS TO HELENA ST. (EAST, 40' PUBLIC RIGHT-OF-WAY), AND ADJACENT TO, AND HAS ACCESS TO E. 33RD PL. (SOUTH, 25' PUBLIC RIGHT-OF-WAY).





3550 CHAMBERS RD, AURORA

COUNTY OF ADAMS, STATE OF COLORADO



REV	DATE	DRAWN BY	DESCRIPTION
1	11/1/00	1	1
2	11/1/00	2	2
3	11/1/00	3	3
4	11/1/00	4	4
5	11/1/00	5	5
6	11/1/00	6	6
7	11/1/00	7	7
8	11/1/00	8	8
9	11/1/00	9	9
10	11/1/00	10	10

**Colliers**  
Engineering  
& Design

SCALE: AS SHOWN	DATE: 08.30.23	DRAWN BY: LCB	CHECKED BY: DHO
PROJECT NUMBER: 23010941A		DRAWING NAME: V-SURV-23010941A	

ALTA/NSPS  
LAND TITLE SURVEY

SHEET NUMBER:  
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