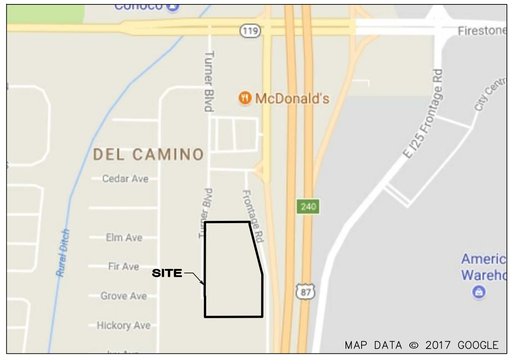
ALTA/NSPS LAND TITLE SURVEY

LOT 1, DS REAL ESTATE MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 1

TOTAL AREA = 249,003 SQ FT, OR 5.72 ACRES, MORE OR LESS



Vicinity Map
SCALE: 1" = 500'

Parcel Description

(PROVIDED BY STEWART TITLE)
DEED RECORDED ON 8/13/2015 AT REC. NO. 4133400

LOT 1,
DS REAL ESTATE MINOR SUBDIVISION
COUNTY OF WELD,
STATE OF COLORADO.

Boundary Closure Report

COURSE:	N89°43'12"E	LENGTH: 311.84'
COURSE:	S00°05'21"E	LENGTH: 17.33'
COURSE:	S14°17'21"E	LENGTH: 361.28'
COURSE:	S00°09'36"W	LENGTH: 295.46'
COURSE:	S89°46'34"W	LENGTH: 399.89'
COURSE:	N00°06'45"E	LENGTH: 144.97'
COURSE:	S89°47'12"W	LENGTH: 2.26'
COURSE:	N00°11'01"E	LENGTH: 517.97'
PERIMETER:		2,051'
AREA:		249,003 SQ. FT.
ERROR CLOSURE:		0.01
COURSE:		S72°14'43"E
ERROR NORTH:		-0.002
ERROR EAST:		0.005
PRECISION 1:		205100.00

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF DS REAL ESTATE MINOR SUBDIVISION
- (S) AS PER SITE PLAN REVIEW 438-GEP INVESTMENTS, INC. (TRANSWEST) BY R.W. RAYER & ASSOCIATES, INC. (REC. NO. 3687393, DATED 4/16/2010)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- SIGN
- BOLLARD
- NO PARKING
- WM WATER METER
- MW MONITOR WELL
- CLEANOUT
- ST STORM SEWER LINE
- ST(m) STORM SEWER LINE SCALED FROM MAPS
- E ELECTRIC LINE
- TRANSFORMER
- EM ELECTRIC METER
- LIGHT POLE
- OVU OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- FO FIBEROPTIC LINE
- T TELEPHONE LINE
- TR TELEPHONE RISER
- G GAS LINE
- GM GAS METER
- V UNIDENTIFIED VAULT
- AIR CONDITIONER UNIT
- INDICATION OF ACCESS
- FLAGPOLE
- MB MAILBOX
- CONC. CONCRETE

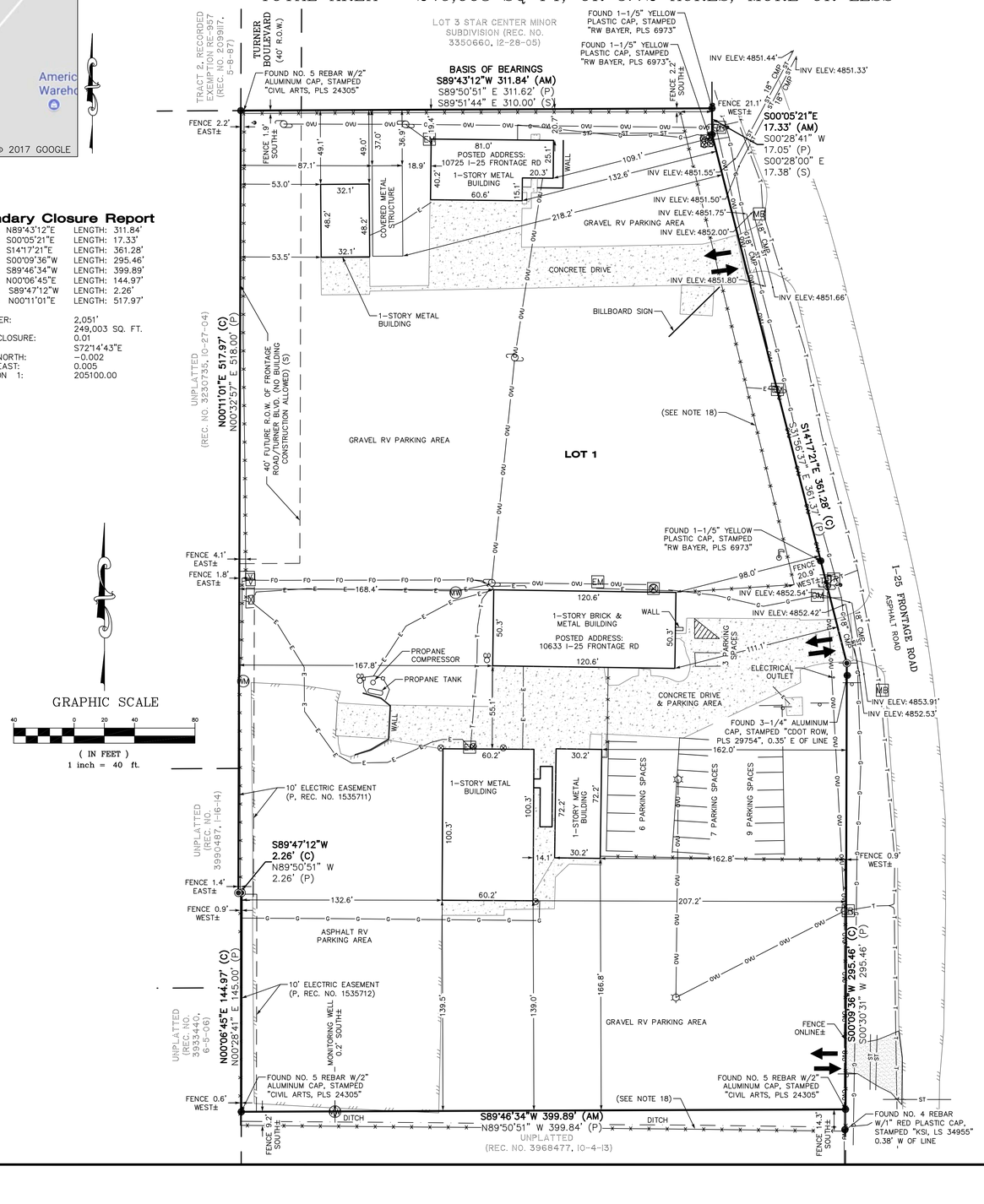
Depositing Certificate

DEPOSITED THIS _____ DAY OF _____, 20__ AT __:O'CLOCK __ M. IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____, OF THE RECORDS OF WELD COUNTY, COLORADO.

SIGNED: _____

TITLE: _____

BY: _____



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

Notes

1. STEWART TITLE COMMITMENT NUMBER 17000311138, DATED SEPTEMBER 19, 2017 AT 5:30 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
2. 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.
3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HARI SACHANANDANI, ASPIRING, LLC A COLORADO LIMITED LIABILITY COMPANY AND STEWART TITLE, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S89°43'12"W ALONG THE NORTH LINE OF LOT 1, DS REAL ESTATE MINOR SUBDIVISION, BETWEEN A FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP, STAMPED "CIVIL ARTS, PLS 24305" AT THE NORTHWEST OF SAID LOT 1 AND A FOUND 1-1/2" YELLOW PLASTIC CAP, STAMPED "RW BAYER, PLS 6973" AT THE NORTHEAST CORNER OF SAID LOT 1 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. ONLY SURFACE EVIDENCE OF UTILITIES VISIBLE AT THE TIME OF THE FIELDWORK IS SHOWN HEREON. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
10. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08123C-1890 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 3).
11. DATES OF FIELDWORK: OCTOBER 11, 2017 (CREW CHIEF D. WILSON)
12. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
13. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 249,003 SQ. FT. OR 5.72 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 4).
14. THERE ARE 22 REGULAR PARKING STALLS ON THE SUBJECT PROPERTY (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 9).
15. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN 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. A PRIVATE UTILITY LOCATER WAS HIRED FOR THE PREPARATION OF THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103. (ALTA/NSPS LAND TITLE SURVEY TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ITEM 11)
16. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	AUG. 21, 1969	REC. NO. 1535711	10' ELECTRIC EASEMENT
#16	MAY 8, 2015	REC. NO. 4105683	ANNEXATION MAP
#18	MAY 8, 2015	REC. NO. 4105683	OUTLINE DEVELOPMENT PLAN
#19	AUG. 13, 2015	REC. NO. 4133400	DS REAL ESTATE MINOR SUBDIVISION
#20	AUG. 13, 2015	REC. NO. 4133104	FINAL DEVELOPMENT PLAN

17. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JUN. 25, 1890	BK. 233, PG. 332	UNITED STATES PATENT
#10	DEC. 10, 2010	REC. NO. 3738236	WARRANTY DEED
#11	JUL. 19, 1972	REC. NO. 1593871	OIL & GAS LEASE
	AUG. 26, 2015	REC. NO. 4136915	DECLARATION OF POOLING
	APR. 7, 2017	REC. NO. 4292190	OPERATING AGREEMENT & FINANCING STATEMENT
#13	OCT. 1, 1981	REC. NO. 1870705	MOUNTAIN BELL SENATE BILL NO. 172-1981-CRS 9-1.5-103
	MAR. 9, 1983	REC. NO. 1919757	WESTERN SLOPE GAS COMPANY SENATE BILL NO. 172
	JUL. 20, 1984	REC. NO. 1974810	ASSOCIATED NATURAL GAS, INC. SENATE BILL NO. 172
	OCT. 1, 1984	REC. NO. 1983584	ASSOCIATED NATURAL GAS, INC. SENATE BILL NO. 172
	MAR. 3, 1988	REC. NO. 2132709	ASSOCIATED NATURAL GAS, INC. SENATE BILL NO. 172
	APR. 10, 1989	REC. NO. 2175917	ASSOCIATED NATURAL GAS, INC. SENATE BILL NO. 172
	OCT. 1, 1981	REC. NO. 1870756	NOTICE OF GENERAL DESCRIPTION OF AREA FOR PANHANDLE EASTERN PIPE LINE COMPANY
	JUN. 26, 1986	REC. NO. 2058722	NOTICE OF GENERAL DESCRIPTION OF AREA FOR PANHANDLE EASTERN PIPE LINE COMPANY
	AUG. 31, 1984	REC. NO. 1979784	GENERAL DESCRIPTION OF UNDERGROUND FACILITIES OF COLORADO INTERSTATE GAS COMPANY
	OCT. 5, 1981	REC. NO. 1871004	NOTICE OF PURSUANT OF C.R.S. SEC. 9-1.5-103
	APR. 2, 1985	REC. NO. 2004300	WESTERN GAS SUPPLY COMPANY MAP
	NOV. 9, 1981	REC. NO. 1874084	PUBLIC SERVICE COMPANY OF COLORADO SENATE BILL NO.172
	DEC. 14, 1988	REC. NO. 2164975	INFORMATION OF UNDERGROUND FACILITIES OF ST. VRAIN SANITATION DISTRICT
	JAN. 24, 1991	REC. NO. 3993728	NOTICE OF PURSUANT TO 9-1.5-106 FOR UNITED POWER, INC.
#14	FEB. 3, 2014	REC. NO. 3993728	CORRECTED MINERAL DEED
#15	MAY 8, 2015	REC. NO. 4105679	ORDINANCE NO. 862
#17	MAY 8, 2015	REC. NO. 4105681	ANNEXATION AGREEMENT

18. FENCES ARE NOT COINCIDENT WITH PROPERTY LINES AS SHOWN HEREON.

Surveyor's Certificate

TO HARI SACHANANDANI, ASPIRING, LLC A COLORADO LIMITED LIABILITY COMPANY AND STEWART TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 11, 2017.

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN B. GUYTON COLORADO P.L.S. #16406
CHAIRMAN & CEO, FLATIRONS, INC.

REVISION	DATE
1 REVISIONS PER CLIENT COMMENTS	11/9/17 ED
2	
3	
4	
5	
6	
7	
8	
9	

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
HARI SACHANANDANI
&
Others (See Note 3)

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COLORADO LICENSED
JOHN B. GUYTON
16406
11/9/17
PROFESSIONAL LAND SURVEYOR
SEAL

JOB NUMBER:	17-69,884
DATE:	10-19-2017
DRAWN BY:	E. DAVIS
CHECKED BY:	JK/WW/JZG

SHEET 1 OF 1

BY:EDAVIS FILE:69884-ALTA (G17)DWG DATE:11/9/2017 1:12 PM