

# ALTA/NSPS LAND TITLE SURVEY CRIPPEN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP  
NTS

## LEGAL DESCRIPTION

### PARCEL A

A PARCEL OF LAND BEING A PART OF THE EAST HALF OF SECTION 25 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE S00°27'02"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1322.69 FEET; THENCE S89°26'08"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF GUN CLUB ROAD AND THE POINT OF BEGINNING; THENCE S00°27'02"E ALONG THE WESTERLY R.O.W. LINE OF GUN CLUB ROAD A DISTANCE OF 1322.68 FEET; THENCE S00°28'15"E ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 330.65 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4706 AT PAGE 601, ARAPAHOE COUNTY RECORDS; THENCE S89°27'15"W ALONG SAID NORTHERLY LINE A DISTANCE OF 2130.39 FEET TO THE SOUTHEAST CORNER OF PARCEL TK-75 (E-470 R.O.W.) AS SHOWN IN RULE AND ORDER RECORDED AT RECEPTION NUMBER A8023869, ARAPAHOE COUNTY RECORDS; THENCE N14°31'29"W ALONG THE EASTERLY R.O.W. OF SAID PARCEL TK-75 A DISTANCE OF 341.11 FEET; THENCE N10°42'40"W ALONG SAID EASTERLY R.O.W. LINE OF PARCEL TK-75 A DISTANCE OF 738.52 FEET; THENCE N01°22'15"W ALONG SAID EASTERLY R.O.W. LINE OF PARCEL TK-75 A DISTANCE OF 195.74 FEET; THENCE N06°35'34"W ALONG SAID EASTERLY R.O.W. LINE OF PARCEL TK-75 A DISTANCE OF 401.13 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TK-75, SAID POINT LYING ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N89°26'08"E ALONG SAID NORTHERLY LINE A DISTANCE OF 2390.83 FEET TO THE POINT OF BEGINNING.

### PARCEL B

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.; THENCE S00°27'02"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 2645.38 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE S00°28'15"E ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 330.66 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4706 AT PAGE 601, ARAPAHOE COUNTY RECORDS; THENCE S89°27'15"W ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF GUN CLUB ROAD AND THE POINT OF BEGINNING; THENCE S00°28'15"E ALONG THE WESTERLY R.O.W. LINE OF GUN CLUB ROAD A DISTANCE OF 664.59 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL; THENCE S89°31'07"W ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 1964.63 FEET TO THE SOUTH EAST CORNER OF PARCEL TK-74 (E-470 R.O.W.) AS SHOWN IN RULE AND ORDER RECORDED AT RECEPTION NUMBER A8023870, ARAPAHOE COUNTY RECORDS; THENCE N14°31'29"W ALONG THE EASTERLY R.O.W. LINE OF SAID PARCEL TK-74, A DISTANCE OF 682.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TK-74, SAID POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL RECORDED IN BOOK 4706 AT PAGE 601; THENCE N89°27'15"E ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 2130.39 FEET TO THE POINT OF BEGINNING.

## NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENTS PREPARED BY FIRST INTEGRITY TITLE COMPANY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NOS. 09-2309514-S, WITH AN EFFECTIVE DATE OF AUGUST 01, 2023.
2. FIELD WORK WAS DONE OCTOBER 2023.
3. 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 18-4-580, C.R.S.
4. NO ADDRESS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.

## SCHEDULE B-2 EXCEPTIONS

8. PROPERTY IS SUBJECT TO ANY EXISTING LEASES OR TENANCIES. (NOT SURVEY RELATED)
9. PROPERTY IS SUBJECT TO THE RESERVATION BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE, AND REMOVE, OIL, COAL, AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL, AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED FEBRUARY 13, 1913 IN BOOK 66 AT PAGE 17, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: QUIT CLAIM DEEDS RECORDED APRIL 16, 1971 IN BOOK 1920 AT PAGE 247 AND MARCH 14, 1977 IN BOOK 2560 AT PAGE 725. NOTE: MINERAL DEEDS RECORDED AUGUST 11, 1972 IN BOOK 2046 AT PAGE 370 AND APRIL 1, 1977 IN BOOK 2568 AT PAGE 677. NOTE: RELEASE AND QUITCLAIM DEED RECORDED NOVEMBER 23, 1998 AT RECEPTION NO. A8189797. NOTE: REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 16, 2002 AT RECEPTION NO. B2090875. (BLANKET)
10. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SET FORTH IN THE PRELIMINARY DEVELOPMENT PLAN RECORDED JANUARY 12, 1987 AT RECEPTION NO. 2779202. (NOT SURVEY RELATED)
11. PROPERTY IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE ORDINANCE, RECORDED ON JANUARY 26, 1987 IN BOOK 5028 AT PAGE 641 PERTAINING TO ANNEXATION. (BLANKET)
12. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED JANUARY 11, 1989 IN BOOK 5668 AT PAGE 593. (BLANKET)
13. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SET FORTH IN THE RESOLUTION RECORDED DECEMBER 19, 1995 AT RECEPTION NO. A5133863. (BLANKET)
14. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RULE AND ORDER RECORDED FEBRUARY 23, 1998 AT RECEPTION NOS. A8023869 & A8023870. (SHOWN)
15. PROPERTY IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE ORDINANCE RECORDED ON AUGUST 16, 2000 AT RECEPTION NO. B0101810 PERTAINING TO ZONING. (BLANKET)

## FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ARAPAHOE, STATE OF COLORADO, PANEL NUMBER 08005C0212K, DATED DECEMBER 17, 2010 AND PANEL NUMBER 08005C0211L, DATED SEPTEMBER 04, 2020.

## ZONING

NO ZONING INFORMATION WAS SUPPLIED BY THE INSURER AS REQUIRED BY ALTA STANDARDS.

## PARKING

THERE ARE NO MARKED PARKING SPACES ON SUBJECT PROPERTY.

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK BEARING OF S89°26'34"W, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP FLUSH WITH SURFACE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER AND A 3" BRASS CAP IN RANGE BOX WITH NO LID PLS #16419 AT THE EAST QUARTER CORNER.

## SURVEYOR'S CERTIFICATION

TO: WESTSIDE PROPERTY INVESTMENT COMPANY, INC. A COLORADO CORPORATION; CRUSH LAND COMPANY, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, AS TO PARCEL A; DAKEDO LEJA LAND COMPANY, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, AS TO PARCEL B AND FIRST INTEGRITY TITLE COMPANY:

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, 6(a), 6(b), 8 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 02, 2023.

DATE OF PLAT MAP: OCTOBER 05, 2023.

RICHARD A. NOBBE  
PLS #23899  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.

## 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 THIS CERTIFICATION SHOWN HEREON.

## INDEXING STATEMENT

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ .M.,  
IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND  
SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_

Location: G:\E\23.1060-Crippen - Master Plan\SURVEY\ALTA10-23\ALTA10-23.dwg  
Job Number: 23.1060.C.86  
Sheet Number: 1 OF 2  
Project Manager: R. NOBBE  
Drawn By: IB  
Surveyed By:

Plot Date: 10/05/23  
Arehart

Plot Date: 10/05/23  
Arehart

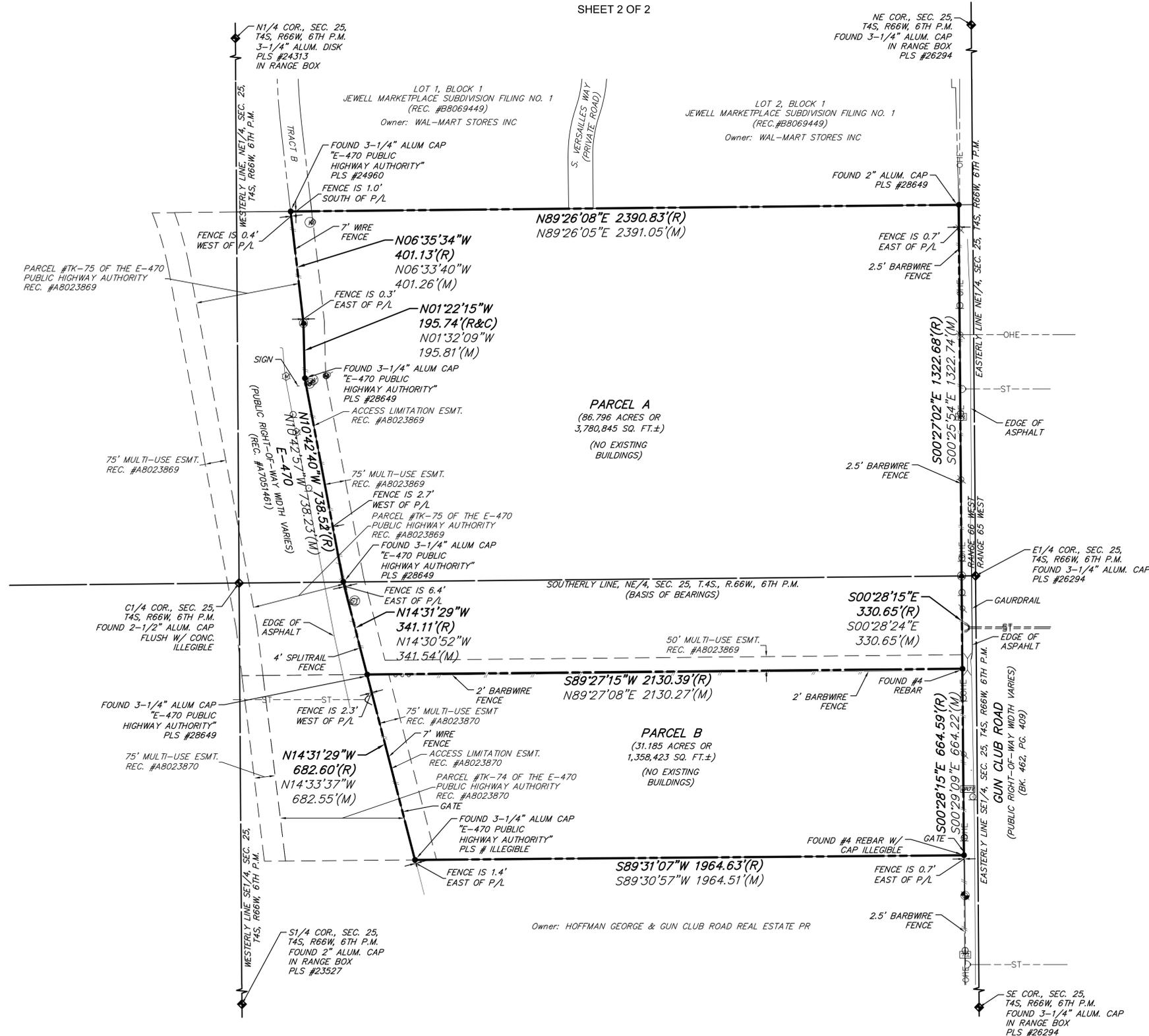
OCTOBER 05, 2023

**M** MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM  
SURVEY@MARTINMARTIN.COM

# ALTA/NSPS LAND TITLE SURVEY CRIPPEN

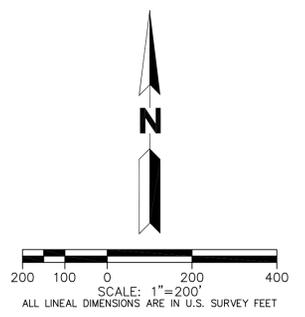
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 25, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

SHEET 2 OF 2



### LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- ===== CURB AND GUTTER
- CONTOUR
- SS ----- SANITARY SEWER
- ST ----- STORM SEWER
- W ----- WATER LINE
- E ----- ELECTRIC LINE
- OHU ----- OVERHEAD UTILITY LINE
- T ----- TELEPHONE CABLE
- FO ----- FIBER OPTIC LINE
- G ----- GAS LINE
- TV ----- CABLE TV
- ⊕ FIRE HYDRANT
- ⊗ LIGHT POLE-METAL
- ⊗ UTILITY POLE
- ⊗ SANITARY MANHOLE
- ⊗ STORM MANHOLE
- ⊗ WATER MANHOLE
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE STAND PIPE
- ⊗ CLEAN OUT
- ⊗ CURB INLET
- ⊗ AREA INLET
- ⊗ TELEPHONE BOX
- ⊗ ELECTRIC BOX
- ⊗ CABLE TV BOX
- ⊗ IRRIGATION BOX
- ⊗ GAS METER
- ⊗ SIGN
- PROPERTY CORNER
- DECIDUOUS TREE
- PINE TREE
- BUSH/SHRUB
- SET 18" #4 REBAR W/ 1" YELLOW PLASTIC CAP PLS #23899
- (R) RECORD
- (M) MEASURED



Project Manager: R. NGBBE  
 Drawn By: A. Arehart  
 Surveyed By: IB  
 Location: G:\E\231060-Crippen - Master Plan\SURVEY\ALTA10-23\ALTA10-23.dwg  
 Job Number: 231060.C.86  
 Sheet Number: 2 OF 2  
 Plot Date: 10/05/23  
 A. Arehart

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

OCTOBER 05, 2023

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