

ALTA/NSPS LAND TITLE SURVEY

LOTS 1-5, INCLUSIVE, RESUBDIVISION OF BLOCK 7 TYNON'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

PROPERTY DESCRIPTION:

FROM ALTA COMMITMENT ISSUED BY WDG FEDERAL LLC, ORDER No: ABJ70653056
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 - 5, INCLUSIVE, RE-SUBDIVISION OF BLOCK 7, TYNON'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SURVEYOR'S NOTES:

- RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE ALTA COMMITMENT ORDER NUMBER ABJ70653056, ISSUED BY WDG FEDERAL LLC, EFFECTIVE 02/04/2020 AT 5:00 P.M..
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE RESUBDIVISION OF BLOCK 7 OF TYNON'S ADDITION, BEARING N 00°18'37" W WITH ALL OTHER BEARINGS CONTAINED HEREON RELATIVE THERETO.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 1, MONUMENTS ARE FOUND OR SET AS SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 2, THE PROPERTY ADDRESS IS 1940 N FEDERAL BLVD, DENVER, CO 80204.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 3, BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AS ESTABLISHED BY FEMA FLOOD PANEL INDEX: 0800460182H.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 4, THE GROSS LAND AREA IS 15,041 S.F. OR .345 AC., MORE OR LESS.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 5, THE ORIGINATING BENCHMARK IS THE SOUTHEAST CORNER INTERSECTION OF 21ST AVENUE AND FEDERAL BOULEVARD, CCD BRASS CAP, SE COR, TOP OF CURB @ SPC NAVD 88 ELEVATION = 5288.23
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 6(a), INCLUSION OF REPORT OR LETTER AS PROVIDED BY CLIENT: NO DOCUMENT PROVIDED.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 6(b), INCLUSION OF REPORT OR LETTER AS PROVIDED BY CLIENT: NO DOCUMENT PROVIDED.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 7(a), THE DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 9, THERE ARE 22 STANDARD PARKING STALLS.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 11, LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY ABOVE JOINING FEATURES, AND AS MARKED BY 811 UTILITY LOCATES, ON 02/28/2020.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 13, NAMES OF ADJOINING OWNERS ARE SHOWN AS LISTED ON THE DENVER COUNTY ASSESSOR PROPERTY GIS MAP.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

TITLE COMMITMENT SCHEDULE B-II EXCEPTION NOTES:

(ITEMS 1-8 ARE NON-SPECIFIC IN NATURE AND THEREFORE NOT SHOWN)

- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED JUNE 27, 1962 IN BOOK 8867 AT PAGE 449. (EXTINGUISHED BY RECORD)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 288, SEIRIES OF 1988 RECORDED MAY 24, 1988 UNDER RECEPTION NO. 269753. (NO PLOTTABLE ITEMS)

CERTIFICATE OF SURVEYOR:

TO:

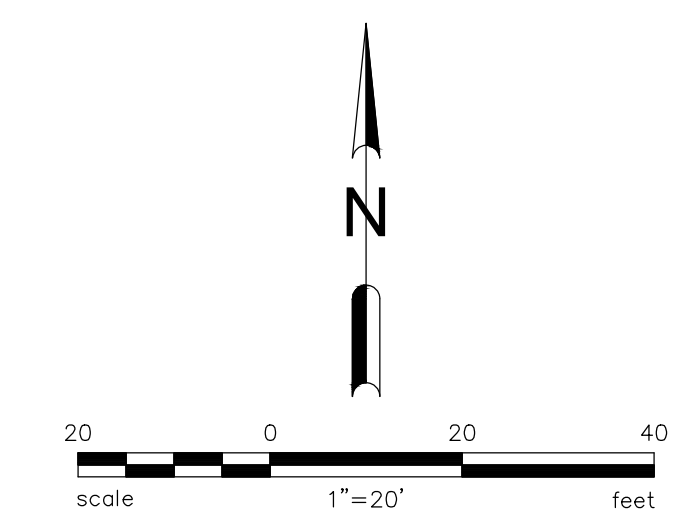
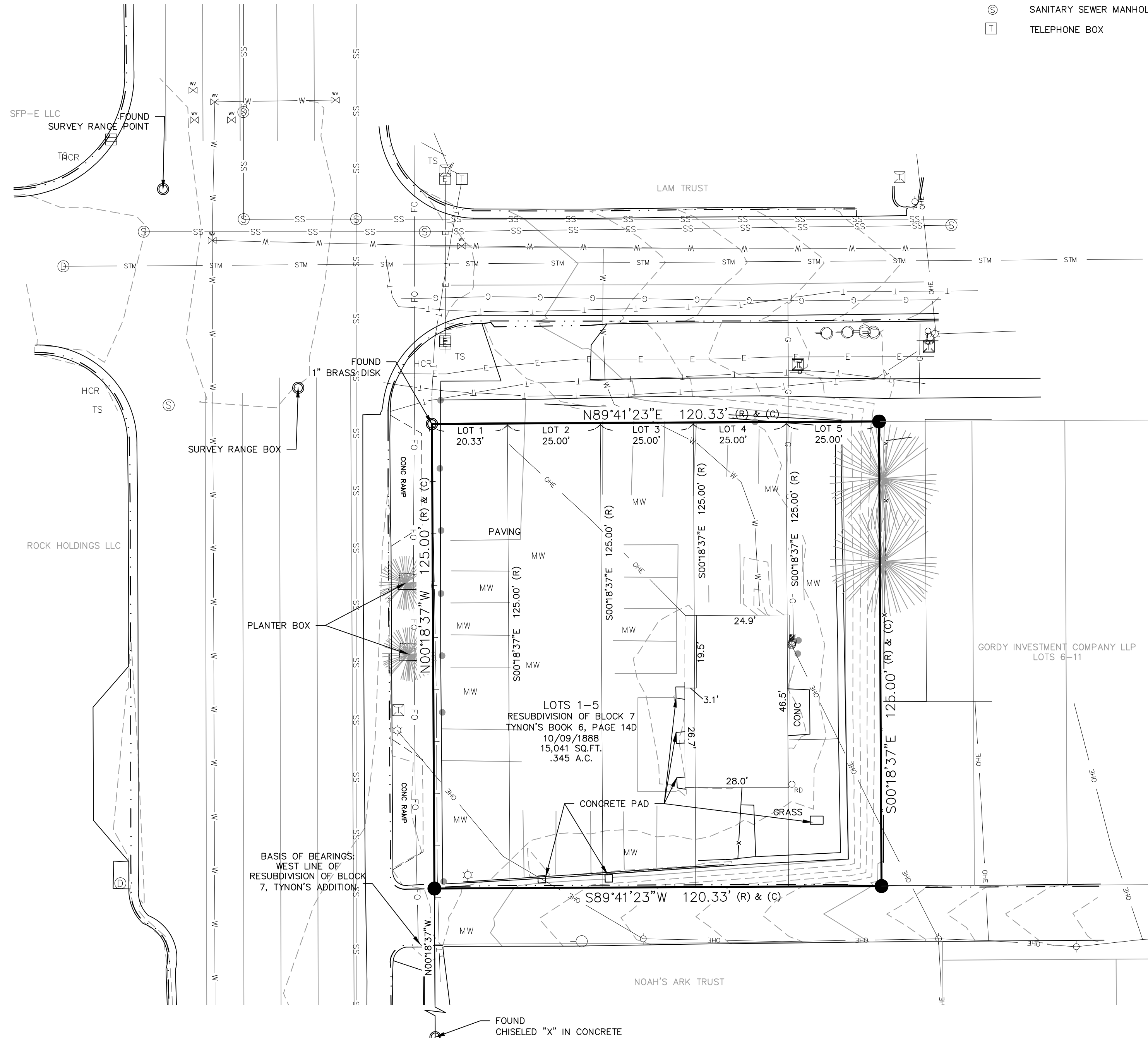
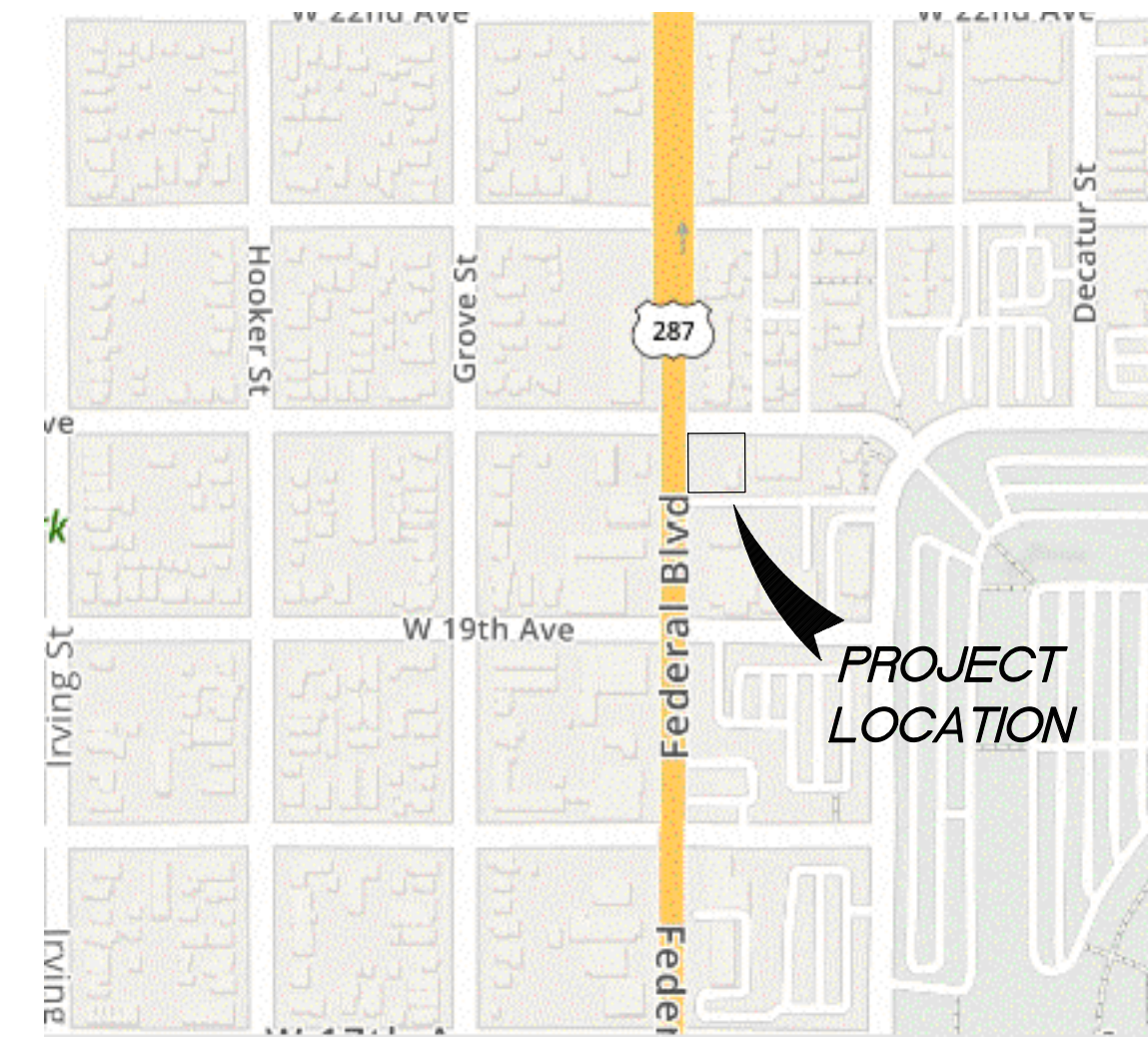
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 3, 2020.

DATE OF PLAT OR MAP: MARCH 6, 2020

MICHAEL DAVID LANG, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 37053
FOR AND ON BEHALF OF RIDGETOP ENGINEERING AND SURVEYING

LEGEND:

	ROADWAY STRIPING		WATER VALVE
	CURB AND GUTTER		GAS VALVE
	EDGE OF GRAVEL		CABLE TV BOX
	EASEMENT LINE		WATER METER
	BUILDING SETBACK		POWER POLE
	PROPERTY LINE		FIBER OPTIC MARKER
	RIGHT OF WAY LINE		FIBER OPTIC BOX
	STORM SEWER LINE		MONITORING WELL
	OVERHEAD ELECTRIC LINE		TRAFFIC SIGNAL POLE
	UNDERGROUND WATER LINE		HANDICAP RAMP
	UNDERGROUND SANITARY SEWER LINE		GUY WIRE
	UNDERGROUND STORM SEWER LINE		STORM SEWER MANHOLE
	UNDERGROUND GAS LINE		BOLLARD
	UNDERGROUND ELECTRIC LINE		ROOF DRAIN
	UNDERGROUND TELEPHONE LINE		CONIFEROUS SHRUB
	UNDERGROUND FIBEROPTIC LINE		FOUND MONUMENT
	FENCE		SET 30" NO. 4 REBAR W/ RED PLASTIC CAP LS37053
	ELECTRIC TRANSFORMER		ALIQUOT CORNER
	LIGHT POLE		MEASURED BY SURVEYOR IN FIELD
	ELECTRIC BOX		CALCULATED FOR PLACEMENT IN FIELD
	WATER MANHOLE		AS RECORDED IN PRIOR DOCUMENTS
	SANITARY SEWER MANHOLE		
	TELEPHONE BOX		



Project: 20-006-003
Drawn By: ALAS
Date: 03/10/20
Rev. Date:
Check By: ML

ALTA/NSPS LAND TITLE SURVEY
LOTS 1-5, INCLUSIVE, RESUBDIVISION OF BLOCK 7
TYNON'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER,
STATE OF COLORADO

541 E. GARDEN DRIVE
WINDSOR, CO 80550
970-663-4552

RIDGETOP
ENGINEERING & SURVEYING

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