

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DESCRIPTION

PARCEL 1:

LOT 2, BLOCK 1, HIGHLINE VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL 2:

TRACT B, CHAMBERS 17 SUBDIVISION, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TITLE COMMITMENT NOTES:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, STERLING LAND SURVEYORS, LLC RELIED UPON TITLE COMMITMENT ORDER NUMBER 153-F08502-22, WITH AN COMMITMENT DATE OF AUGUST 19, 2022 AT 8:00 AM BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THE FOLLOWING COMMENTS ARE IN REGARDS TO THE ABOVE REFERENCED TITLE COMMITMENT FOR THE SUBJECT PROPERTY.

SCHEDULE B NOTES:

[ITEMS 1-7 ARE NON-SPECIFIC AND THEREFORE NOT SHOWN]

8. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE TOLL GATE SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 10, 1952, IN BOOK 443 AT PAGE 474. **[APPLIES, BLANKET IN NATURE, LOCATED ADJACENT TO AND SOUTH TO SUBJECT PROPERTY]**

9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION ORDINANCE NO. 69-9 RECORDED MAY 16, 1969 IN BOOK 1516 AT PAGE 281, AND ANNEXATION PLAT RECORDED MAY 16, 1969 UNDER RECEPTION NO. 863456. **[APPLIES, BLANKET IN NATURE, ENCOMPASSES SUBJECT PROPERTY]**

10. COVENANT PERTAINING TO OVERFLIGHT OF AIRCRAFT AS CONTAINED IN INSTRUMENT RECORDED AUGUST 09, 1983 IN BOOK 2777 AT PAGE 201. **[APPLIES, BLANKET IN NATURE]**

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN HIGHLINE VILLAGE PUD MAPS RECORDED AUGUST 09, 1983 UNDER RECEPTION NO. B45317 AND JULY 3, 1985 UNDER RECEPTION NO. B584396. **[APPLIES, LOCATED ADJACENT AND EAST TO SUBJECT PROPERTY]**

12. 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.
RECORDING DATE: AUGUST 9, 1983
RECORDING NO: B453120
AFFIDAVIT OF CORRECTION RECORDED MARCH 28, 1985 IN BOOK 2982 AT PAGE 272 **[APPLIES, BOUNDARY AND EASEMENTS SHOWN HEREON AND CORRECTED DISTANCES PER AFFIDAVIT OF CORRECTION APPLIED]**

13. ANY AND ALL RIGHTS RELATING TO THE HIGHLINE CANAL, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE RIGHTS TO LANDS ADJOINING THE CANAL, AS DISCLOSED BY THE PLAT RECORDED AUGUST 9, 1983 UNDER RECEPTION NO. B453120. **[APPLIES, BOUNDARY AND EASEMENTS SHOWN HEREON]**

14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UTILITY EASEMENT RECORDED MAY 17, 1985 IN BOOK 3002 AT PAGE 701, JUNE 13, 1985 IN BOOK 3012 AT PAGES 954 AND 961, AND APRIL 13, 1987 IN BOOK 3301 AT PAGE 216. **[APPLIES, EASEMENTS SHOWN HEREON]**

15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED JUNE 13, 1985 IN BOOK 3012 AT PAGE 957. **[APPLIES, EASEMENT SHOWN HEREON]**

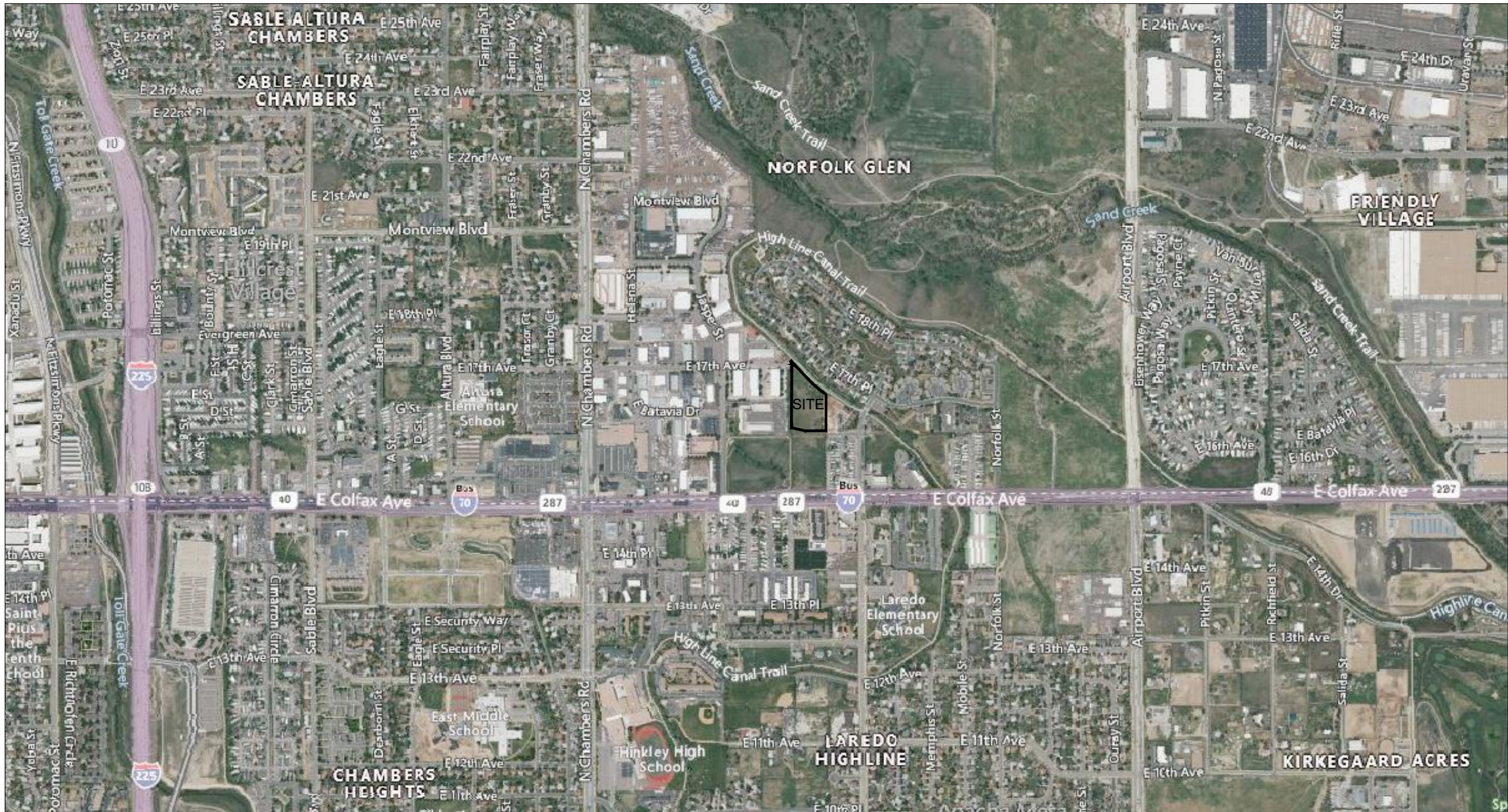
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN REVOCABLE LICENSE RECORDED JULY 21, 1987 IN BOOK 3345 AT PAGE 180. **[APPLIES TO SUBJECT PROPERTY]**

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 2:

17. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL 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 IN THE DOCUMENT RECORDED DATE: SEPTEMBER 8, 1972
RECORDING NO: BOOK 1784 AT PAGE 294 **[APPLIES TO SUBJECT PROPERTY]**

18. 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.
RECORDING DATE: AUGUST 30, 1972
RECORDING NO: BOOK 13 AT PAGE 86 **[APPLIES, TRACT B (PARCEL 2) SHOWN HEREON]**

19. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE UTILITY EASEMENT AS SET FORTH BELOW:
RECORDING DATE: JULY 23, 1985
RECORDING NO: 587827 **[APPLIES, EASEMENT SHOWN HEREON]**



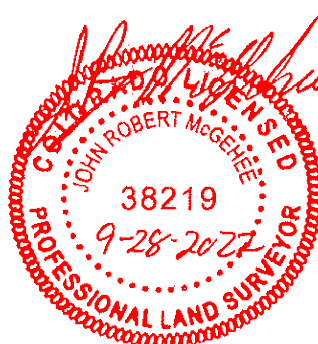
VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, SRB PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND COLAMAN RE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY 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, 5, 6(B), 7(A), 8, 9, 11(A), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 26, 2022.
DATE OF PLAT OR MAP: SEPTEMBER 28, 2022.



JOHN ROBERT MCGEHEE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38219
FOR AND ON BEHALF OF STERLING LAND SURVEYORS, LLC.
303-794-4727

GENERAL NOTES:

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.

2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.

3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAM COUNTY, COLORADO.

4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

5. NEITHER STERLING LAND SURVEYORS, LLC, NOR THE SURVEYOR OF RECORD, HAS THE EXPERTISE TO ADDRESS MINERAL RIGHTS. IT IS RECOMMENDED THAT INTERESTED PARTIES RETAIN AN EXPERT TO ADDRESS THESE MATTERS. STERLING LAND SURVEYORS, LLC ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON SUBJECT PROPERTY.

6. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

7. BASIS OF BEARINGS: THAT PORTION OF THE NORTH LINE OF HIGHLINE VILLAGE FILING NO 3 SUBDIVISION PLAT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, WHICH ACCORDING TO THE PLAT BEARS S58°27'08"E WITH ALL BEARINGS RELATIVE THERETO, AND BEING MONUMENTED AS SHOWN HEREON.

8. 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 AFTER THE DATE OF CERTIFICATION.

9. NO IMPROVEMENTS, OTHER THAN THOSE SHOWN, WERE OBSERVED AT THE TIME OF THIS SURVEY.

10. TABLE A ITEM 2: SUBJECT PROPERTY HAS NO KNOWN ADDRESS (VACANT LAND).

11. TABLE A ITEM 3: SUBJECT PROPERTY IS LOCATED ENTIRELY IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 181 PAGE 725 MAP NUMBER 08005C0181L, WITH A EFFECTIVE DATE OF SEPTEMBER 25, 2020.

12. TABLE A ITEM 4: SUBJECT PROPERTY CONSISTS OF 3.728 ACRES OR 162,400 SQ.FT. (PARCEL 1) AND 0.013 ACRES OR 573 SQ.FT. (PARCEL 2) TOTALING 3.741 ACRES OR 162,973 SQ.FT.

13. TABLE A ITEM 5: BENCHMARK: ELEVATIONS BASED UPON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK "Z 406", A STAINLESS STEEL ROD AT THE INTERSECTION OF CHAMBERS ROAD AND CHAMBERS COURT, AT THE SOUTHWEST CORNER OF THE HINKLEY HIGH SCHOOL GROUNDS, NORTH OF THE CENTER OF THE COURT, EAST OF THE CENTERLINE OF THE NORTH BOUND LANES OF THE ROAD, NORTH OF THE CENTER OF THE SOUTH ENTRANCE TO THE AURORA PUBLIC SCHOOL STADIUM, WEST OF A UTILITY POLE WITH TWO GUY WIRES.

ELEVATION = 5,419.53 FEET (NAVD 1988)
ELEVATION OF GROUND TOPOGRAPHIC SURVEY CONTOUR INTERVALS ARE 1 FOOT.

14. TABLE A ITEM 6B: NO ZONING SETBACK REPORT OR LETTER WAS PROVIDED THIS DATE.

15. TABLE A ITEM 9: NO EVIDENCE OF EXISTING PARKING SPACES WAS OBSERVED THIS DATE.

16. TABLE A ITEM 11B: BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER OBSERVED SURFACE EVIDENCE AND BY UTILITY LOCATES PROVIDED BY 3RD PARTY LOCATING SERVICES, AND ACCOMPANIED MAPS AT THE TIME OF THIS SURVEY. STERLING LAND SURVEYORS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

17. TABLE A ITEM 16: NO EVIDENCE OF RECENT CONSTRUCTION WAS OBSERVED THIS DATE FOLLOWING THE COMPLETED CONSTRUCTION OF THE SITE.

18. TABLE A ITEM 17: NO EVIDENCE OF RIGHT-OF-WAY CHANGES WAS OBSERVED THIS DATE.

19. TABLE A ITEM 18: 15TH AVE., 16TH AVE. AND THE EXTENSION OF SAID RIGHT-OF-WAY THEREOF SHOWN HEREON ARE THE ONLY OBSERVED APPURTENANT EASEMENTS / RIGHT-OF-WAYS.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

