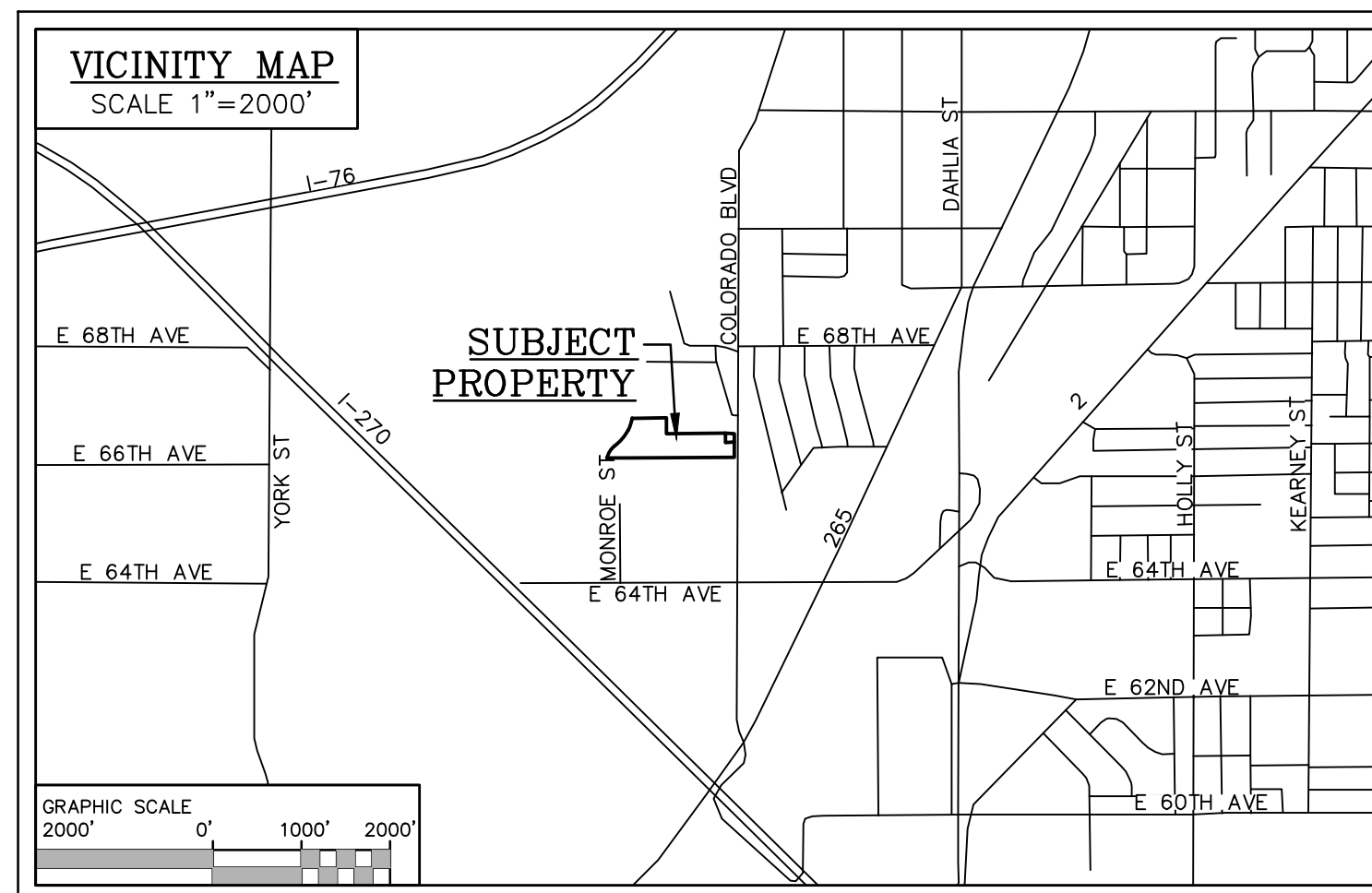


ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGAL DESCRIPTION

PARCEL A

A PARCEL OF LAND LOCATED IN THE NE 1/4 SE 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF COLORADO BOULEVARD, WHICH IS 180.0 FEET NORTH AND 30.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID NE 1/4 SE 1/4; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 110.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF COLORADO BOULEVARD, A DISTANCE OF 108.0 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 110.0 FEET TO A POINT ON THE WEST LINE OF COLORADO BOULEVARD; THENCE SOUTH, ALONG THE WEST LINE OF COLORADO BOULEVARD, A DISTANCE OF 108.0 FEET OF THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 1, 30.0 FEET WEST OF THE SE CORNER OF SAID NE 1/4 SE 1/4; THENCE WEST, ALONG THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 1291.95 FEET TO THE SW CORNER OF SAID NE 1/4 SE 1/4; THENCE NORTH, ALONG THE WEST LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 338.29 FEET TO A POINT ON A CURVE, SAID CURVE BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON DITCH; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 562.07 FEET, A CENTRAL ANGLE OF 15°47'42", AN ARC DISTANCE OF 154.95 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 415.16 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 196.00 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 715.50 FEET TO A POINT 140.0 FEET WEST OF THE EAST LINE OF SAID NE1/4 SE1/4; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 108.0 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 SE 1/4, A DISTANCE OF 110.0 FEET TO A POINT 30.0 FEET WEST OF THE EAST LINE OF SAID NE 1/4 SE 1/4; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 180.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

AND

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 255.67 FEET TO A POINT ON A CURVE, WHICH CURVE IS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BURLINGTON DITCH; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 239.38 FEET, A CENTRAL ANGLE OF 42°00'13", AN ARC DISTANCE OF 175.49 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ON A CURVE TO THE LEFT HAVING A RADIUS OF 562.07 FEET, A CENTRAL ANGLE OF 26°03'31", AN ARC DISTANCE OF 255.63 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 338.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TITLE NOTES

1. TITLE COMMITMENT NO. NCS-1098129-CO EFFECTIVE DATE JANUARY 13, 2021 AT 5:00 PM FROM FIRST AMERICAN TITLE INSURANCE COMPANY, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY.
2. THE FOLLOWING ITEMS FROM SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT POLICY ARE ADDRESSED AS FOLLOWS:
 - 1 AND 2 - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 3 - AS SHOWN ON THIS SURVEY
 - 4 THRU 8 - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 9 - RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 18, 1875 IN BOOK A67 AT PAGE 193.
 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 10 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY DESCRIBED IN DEED RECORDED FEBRUARY 16, 1910 IN BOOK 47 AT PAGE 44.
 - DOCUMENT ILLEGIBLE
 - 11 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY DESCRIBED IN DEEDS RECORDED OCTOBER 14, 1913 IN BOOK 66 AT PAGE 117 AND IN BOOK 66 AT PAGE 118.
 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 12 - ANY AND ALL RIGHTS OF ANY DITCH COMPANY RELATING TO THE BURLINGTON DITCH AND O'BRIAN CANAL, WHICH MAY TRAVERSE SUBJECT OR IS DESCRIBED AS BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY DEEDS RECORDED OCTOBER 14, 1913 IN BOOK 66 AT PAGE 117 AND IN BOOK 66 AT PAGE 118, AND RECORDED AUGUST 25, 1939 IN BOOK 257 AT PAGE 293.
 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 13 - ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 20, 1951 IN BOOK 427 AT PAGE 548, RECORDED DECEMBER 17, 1953 IN BOOK 482 AT PAGE 514, RECORDED JANUARY 17, 1957 IN BOOK 643 AT PAGE 581, AND RECORDED FEBRUARY 16, 1961 IN BOOK 892 AT PAGE 350.
 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 14 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT DESCRIBED IN DEED RECORDED JULY 3, 1980 IN BOOK 2470 AT PAGE 272.
 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON & BLANKET FOR PARCEL B
 - 15 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE NON-EXCLUSIVE EASEMENT RECORDED OCTOBER 6, 2009 AT RECEPTION NO. 2009000074429.
 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 16 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE STIPULATED FINAL RULE AND ORDER RECORDED OCTOBER 18, 2012 AT RECEPTION NO. 201200078363.
 - AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 17 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED SEPTEMBER 17, 2013 AT RECEPTION NO. 2013000081004.
 - DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS OFFSITE
 - 18 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE QUITCLAIM DEED RECORDED DECEMBER 8, 2015 AT RECEPTION NO. 2015000102342.
 - AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE
 - 19 - NOTES AND OTHER MATTERS AS DESCRIBED ON THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT WATER AND SEWER UTILITIES BASE MAP RECORDED MAY 8, 2017 AT RECEPTION NO. 2017000039956.
 - AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE

GENERAL NOTES


1. 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 CERTIFICATION SHOWN HEREON.
2. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
3. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS, THE DIMENSIONS OF ALL UTILITY POLE CROSS-MEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
5. DIRECT ACCESS TO PROPERTY FROM COLORADO BOULEVARD (PUBLIC RIGHT OF WAY) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
6. SUBJECT PROPERTY LIES IN "ZONE X", (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 08001C0604H, EFFECTIVE ON 03/05/2007
7. NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. NO WETLAND DELINEATION MARKERS OBSERVED AT TIME OF SURVEY.
9. ALL DISTANCES USED ARE IN U.S. SURVEY FEET
10. ZONING: SUBJECT PROPERTY ZONED "AG" (AGRICULTURE), PER COMMERCE CITY ZONING MAP DATED DECEMBER 2016
11. BASIS OF BEARINGS: THE GPS DERIVED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "ILLEGIBLE" BEING THE SOUTHEAST 1/4 CORNER OF SAID SECTION 1 FROM WHENCE A FOUND 2.5" ALUMINUM CAP "ILLEGIBLE" BEING THE EAST 1/4 CORNER OF SAID SECTION 1 BEARS NORTH 00°13'23" WEST, A DISTANCE OF 2641.07 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

ALTA/NSPS CERTIFICATION

TO: NUANES/KING, LLC, A COLORADO LIMITED LIABILITY COMPANY; INDICATE CAPITAL FUND 1, LLC ITS SUCCESSORS AND OR ASSIGNS; MAIN STREET MANAGEMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE 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 THRU 4, 6a, 7 THRU 9, 11, 13, 14, 17 THRU 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/01/2022

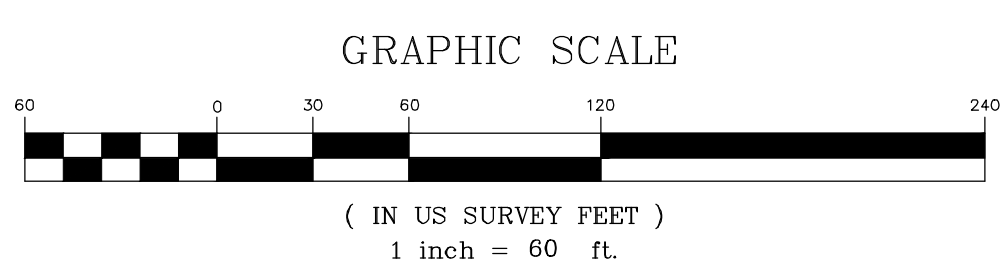
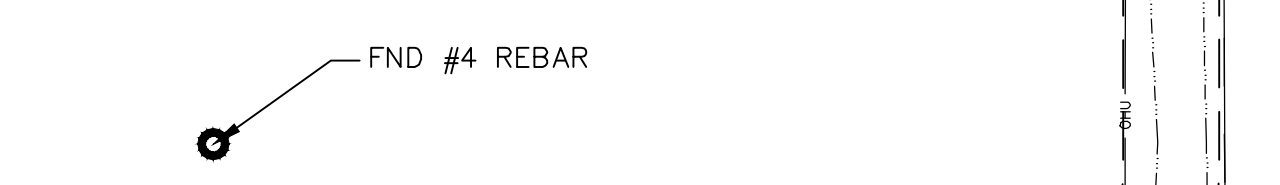
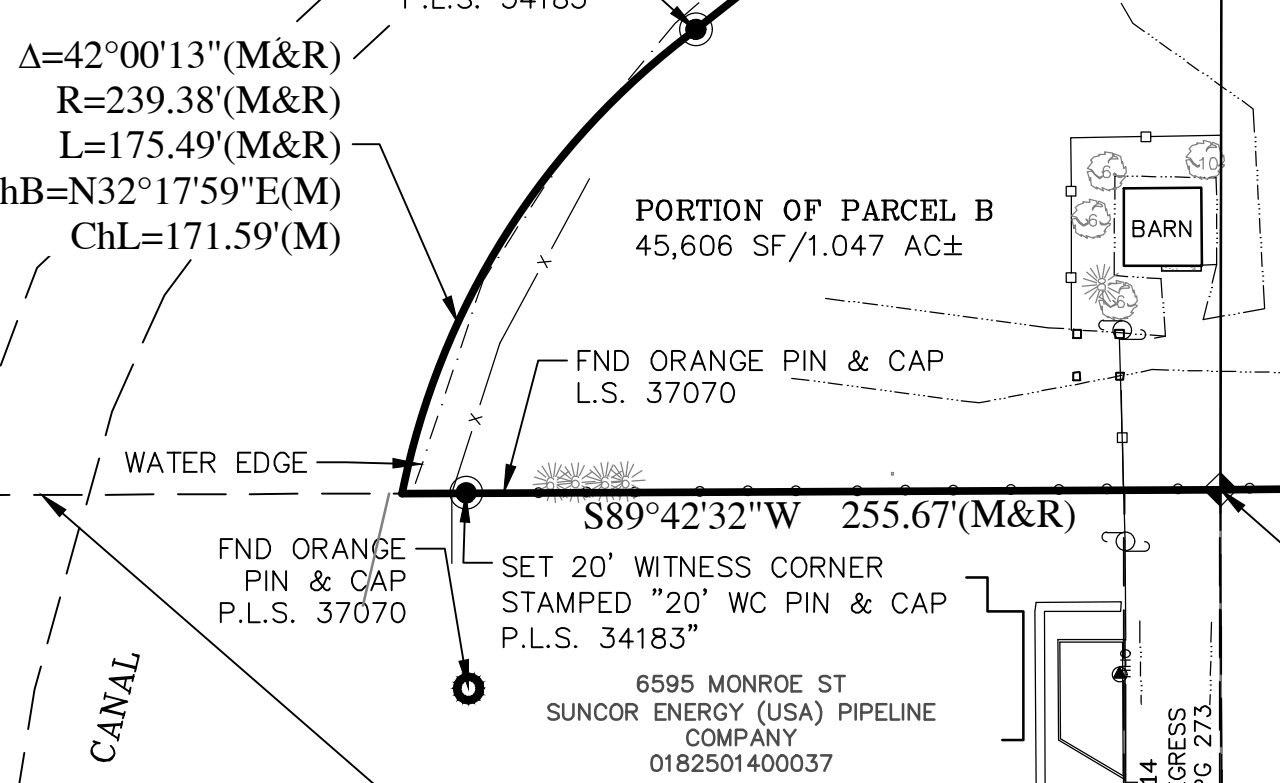
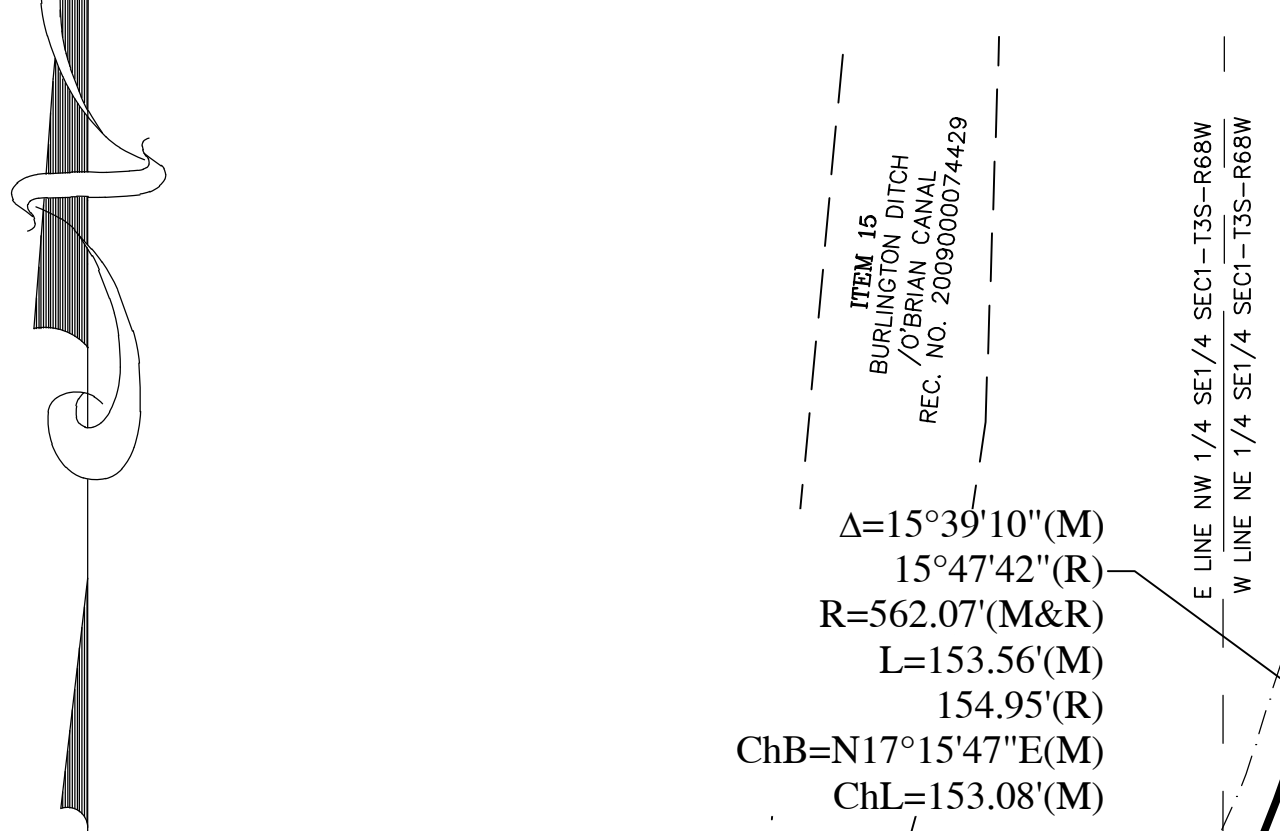
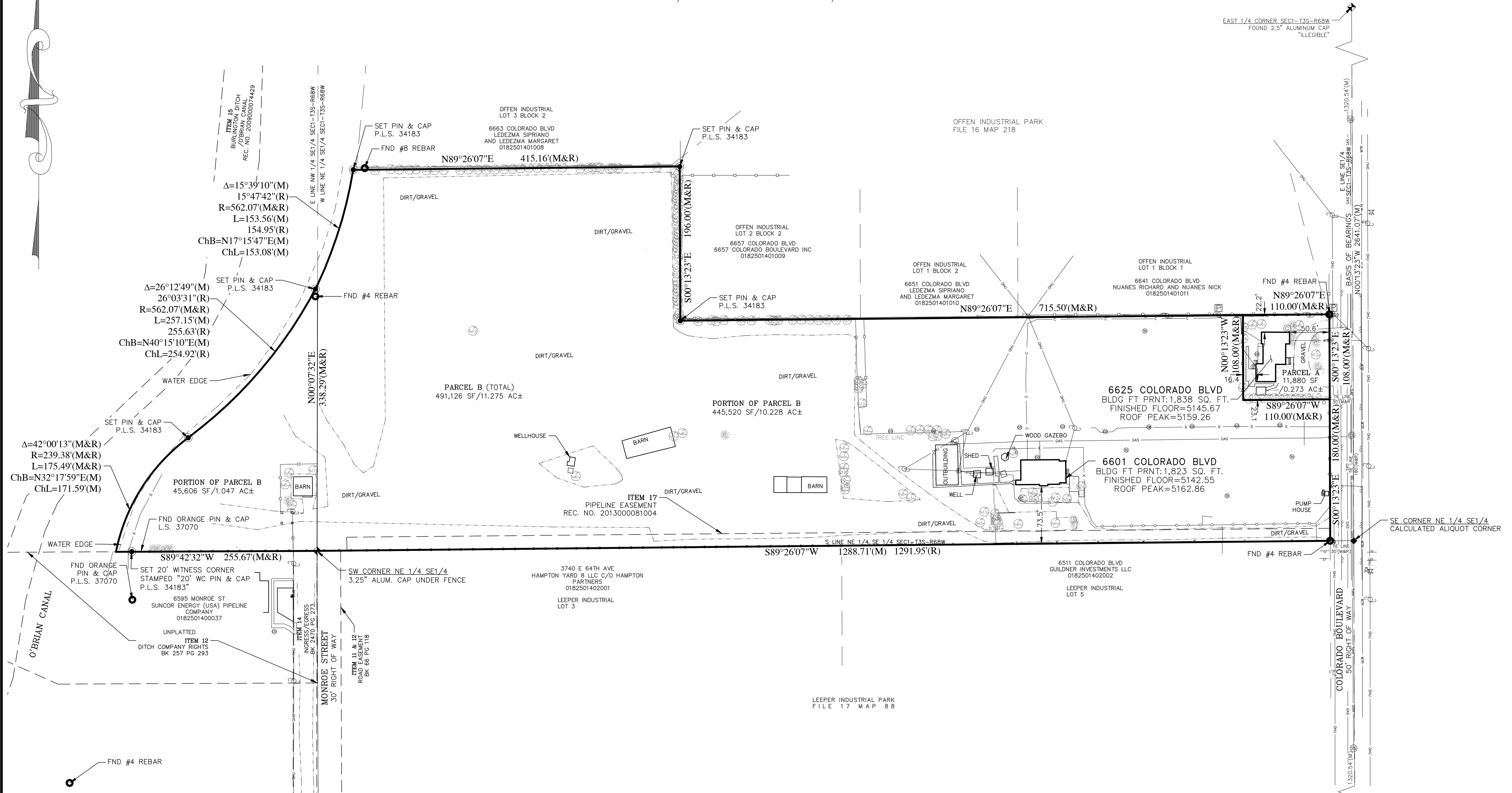

 JEFFREY J. MACKENNA
 PLS 34183


	9940 WEST 25TH AVENUE LAKEWOOD, CO 80215 303-202-1560 WWW.FALCONSURVEYING.COM	
	DATE: 02/04/22	REVA:
DRAWN BY: CAC	CHK'D BY: JJM	JOB NO. 160314
DATE OF FIELD SURVEY: 02/01/2022		160314_ALTA2022.DWG

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ALTA/NSPS LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF
SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

	FOUND SECTION CORNER		GAS METER		OVERHEAD UTILITY
	FOUND RANGE POINT		ELECTRIC METER		SANITARY SEWER LINE
	SET MONUMENT PLS 34183		WATER VALVE		WATER LINE
	FOUND MONUMENT		FIRE HYDRANT		EDGE OF ASPHALT
	CONIFEROUS TREE (CT 8IN)		WATER METER		IRON FENCE
	DECIDUOUS TREE (DT 12IN)		SIGN		CHAINLINK FENCE
	UTILITY POLE		PEDESTAL		WOOD FENCE
	CLEANOUT		RECORDED		GAS
	SANITARY SEWER MANHOLE		MEASURED		COMM

SOUTHEAST 1/4 CORNER SEC1-T3S-R68W
 FOUND 3.25" ALUMINUM CAP
 "ILLEGIBLE"

SHEET 2 OF 2

9940 WEST 25TH AVENUE
 LAKEWOOD, CO 80215
 303-202-1560
 WWW.FALCONSURVEYING.COM

DATE: 02/04/22	REVA:
DRAWN BY: CAC	CHK'D BY: JUM
DATE OF FIELD SURVEY: 02/01/2022	160314_ALTA2022.DWG

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