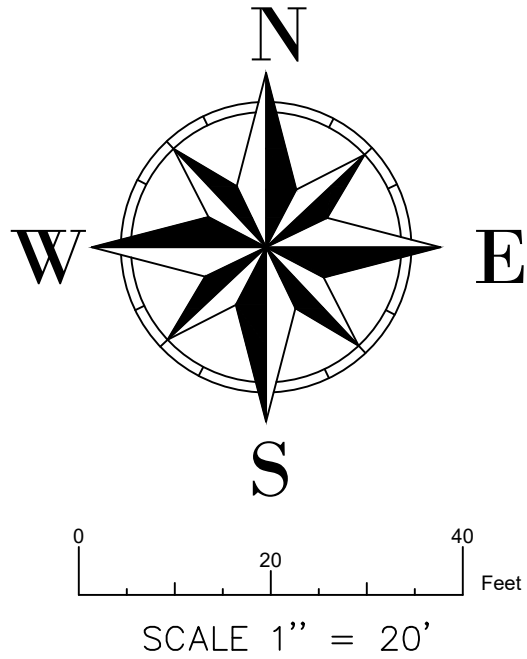


LEGEND

- EXISTING ALIQUOT MONUMENT AS DESCRIBED
- FOUND NO. 5 AND RED CAP PLS 27263
- FOUND 1.5 INCH ALUMINUM CAP ILLEGIBLE
- SET NO. 5 REBAR AND YELLOW CAP PLS 6973
- SET 1.5 INCH ALUMINUM CAP .5 W.C. TO THE SOUTH
- GAS METER
- UTILITY POLE
- LIGHT POLE
- BOLLARD (UNLESS OTHERWISE NOTED)
- TELECOM PEDESTAL
- AC UNIT
- STORM DRAIN MANHOLE
- FENCE LINE
- CONCRETE



LEGAL DESCRIPTION: (FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 596-HS0827927-412 DATED JANUARY 17, 2024 AT 8:00 A.M.)

THE SOUTH 138.10 FEET OF LOT 1, BLOCK 1, HEIDE-HULCY SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS FOR BEARINGS:

THE NORTH LINE OF THE NW 1/4, OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST IS ASSUMED TO BEAR N89°50'09"E MONUMENTED AS SHOWN.

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.

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

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN THE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 596-HS0827927-412 DATED JANUARY 17, 2024 AT 8:00 A.M., 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:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) 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. ALL MONUMENTS ARE FLUSH WITH THE GROUND, MORE OR LESS, UNLESS OTHERWISE NOTED.

2. ADDRESS #11150 EAST MISSISSIPPI AVENUE

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. 08005C0178K EFFECTIVE DECEMBER 12, 2010.

4. GROSS LAND AREA 43,046 SQUARE FEET, 0.988 ACRES MORE OR LESS .

7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

9. 53 PARKING SPOTS.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE 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 DEVELOPMENT OF THIS TRACT.

16. AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.

17. AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTES:

AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 596-HS0827927-412 DATED JANUARY 17, 2024 AT 8:00 A.M.:

THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - II: ITEM# DESCRIPTION (COMMENT BY BAYER & ASSOCIATES, INC. IN PARENTHESIS) ITEMS 1 THROUGH 8 ARE STANDARD EXCEPTIONS

1. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION SET FORTH BELOW. (AFFECTS SUBJECT PROPERTY - SHOWN ON MAP)

RECORDING DATE: JUNE 27, 1977
RECORDING NO.: 1644575

2. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLANNED BUILDING GROUP AS SET FORTH BELOW. (AFFECTS SUBJECT PROPERTY)

RECORDING DATE: JUNE 27, 1977
RECORDING NO.: 1644573

3. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE COVENANT AS SET FORTH BELOW. (AFFECTS SUBJECT PROPERTY)

RECORDING DATE: JULY 7, 1977
RECORDING NO.: 1647425

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (AFFECTS SUBJECT PROPERTY - SHOWN ON MAP)

IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO
PURPOSE: UTILITY PURPOSES
RECORDING DATE: JANUARY 25, 1978
RECORDING NO.: 1703367

5. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY EASEMENT AS SET FORTH BELOW. (DOES NOT AFFECT SUBJECT PROPERTY)

RECORDING DATE: FEBRUARY 23, 1978
RECORDING NO.: 1711382

6. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LICENSE AGREEMENT AS SET FORTH BELOW. (AFFECTS SUBJECT PROPERTY)

RECORDING DATE: APRIL 25, 1978
RECORDING NO.: 1728879

7. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE REVOCABLE LICENSE AS SET FORTH BELOW. (AFFECTS SUBJECT PROPERTY)

RECORDING DATE: MARCH 12, 1979
RECORDING NO.: 1827495

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (AFFECTS SUBJECT PROPERTY - SHOWN ON MAP)

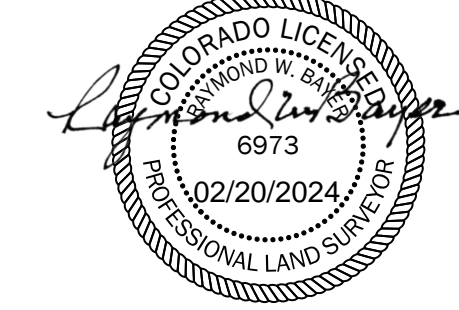
IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO
PURPOSE: UTILITY PURPOSES
RECORDING DATE: MARCH 3, 1981
RECORDING NO.: 2048056

9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE REVOCABLE LICENSE AS SET FORTH BELOW. (AFFECTS SUBJECT PROPERTY)

RECORDING DATE: JULY 6, 1983
RECORDING NO.: 2296846
CERTIFICATE OF SURVEY:

TO RUBEN BACHAYEV:

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, 2, 3, 4, 7(a), 9, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2024.



RAYMOND W. BAYER, REGISTRATION 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 _____ RECEPTION NO. ____ 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 RWBSURVEYING@HOTMAIL.COM

CAD FILE: 23189/23189.DWG REVISIONS:

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 1, HEIDE-HULCY SUBDIVISION, FILING NO. 1, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SCALE:

1"=20'

BOOK: ---

DATE:

FEBRUARY 12, 2024

PAGE: --

DRW BY:

E.A.B.

CKD BY:

R.W.B.

PROJ NO:

2023-189

FILE NO:

23-47-161L

SHEET NO:

1 OF 1