

LEGAL DESCRIPTION (FROM THE WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2421514CO-A DATED JANUARY 24, 2024 AT 8:00 AM)

LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GNSS DERIVED BEARINGS RELATIVE TO THE NAD83 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE, AS REFERENCED BY THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, MONUMENTED AS SHOWN HEREON, WHICH BEARS N00°08'46"W

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO.

THE LINEAL UNIT USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON THE WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2421514CO-A DATED JANUARY 24, 2024 AT 8:00 AM.

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN THE WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2421514CO-A DATED JANUARY 24, 2024 AT 8:00 AM, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; ANY OTHER FACTS.

TABLE A NOTES

(3) THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08005C0186K EFFECTIVE DECEMBER 17, 2010.

(4) THE SUBJECT PROPERTY CONTAINS 0.710 ACRES, MORE OR LESS.

(5) TOPOGRAPHY SHOWN HERE IS BASED ON A GROUND SURVEY. THE CONTOUR INTERVAL IS 1'. BENCHMARK: CITY OF AURORA BENCHMARK NO. 456727NE006 BEING A 3" BRASS CAP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION BETWEEN EAST WARREN AVENUE AND SOUTH PARKER ROAD. ELEVATION: 5553.91', NAVD88 DATUM. TEMPORARY BENCHMARK: THE TOP OF THE FIRE HYDRANT LOCATED IN EAST WARREN AVENUE RIGHT OF WAY APPROXIMATELY 63' SOUTH AND 7' WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY. ELEVATION: 5567.68'

(11)(B) BURIED UTILITIES ON THE SUBJECT PROPERTY ARE SHOWN PER LOCATE BY PRIVATE UTILITY LOCATION COMPANY "ACCURATE UNDERGROUND LTD." ON JULY 24, 2024.

(16) AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIRS.

GENERAL NOTES

THE BEARINGS AND/OR DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND

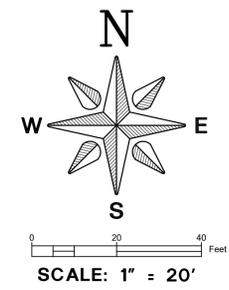
ALL MONUMENTS SHOWN HEREON ARE FLUSH WITH THE GROUND, MORE OR LESS, UNLESS OTHERWISE NOTED.

FOR FENCES AND OTHER FEATURES NEAR PROPERTY LINES, THE DIMENSION INDICATES ON WHICH SIDE OF THE LINE THE FEATURE LIES.

EXCEPTIONS

THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - II OF THE WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2421514CO-A DATED JANUARY 24, 2024 AT 8:00 AM: ITEM# DESCRIPTION (COMMENT BY BAYER & ASSOCIATES, INC. IN PARENTHESIS)

- ITEMS 1 THROUGH 14 ARE STANDARD EXCEPTIONS
- 15. EASEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON OCTOBER 7, 1981, IN (BOOK) 3506 (PAGE) 441, OF OFFICIAL RECORDS (EASEMENT SHOWN, IN PUBLIC RIGHT OF WAY)
- 16. RIGHT OF WAY AGREEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON JULY 16, 1980, IN (BOOK) 3246 (PAGE) 237, OF OFFICIAL RECORDS. (EASEMENT SHOWN, IN PUBLIC RIGHT OF WAY)
- 17. RIGHT OF WAY AGREEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON AUGUST 1, 1980, IN (BOOK) 3255 (PAGE) 336, OF OFFICIAL RECORDS. (EASEMENT SHOWN, IN PUBLIC RIGHT OF WAY)
- 18. RIGHT OF WAY AGREEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON JULY 16, 1980, IN (BOOK) 3246 (PAGE) 237, OF OFFICIAL RECORDS. (EASEMENT SHOWN, IN PUBLIC RIGHT OF WAY)
- 19. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BUILDING SETBACK LINES, CHARGES, ASSESSMENTS AND LENS, IF ANY, AND OTHER MATTERS AS SET FORTH IN THE PLAT MAP RECORDED IN (BOOK) 257 (PAGE) 56, OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY, GAS EASEMENT SHOWN.)
- 20. LICENSE AGREEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON DECEMBER 14, 2004, IN INSTRUMENT NO. B4214565, OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY.)
- 21. UTILITY EASEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON JANUARY 24, 2005, IN INSTRUMENT NO. B5010112, OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.)
- 22. DRAINAGE EASEMENT AND THE TERMS AND PROVISIONS THEREOF, AS RECORDED ON OCTOBER 22, 2010, IN INSTRUMENT NO. D0107651, OF OFFICIAL RECORDS. (AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.)



LEGEND

- FOUND 5/8" REBAR & RED CAP - PLS 26958
- FOUND 5/8" REBAR & ORANGE CAP - PLS 9489
- SET 5/8" REBAR & YELLOW CAP - PLS 6973
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ GATE POST
- X— FENCE LINE
- E— UNDERGROUND ELECTRIC LINE
- T— UNDERGROUND TELECOM LINE
- W— UNDERGROUND WATER LINE
- S— SANITARY SEWER LINE
- D— STORM DRAIN LINE
- ▭ CONCRETE SURFACE

CERTIFICATE OF SURVEY

TO: THE WORLD REAL ESTATE DEVELOPMENT COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY; THE GUNNISON BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; WFG NATIONAL TITLE INSURANCE COMPANY; AMERICAN LAND TITLE ASSOCIATION; NEW HOME TITLE, LLC; AND STA HOLDINGS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 11(B), AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27, 2024.



RAYMOND W. BAYER, REG. P.L.S. NO. 6973, WITHIN THE STATE OF COLORADO

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS ____ DAY OF _____ 20____ AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO. 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 INFO@RWBSURVEYING.COM

CAD FILE: 24124/24124.DWG REVISIONS:
ALTA/NSPS LAND TITLE SURVEY
LOT 2, BLOCK 1, WINGERT SUBDIVISION FILING NO. 1, LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SCALE: 1"=20'
BOOK: --- PAGE: --- FILE NO: 27-47-132L
DATE: JULY 29, 2024
DRW BY: J.A.B.
CKD BY: R.W.B.
PROJ NO: 2024-124
SHEET NO: 1 OF 1

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