

**LEGAL DESCRIPTION:**

Lot 2, Block 1, Town and Country Village Subdivision Filing No.1, County of Arapahoe, State of Colorado.

**NOTES:**

- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- Basis of bearings is the North line of the property, monumented as shown and assumed to bear S89°53'44"E.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08005C0179K effective date December 17, 2010, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Order No. AB070508673 with an effective date of August 3, 2016 at 5:00 P.M.
- The lineal units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, August 17, 2016.
- This site is zoned "B-1" (Business and Commercial). NO ZONING INFORMATION PROVIDED BY CLIENT.

**CURRENT ZONING INFORMATION:**

ZONING: "B-1"  
 Minimum Lot Area: N/A  
 Maximum Building Height: 35'  
 Building Setbacks:  
 Front: 10'  
 Side: 25'  
 Rear: 10'  
 Maximum Lot Coverage: N/A  
 Parking Required: 1 space per three seats or 1 space per 50 square feet of G.F.A., plus 1 space per employee on maximum shift, plus 2 spaces for loading, 5 handicap spaces per 101-150 regular spaces.  
 Parking Provided: 109 regular spaces, 3 handicap spaces

For additional zoning information please contact the Arapahoe County Planning Department at 720-874-6650.

- This property contains a calculated area of 68,703 square feet (1.58 acres) more or less.
- There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- Property Address: 13950 "Posted" E. Mississippi Ave., Aurora, Colorado
- Access is obtained directly for E. Mississippi Ave., a public right-of-way.
- AREA OF CONCERN: There does not appear to be an easement for ingress/egress along the East boundary line.

**SCHEDULE B-2 EXCEPTIONS:**

- Existing leases and tenancies, if any. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Conveyance of 1/2 of the oil, gas, coal and other minerals within and underlying the premises, together with the privileges and immunities relating thereto, as granted by instrument recorded February 6, 1931 in Book 312 at Page 166 and subsequent deeds thereto recorded December 17, 1983 in Book 335 at Pages 98, 99, 100 and 101. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Multiple-Purpose Improvement District #3-76, as evidenced by instrument recorded December 08, 1976, in Book 2526 at Page 309 and February 6, 1979 in Book 2316 at Page 18 (Adams County Records). --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Multiple-Purpose District #2-81, as evidenced by instrument recorded October 05, 1982, in Book 3711 at Page 539. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Terms, conditions, provisions, burdens and obligations as set forth in declaration of Planned Building Group recorded October 22, 1985 in Book 4578 at Page 122. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Covenant with the City of Aurora, State of Colorado, and the United States of America recorded October 22, 1985, in Book 4578 at Page 130 as follows: the owners and occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting, directly or indirectly, from the oversight of aircraft, or for damages or injury to any person or property resulting from any noise or nuisance of any kind or description resulting, directly or indirectly, from aircraft overflights above a plane seven hundred fifty feet (750 ft.) above ground level; provided, that nothing contained in the foregoing covenant shall divest the owners or occupants, their heirs, successors, administrators or assigns of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Easements, conditions, covenants, restrictions, reservations and notes on the plat of Town and Country Village Subdivision Filing No. 1 recorded December 3, 1985 under Reception No. 2607252. --AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON
- Consent and ratifications recorded October 2, 1986 in Book 4906 at Pages 715 and 717 and re-recorded February 29, 1988 in Book 5377 at Page 207 and February 29, 1988 in Book 5377 at Page 208. --AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON
- Terms, conditions, provisions, burdens and obligations as set forth in ordinance #85-130 recorded December 16, 1985 in Book 4623 at Page 643. --AFFECTS SUBJECT PARCEL, BLANKET IN NATURE
- Easements, conditions, covenants, restrictions, reservations and notes on the Planned Building Group maps recorded January 13, 1986 under Reception No. 2620668, June 16, 1986 under Reception No. 2681146 and July 10, 1987 under Reception No. 2861632. --AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON
- Terms, conditions, provisions, burdens, obligations and easements as set forth in deed recorded May 19, 1986 in Book 4757 at Page 711. --AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in utility easement recorded June 04, 1986 in Book 4773 at Page 185. --AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON
- Terms, conditions, provisions, burdens and obligations as set forth in declaration of Planned Building Group recorded June 09, 1986 in Book 4779 at Page 610. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in instrument recorded October 02, 1986, in Book 4906 at Page 719 and exhibits recorded October 9, 1986 in Book 4915 at Page 722 and that amended and restated declaration recorded November 21, 1990 in Book 6049 at Page 431 and addendum thereto recorded November 21, 1990 in Book 6049 at Page 468. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Terms, conditions, provisions, burdens, obligations and easements as set forth in Party Wall Agreement recorded October 02, 1986 in Book 4906 at Page 755. --AFFECTS SUBJECT PARCEL, BLANKET IN NATURE
- Easement granted to public service company of Colorado, for utilities, and incidental purposes, by instrument recorded March 24, 1987, in Book 5086 at Page 735. --AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON
- Terms, conditions, provisions, burdens and obligations as set forth in request for notification of surface development recorded May 16, 2002 under Reception No. B2090882. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Terms, conditions, provisions, burdens and obligations as to Maintenance Agreement as disclosed by amendment to Maintenance Agreement dated April 15, 2009 under Reception No. B9037897. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in second amendment to Maintenance Agreement dated December 18, 1986 recorded August 25, 2011 under Reception No. D1081625 and recorded July 30, 2013 under Reception No. D3095421. --AFFECTS SUBJECT PARCEL, NOT SURVEY RELATED
- Term, conditions, provisions, burdens, obligations and easements as set forth and granted in License Agreement recorded October 24, 2011 under Reception No. D1103933. -- AFFECTS SUBJECT PARCEL AND IS SHOWN HEREON.

B-2 items not listed above are determined non-survey related items and are not plotted hereon.

**SURVEYOR'S CERTIFICATION:**

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, 6a, 7a, 8, 9, 13 and 20 of Table A thereof. The field work was completed on August 17, 2016.

Date of Plat or Map: August 18, 2016

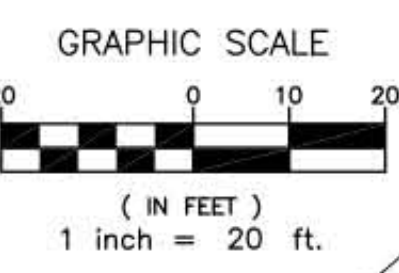
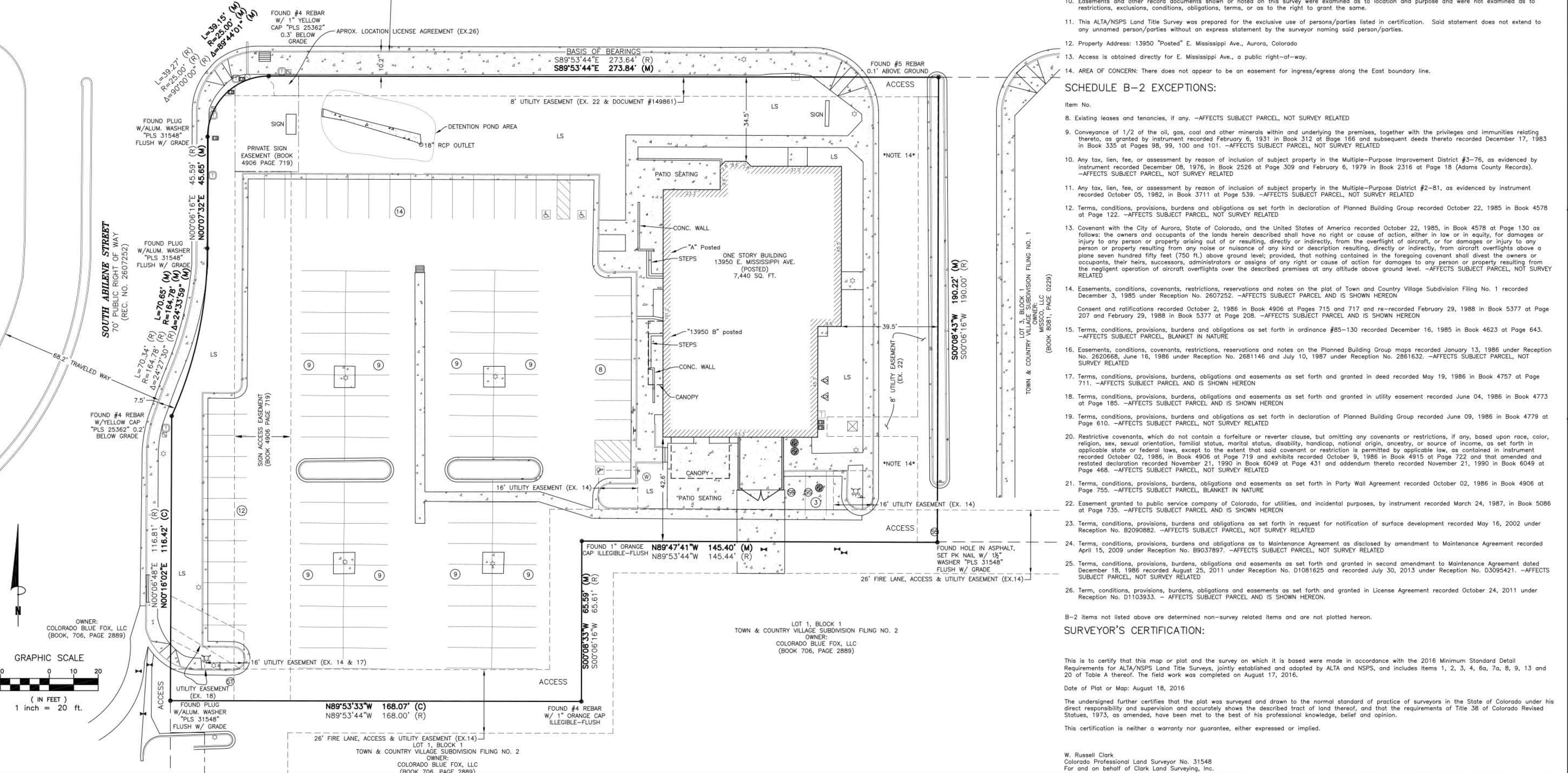
The undersigned further certifies that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land therefor, and that the requirements of Title 38 of Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This certification is neither a warranty nor guarantee, either expressed or implied.

W. Russell Clark  
 Colorado Professional Land Surveyor No. 31548  
 For and on behalf of Clark Land Surveying, Inc.

**EAST MISSISSIPPI AVENUE**

120' PUBLIC RIGHT OF WAY  
 (BOOK 3282, PAGE 646 &  
 BOOK 3282, PAGE 651)



Revisions	No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon a 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.

**ALTANSPS LAND TITLE SURVEY**  
 Located within the NW1/4 of Sec. 19, T4S, R66W of the 6th P.M.  
 Lot 2, Block 1, Town and Country Village Subdivision Filing No. 1  
 City of Aurora, County of Arapahoe, State of Colorado

Project No. 160604  
 Drawn By: ZAR  
 Checked By: WRC  
 Date: 08/18/2016  
 Sheet 1 of 1