

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK 1, WARD SUBDIVISION FILING NO. 2

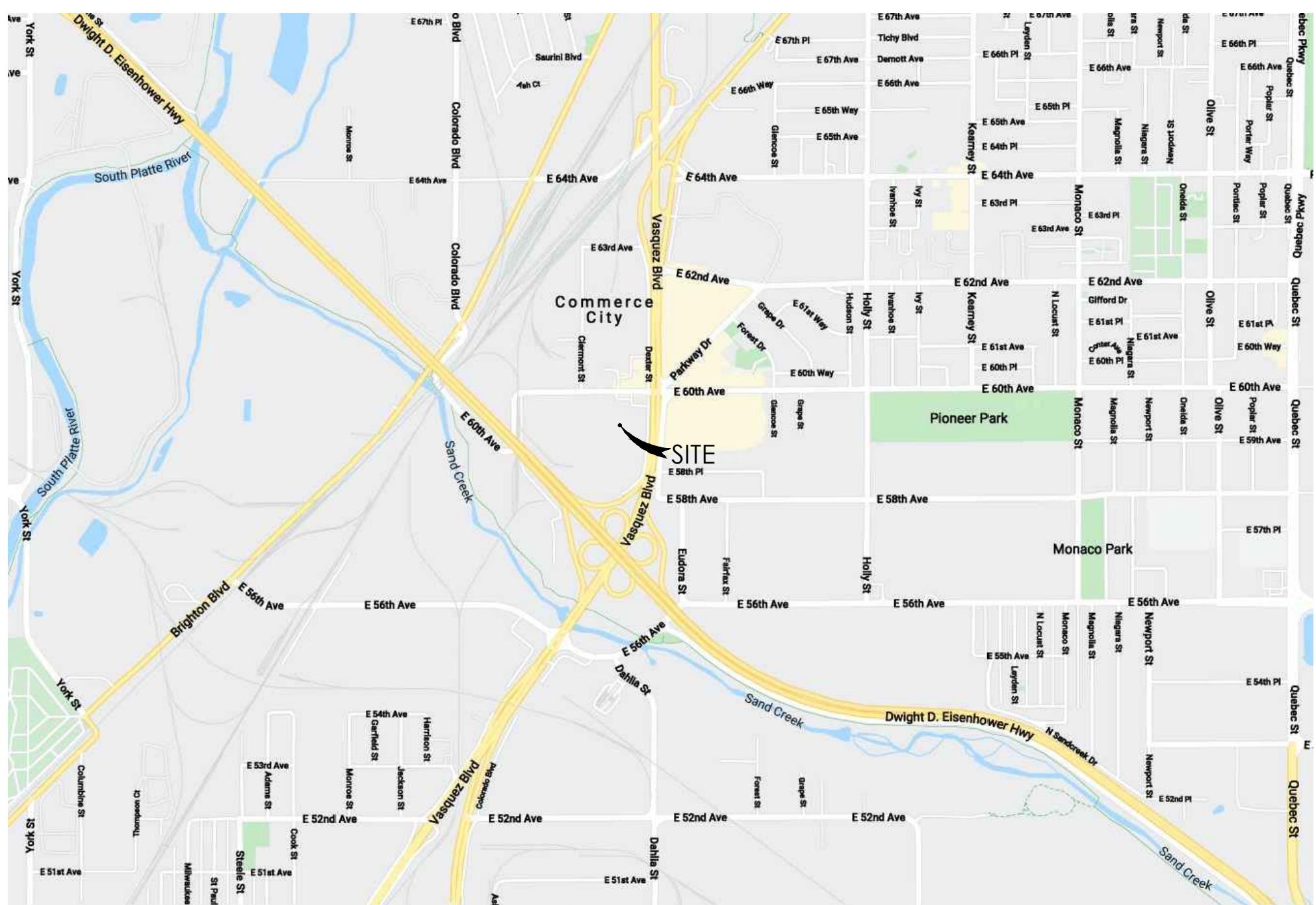
SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, WARD SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2019 UNDER RECEPTION NO. 2019000112141, COUNTY OF ADAMS, STATE OF COLORADO.

B2 EXCEPTIONS:

8. EXISTING LEASES AND TENANCIES.
9. (THIS ITEM WAS INTENTIONALLY DELETED)
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JUNE 23, 1998 UNDER RECEPTION NO. C0411433 IN BOOK 5373 AT PAGE 812. [PLOTTED AND SHOWN HEREON]
11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WARD SUBDIVISION FILING NO. 1 RECORDED JULY 31, 1998 UNDER RECEPTION NO. C0425032. RELEASE OF EASEMENT AS SHOWN ON SAID PLAT RECORDED APRIL 10, 2008 UNDER RECEPTION NO. 200800028558. [BLANKET IN NATURE - PLOTTABLE EASEMENTS SHOWN HEREON]
12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WARD SUBDIVISION FILING NO. 2 RECORDED DECEMBER 20, 2019 UNDER RECEPTION NO. 2019000112141. [BLANKET IN NATURE - PLOTTABLE EASEMENTS SHOWN HEREON]
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, RESTRICTIONS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED DECLARATION OF EASEMENTS AND SHARED EXPENSES AFFECTING LAND RECORDED DECEMBER 27, 2019 UNDER RECEPTION NO. 2019000114139. [BLANKET IN NATURE - PLOTTABLE EASEMENTS SHOWN HEREON]
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SACWS SERVICE COMMITMENT AGREEMENT RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 2020000024423. [BLANKET IN NATURE - NO CONDITIONS PLOTTABLE]
15. EASEMENT GRANTED TO SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT, FOR SANITARY SEWER OR WATER PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 10, 2008, UNDER RECEPTION NO. 200800028557. [PLOTTED AND SHOWN HEREON]
16. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 18, 2015, UNDER RECEPTION NO. 2015000036577. [PLOTTED AND SHOWN HEREON]



SURVEYOR'S NOTES:

1. 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 THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY.

ORDER NO. ABD70719011-3, EFFECTIVE DATE OF APRIL 20, 2021 AT 5:00 P.M.

3. BASIS OF BEARINGS ARE BASED UPON THE RECORDED PLAT OF WARD SUBDIVISION FILING NO. 2, RECORDED IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2019000112141.
4. FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 080010616H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION:

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;

5. ZONING: THE SUBJECT PROPERTY IS ZONED C-3 - REGIONAL COMMERCIAL DISTRICT.
6. UNIT OF MEASURE: U.S. SURVEY FOOT
7. OBSERVED PARKING SPACES: NONE.
8. THE UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE AND PAINT MARKINGS PROVIDED BY ADEPT UTILITY LOCATORS. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-Holing IS RECOMMENDED. THE SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES.
9. THE SUBJECT PROPERTY CONTAINS 67,010 SQUARE FEET OR 1.538 ACRES, MORE OR LESS.
10. PUBLISHED PROPERTY ADDRESS: 4850 EAST 60TH AVENUE, COMMERCE CITY, CO.

POINT
POINT CONSULTING, LLC
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PREPARED UNDER
THE DIRECT
SUPERVISION OF
CAMERON M.
WATSON
LIC. NO. 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
LITTLETON, CO 80128
(720) 258-6836
cwatson@pnt-llc.com

ALTA/NSPS LAND TITLE SURVEY
LOT 1, BLOCK 1
WARD SUBDIVISION FILING 2
COMMERCE CITY, COLORADO
JOB NO. 21.042

DATE	DESCRIPTION
05.25.21	ORIGINAL PREPARATION
-	-
-	-

SHEET 1/2
COVER

