

A Portion of the NE $\frac{1}{4}$ of Section 23, T. 3 S., R. 68 W. of the 6th P.M.
City and County of Denver, State of Colorado

Lot 1, Block 1, Martinez Minor Subdivision Filing No. 1 Amended,
City of Aurora, County of Adams, State of Colorado.

1.) In preparing this survey, the undersigned surveyor relied upon title and easement research developed within the Capital Title LLC Title Insurance Company Commitment File No. 627863, Amendment No. C-2, dated November 7, 2019. No independent record search was made.

2.) Certification Defined: The use of the word "certify" or "certification" by a registered professional surveyor, in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

3.) Notice: According to Colorado law you must commence any legal action based on 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.

4.) Surface utility appurtenances have been located using the standard of care prevailing among professional land surveyors practicing in the metropolitan Denver area; no other representations are made. Before making any excavation, the utilities should be field located by calling Utility Locates at 1-800-922-1987.

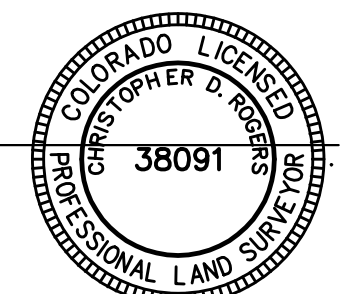
5.) The U.S. Survey Foot was used in the measurements of this survey.

6.) The benchmark used for the elevations shown hereon is Aurora BM F-010.0, a 3" brass cap set 5'± north of north flowline of Montview Blvd. and 10'± west of west flowline of Havana St. El. 5346.37 (NAVD '88 Datum)

7.) The cross hatched area lies between the north line of the subject property surveyed and a line of fencing south of said north line. The ownership of this area is considered unknown to the undersigned surveyor. It is strongly suggested that an agreement with the northerly land owner and/or advice of counsel is obtained before exercising normal ownership in this area.

I hereby certify that this is a true and correct survey of the above described parcel, and was performed by me, or under my direct supervision, and that the locations of all visible improvements are properly shown hereon, that there are no visible encroachments by or on said premises, except as shown, and that all easements, known to me either by physical inspection or of record provided, affecting said parcel are shown hereon.

Christopher D. Rogers,
L.S. No. 38091



Not Valid Without
Signature And Date

SE Corner NE ¼ Section 34
(Position Re-established by 11/06/15
Colorado Land Survey Monument Record)



AEGIS Surveying, Inc.
PROFESSIONAL LAND SURVEYING CONSULTANTS
3395 Yates Street Denver, Colorado 80212 (303)477-9319

PROJECT: MARTINEZ MINOR SUBDIVISION #1 AMENDED

UNIT: Improvement Survey Plat/Development Locations

| | | |
|---------------|-----------------|---------------------|
| Designed by: | Scale: 1" = 20' | Sheet 1 of 1 |
| Drawn by: JWR | | Project No.: 113101 |

| | | |
|-----------------|----------------------|----------|
| Checked by: CDR | Date: Septembe, 2024 | File No: |
|-----------------|----------------------|----------|

- Found Survey Pin as Described in City of Aurora Range Point (RP) Box.
- Calculated position of City of Aurora RP using information from Martinez Manor Subdivision Filing No. 1 at Reception No. 20200000017331.
- WC ● Set #5 Rebar with 2" Alloy Cap L.S. No. 38091 stamped "WC," Witness Corner, at offset distance(s) shown hereon from an inaccessible corner position.
- Found #5 Rebar with 2" Alloy Cap L.S. No. 37971 at Corner Position.

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| + | Found Existing Chiseled Cross |
| Ⓜ | Water Meter |
| Ⓢ | Manhole with Utility Letter |
| ⚡ | Lamp Pole |
| ⌚ | Overhead Utility Pole |
| —~— | Overhead Utility Lines |
| —S— | Sanitary Sewer Line |
| —E— | Buried Electrical Line |

| | |
|----------|--------------------------------|
| ———F0——— | Buried Fiber Optic Line |
| —X—X—X— | Fencing |
| FL | Flow Line |
| UE | Utility Easement |
| PL | Property Line |
| BW | Back of Walk |
| RP | Range Point Corner |
| 200.5 x | NAVD88 Spot Elevation Measured |

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| No. | Revisions | Date | By |