

LAND DESCRIPTION (PER ORDER NO. 107-2120863-S)

PARCEL 1:

LOTS 1 THROUGH 8, BLOCK 1, PETERSON SUBDIVISION,
COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2:

LOTS 3 AND 4, BLOCK 4, PETERSON SUBDIVISION,
COUNTY OF ADAMS, STATE OF COLORADO.

SURVEY NOTES

- 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.
- THIS ALT/NSPS LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR N89°04'30"E PER PETERSON SUBDIVISION, ADAMS COUNTY, COLORADO, MONUMENTED AS SHOWN HEREON.
- VERTICAL DATUM / BENCHMARKS: CITY OF AURORA BENCHMARK 3S6630NE002, A CHISELED SQUARE ON THE SOUTHEAST CORNER OF AN INLET AT THE NORTHWEST CORNER OF CHAMBERS ROAD AND MONCRIEFF PLACE. ELEVATION = 5368.75 (NAVD 88).
- DATE OF FIELD WORK: JUNE 8, 2021, MAY 10, 2023, MAY 15, 2023 AND MAY 24, 2023.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- EAST 36TH AVENUE, EAST 36TH PLACE AND EAST 38TH AVENUE RIGHTS OF WAYS WERE ESTABLISHED BY THE ALIQUOT LINES PER A SECTION BREAK DOWN OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SAID RIGHTS OF WAYS BEING 25 FEET NORTH AND SOUTH OF SAID ALIQUOT LINES MATCHING FOUND NO. 3 REBARS, (CONSIDERED TO BE ORIGINAL TO PETERSON SUBDIVISION) WITHIN BLOCK 1 PETERSON SUBDIVISION.

HELENA AND JASPER STREET RIGHTS OF WAY WERE ESTABLISHED HOLDING THE PLATTED BLOCK AND LOT LINES OF BLOCKS 1 AND 4, PETERSON SUBDIVISION AND THE FOUND NO. 3 REBARS WITHIN SAID BLOCK 1 AS THEY ARE CONSIDERED TO BE ORIGINAL TO THE SUBDIVISION. SAID RIGHTS OF WAYS DOES NOT MATCH NORTH SOUTH ALIQUOT LINES.

ALT/NSPS LAND TITLE SURVEY

A PART OF BLOCKS 1 AND 4, PETERSON SUBDIVISION,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
VACANT LAND



OPTIONAL TABLE A ITEM NOTES

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
SEE MAPS ON SHEETS 1 AND 2.
- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
NO POSTED ADDRESS WAS OBSERVED ON-SITE.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALE MAP LOCATION AND GRAPHIC PLOTTING ONLY.

BY GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08005C0043K, BEARING A MAP REVISION DATE OF DECEMBER 17, 2010.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
PARCEL 1: 169,978 SQUARE FEET OR 3.90 ACRES, MORE OR LESS.
PARCEL 2: 43,274 SQUARE FEET OR 0.98 ACRES, MORE OR LESS.
GROSS LAND AREA: 213,250 SQUARE FEET OR 4.89 ACRES, MORE OR LESS.
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED WHEN APPROPRIATE.
VERTICAL RELIEF WAS PREPARED FROM A GROUND SURVEY, AND AERIAL DRONE PHOTOGRAMMETRY. CONTOURS ARE SHOWN IN 1-FOOT INTERVALS. PLEASE SEE GENERAL SURVEY NOTE 4 FOR BENCHMARK & DATUM.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5.E.IV. (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
SEE MAP ON SHEET 2.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV. AS DETERMINED BY:
(a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
(b) X MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS, ABOVE GROUND EVIDENCE AND MAPS AVAILABLE FROM THE CITY OF AURORA. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. UNDERGROUND UTILITIES WERE MARKED BY UTILO LLC, ON 5/11/2023.

SANITARY SERVICE AND IRRIGATION LINES AND VALVES ARE NOT A PART OF THIS SURVEY.

- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
SEE MAP ON SHEET 2.
- CIVIL ENGINEERING DESIGN SURVEY. UPDATED ON 5/24/2023.**

SCHEDULE B - SECTION II EXCEPTION NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON FIRST INTEGRITY TITLE COMPANY ORDER NO. 107-2120863-S, EFFECTIVE DATE APRIL 23, 2021 FOR THIS INFORMATION.

SCHEDULE B - SECTION 2 EXCEPTIONS, UNDERLINED NUMBERS CORRESPOND WITH EXCEPTION NUMBER AND SURVEYOR'S NOTE CONCERNING EACH EXCEPTION ADDRESSED. ITEMS 1-7 ARE GENERAL EXCEPTIONS AND NOT ASSOCIATED WITH RECORDED DOCUMENTS AND ARE NOT ADDRESSED. THESE ITEMS SHOULD BE REVIEWED BY LEGAL COUNSEL AND MAY AFFECT THE SUBJECT PROPERTY.

- ANY AND ALL NOTES, EASEMENTS AND RECITALS AS DISCLOSED ON THE RECORDED PLAT OF PETERSON SUBDIVISION, RECORDED JULY 10, 1963 IN PLAT BOOK F11 AT PAGE 110. **EASEMENTS SHOWN AND LABELED HEREON.**
- RESERVATION OF A 1/2 OF ALL MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED MARCH 22, 1974 IN BOOK 1919 AT PAGE 908, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS PARCEL 2).
AFFECTS PARCEL 2 AS SHOWN AND LABELED HEREON.
- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE REVOCABLE LICENSE RECORDED OCTOBER 13, 1992 AT RECEPTION NO. B1096218. (AFFECTS PARCEL 1). **LICENSE IS FOR A 6-FOOT HIGH CHAIN LINK FENCE IN THE RIGHT OF WAY AND PUBLIC EASEMENTS WITHIN PARCEL 1. NO FENCES WERE OBSERVED IN PARCEL 1.**
- OIL AND GAS LEASE RECORDED MARCH 19, 2018 AT RECEPTION NO. 2018000021918, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. **LEASE AFFECTS PARCELS 1 AND 2 AS SHOWN AND LABELED HEREON.**

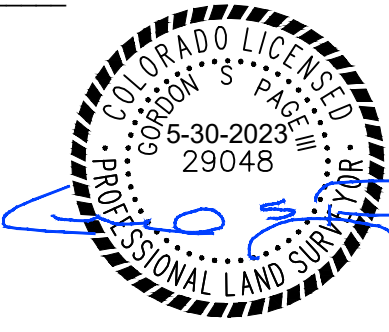
SURVEYOR'S CERTIFICATE

TO: FEDERAL WASH 1LLC, LUXE REALTY, INC, FIRST INTEGRITY TITLE COMPANY AND WESTCOR LAND TITLE INSURANCE COMPANY

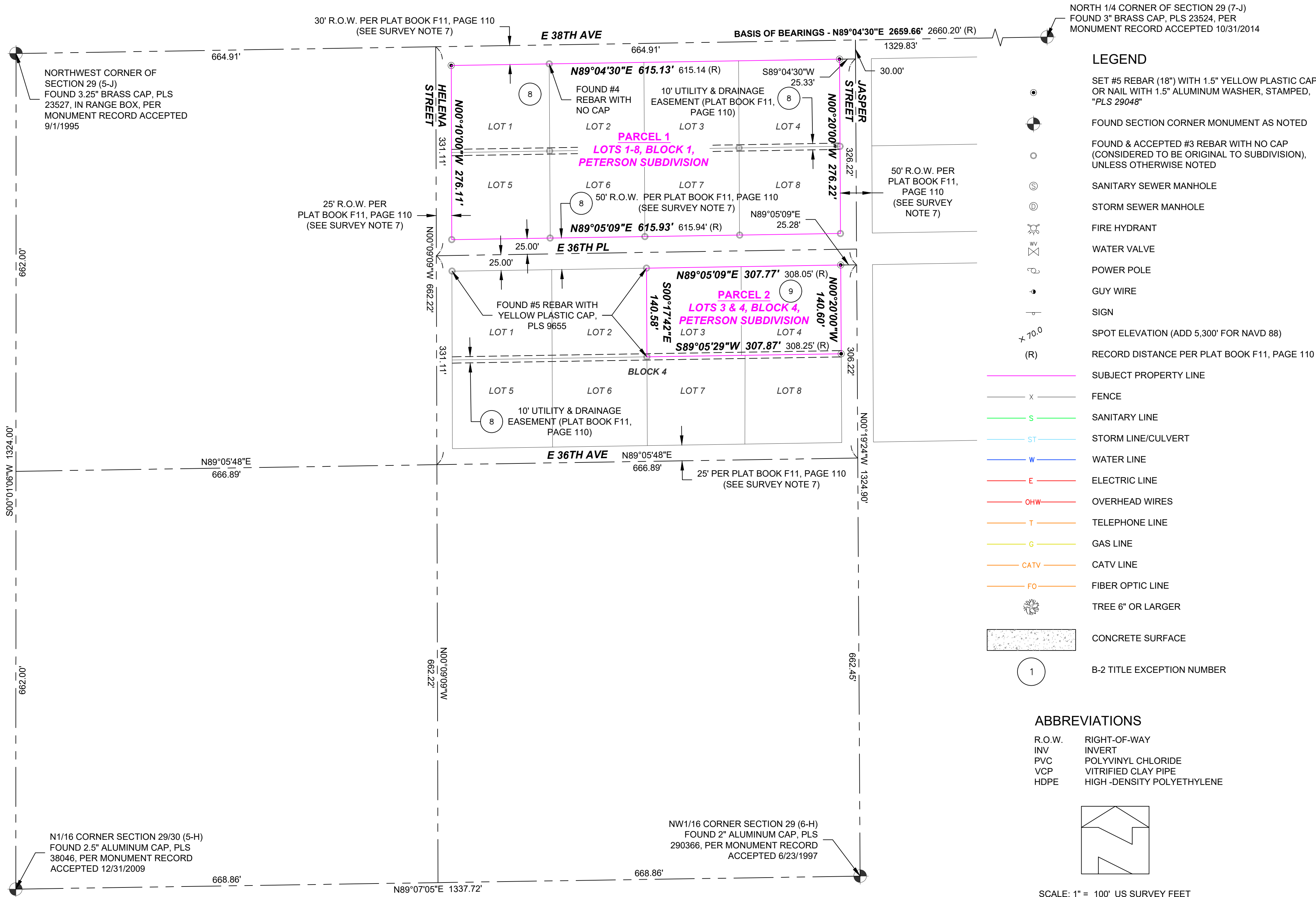
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11(b), 13 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/8/2021.

DATE OF PLAT OR MAP: 5-30-2023

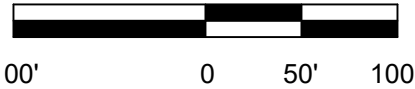
GORDON S. PAGE III
COLORADO P.L.S. 29048
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS
gpape@gillianslc.com



DIGITAL SIGNATURE



SCALE: 1" = 100' US SURVEY FEET



BY	DATE	REVISION RECORD
		1

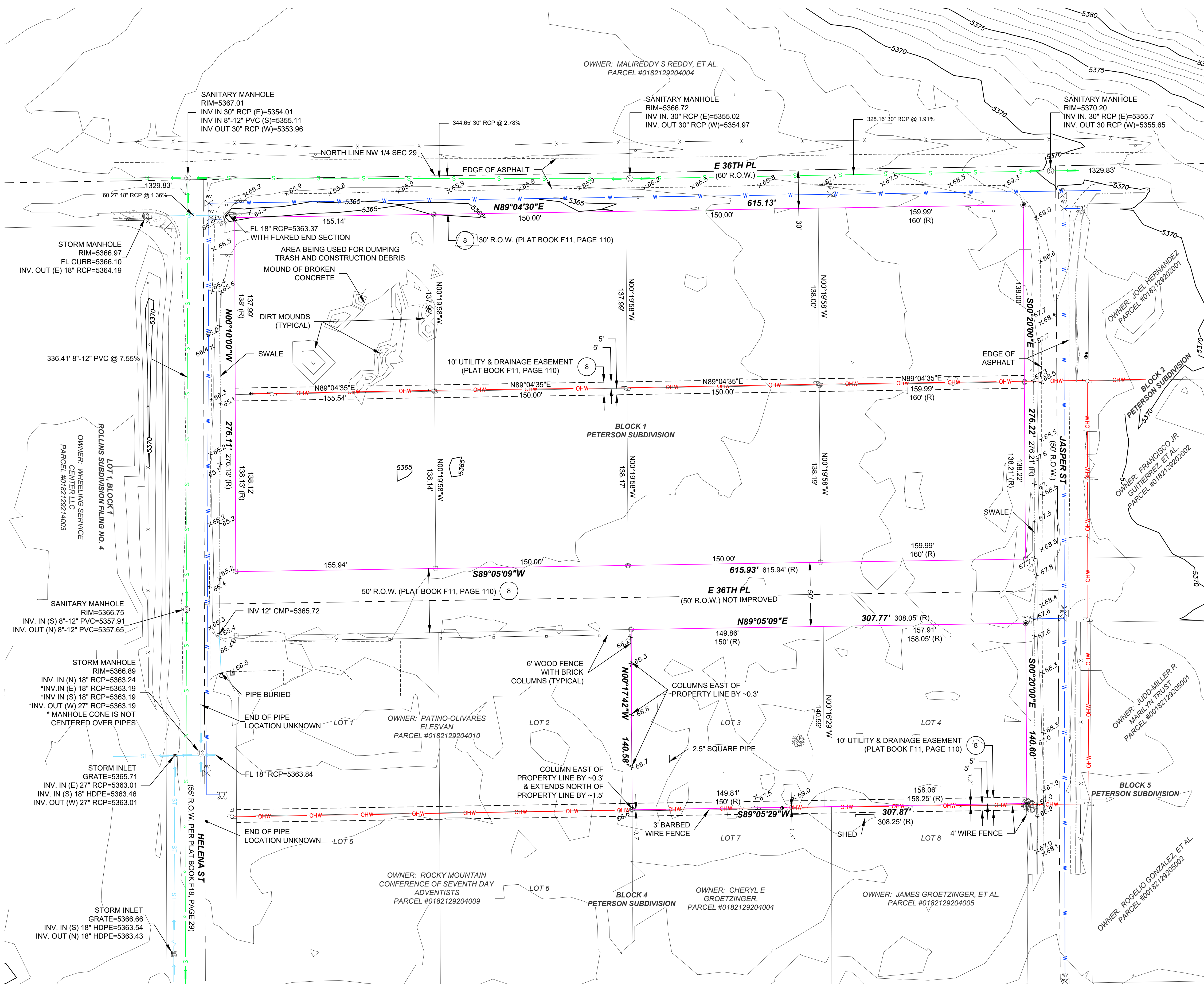
ALT/NSPS LAND TITLE SURVEY
PART OF BLOCKS 1 AND 4, PETERSON SUBDIVISION
ADAMS COUNTY, COLORADO

CERTIFICATION

Gillians
LAND SURVEYING
GILLIANS LAND CONSULTANTS
P.O. BOX 375
BENNETT, CO 80102
303-972-6640
www.gillianslc.com

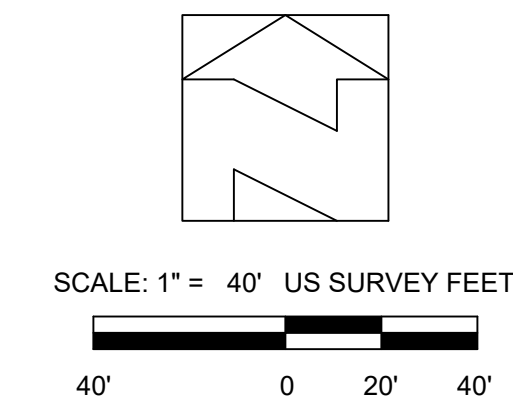
JOB NO: 29080
DRAWN: ALB, REH, JW
CHECKED: REH
FIELD: JW/AH, JW/WP
ISSUE DATE: 5/30/2023
SCALE: VARIES
FILE: 23080 ALTA

ALTA/NSPS LAND TITLE SURVEY
A PART OF BLOCKS 1 AND 4, PETERSON SUBDIVISION,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
VACANT LAND
TOPOGRAPHIC MAP
SHEET 2 OF 3

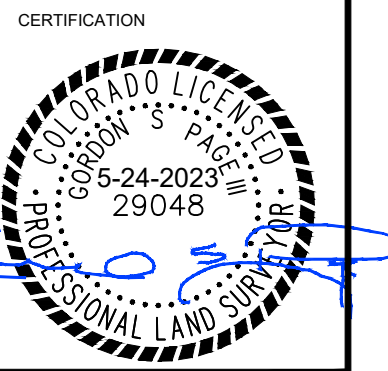


- LEGEND**
- FOUND #5 REBAR (18") WITH 1.5" YELLOW PLASTIC CAP OR NAIL WITH 1.5" ALUMINUM WASHER, STAMPED, "PLS 29048"
 - FOUND SECTION CORNER MONUMENT AS NOTED
 - FOUND & ACCEPTED #3 REBAR WITH NO CAP (CONSIDERED TO BE ORIGINAL TO SUBDIVISION), UNLESS OTHERWISE NOTED
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - POWER POLE
 - GUY WIRE
 - SIGN
 - SPOT ELEVATION (ADD 5,300' FOR NAVD 88)
 - RECORD DISTANCE PER PLAT BOOK F11, PAGE 110
 - SUBJECT PROPERTY LINE
 - FENCE
 - SANITARY LINE
 - STORM LINE/CULVERT
 - WATER LINE
 - ELECTRIC LINE
 - OVERHEAD WIRES
 - TELEPHONE LINE
 - GAS LINE
 - CATV LINE
 - FIBER OPTIC LINE
 - TREE 6" OR LARGER
 - CONCRETE SURFACE
 - B-2 TITLE EXCEPTION NUMBER

- ABBREVIATIONS**
- R.O.W. RIGHT-OF-WAY
 - INV INVERT
 - PVC POLYVINYL CHLORIDE
 - VCP VITRIFIED CLAY PIPE
 - HDPE HIGH-DENSITY POLYETHYLENE



ALTANSPS LAND TITLE SURVEY
PART OF BLOCKS 1 AND 4, PETERSON SUBDIVISION
ADAMS COUNTY, COLORADO



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P.O. BOX 375
BENNETT, CO 80102
303-972-6640
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JOB NO: 29080
DRAWN: ALB, REH, JW
CHECKED: REH
FIELD: JW/AH, JW/WP
ISSUE DATE: 5/30/2023
SCALE: 1"=40'
FILE: 23080 ALTA

PHOTO ALTITUDE 300' A.G.L.



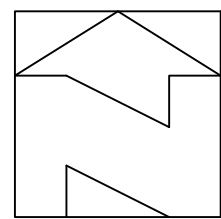
SET #5 REBAR (18") WITH 1.5" YELLOW PLASTIC CAP
OR NAIL WITH 1.5" ALUMINUM WASHER, STAMPED,
"PLS 29048"

- | | |
|--|--|
| OR NAIL WITH 1.5" ALUMINUM WASHER, STAMPED,
"PLS 29048" | |
| FOUND SECTION CORNER MONUMENT AS NOTED | |
| FOUND & ACCEPTED #3 REBAR WITH NO CAP
(CONSIDERED TO BE ORIGINAL TO SUBDIVISION),
UNLESS OTHERWISE NOTED | |
| SANITARY SEWER MANHOLE | |
| STORM SEWER MANHOLE | |
| FIRE HYDRANT | |
| WATER VALVE | |
| POWER POLE | |
| GUY WIRE | |
| SIGN | |
| SPOT ELEVATION (ADD 5,300' FOR NAVD 88) | |
| RECORD DISTANCE PER PLAT BOOK F11, PAGE 110 | |

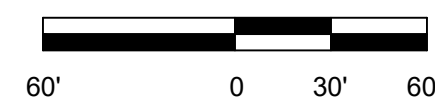
- | | |
|---|-----------------------|
|  | SUBJECT PROPERTY LINE |
|  | FENCE |
|  | SANITARY LINE |
|  | STORM LINE/CULVERT |
|  | WATER LINE |
|  | ELECTRIC LINE |
|  | OVERHEAD WIRES |
|  | TELEPHONE LINE |
|  | GAS LINE |
|  | CATV LINE |
|  | FIBER OPTIC LINE |
|  | TREE 6" OR LARGER |

- 1 B-2 TITLE EXCEPTION NUMBER

R.O.W.	RIGHT-OF-WAY
INV	INVERT
PVC	POLYVINYL CHLORIDE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH -DENSITY POLYETHYLENE



SCALE: 1" = 60' US SURVEY FEET



ALTA/NSPS LAND TITLE SURVEY
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LAND SURVEYING
ALTANSIPS SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

JOB NO.: 29080
DRAWN: ALB, REH, JW
CHECKED: REH
FIELD: JW/AH, JW/VP
DUE DATE: 5/30/2023
SCALE: 1"=60'
FILE: 23080 ALTA